

File No. 197/002

SCHEDULE OF SUBMISSIONS
DRAFT LOCAL PLANNING STRATEGY

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Name & Address withheld, Yangebup | In my opinion the decision to not proceed with R changes in suburbs such as Yangebup is a missed opportunity. The city has sizeable infill targets and these older suburbs in very close proximity to transport links are an amazing opportunity to improve the area, increase density, achieve targets, and create a more vibrant suburb. I am curious as to how suburbs such as Yangebup did not meet the criteria. | <p>Noted Yangebup does not meet the infill criteria/urban consolidation principles set out in Perth and Peel because it is not serviced by high-frequency public transportation, nor is it located within the walkable catchment to a transit corridor, higher order Activity Centre or employment node.</p> <p>The draft Local Planning Strategy also identifies that the City is on target to meet Perth and Peel infill targets with the proposed approach set out, and that further changes to residential codings are not required at this stage to meet this target.</p> <p>The draft Strategy includes an action to prepare a 'Local Area Plan' for Yangebup to identify neighbourhood improvements, taking into consideration the visioning forums undertaken in 2018, to improve streetscapes and urban tree canopy cover, and to create safe, walkable neighbourhoods.</p> |
| 2 | Mark Raayen, Peppworth Pl, Jandakot | Propose Jandakot Residents ("Property owners - not the council") should be allowed to subdivide their OWN PROPERTIES, as proven that the Jandakot Water Mound is better managed under subdivisions like TREEBY | <p>Noted Until there is a decision from the WAPC regarding the 'Planning Investigation Area' (PIA) and the broader groundwater protection area, the local planning framework must show the area as remaining rural water protection consistent with State Planning Policy 2.3 - Jandakot groundwater protection (SPP 2.3).</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3 | Name & Address withheld, Jandakot | I have grave concerns for the proposal of development of the Closed Glen Iris Golf Course. The traffic is becoming more hectic, and at times (accidents on freeway and people doing rat runs to avoid it) can be unbearable and a future black spot if this development goes ahead. The noise impacts from aircraft once you remove the mature trees which act as a buffer will also be disaster. This development should be rejected based on the established eco system already living there and the increase of traffic adding 600 more lots would be a traffic nightmare especially during peak times. | <p>Noted The former Glen Iris Golf Course is subject to a proposed rezoning and draft structure plan that is currently with the WAPC for a decision at the time of writing this report. The draft Local Planning Strategy includes the site within a 'Planning Area' and identifies the following 'Planning Direction': 'Land use and development that achieves an appropriate interface with existing residential land uses.'</p> |
| 4 | Tom Burton, Aylesbury Cl, Jandakot | What good is Cockburn when every country town large or small has a golf course as does all metropolitan councils but NO, Cockburn Council favours allowing Glen Iris to go to housing developers. | <p>Noted The former Glen Iris Golf Course is subject to a proposed rezoning and draft structure plan that is currently with the WAPC for a decision at the time of writing this report.</p> <p>The broader need for golf facilities within the City will be further evaluated as part of its forthcoming review of its Community Sport and Recreation Facilities Plan.</p> |
| 5 | Name & Address withheld, Wattleup | I would like to address the issue of subdivision in Wattleup and Munster. Many people in these suburbs have long requested to be able to subdivide their land, and Cockburn has regularly hidden behind state planning in disallowing subdivision. Under State Planning Policy 2.5: Rural Planning states that "further subdivision of existing rural living lots into smaller parcels is not supported, unless provided for in a local planning strategy and/or scheme". Local planning is done by the local government, so this means that Cockburn has significant control over whether Wattleup and Munster can subdivide. As recently as last-years local government election, Cr Separovic acknowledged that the local community wanted to subdivide, however he was against it due to the potential for complaints against Cockburn cement. Beeliar is closer to Cockburn Cement's smokestacks than most of Wattleup and Munster. If they are yet to have the cement works closed down, I doubt subdivision in Wattleup and Munster will have any impact. So, there is evidence | <p>Noted It is acknowledged that many landowners would like the opportunity to subdivide their land, however the City's rural zone is largely constrained by the Environmental Protection (Kwinana) (Atmospheric Wastes) Policy 1992 buffer area ("EPP buffer"). Accordingly, they have been identified in Perth and Peel @3.5million as remaining rural.</p> <p>The City's Local Planning Framework must be consistent with the State Planning Framework, as the Local Planning Strategy and Local Planning Scheme are approved by the WAPC,</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | that the community wants subdivision, and it is within the Council's power allow it. Why can't we have smaller blocks like those in Homestead Ridge in Wellard, not even that small, Doubt those is fine. Why can't we have good things? Because the council doesn't listen to us. | and the WAPC are the decision-makers for subdivision. |
| 6 | Name & Address withheld, Yangebup | Why does Yangebup not meet the criteria for being rezoned? | Noted The matters raised are addressed in the City's response to Submission No. 1. |
| 7 | Name & Address withheld, Coolbellup | More needs to be done to incentivise / contribute to the redevelopment and activation of local commercial centres e.g. Coolbellup shopping centre. | Noted The draft Local Planning Strategy aspires for the City's activity centres to be key focal points for commercial and social activity to meet the needs of the community. It includes the following action: <i>'Identify opportunities to collaborate with landowners and business owners of activity centres to improve amenity and functionality, as part of the preparation of Local Area Plans.'</i> |
| 8 | Name & Address withheld, North Coogee | As a resident of North Coogee for over 7 years I have been waiting for something to happen to the South Fremantle Power Station and Chelydra Beach. An entrance to this beach still has not been done even though money has been put aside and plans have been done. Also, this beach has been recently changed to a dog on leash beach. Many people let their dogs off leash as soon as they step on the beach. Many families use this beach in the warmer months, and I can't believe dogs have been given priority to children and families. Not everyone wants to swim and have dogs running around them and just want to use this beach. The council has failed to protect people and have given way to dog owners even though locals have complained many times and have sent in emails. You have more restrictions in areas where there are no | Noted Although outside of the scope of the local planning strategy, which is a long-term land use planning strategy, the importance of access to the beach and appropriate management is noted. Council has adopted its Animal Management and Exercise Plan 2020-2025, and dogs are prohibited at Chelydra Beach. Concerns can be reported to the City's Rangers. The Animal Management and Exercise Plan 2020-2025 includes initiatives to improve provide safe dog exercise areas, encourage responsible dog ownership and |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | residents when it comes to dogs. Very disappointing, especially as there will be many more residents coming into the area. | encourage smart city, digital initiatives for animal management |
| 9 | Name & Address withheld, Hammond Park | <p>Hammond Park - Hammond Road between Frankland Ave & Gaebler Rd needs an upgrade -footpath and Lighting - to create a safe space.</p> <p>Hammond Park - Frankland Park shall also cater for cricketing facilities -cricket nets and centre pitch.</p> <p>Hammond Park - Council should work with PTA to expand bus services into the newer developments. Lastly, the rates are too high for Cockburn. Counsellors shall work on keeping them down.</p> | <p>Noted The City of Cockburn Sports and Recreation Plan has analysed the City's recreational facility needs, and cricket facilities are not proposed at Frankland Park.</p> <p>The draft Strategy includes actions to advocate for improved bus services.</p> <p>City rates are subject to an annual review process and are not a matter considered as part of a Local Planning Strategy.</p> |
| 10 | Name & Address withheld, Cockburn Central | R30 has made more traffic, no trees, more killed wildlife, no public toilets at any parks if we are not registered for the pub's aka sports area. Lots of Rates for you with R30, etc. to fund the unnecessary trip to Indonesia - congratulations on that rip-off. Got to like the rubbish trendy language to hide the true meaning of the rants. | <p>Noted To address urban sprawl, the State Planning Framework requires new urban areas, urban densities of at least 15 dwellings per urban hectare, and an average of 22 dwellings per site hectare. (Note that R20 (ie 500m² average lot size) is equivalent to an urban density of approximately 13 dwellings per hectare of gross urban land given that 25 per cent of gross urban land is dedicated to streets and 10 per cent to public open space).</p> <p>The Draft Local Planning Strategy identifies actions to ensure structure plans identify street trees, to implement the City's Urban Forrest Strategy.</p> |
| 11 | Name & Address withheld, Beeliar | Banjup - Fully support to rezone the area for subdivision as the main road has increase in traffic and this property is not that suitable zoning as rural. Support more study on the validity of rural water protection area to maintain this as rural zoning versus control water run-off with re- | <p>Noted Land use and development in Banjup is regulated by State Planning Policy 2.3 'Jandakot Groundwater Protection' (SPP 2.3)</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>zoning nto housing. Area is too close to other amenities to retain as rural zoning, especially our close proximity to train station and other housings. Land along the main road Armadale Road can be re-zone to housing and this will provide the buffer for inner land (to the South) to retain as rural if that is the preferred option by owner.</p> | <p>to protect this groundwater resource, and the City’s local planning framework must be consistent with SPP2.3.</p> <p>It is understood that there is a desire from some landowners to have the opportunity to subdivide. However, the future land supply needs of Perth (to 2031 and beyond) are identified in the Western Australian Planning Commission’s (WAPC) Perth and Peel @ 3.5 million, and the underlying South Metropolitan Peel Sub-Regional Planning Framework (March 2018). These do not identify any change occurring in the Banjup locality.</p> <p>The WAPC ‘Perth and Peel @3.5 million Planning Investigation Areas Update’ (September 2022) outlines the State Government’s commitment to undertake an integrated and whole-of-government strategic review of water and land use values in the Jandakot water protection area as a priority. This document also states the review will inform further consideration by the State Government regarding future policy settings within the broader Jandakot water protection area, including the ‘Planning Investigation Area’.</p> <p>This review by the WAPC is still underway, and at this point in time the City has no further information regarding this matter, or what the outcome might be.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12 | Name & Address withheld Wattleup | It's clear from my application that I would like my land to be used for short stay caravan accommodation. Can this please be considered in the community consultation process. | <p>The Local Planning Strategy is a high-level plan that does not determine applications or particular outcomes for individual sites.</p> <p>The Strategy advocates for greater clarification on appropriate land uses. Preparation of the new local planning scheme will propose a range of permissible land uses for the rural zone and will be subject to consultation.</p> |
| 13 | Name & Address withheld, Beeliar | <p>SUPPORT: The Draft plan is supported because it retains the 'rural living precinct in Beeliar. People have purchased and invested time, effort and established lifestyles on the assumption of that lifestyle. Minimal change should be made to the area impacting this lifestyle. Subdivision would degrade the character of the area and the lifestyle I had in mind for raising children when purchasing.</p> | <p>Noted Support for the proposed retention of the 'Rural Living' precinct is noted. The Strategy advocates for greater clarification on appropriate land uses.</p> |
| 14 | L. Knapp, Egeus Way, Coolbellup | <p>There are a number of important but fragmented wetlands in the area east of the freeway. I ask that Council stops building residential or industrial/ commercial estates on these wetlands and protects them for their ecological values and also their role in assisting to manage major storms events.</p> <p>I wish Council would step up and demand that new housing stock meets minimum sustainability requirements i.e orientation due north where possible with minimal glazing east and west, a minimum size of eaves, and most importantly no dark coloured roofs allowed. There is absolutely no point in planting street trees to try to cure an urban heat island that is deliberately created by permitting dark coloured roofs.</p> | <p>Noted The energy efficiency requirements for housing are contained in the Building Code of Australia (BCA) Volume Two, which forms part of the National Construction Code. The Performance Requirements for new housing take into account the thermal performance of the house, and the City is unable to mandate more stringent sustainability requirements for new dwellings.</p> <p>However, the draft Local Planning Strategy does include the following 'Planning Direction':</p> <p>'Development and built form that is environmentally sustainable and responsive to the prevailing climate in Perth' and includes an action to: 'Investigate ways to promote sustainable building practices and site design'.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15 | Name & Address withheld, Banjup | In order to increase the potential for smaller dwellings, subdivision of our properties would have a good impact and the potential for subdivision should be implemented into the policy. | <p>Noted The matters raised are addressed in the City's response to Submission No. 11. No further changes are recommended in response to this submission.</p> |
| 16 | Name & Address withheld, Banjup | The potential to subdivide the existing properties should be implemented into the new program. | <p>Noted The matters raised are addressed in the City's response to Submission No. 11. No further changes are recommended in response to this submission.</p> |
| 17 | Kate Reynolds, Juno PI, Coolbellup | <p>1. As well as lobbying for better telecommunication, please do so for underground power in Coolbellup and other suburbs.</p> <p>2. Some businesses in residential areas help them feel more communal, particularly food related.</p> | <p>Noted There have been changes to Western Power's underground power program, renamed the Targeted Underground Power Program (TUPP). The TUPP is a network need driven approach where projects and offers to Local Governments are made in priority order. This removes the requirement and opportunity for Local Government to request areas for undergrounding (through this program), with Western Power implementing based on the needs of their asset network.</p> <p>Western Power's priority assessment considers factors including the age and condition of the existing infrastructure and the risk, occurrence and length of power outages.</p> <p>This approach also enables Western Power to maximise its contribution to project costs, as a higher proportion of project costs will satisfy their New Facilities Investment Test (NFIT). Under the TUPP Local Governments and residents will also need to contribute but are</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | <p>not expected to fully fund the conversion to underground power.</p> <p>With regard to point 2, there is still an intent to allow for appropriate home-based businesses in the residential zone where they do not negatively impact residential amenity.</p> |
| 18 | John McMullen, Glendale Cres, Jandakot | <p>I recently received a communication from the City regarding wanting feedback on how the council is planning for the Best City. I must admit I found it quite amusing especially the first dot point stating the city is proposing to take actions to “Look at ways to protect the rural lifestyle, character, and amenity valued by residents“.</p> <p>Having lived at my current address at 13 Glendale Crescent for the past 34 years we have always acknowledged we live adjacent to a busy airport and the noise and nuisance that comes with that. We did not envisage that the airport would turn into an industrial park and have put up with the noise, dust and nuisance that comes with that.</p> <p>We also acknowledge that the airport is on Commonwealth land and the restrictions placed on the City to control what can and cannot happen on the site. Nevertheless, I believe Council has been quietly acquiescing to the Airports operations and development. For many years we complained about the traffic issues in the area and the airports reluctance to build alternate access. The excuse given at the time was that Council could not control what the airport could and could not do in this regard.</p> <p>For several years, Council allowed the airport to manage traffic conditions by using a “stop and go” man to halt traffic using a public road controlled by Council.</p> <p>Councillor Petrelli was the only person to offer any assistance to us at that time. Council did nothing but acquiesce.</p> | <p>Noted</p> <p>Until there is a decision from the WAPC regarding the ‘Planning Investigation Area’ (PIA) and the broader groundwater protection area, the local planning framework must show the area as remaining rural water protection consistent with State Planning Policy 2.3 - Jandakot groundwater protection (SPP 2.3).</p> <p>Should there be a change at the State Planning framework level the City’s local planning framework will respond to the change, and the draft LPS identifies that a district structure plan will be required to ensure coordinated development occurs. This is particularly important given the constraints of the area, fragmented landownership, and existing road network.</p> <p>It is recognised that not all residents value the character of this area, and many consider the rural character has been irrevocably degraded. However, in the event that the area’s zoning remains unchanged the area will continue to function as a rural lifestyle precinct, and it is considered that the best outcome will be a</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>Coupled with that, we have had 10 years of noise and dust as firstly earthworks and now construction of buildings is underway.</p> <p>So much for the rural lifestyle, character and amenity!</p> <p>What has amused me, is the fact that the airport is now proposing to develop a brewery and tavern on the boundary immediately abutting the Glendale Crescent residents.</p> <p>The brewery is proposed at 1500sqm, and the tavern is proposed to include a function centre and a 3000sqm outdoor area and the liquor licence application is for tavern opening from 6am till midnight and including live music. The brewery operation hours are from 5 am.</p> <p>So much for the lifestyle, character and amenity we value so much!</p> | <p>planning framework that supports the best rural lifestyle character and amenity possible.</p> |
| 19 | Toni Collinge, Hamilton Hill | <p>I'd like to reiterate how important I feel it is to keep <i>every last</i> piece of remnant bushland intact we have – including keeping Manning Park pristine, especially the ridge, and preserving the bushland along the Roe 9 road reserve.</p> <p>There isn't enough nature in the City of Cockburn which is perhaps the hottest suburb in the metropolitan area. We need less focus on development and more focus on peoples' needs.</p> | <p>Noted Desire for retention of bushland is noted, and the draft Strategy includes actions to increase tree canopy cover.</p> |
| 20 | Name & Address withheld, Beeliar | <p>I've spoken to most of the people in the rural living area in the affected area, most would like it kept rural but have the option to subdivide their acre blocks into 2000 meter lots instead of full subdivision, considering Cockburn cement will be moving in the near future I feel this is the best option for all landowners involved.</p> | <p>Noted It is noted that many landowners would like the opportunity to subdivide their land, however the City's rural living precinct is largely constrained by the Environmental Protection (Kwinana) (Atmospheric Wastes) Policy 1992 buffer area ("EPP buffer"). Accordingly, they have been identified in Perth and Peel @3.5million as remaining rural. The City's Local Planning Framework must be consistent with the State Planning Framework, as the</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | Local Planning Strategy and Local Planning Scheme are approved by the WAPC, and the WAPC are the decision-makers for subdivision. |
| 21 | Name & Address withheld, Lake Coogee | The council should push to have the Fremantle train line use the existing infrastructure to get down to south beach on to Coogee. Bringing more people into the area and allowing residents train line access to the city. Current infrastructure is not enough. | <p>Noted The draft Strategy includes the following actions:</p> <ul style="list-style-type: none"> • Transition to sustainable transport mode choices and improve the efficiency of the City's movement network through integrated transport planning. • Promote and lobby for the transportation benefits of the Fremantle to Cockburn Central High Priority Transit Corridor. <p>The exact route and mode will be subject to extensive investigation.</p> |
| 22 | Name & Address withheld, Yangebup | Just wondering if any consideration has ever been given to renaming the Bayview Estate end of Yangebup to South Coogee, East Coogee or Spearwood? | There is no proposal or identified need to adjust the suburb boundary of Yangebup. |
| 23 | Bill Burnett, Propsero Cres, Coolbellup | Tempest Park improvement: There is great opportunity to improve the usability and aesthetics of the Southeastern corner currently a tangled and messy bushfire hazard and haven for illegal activity. Convert it into shaded area for Cricket / Football spectators and Cyclist / Dog walking rest area during weekdays. It just requires a tidy up and paths and seating installed. This project meets the criteria of: Improving neighbourhood Safety whilst still protecting the green leafy streetscape but transforming it into a pedestrian, spectator, cyclist and kid friendly, area the community, visitors and local residents could benefit from. | <p>Noted Detailed improvements for parks are beyond the scope of the draft Local Planning Strategy, however, these comments have been provided to the City's Parks team.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 24 | Jerry Masaryk, Hebble Loop, Banjup | We offer our support to maintain Banjup rural lifestyle (and zoning) and not allowing options for any subdivision to be undertaken to 2ha or less block sizes. Further, natural vegetation, although considered new due to the original subdivision clearing of Banjup in 1980s, is a balance between fire risk and any structures that are to be maintained/erected on subject blocks. That said, in our opinion, there should be a requirement that where a mature tree is to be removed, it needs to be replaced on at least a 2:1 if not 3:1 ratio to ensure future viability. | Noted Support for retaining the Banjup rural lifestyle is noted. The draft Strategy advocates for greater tree retention and incentives and will look at options around tree replacement. |
| 25 | Name & Address withheld, Beeliar | This is my personal opinion and observation of living within this zone over the last 7yrs. Protecting rural lifestyle is and should always be important. The 3 adjacent roads that fall under the rural zoning have long been a sensitive spot for council and residence alike for various reasons. The area surrounding this community has been encroached on as Perth has grown over the past 5 years, as has Beeliar village. Which brings us to 2022 and the encroachment has now surrounded this small community, hence the time has come to look at zoning for what is known as, the last of the market grower's and the justification of subdivision Unfortunately 90% of these small pockets of land are no longer used for their original purpose, market gardens. Out of apx 100 lots/properties 74% are already divided into light industrial or two households. Other than ink on paper, that's two uses for the same piece of land. That's subdivided. I feel the problem with subdivision is it has never been discussed on what would actually be asked for. Personally. Subdivision should be kept to apx 1400sqm keeping in line with rural lifestyle. 1 quality home per 1400sqm for bringing in families to enjoy and preserve rural lifestyle. Let's not leave it to what it is now, wasteland and workshops. That's not rural living. It seems ironic that removing vegetation then offering an insensitive to create vegetation on the decision to allow Cockburn cement to sell off land and create another industrial area on our doorstep against a 'rural' area that must not be divided somewhat concerning considering the loss of benefits the local council and government could benefit from. Also, a new estate being built on Watson Rd at 300sqm plots? Could this estate not be built in a rural style for more people to benefit and add to the natural | Noted The matters raised are addressed in the City's response to Submission No. 5. No further changes are recommended in response to this submission. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | environment as your letter explaining the importance of keeping. To create rural lifestyle community, we need a community, not fields of junk. | |
| 26 | Name & Address withheld, Hammond Park | No shopping complex on Lots 114, 123-125 Wattleup Road, Hammond Park. It will have a massive negative impact to the nearby residents for multiple reasons including the noise increase. Mess and rubbish will increase which will attract rodents. One of the biggest concerns for the residents is the increase in crime. Shopping areas with a bottle shop and fast-food bring crime. People will not feel safe in their homes. This area is zoned residential at the moment, and we all built here for that reason. Changing it now will be a disservice to the residents that have already built their houses. | Noted At the time of writing this report this proposal is subject to a structure plan amendment awaiting State Government (WAPC) determination, where such matters will be considered. |
| 27 | Name & Address withheld, Cockburn Central | Please improve public transport in Cockburn Central along Poletti Road, to service the Cockburn ARC and surrounding industrial areas. Transport services are very poor and could be better improved | Noted The draft Strategy proposes actions to promote and lobby for the transportation benefits of the Fremantle to Cockburn High Priority Transit Corridor; and to work with State Government to develop an integrated movement plan, incorporating a 'whole of journey' approach, with improvements to the efficiency of the public transport network a key aim. |
| 28 | Name & Address withheld, Atwell | SUPPORT: I fully endorse Council's proposal to rezone Atwells R5 properties due to their proximity to Aubin Grove Bus/Train Station | Noted The draft Strategy identifies that this will be considered and investigated further through the preparation of the new local planning scheme and will be subject to consultation with landowners and residents of the area. |
| 29 | Rachael Oldmeadow, Aberle St, Hamilton Hill | There is not a lot of detail in the draft proposal regarding how sustainable choices will be implemented. Is that because it is a draft strategy and not an implementation plan? For instance, it would be good to commit to tree corridor down stock Rd, or bicycle path along stock road, or increased EV charging stations, or removal of use of glyphosates to be replaced by steam weeding practices. | Noted The draft Strategy is primarily a land use planning strategy to guide the local planning framework. Implementation of sustainability actions that do not relate to land use planning are included in other plans, such as the City's |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | Urban Forest Strategy, and the Climate Change Strategy. |
| 30 | Name & Address withheld, Wattleup | We would love to see council allow subdivision and development. Rezone rural zone to residential one day. | Noted The matters raised are addressed in the City's response to Submission No. 5. No further changes are recommended in response to this submission. |
| 31 | Paul North, Marchesi Loop, Spearwood | <p>I would like to request that Beale Park should be used as an off-lead dog park when the area is not being used for sport.</p> <p>The road at the top of Marchesi Loop when turning right on to Mell Road from Marchesi Loop is a blind spot and should be closed off as there have been number of near misses with cars approaching from the right as there is a blind spot where the house and the low fence is and if a car is parked there you cannot see the approaching traffic.</p> | Noted The draft Local Planning Strategy is focused on land use planning matters and does not include details of intersections. However, these comments have been provided to the City's Transport and Traffic Service Unit for further consideration. |
| 32 | Name & Address withheld, Coolbellup | Cleaning up the industrial feeling side of Hamilton Hill from Forrest Road along Hamilton Road and Rockingham Road. More greenery, cafes, shops instead of empty shops and buildings. | Noted Proposed Local Area Plans will look at improvements to the public realm in Hamilton Hill. |
| 33 | Name & Address withheld, South Lake | <p>I live in south lake along *address withheld* and I can see it states enhanced streetscapes as a priority for the area. This is great to see and I really hope does become reality because area really needs a huge overhaul in terms of street landscaping and park maintenance. We can't even ride our bikes through the park without getting flat tyres from the prickles and our park is in such a sad state with next to no landscaping, just bushes with people's rubbish. Many residents including us have spent so much time and effort making our home look appealing and the area just looks so uncared for in comparison, with sandy verges and unkept trees/shrubs.</p> <p>It would also be great to have a focus on fixing the North Lake Rd/Elderberry Drive intersection because it's very unsafe.</p> | <p>Noted Proposed Local Area Plans will look at improvements to the public realm in South Lake.</p> <p>The City is in the process of negotiating land assembly with the State Government with the view of delivering a future four-way intersection with Ngort Drive as foreshadowed in the Muriel Court Structure Plan.</p> <p>Western Power manage the undergrounding of their powerline assets through a number of Underground Power Programs. The undergrounding of residential powerlines is part of Western Power's Targeted</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>Lastly it would be great to hear when the powerlines will finally be put underground in the area, it seems this has been in the works for years with no updates on commencement.</p> | <p>Underground Power Program, which is currently being rolled out based on Western Power's prioritisation risk assessment. The larger high voltage transmission lines do not form part of the underground power program and the City is not aware of any Western Power plans to move this infrastructure underground.</p> |
| 34 | Name & Address withheld, Aubin Grove | <p>Pedestrian bridge over Kwinana Freeway at Gaebler Road, connecting communities of Hammond Park and Aubin Grove, Allowing and encouraging kids to travel to high school in an active and safe way by walking and riding. Allowing residents of both communities to access amenities and natural bush walks and parks on both sides of avoiding busy roads Rowley, Gibbs/Russell and freeway</p> | <p>Noted The draft Local Planning Strategy is focused on land use planning matters; however these comments have been passed on to the City's Transport and Traffic Service Unit for further consideration.</p> |
| 35 | Name & Address withheld, Beelihar | <p>With reference to Planning Area F: Rural Living Precinct. We live on *Address withheld*, Beelihar. We understand the constraints of a small rural block and utilising it within the monetary limitations and the gardening experience of the of the owner. However, we don't support the subdivision of these blocks into small 2000sqm or the transformation of the area to allow for small businesses to operate that emit noise. This rural lifestyle offers a somewhat tranquil and peaceful area and that is what the attraction is (except for regular CC noise emissions). Allowing businesses to operate will increase noise levels during the day, that is not consistent with rural lifestyle living. This is not an industrial area and land use applications should be carefully considered to ensure this does not happen. We are not opposed to people using their land to store equipment for their work to be carried out elsewhere. There is an abundance of tree and ground fauna all year round and this should be preserved and valued by the Council. We have endangered Carnabys and quendas that live and/or visit this precinct depending on the season. All measures should be taken to preserve this natural rural environment. We understand Cockburn Cement want to rezone part of their property bordering Fanstone Ave. Again, we are concern about the noise and the impact on living here.</p> | <p>Noted Support for retention of the rural living precinct noted, and any changes to land use will form the subject of future advertising as part of the new Local Planning Scheme (that will follow the Local Planning Strategy).</p> <p>The Cockburn Cement site is subject to the Hope Valley Wattleup Act, with subdivision and development administered by Development WA. However, it is recommended that 'Planning Area F: Rural Living Precinct' be amended to include an additional Action for 'Planning Direction' 1.0 (Action 2) that states: '<i>City to advocate for an appropriate interface to the south that respects the rural lifestyle amenity of the precinct</i>'.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | We don't want to live in a rural precinct that is developing and becoming an industrial area (light or heavy). And finally, we don't want our property to devalue because of a change to the land use. | |
| 36 | Name & Address withheld, Jandakot | So, after having a read I can summarize in simple terms, the council has done nothing since the initial consultation for the planning investigation area where it was documented that the majority agreed our area has lost its rural appeal and should now be able to have a change in use in order to improve the land use. The council has simply thrown it in the too hard basket and given it back to WAPC and advocate for them to provide a study on the water mound. Simply lazy and disgraceful. At some point the Council need to stand up take action and get the ground water investigation done that should have been done decades ago to aid in future planning. Clearly this will not be done by the current council members so why do we employ you? The council also states you have "listened to feedback" and then your action is to "look at ways to protect the rural lifestyle" after previously stating that it was agreed that it was lost long ago. | <p>Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission.</p> |
| 37 | Eric Butler, Britannia Ave, Beeliar | <p>I have several items I would like to suggest so please bear with me:</p> <p>1. Road Verge cleaning fire reduction and general tidiness Along several roads and even some park land areas (Lake Coogee) There are lots of dead trees, shrubs along roads and walk paths These create potential hazards for fire through discarded cigarettes and or by other malicious acts These obstructions create hazards for obscuring driver vision or cyclist vision when riding. Vegetation close to walk paths etc hide snakes which could strike at an unwitting person or child, this could prove very serious if not fatal.</p> <p>Solution: Side verges, dead trees / shrubs etc could be mulched up and left on the ground as suppressing mulch to reduce weed growth etc and improve visibility along paths and roads thus reducing incidents and accidents.</p> <p>2. Have a local Property "Neat and Tidy" Campaign for entire streets (NOT individual houses) With the advent of the new Greens</p> | <p>Noted The Local Planning Strategy is a land use planning document that guides the local planning framework, and these matters will be considered through a district structure plan for the area, should the matter of the Wastewater Treatment Plan buffer be resolved, and the urban deferment lifted. This will include ideas to improve the interface to Lake Coogee to make it more useable and accessible.</p> <p>Ideas to improve this area are noted, and consideration will be given to identifying appropriate improvements to the area.</p> <p>The traffic safety concerns raised have been passed on to the City's Transport and Traffic Service Unit for further consideration.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>waste bins, there really now no excuse for our community to have some pride and respect for their community and Neighbours. This would create incentive for rental properties to be a positive part of the community. Part of the incentive would be a variety of incentives i.e. Vouches resident occupiers Local lawn mower contractors (particularly for elderly residence struggling to maintain their properties but still want to be at home) Pursued Bunnings or other business in the area to give out vouches (council supplied) Best streets could get possibly 5 or 10% off council rates - but there has to be a marked improvement and maintained (Before and after photographic shots) and their story in the local Cockburn news. Different winners each quarter??</p> <p>3. Lake Coogee We are all very lucky in the Cockburn shire to have an abundance of wetlands, one in particular is Lake Coogee. During winter months several sections of the walk path become unusable due to water flooding across the paths, two points in particular are on the southern sections of Lake Coogee.</p> <p>Solution: Walkway to be raised in these sections with a Culvert to allow the water to flow under to the lake and to allow residence to walk or ride unobstructed at any time of the year. a good time to do that work would be the height of summer when the lake is at its lowest.</p> <p>Scrub and Vegetation around Lake Coogee is now encroaching into the walk path, this in itself is a hazard for potential fires from cigarettes and or snake which are lying next to the path, I myself have had several encounters with snakes as well as other people I know - so much is the problem people are less inclined to us this great facility because it is not maintained.</p> <p>Solution: As above clean up the dead vegetation, use it as mulch on the ground, have both sides of the walk path trimmed up by at least 1meter - this will allow better visibility for people/ pets and children to spot snakes and keep clear. Place sign up as well at intervals warning people of potential snakes</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Condition of the walk/cycling path around Lake Coogee the condition of the pathway is deteriorating particularly on the west side of the lake.</p> <p>Solution: Council to consider a budget for the near future to renew/resurface - it is becoming uneven, and the council is leaving itself open to litigation should someone get hurt or trip over.</p> <p>4. Curbs and walkway, Britannia Avenue, Fanstone avenue and Jervois Street. As a local residence of Britannia Avenue, it has been noted that there is inconsistency with some properties with Street curbs and some properties without, one property (*Address Redacted*) does not have curbing and that properties lawn is encroaching onto the road, reducing the width of the road.</p> <p>Walk path installed along Jervois Street Completed ~2019. The walk path at the top section is an embarrassment with no decent cement curbing and overgrown with weeds.</p> <p>Solution: Council to please supply curbing to properties without curbing at the front of their properties, Council to supply curbing to the areas of Jervois Street, remove old material and infill with cement.</p> <p>5. Walk path around South Coogee Primary School (particularly the west side) As a local resident we appreciate that we have decent walk paths and the parks and gardens are maintained - BUT - the west side of South Coogee Primary school, has grass encroaching onto the walk path, contractors cut the grass but don't do the edges. Ivankovich Park is nicely maintained but not 50 m away the walk path along Congdon Avenue next to South Coogee School is not maintained??</p> <p>Solution: Council to please ensure consistency with parklands and maintenance of walk paths and communicate this to whoever is responsible, once again the council is leaving itself open to litigation</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>should someone trip over and hurt themselves because infrastructure is not maintained.</p> <p>6. Area between / along Beeliar Drive - from stock road to the Vale bar and Brasserie. This strip of land (on Both Sides of Beeliar drive) are once again an embarrassment, weeds and overgrown grass growth on both side of the road.</p> <p>Solution: Council to inspect and clean up - we want the best city - pardon the pun but it starts at grass root level, you want people to live here, then we have to make it appealing.</p> <p>7. Small turning lane at the corner of Fanstone avenue and Stock Road Council to Liaise with Main roads and set a future budget to have a small turning lane at the corner of Fanstone and Stock Road.</p> <p>Why: As a local resident and speaking of other people who live in the area east of Stock Road, we have all at some stage had near misses because people traveling south along Stock Road sometimes almost run into the back of vehicles turning left into Fanstone Avenue - with Stock Road being 80kph the road tuning into Fanstone Avenue being a tight turn. A small turning lane would reduce the potential for rear end collisions, damage to vehicles and potential loss of life. I myself have had several vehicles lock up their wheels because they weren't paying attention to my car turning left.</p> <p>Solution: Council to Liaise with Main roads and insist a turning lane be installed ASAP - before there is a serious accident.</p> <p>8. Russell Road from Hammond Road to Stock Road. As a local resident I know firsthand the dangers of traveling along Russell Road morning and night and in all weather conditions. As a keen Cyclist myself I see potential disaster for any Cyclist traveling along Russell Road due to the huge volume of traffic using this road accessing Stock Road to freeway and or to Henderson Shipyard / marine facility. there is</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>a small cycle path going along the Thompsons Lake nature reserve but that is it. The current road verge is not wide enough.</p> <p>Solution: Council to Liaise with Main roads to make Russell Road safer for cyclists - I have seen several people ride along Russell Road at peak time early in the morning and I wonder if they would get to work alive!</p> <p>Short term - Consider suitable widening of Russell Road to allow for Cyclists (both sides) Long term - Total overhaul of Russell Road to be a dual road from Hammond Road - through to Stock Road</p> | |
| 38 | Michael Phillips, Kesiya Turn, Aubin Grove | Petrol station in Aubin Grove/Honeywood. We have to drive up to Cockburn Central to fill up with fuel. A fast-food restaurant would be nice as well. | <p>Noted There is sufficient land zoned for such commercial land uses in the area which would be proposed by private developers in response to population growth and demand.</p> |
| 39 | Name & Address withheld, Hamilton Hill | <p>I am a new resident of Hamilton Hill. I agree with many of the items outlined in the plan. Our roads and general quality of our streets need attention. The shopping centre could be a great in between hub between Cockburn Gateways and Garden City, but the building needs repair and a wider variety of retail shopping options. I'd love to see this suburb enter the 21st century while maintaining it's homely charms.</p> <p><u>2nd Submission</u></p> <p>I would like to suggest, that all homes in the Hamilton Hill area are given a green lid bin and to employ the FOGO food waste system. It's ridiculous to limit green bins to people on blocks less than 400m2. That doesn't mean that these people are producing any less waste!</p> <p>Secondly, the powerlines need to be put under ground. They are a health risk above ground.</p> | <p>Noted Proposed Local Area Plans will look at improvements to the public realm in Hamilton Hill. The draft Strategy includes the following action: <i>Identify opportunities to collaborate with landowners and business owners of activity centres to improve amenity and functionality, as part of the preparation of Local Area Plans.</i></p> <p>Matters relating to the waste management are outside the scope of the local planning strategy which is focused on land use planning matters.</p> <p>Western Power manage the undergrounding of their powerline assets through a number of Underground Power Programs. The undergrounding of residential powerlines is part of Western Power's Targeted Underground Power Program, which is</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | currently being rolled out based on Western Power's prioritisation risk assessment. The larger high voltage transmission lines do not form part of the underground power program and the City is not aware of any Western Power plans to move this infrastructure underground. |
| 40 | Name & Address withheld, South Lake | <p>I am a recent resident of South Lake, aged 25. The area is such a beautiful and safe area now with many young families and couples residing here and spending more money on the appearance of their home. Compared to other suburbs in Cockburn such as Hamilton Hill, I think South lake's proximity to Cockburn Central, Cockburn gateway and soon to be wave park in Jandakot would make it a perfect stop for the light rail/new transport link from Cockburn to Fremantle. It would work well if the rail went via Berrigan drive or via North Lake Road, then through to South street or Phoenix road and down to Coogee and then Fremantle. The link could bring visitors from the wave park to South Lake, Bibra Lake and Beeliar regional park and wetlands, where they can get outdoors and exercise and learn about the history of the area and the significance of it for local flora and fauna and the indigenous history.</p> <ul style="list-style-type: none"> - the Glen Iris golf course site or the corner of Elderberry drive and Berrigan drive would make great accommodation or apartment locations. Incorporating green space and bike tracks, nature play space would be a huge benefit to the surrounding residents and tenants - Cockburn gateway shopping centre upgrades should consist of not only a wider variety of shops but also a larger entertainment precinct which could include bars, indoor kids playzone, laser tag, bowling, cinema, mini golf, more restaurants and the connection via a bridge from gateways to the new Cockburn arc would be incredible for the area and those that use the facilities | <p>Noted Consideration will be given to these matters when identifying a potential alignment for an east-west transit link.</p> <p>At the time of writing this report a Scheme Amendment and Structure Plan for the former Glen Iris Golf Course site are being considered by the WAPC.</p> <p>Cockburn Gateways is within the Cockburn Central Activity Centre, which seeks to achieve a mix of uses to function as a hub for the community.</p> <p>With regards to the South Fremantle Power Station, these (and other) uses will be explored as part of the future local structure planning exercise required for the Power Station Precinct.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>- love the idea of turning the south Fremantle power station into an entertainment hub with plaza, cafes, shops, bars and playgrounds/water play zone. Would be great to include a rock pool or ocean pool like in Bondi to the area. Would be a great tourism driver. A nice bike and walk track would be good the whole way along the coast also. Even a restaurant with beautiful function centre for weddings right on the beach would be great for the area. As Perth has no coastal wedding venues that are private and high end</p> <p>- I also think South Lake needs a nature play area maybe around Lakelands Reserve and Berrigan Lake area</p> | |
| 41 | Name & Address withheld, Cockburn Central | <p>Currently the land surrounded by Junction Blvd, Signal Tce, & Linkage Ave in the “centre” of Cockburn Central is setup as green space, and I’ve been very pleased with the uptake of this space by the community. I would love to see the green space formalised and further developed as nice green space</p> <p>Public transport access has been a major highlight of Cockburn Central, and I would love to see this continued with a train line directly through to Fremantle, potentially the start of a circle line around Perth</p> | <p>Noted The temporary green space in Cockburn Central is privately owned land by Development WA. The City would have to compensate Development WA for the urban value of the land to keep it as a park. The City’s view is that the recreational needs of the area are suitably focused on Cockburn Central West with this site better developed as a landmark site that makes bet advantage of the land’s proximity to high-frequency public transportation.</p> <p>The draft Strategy includes actions to advocate for a transit link between Cockburn Central and Fremantle.</p> |
| 42 | Name & Address withheld, Jandakot | <p>I'm the property owner which falls into the rural water protection and planning investigation area currently under way. Whilst noting this investigation is still ongoing and hence the city of Cockburn is awaiting its results before releasing or updating local planning strategy, I thought I'd share how this impacts our family. Whilst we love the semi-rural lifestyle, one thing we crave is some certainty which direction this is likely to proceed: either keeping the area in its current format OR allowing residential or commercial subdivision. I do appreciate the fact</p> | <p>Noted The matters raised are addressed in the City’s response to Submission No. 5. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>the investigation needs to be concluded before any decisions can be made however a basic strategy assuming some outcomes of this investigation would be great. At this point in time, we are not sure whether to invest and renovate our current house in fear that the monies spent will be lost if a decision to subdivide and rezone is made. As we are yet to commit to any significant funds being spent - at this point in time we are indifferent which way this lands however we would love a sense of direction. Whilst we love the semi-rural lifestyle the area offers, I note that the progressive work around Jandakot Rd and properties around the Treeby area already being subdivided - I feel the area is quickly losing the semi-rural appeal. Put it simply, we either rezone the lot or keep it as it is.</p> | |
| 43 | Name & Address withheld, Coogee | <p>Three important concepts for a wonderful coastal area:</p> <ol style="list-style-type: none"> 1. Get the Power station plan underway - it's an eye-sore and a long-standing embarrassment 2. There's an obvious absence of street tree shade in the Coogee suburb 3. Please develop some important recreational facilities which can be easily done while protecting the coastal vegetation - the MTB trail network should not be cancelled due to several poor behaviours and several non-future planning individuals - Get the golf course underway in Coogee North please. | <p>Noted The draft Local Planning Strategy includes actions to address these matters at a high level where it is within the control of the City.</p> |
| 44 | Name & Address withheld, Banjup | **No actual submission received – emailed to advise 17/10** | |
| 45 | Department of Transport - Maritime | <p>Department of Transport (DoT) Maritime delivers and manages world-class coastal infrastructure that allow Western Australians to enjoy our waterways safely and contributes to the growth of our State economy. The Maritime Planning Directorate coordinates projects and activities that support the growth and development of Western Australia's maritime facilities and precincts which facilitate the safe and sustainable use of navigable waters.</p> <p>The Woodman Point Recreational Boating Precinct, located within the City of Cockburn, is a highly important site within Perth's southern</p> | <p>Support It is recommended that the Draft Local Planning Strategy be modified to include reference the Woodman Point Recreational Boating Precinct and its future development as a strategic boating precinct, and the benefit of the boating precinct to future employment, tourism, and recreation.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>metropolitan area. The facility consists of eight public boat ramps with finger jetties, a floating universal access pontoon and parking facilities for 400 car/boat trailer bays.</p> <p>DoT Maritime Planning has established a concept design for the precinct which will see it transform into the largest recreational boating facility in Western Australia, increasing public amenity in the area, creating employment, potential tourist activities and contributing to the State's economy.</p> <p>The current vision is to establish a Marine Business Centre facilitating a range of complimentary maritime services and business opportunities. When fully developed, it is intended that the precinct will include boat building and maintenance facilities, showrooms, and boat stacking facilities, as well as commercial leases that support recreational boating activities.</p> <p>The site is currently reserved by the Metropolitan Region Scheme for Parks and Recreation. A Land Use Management Framework is being developed in consultation with the Western Australian Planning Commission to establish the planning framework for future development of the precinct.</p> <p>DoT Maritime Planning has engaged with the City of Cockburn on the vision and concept design for the Woodman Point Marine Precinct. Whilst future development will be subject to the Metropolitan Region Scheme and is beyond the application of the City of Cockburn's Local Planning Scheme, there is benefit in the Local Planning Strategy recognising the benefit of the boating precinct to future employment, tourism, and recreation. It is recommended that the Draft Local Planning Strategy be reviewed to include reference to this important facility and its future development as a strategic boating precinct.</p> | |
| 46 | Name & Address withheld, Yangebup | Is there a program to "Tidy up our City". Hire folks to trim the overgrowth of grass and weeds on the verge...ie. Stock Road and | Noted |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>Shallcross Street, Sicily Rise and Santena Street. Along Stock Road between Beelias Drive and Spearwood Ave. How can we get folks to cut/trim the long grass on their property (empty lots) to beautify our neighbourhood...make it look less neglected, uncared for or second rate? How do we get folks to take pride in their neighbourhoods? Can we tidy up the roundabout, plant some shrubs...decorate them somewhat, have a contest between suburbs, see who can spruce up their neighbourhood in the most striking, manor.....plants some plants/flowers using native plants...</p> | <p>While outside of the scope of the local planning strategy, which is a long-term land use planning strategy, ideas to beautify streetscapes are noted, and will be considered through the proposed Local Area Plans for established suburbs.</p> <p>Maintenance regimes are regularly reviewed by the City's Operations teams with any increase in service having direct impacts on the City's annual budgeting process.</p> |
| 47 | Name & Address withheld, Jandakot | <p>When we bought the land, it was without any bush or trees and since then we have planted quite a number of trees and also looking after some 35 Jacaranda trees that the council has planted on our verge. We would like this to be able to subdivide to a minimum of 2 acres, the reason being: It is a more manageable size enabling us to plant trees and look after them properly</p> <ul style="list-style-type: none"> - That will provide denser vegetation than unattended 5-acre block - Our blocks if able to subdivide to minimum 2-acre blocks will only need an additional crossover. - Subdivision of each block to 2 blocks will not incur additional infrastructure requirement. - The residents can still maintain a rural lifestyle as the block is of reasonably good size when more trees are planted when the other half is occupied - We will have better value from our property, which will enable us to keep the property for longer period of time or ever until our lifetime - The City of Cockburn will have additional income from ratepayers as well as extra 'rural' space for residential purpose - Treeby, Harrisdale and Piara Waters which are closer to wetlands are already subdivided to small blocks. | <p>Noted</p> <p>Whilst the City appreciates landowners maintaining their adjacent verges, its local planning framework must be consistent with the State Planning Framework and State Planning Policy for the Jandakot Groundwater mound which do not provide for subdivision of smaller lots.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <ul style="list-style-type: none"> - Less chance of non-licensed activity such as parking of 4-5 trucks on our neighbour's block which is very noisy (horn) and directing headlights to our living/bedrooms. - Enable us to mulch better, enabling to collect more rainwater than the hydrophobic sand where water evaporates, less heat island effect, and a comfortable niche to live - Our boundary, the Kennel zone on Candeloro drive and Battersea has 1-2 acre blocks (Jandakot mound) - One additional residential house with proper septic leach drain area on a 5-acre block will not pollute the ground water (as it is all collected and treated before leach drain) compared to the organic waste treatment facility (Richgro) and Kennel zone located in the nearby areas. | |
| 48 | Name & Address withheld, Hamilton Hill | I've seen my very high rates (especially for investment units) get ploughed into new suburbs, while Hamilton Hill's situation get ignored. You focus on unwanted things such as a bike trail and ignore the obvious eye sores which are many: weed choked traffic islands, power lines that will make your hair turn blue, road surfaces (Hamilton Road - the new suburb side is immaculate- the old suburb side is third world!). It's just unfair, biased and a criminal misappropriation of my contributions frankly | Much of the infrastructure and roads in new areas is delivered by developers and subdividers. In established suburbs the City is proposing to prepare Local Area Plans, which in Hamilton Hill will be a review of the Hamilton Hill Revitalisation Strategy. This will potentially identify neighbourhood improvements to enhance streetscapes and urban tree canopy cover, and to create safe, walkable neighbourhoods. |
| 49 | Stewart Dallas, Bailey St, Hamilton Hill | We are very supportive of infill over urban sprawl however the issue of parking continues to bubble to the surface. In our area this has become apparent with significantly increased on-street parking even though the new units have one enclosed garage each. This is causing traffic blockages and is visually unsightly. Given the relatively wide road reserves in Hamilton Hill, could consideration be given to embedded parking bays on one side of the road? This would narrow the main thoroughfare (ok in residential areas <50km/hr) and could allow street trees (assisting the Council's canopy cover targets) and vegetated kerbside swales for water sensitive urban design to be installed to address stormwater runoff. | Noted The draft Local Planning Strategy is focused on land use planning matters, rather than the details of road design, however these suggestions will be considered in the preparation of local area plans for Hamilton Hill in considering the impact of parking. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 50 | Christopher Tapley, Flametree Bend, Hammond Park | <p>My family would like a large skatepark in Hammond Park. We would like it to include areas for beginners as well as advanced skaters and cater for skateboards and scooters. Facilities for beginners:</p> <ul style="list-style-type: none"> • flat areas of smooth concrete • mini ramp (~1m high with coping and no vertical drop) e.g. *photo attached* • low rails to learn grinds with (~10cm high) • a ~1.2m fence (with concrete on at least one side) that a beginner can hold on to while practicing tricks such as ollies • pump track similar to Aubin Grove <p>Facilities for advanced users:</p> <ul style="list-style-type: none"> • Bowl. Spearwood's bowl is quite small and so difficult to carve and pick up speed as the corners are quite tight • Vertical ramp half pipe (like Bibra Lake) • Spine (like Bibra Lake and Atwell) A great example of an advanced skate park would be Marsille Skatepark *photo attached*. <p>The Atwell skatepark is good for advanced skaters, however, it has no facilities for beginners making it difficult to kids to learn. Aubin Grove's new skatepark (Radiata Park) caters more for beginners, however, the ramp at the north end can be quite dangerous because there is no room to stop at the top. The pump track at Aubin Grove is very good and is the most used facility. Bibra Lake Skatepark is very good in that it has facilities for both beginners and advanced. I believe a future design could improve on this park by spatially separating the beginner and advanced facilities as I've seen many incidents where a small kid inadvertently turns in front of a larger kid. I believe if beginner facilities were more separated from advanced facilities, then it would make a future skate park safer. Sunnyvale skate park in San Francisco is a good example of a skate park that uses these elements. E.g., in this photo you can see the beginner's area in the foreground and the advanced area in the background *Google Maps Photo attached* In</p> | <p>Noted The draft Local Planning Strategy does not include details regarding recreational facilities; however, the City's Sport and Recreation Plan identifies the design and construction of a skatepark in Hammond Park in 2029/30.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>other photos you can see the low fence for practicing tricks and a large bowl area. (Plus attachments)</p> | |
| 51 | Name & Address withheld, Hammond Park | <p>No residential blocks smaller than 400m² in new residential estates or subdivisions in Hammond Park.</p> <p>2nd Submission Road safety around Hammond and Gaebler Roads T intersection.</p> <p>3rd Submission Off dog lead park Wattleup side of Hammond Park</p> | <p>Noted Residential lot sizes are guided by Perth and Peel @3.5million and Liveable Neighbourhoods to ensure diversity of housing options, efficient use of urban land and to minimise urban sprawl.</p> <p>The draft Local Planning Strategy is focused on land use planning matters and does not include details of intersections and dog parks. However, these comments have been provided to the relevant departments of Council for consideration.</p> |
| 52 | Name & Address withheld, Wattleup | <p>Roads that are surrounding the Gateways Shopping Centre need footpaths. There is a large amount of foot traffic on local roads like Millstream Place and Everard Close and people are using the road instead of the verge because it's an easier surface to navigate with prams, dogs and trolleys.</p> <p>A roundabout at the intersection of Russell and Pearse Roads to increase safety for people that need to exit Pearse onto Russell Road.</p> | <p>Noted The draft Local Planning Strategy is focused on land use planning matters and does not include details of intersections. However, these comments have been passed on to the City's Transport and Traffic Service Unit for further consideration.</p> |
| 53 | Environmental Health Directorate, Perth | <p>I commend you for inclusion of 'enhancing health of the community' as part of your vision and key objectives in your Planning Strategy. The DOH supports the Planning Strategy and provides the following comment:</p> <p>1. Water Supply and Wastewater Disposal Large areas within the City of Cockburn have accessibility for connection to deep sewerage and that is the DOH's preferred option for wastewater management. There are other areas that do not have access to deep sewer and much of these areas are captured by the</p> | <p>Noted These matters are addressed at a high level in the context of land use planning in the draft Local Planning Strategy, and further detail is not considered to be required at this level of land use planning.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Government Sewerage Policy (GSP) as sewerage sensitive areas. These sewerage sensitive areas are part of an Estuary catchment on the Swan Coastal Plan and/or are within 2km of selected coastal embayment's that require additional measures to manage wastewater. The DOH has no objection to the proposal subject to the following:</p> <ol style="list-style-type: none"> 1. All onsite wastewater treatment system development proposals are to submit formal applications to the local government Environmental Health department for assessment. 2. Address all GSP requirements including - the requirement for secondary treatment systems where applicable, designation of appropriate lot sizes, and minimum 100 metre setbacks from the ocean, natural water bodies, winter creeks, streams and dams. 3. Provide a specific site and soil evaluation report that is undertaken by independent qualified consultants and conducted during the wettest seasonal time of the year only (July/August), as per the requirements of AS/NZS 154 7:2012. 4. Wastewater treatment plants or systems are to comply with and meet the current DOH legislation in relation to water volumes, water quality and disposal criteria. 5. Scale plans detailing the proposed building envelopes, land application area/s, all parking bays and exclusion zones for the proposal. 6. The Woodman Point wastewater treatment plant may require odour attenuation devices or covers (as successfully engineered in other plants) to reduce odours from the plant and manage complaints from nearby sensitive land users. <p>2. Public Health Impacts</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>The DOH has a document on 'Evidence supporting the creation of environments that encourage healthy active living' which may assist you with planning elements related to this strategy. A copy may be downloaded from: https://ww2.health.wa.gov.au/Articles/F I/Health-risk assessment</p> <p>Heatwave Guide to Cities It is extremely important for cities to undertake heat-related risk analyses and to devise plans for reducing and managing risks. This guide is intended to be a basic introduction to this topic and a resource for cities to start planning for extreme heat.</p> <p>The Strategy should be consistent with climate change adaption methods to deal with potential health hazards such as extreme heat. The guide Heatwave Guide for Cities is intended to be a basic introduction to this topic and a resource for cities to start planning for extreme heat. A copy of this guide can be downloaded from: www.climatecentre.org/downloads</p> <p>3. Increased Density- Public Health Impacts The City of Cockburn should also use this opportunity to minimise potential negative impacts of the increased density development such as noise, odour, light and other lifestyle activities. Public health impacts draw attention to those issues, and they should be appropriately and adequately addressed at this stage.</p> <p>To minimise adverse impacts on the residential component, the City of Cockburn could consider incorporation of additional sound proofing / insulation, double glazing on windows, or design aspects related to location of air conditioning units and other appropriate building / construction measures such as ensuring adequate ventilation requirements for wet areas.</p> <p>4. Local Planning Scheme and Strategy Content</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>Although the document focuses on outcomes for the City, it does not address potential issues in relation disaster preparedness, recovery management or the associated impacts on public health.</p> <p>The document provides a snapshot' of foreseeable outcomes in relation to infrastructure, heritage, tourism, economic and employment issues, etc. but does not highlight potential negative impacts of such outcomes for the community. This is an excellent opportunity to guide development which simultaneously addresses potential negative aspects.</p> <p>A risk assessment of each of the potential outcomes should be incorporated into the Strategy. For your reference, consider the Health document '<i>Risky Business</i>' - <i>A resource to manage environmental health risks specifically tailored for local governments</i>. The document is available for download at: www.public.health.wa.gov.au http ://www.public.health.wa.gov .au/2/1400/2/health_risk_assessment.pm</p> <p>5. Land Use Planning for Natural Hazards A document '<i>Land Use Planning for Natural Hazards</i>' can also guide the use of land to effectively reduce risk and enhance sustainability for areas prone to hazards such as flooding (including storm surge), fire, landslide, earthquake, strong wind and erosion. Available for download from: https://knowledge.aidr.org.au/resources/land-use-planning-for-natural-hazards-handbook/</p> | |
| 54 | Name & Address withheld, Aubin Grove | I have a property on Liddelow Rd and it is classified as Rural. It is a 2ha block and I look forward to opportunities to subdivide it. However, your letter shows that it lies within a Rural Water Protection Area and indicates there is no possibility to subdivide under current rules. While I understand and appreciate the importance of water catchment and its ESG implications, I do not see why the smallest size has to be 2ha. I believe the objective of water protection can be achieved satisfactorily | <p>Noted The matters raised are addressed in the City's response to Submission No. 11.</p> <p>State Planning Policy 2.5 'Rural Planning' sets out the minimum lot size of 2ha.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>even if the blocks are bit smaller. Hence, may I suggest allowing to subdivide into minimum of 1-acre (4000 m2) blocks instead of 2ha (20000 m2). That would serve both the purposes. Please understand this is an economic issue as well and your current stand creates inequality among landholders</p> | |
| 55 | Ian Weston Banjup | <p>This Local Planning Strategy review is well overdue in addressing the former Strategy documents of 1998/9. This was at a time when Cockburn Central did not exist, freeway and rail were yet to occur. This was also before Piara Waters and Treeby, located over the Jandakot Groundwater Mound, were under planning review and where DWER approved a District Water Management Strategy for the site having regard to its strategic planning context, that demonstrated the site could support urban land uses leaving a reshaped local of Banjup. No doubt this influenced the City in advocating for "the State Government to undertake a comprehensive groundwater and hydrological technical study and assessment of the Jandakot Groundwater Protection Area to better understand the hydro geological processes".</p> <p>In 2019 I took the opportunity to make a submission on 2019 Community Plan suggesting that it makes sense to advance my land to urban to optimise government expenditure on existing facilities and provide more communal facilities by way of a school and more open public open space including remnant vegetation and a Resource Enhancement Wetland. My outlined aspirations for the urban development of this land are due to the urban context we identify with and are part of -Aubin Grove; we shop at Aubin Grove local stores and are involved with the school community (not Banjup).</p> <p>The City's 2015 Resolution, and representations to the WAPC at the time of the Perth and Peel Framework Review, support such an initiative that provides for a logical extension or rounding of the urban form with connections to all forms of services facilities and infrastructure. In 2015, a motion that was carried by the City to support urban expansion for the 60 ha (approx.) of land bordered by</p> | <p>Noted The boundary of the MRS 'Rural – Water Protection' zone south of Armadale Road has a spatially regular western interface with the 'urban' zone, except for the area bounded by properties on Kinley Road, Lyon Road, Rowley Road. This area projects further westward, interfacing with the 'urban' zone to the north (Aubin Grove) and west (Hammond Park).</p> <p>These spatial characteristics, and identification within State Government strategic planning documents of the 1990s as 'future' or 'potential' urban, has precipitated ongoing requests from landowners for rezoning to 'urban'.</p> <p>The draft advertised Perth and Peel @3.5million defined urban expansion as "land that has been identified for potential urban development in preceding planning studies or represents the logical expansion of an existing urban area". In light of this, the City's 2015 submission on Perth and Peel @3.5million advocated for this area to be identified as 'urban expansion'. Subsequently, it was not identified in the final adopted Perth and Peel @3.5million as an urban expansion or</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>Rowley, Lyon and fronting onto both sides of Kinley Road (Pages 29 - 31 of the following link) https://www.cockburn.wa.gov.au/getattachment/5fc2d4a6-5559-4dc5-9fb1-67019f7a2ade/ECM_4335682_v1_Ordinary-Council-Meeting-Minutes-9-July-2015-pdf.aspx .</p> <p>In June 2020 we were grateful for the opportunity to meet with the City's Mayor, Deputy as well as Planning representatives who attended our property and reviewed the connection and proximity to urban development and infrastructure. Discussions took place with various comments indicating the meeting had been enlightening.</p> <p>In the previous reference I made to Perth & Peel Framework the 60-hectare land holdings of the Lyon & Kinley Land Owners' Collaborative aligns with the Framework's Objectives and Criteria consistent with Planning Strategy themes and ideals:</p> <ul style="list-style-type: none"> • Environmental Responsibility - context and illustrates management of constraints by planning for protection of on-site environmental assets • Ecological connectivity - creation of a green network comprising remnant vegetation, wetlands and forage while increasing residential densities for the changing population cohort. • Community Lifestyle & Security - Releasing previously identified urban infill land • Affordable Housing - Optimising provision of existing service infrastructure and reducing costs to the State. • City Growth and Moving Around – convenient access to public and private transport to reduce congestion. Providing excellent access to facilities and community services including regional and local recreation, entertainment, education, • Economy - employment and commercial outlets. • Infrastructure - in lockstep with infrastructure availability. <p>In Summary</p> | <p>investigation area, and the local planning framework must be consistent with this.</p> <p>However, it is recommended that the draft Strategy be amended to include the area within 'Planning Area K' to provide a framework to consider any MRS amendment requests for the area.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>The City's 2015 Resolution, and representations to the WAPC at the time of the Perth and Peel Framework Review, supported the logical connection to urban form.</p> <p>My 2019 Community Plan submission also outlined our urban community connection and provides for a logical extension.</p> <p>Previous Agricultural endeavours are now constrained and considered unviable.</p> <p>I would be more than happy to provide an overview of our proposed innovative and sustainable residential design concept and how it could connect and provide community betterment.</p> | |
| 56 | Fremantle Ports, Cliff St, Fremantle | Fremantle Ports does not have any comment to the proposed strategy. | Noted |
| 57 | Name & Address withheld, Spearwood | The areas of Coogee, Spearwood and Munster areas need a new high school. Only ones in areas are private school. A public swimming pool would also be considered so pensions don't have to travel to Fremantle and Cockburn Central to use facilities. | Noted The Department of Education plan for the provision of high schools, and this is outside the scope of the Local Planning Strategy. |
| 58 | Name & Address withheld, Atwell | WHERE IS THE MOVIE THEATRE WE WERE PROMISED? | Multiple sites in Cockburn Central have approval for this type of use, however the timing for delivery is up to the private landowners/developers and is dependent on commercial realities (development feasibility etc.). |
| 59 | Nicia Grimaldi, Carrington St, Hilton | I am part owner of property 69 Fawcett Rd Lake Coogee. We have had the property for over 40-years, and we all got lovely memories of the place. About 2 weeks ago I got a letter from Cockburn Shire telling us about the change to the place the buffer taking out, and we can sub-divide, there are no words to describe how happy we are. We all got kids who love the place and want to sub-divide and build their house on | Noted Support for residential zoning in this location is noted, however at this stage the draft Strategy seeks to resolve the matter of the buffer and to determine if residential zoning is appropriate. Any decision to lift the urban deferment ultimately lies with the WAPC. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>it. If yours need our help for anything we are ready. My telephone number is *redacted*. I can't wait to hear from yours</p> | |
| 60 | Westport Office, William St, Perth | <p>I note there are several references to the development of the Outer Harbour and to the Westport project. Since the government's announcement in August 2020, the Westport Taskforce is now the Westport Office embedded within the Department of Transport. For context, I have included some details below.</p> <p>Further to this, we are happy to meet with you/and or discuss via phone/email some potential updates to the sections of the Strategy that directly relate to Westport if this would be of assistance to you.</p> <p><u>Westport Stage 3 Overview</u> Westport is the State Government's long-term program to investigate, plan and build a future port in Kwinana with integrated road and rail transport networks. The Westport project will improve the overall efficiency of trade for import and export industries as well as resulting in transformational changes to the Perth and Peel Region.</p> <p>It is the largest port and supply chain project in Australia and is likely unprecedented for the State Government in terms of the overall scale, complexity and importance for the State's future economic growth.</p> <p>The current Westport Program (Stage 3) will result in advice being provided to the State Government about when and how a new Kwinana port and logistics network should be developed. A business case will recommend to Government the high-level designs and best time and way to transition from the Inner Harbour in Fremantle to the Outer Harbour in Kwinana.</p> <p>The Westport Office recently completed the Landside Logistics Opportunities Study (LLOS), which has investigated potential freight and logistics requirements to support the future Outer Harbour across the Westport Program's 50-year planning horizon.</p> | <p>Noted Updates will be undertaken to the draft Strategy to reflect the progress that has occurred with regards to Westport since the document was drafted.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>All of the three LLOS shortlisted options identify the use of the existing freight railway as a key component of the potential future freight and logistics system associated with the future Outer Harbour.</p> <p>These preliminary and conceptual outputs from the LLOS will be considered further as part of the Westport Program’s Supply Chain Integrated Design (SCID) project, which has recently commenced and will run through until the end of 2023. The outputs from the SCID project will inform the development of the Westport business case, which is scheduled to be presented to the State Government in mid-2024 for its consideration.</p> <p><u>Westport Areas of Interest</u> The current Westport areas of interest within the City of Cockburn is as follows:</p> <ul style="list-style-type: none"> • The existing freight railway line (through Latitude 32 and eastwards past Jandakot Airport) and its immediate surrounds; • All existing and proposed road crossings across the freight railway (which may require future grade-separation); • Areas within Latitude 32, particularly in close proximity to the freight railway and near Rowley Road; and • The Rowley Road freight corridor (and its associated protection), as the substitute heavy vehicle access road (creating resilience in the road freight network and maintaining accessibility during future Anketell Road construction works). <p>The Westport Office requests that the City ensures that appropriate consideration is given to these requirements, with any necessary updates incorporated prior to the finalisation of the LPS.</p> <p><u>Referrals and Awareness of Planning Proposals</u> It is also respectfully requested that the City’s statutory planning team consider referring planning proposals (and/or relevant pre-lodgement enquiries) to the Westport Office for review and comment where such</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>proposals are located in the Westport area of interest outlined above. The Westport Office seeks to ensure that no major planning proposals that may be prejudicial to Westport's ultimate supply chain needs are progressed prematurely and in advance of confirmation of future supply chain requirements.</p> | |
| 61 | <p>Thorsten Stromback, Dalison Ave, Wattleup</p> | <p>Draft LPS Rural zone (Henderson, Wattleup and Munster - east of Stock Road) 1. I support the aim of the LPS to enhance the natural environment and to protect the rural character of the area. 2. I support all five actions proposed in the LPS to achieve this aim</p> | <p>Noted Support for Rural zone planning directions and actions noted.</p> |
| 62 | <p>Name & Address withheld, Secret Harbour</p> | <p>Let the wave park go ahead instead of holding it up everybody wants it.</p> | <p>Noted The wave park forms the subject of a detailed development application and does not require adjustment to the Local Planning strategy for it to be approved.</p> |
| 63 | <p>Name & Address withheld, Yangebup</p> | <p>Excellent strategy, particularly the emphasis on walkable cities. There is a new movement called Strong Towns that provides City planning resources for this exact reason and is founded by an urban engineer. A very simple review would be public transport for example, did you know that even at 620am the bus goes via Cockburn Central shops rather than directly to the train station, even though the shops are not open? Changing the bus to connect directly would shave time off the journey and make it even easier for people to connect via public transport. There are other opportunities, for example the street crossings across Beeliar Drive to Beeliar shops are not safe and reduces walkability. There are also minimal street trees in that vicinity. Bike paths should be prioritised over or in addition to footpaths; as electric bikes become available this will be the only viable solution to reduce street traffic as eBikes reduce commute time within urban sprawl significantly within commute periods, especially when end of trip facilities are unavailable and an eBike can deliver a relaxing, minimal effort commute where showering is not required. Walkable and liveable environments have significant green space, so that is great to see included. A very clear</p> | <p>Noted The draft Strategy advocates for public transport improvements and identifies future Local Area Plans to enhance the public realm and walkability. The Cockburn Central green space is addressed in the City's response to Submission No. 41.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>opportunity would be within Cockburn central apartments. There is a pop-up park, but that central area should be converted into a reserve with significant tree plantings to provide a central green space for residents. This is even more important given the recent lock downs and limited exercise opportunities. A pop-up park does not instil community confident that the green space will be honoured and without trees to provide shade cover, it will be unused for a significant portion of the year given the heat experienced in Perth. The opportunity of this park development to promote local small business investment is considerable. The trend of working from home was also useful to address. For example, there are no small business cafes in the Beeliam area (apart from Jamaica Blue chain) so would be wonderful to see the City encouraging business diversity in this area so it retains character and provides an economic heart with independent small businesses. We have an embedded European culture, and this is an important part of our city; I want to see independent cafe's, with outdoor seating for pandemic resilience, not cookie-cutter Jamaica Blue's. This really helps to support the identity of our neighbourhood. Very happy to see the City focusing on these priorities.</p> | |
| 64 | Name & Address withheld, Treeby | I support development in my area | <p>Noted However, it is not clear what type of development is supported.</p> |
| 65 | Name & Address withheld, Banjup | Oppose | <p>Noted, however it is not clear what element of the draft Local Planning Strategy is being opposed.</p> |
| 66 | Name & Address withheld, Jandakot | <p>Please consider a Bus Service (even if limited) in the Glen Iris Estate of Jandakot. There are many seniors and retirees living in the Estate and a bus service through Dean Road and Glen Iris Drive would see many of us leave our cars at home and catch the bus.</p> <p>Also, the installation of CCTV in ALL the local parks in the Glen Iris Estate would be much appreciated for safety and security reasons.</p> | <p>Noted While the PTA delivers public transport, the draft Strategy does advocate for PTA improvements to public transport.</p> <p>CCTV is a matter that is being considered as part of the City's recently advertised Draft Community Safety and Crime Prevention Plan (2022 - 2027).</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 67 | Allan O'Connor, Stoneham Rd, Attadale | <p>My submission calls for the urgent re-assessment of the zoning of the land south of the Aubin Grove development, north of Rowley Rd.</p> <p>This parcel of land was excluded in the urban expansion area by the Department of Planning and Urban Development for reasons which cannot be justified under close scrutiny. For some reason, even after the Draft Jandakot Landuse and Water Strategy document identified this block as 'Future Urban' within the Urban Expansion Policy Statement in 1990 & 1992, it was later omitted in the 1995 final version without reasonable justification. The physical nature of the land north and west of this block is similar in all aspects and should qualify for the same zoning.</p> <p>On a practical note, extending the Aubin Grove development south to Rowley Rd would satisfy the local and state government's commitment to providing additional housing, especially as the surrounding infrastructure and facilities are already in place. I believe, being situated along the freeway corridor, it is only a matter of time before this land is developed and an early positive commitment would be beneficial to both the landowners and the community.</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 55. No further changes are recommended in response to this submission.</p> |
| 68 | Name & Address withheld, Banjup | <p>I'd like to submit to you my preference for the land south of the Aubin Grove development, north of Rowley Rd to be zoned for urban use. This surely is inevitable due to urban sprawl and the high demand for land to be made available for housing. As far back as 1990 this section of land was identified in the Draft Jandakot Land use and Water Strategy document as 'future urban' and one would think 30 years later it is surely high time for this to finally occur! One has to wonder why this is dragging on for so long on what appears to be spurious environmental grounds. Common sense would suggest modern urban development with scheme sewage and water (no bores or septic systems) would pose zero risk to water tables and the like so why the continuous delays to the inevitable urban zoning?</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 55. No further changes are recommended in response to this submission.</p> |
| 69 | Name & Address withheld, Kelmscott | we are pro the future development of the area of Treeby. | <p>Noted</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | The matters raised are addressed in the City's response to Submission No. 5. No further changes are recommended in response to this submission. |
| 70 | Name & Address withheld, Banjup | As you are aware, on 9 July 2015 the Council acknowledged the omission of this cell of land to future urbanisation as a "planning oversight". As landowners, we are seeking re-affirmation of this acknowledgment and appeal to the Council to support our request for future rezoning to urban (as per 9 July 2015 minutes of the council). As you are aware, WA is currently facing a housing crisis. Our own family members cannot find housing within Aubin Grove/ Banjup area. The Aubin Grove area has a huge amount of infrastructure. It is in keeping with regional level planning documentation to maximise the development around this infrastructure (e.g. transport oriented development). Further, infill development is a government priority and has been for over a decade. Accordingly, we strongly agree with the planning proposal to rezone this cell to urban. | Noted The matters raised are addressed in the City's response to Submission No. 55. No further changes are recommended in response to this submission. |
| 71 | Name & Address withheld, Jandakot | Our property is on *Address withheld* in Jandakot. We feel we are caught between a rock and a hard place. Whilst discussions are made about the wider use of the Jandakot water mound. Decisions have been made about the Calleya Estate, Shaffer Group and Jandakot Airport. We once had a quiet property free of noise and light pollution aside from the occasional plane. This is no longer the case we now continually hear jandakot road and see the light from it. We look over the back of our property and see heavy industrial areas yet there is nothing we can do with our properties. In a previously climbing market, our properties are unsaleable due to the development around our properties. Who is accountable for the loss in value we have sustained? A number of parties including the city of cockburn, the WAPC and the federal government. I feel it only appropriate that after all the studies that have taken place a decision be made on the zoning of the properties to allow us, and the many families caught up in this to move on with their lives. | Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 72 | Albert Rowland, Boeing Way, Jandakot | My comment is on changing the zoning for Boeing way in Jandakot. We are left in limbo there is no quality of life here now what with all the development at the airport. We have a visual pollution looking at an enormous shed e.g Amazon. The zoning was changed at Skotch Rd to suit a school. There is very little way of life here now. You say this is special Tulane what a joke. The only thing we have to look forward is increased rates no special lifestyle there for I think this council should push for a change of zoning so we have some sort of future to chase a better life at present we cannot arroyo to move only people interested in buying this land is developers so please give some thought to us | Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission. |
| 73 | Frank Adams, Power Ave, Wattleup | <p>Please leave the rural zoned area of Wattleup as rural use only. The amount of heavy vehicles creating noise and pollution at all hours are increasing drastically.</p> <p>We live on Power Avenue which is the border of the rural zone and I feel we need to control traffic management better pushing heavy vehicles further south down Russell Road to utilize Moylan Road. At present all heavy vehicles cut the corner at Power Avenue & Russell and drive down Power Avenue as a short cut. The change in conditions is forcing homeowners to have to invest more money in their premises to protect from noise and pollution.</p> | Noted Support for the proposed retention of the 'Rural' zone is noted. Concerns regarding traffic have been provided to the City's Transport and Traffic Service Unit for consideration as part of its District Transport Strategy. |
| 74 | Name & Address withheld, South Lake | <p>I only read about a 'personable' contact to the Strategic Plan at 3 locations. May have been good to have this opportunity more available eg Saturday at shopping centres or even stalls at many various events that are currently being held locally. eg. Spring Fair, Fur Day, Teddy Bears Picnic, Resident Christmas Events.</p> <p>Hopefully, the Strategic plan will address the issues with entering & leaving ELDERBERRY DRIVE on either North LAKE ROAD OR BERRIGAN DRIVE. These two points have become increasingly busy, and their access points now seem to be more dangerous & 'cat and mouse' than ever before. I will closely monitor any information regarding this area.</p> | Noted Engagement on the draft Local Planning Strategy included leaflets to residential households setting out various opportunities to meet with staff, including 3 drop-in sessions, a Saturday morning online session, and one-on-one meeting requests with staff. The draft Local Planning Strategy does not include details of intersections; however these comments have been provided to Transport and Traffic Service Unit. The future |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | realignment of Elderberry Drive to form a four-way intersection with Berrigan Drive and the future alignment of Ngort Drive is already foreshadowed in the Cockburn Central North (Muriel Court) Local Structure Plan. |
| 75 | Name & Address withheld, South Lake | I would like to know how the City plans on helping residents leaving the South Lake area safely. - Congestion on North Lake Road. - Congestion on Berrigan Drive - Existing Elderberry drive. After 35 years still no progress into fixing the congestion only getting worse with the expansion of Cockburn. | <p>Noted</p> <p>The draft Local Planning Strategy is a high-level land use planning document that seeks to address these concerns at a high level. This includes a variety of planning directions to address concerns regarding traffic and congestion, including an integrated transport approach and shift towards active transport options.</p> <p>Future improvements to the district transport network are addressed in the City's response to Submission No. 74.</p> |
| 76 | Mary Smith, Liddelow Rd, Banjup | Don't like it | Noted |
| 77 | Barbara Thurston, Liddelow Rd, Banjup | <p>City's Key Points for Banjup</p> <p>1) Area to remain rural as shown in the State Planning Framework, with no changes to subdivision potential, as the local planning framework must be consistent with the State Planning Framework</p> <p>My view: Support. However, if the state government review should cancel the protection of the land over the Jandakot water mound and urban development occurs, then the amenity of remaining private rural areas should be preserved and protected. My view: From the City's 2018 workshop add: Managing how areas surrounding the Resource zone interface with it, in order to achieve a level of quiet enjoyment and amenity which is congruent with the strategic future of the Resource zone.</p> | <p>Noted</p> <p>A response to comments is outlined below:</p> <p>1. It should be noted that maintaining rural amenity on existing lots within an area that has been rezoned to 'urban' will be challenging and may not be achievable to meet expectation. For example, new residential subdivisions containing smaller lots will inevitably change the character of the area, including through construction of additional local roads (and generation of additional vehicle movements), increased activity. If the whole area were to be rezoned to 'urban', then a 'rural' character would no longer be applicable. Should a</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>2) Protection of a rural lifestyle character and amenity that is valued by residents.</p> <p>My view: Please change to: Protection of a rural lifestyle character and amenity that is valued and appreciated by residents and by the City of Cockburn and as affirmed by Council in October 2022 in their “Banjup Preservation Principles”.</p> <p>3) Advocating for the State Government to undertake a groundwater technical study of the Jandakot Groundwater Protection Area to better understand how the groundwater mound works</p> <p>My view: Is this redundant now?</p> <p>4) Investigation into measures such as incentives for vegetation retention to improve environmental values and ecological connectivity across the City,</p> <p>My view: Please change to: Investigation into measures such as incentives for landowners for vegetation retention to improve environmental values and ecological connectivity across Banjup.</p> <p>5) Achieving safe and efficient road networks that are also designed as an important part of the neighbourhood environment.</p> <p>6) Improving the efficiency of the City’s movement network through integrated transport planning.</p> <p>My view: Remove 5 and 6 These points conflict with residents’ concerns expressed at the 2018 workshops and described by the City in the Banjup summary: “There have also been concerns about traffic and roads.” As resolved by Council in 2015 and 2022: The intended function of the roads in Banjup is for traffic within its local area and not for traffic</p> | <p>portion of the area be rezoned then the district structure planning would identify appropriate interfaces.</p> <p>2. This is wording taken from the website during consultation which was a summary of the proposed direction to protect the rural lifestyle of the City’s rural zoned areas (not just Banjup or the ‘rural water protection zone’). However, it is recommended that the Council adopted principles be included as an Appendices in Part 2 of the Strategy and referred to in 9.3.3. This should be entitled ‘Principles for Preservation of Banjup (as adopted by Council October 2022). It is noted that these principles were not subject to community consultation and are not necessarily considered to reflect the view of the entire Banjup community, and a number of submissions received on the draft Local Planning Strategy expressed a different view. Therefore, the principles will be a starting point for identifying intended future character in Banjup.</p> <p>To provide clarification it is recommended that 5.0 (Governance) Action 4.6 be reworded as follows: ‘Identify an appropriate range of land uses in the City’s TPS3 ‘rural’ and ‘rural living’ zones (to be zoned ‘rural’) to provide for rural pursuits while protecting rural lifestyle amenity and character.’</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>between outside areas and they will be managed as such. Neither of these “key points” 5 and 6 apply to Banjup. Please remove them.</p> <p>7) Lobbying for better telecommunications, internet coverage and forward planning for Cockburn, including strategically positioned infrastructure.</p> <p>My view: Support, particularly for NBN fibre access south of Coffey Road Below are my comments on the City’s web site text for ‘My Suburb’ about Banjup.</p> <p>I note with concern that the personalised letter sent to my address showed that the LPS would affect my property in only 4 ways. However, when I read the ‘My Suburb’ summary of the LPS on the City’s web site, there were 7 ways in which my property would be affected. Two of those extra points would have significant impact on traffic through Banjup.</p> <p>I suggest that many residents of Banjup read the 4 points in their similar letter and assumed the LPS would have little affect on them and so made no comment. It is disappointing that the City was sparing with its guidance.</p> <p>I also support the submission made by the Banjup Residents Group on the City’s draft Local Planning Strategy.</p> | <p>3. The City is still advocating for an outcome regarding the investigations, which will require a comprehensive groundwater study.</p> <p>4. The investigations into measures to retain vegetation are not just applicable to the Banjup.</p> <p>5 & 6. ‘Improving the efficiency of the City’s movement network through integrated transport planning’ and ‘Achieving safe and efficient road networks that are also designed as an important part of the neighbourhood environment’ are City-wide actions within the draft Strategy, and do not specifically apply to Banjup.</p> <p>It should be noted that several roads within Banjup are classed as Distributor Roads and are needed for regional traffic. This is reflected in the fact that the only north-south Distributor Roads are Lyon Road and Liddelow Road.</p> <p>Since Armadale Road is a Primary Regional Road and Rowley Road is a future Primary Regional Road, the road connections in between need to have a higher level of connectivity. Denying traffic permeability along roads within Banjup will transfer pressure on other areas, such as Aubin Grove, which is a breach of Road Safety Guidelines where risks must be appropriately managed and not just transferred to other areas.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION |
|-----|--------------|---------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | | <p>7. Support for the action to lobbying for better telecommunications is noted.</p> <p>The website text does not form part of local planning strategy and was produced in good faith to make sections of the document easily accessible and simple to read. Furthermore, the letters sent to landowners sought to make the community aware that the draft was being advertised, and to provide a concise and easy to read snapshot of the key points of the draft Strategy, given the size of the document and scope of planning directions and actions.</p> <p>Support for the submission made by the Banjup Residents Group is noted, and these matters are addressed under Submission No. 128.</p> |
| | | Cockburn Text on 'My Suburb' - Banjup | My Comments | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Banjup Local Planning Policy – October 2022 Banjup has a rural lifestyle character and is mostly zoned ‘Rural Water Protection’ under the Metropolitan Region Scheme (MRS) to protect the Jandakot groundwater mound. The Jandakot groundwater mound is a drinking water resource that also supports wetlands and Banksia woodlands. Land use and development in this area is regulated by State Planning Policy 2.3 ‘Jandakot Groundwater Protection’ (SPP 2.3) to protect this groundwater resource, and the City’s local planning framework must be consistent with SPP2.3. In 2018 workshops were held with residents of this area, and this input was considered in the drafting of the new local planning strategy. We heard that many residents value the natural environment and rural lifestyle character and amenity, while others consider that this has been compromised. There have also been concerns about traffic and roads. There was a desire from some landowners to have the opportunity to subdivide. However, the future land supply needs of Perth (to 2031 and beyond) are identified in the Western Australian Planning Commission’s (WAPC) Perth and Peel @ 3.5 million, and the underlying South Metropolitan Peel Sub-Regional Planning Framework (March 2018). These do not identify any change occurring in the Banjup locality.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION |
|-----|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>The WAPC 'Perth and Peel @3.5 million Planning Investigation Areas Update' (September 2022) outlines the State Government's commitment to undertake an integrated and whole-of-government strategic review of water and land use values in the Jandakot water protection area as a priority. This document also states the review will inform further consideration by the State Government regarding future policy settings within the broader Jandakot water protection area, including the 'Planning Investigation Area'. Further information can be viewed here: Planning investigation areas (www.wa.gov.au)(External link)</p> <p>This review by the WAPC is still underway, and at this point in time the City has no further information regarding this matter, or what the outcome might be. In the meantime the City's vision for Banjup is outlined in the draft Local Planning Strategy currently out for advertising, including the following key points:</p> | <p>I note that these words were added after the state government announcement about the Jandakot water mound.</p> <p>Should the government review result in rezoning some or all of Banjup, then:</p> <ol style="list-style-type: none"> 1. Some property owners may decide to sell to a developer; or 2. Some property owners may decide to stay on their rural land <p>Whatever the outcome, those on rural lands look to the City of Cockburn to preserve their rural amenity and lifestyle as affirmed by Council in their Banjup Preservation Principles of October 2022.</p> | |
| 78 | Name & Address withheld, Banjup | <p>We have been invited to comment on the above local Planning Strategy, and would like to confirm that:</p> <ul style="list-style-type: none"> • We support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. • We value the network of green recreational and environmental spaces which Banjup offers and wish to preserve it's natural and rural aspect for everyone to enjoy. | | <p>Noted Support for the submission made by the Banjup Residents Group is noted, and these matters are addressed under Submission No. 128.</p> |
| 79 | Viv & Leanne Sloss, Falcon PI, Jandakot | <p>Our Property at Falcon Place in Jandakot falls into a rural water protection and planning investigation area.</p> | | <p>Noted</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>We believe that the best use for our land, West of Solomon Road and East of Berrigan Drive, would now be to support changes to allow subdivision/urbanisation as the rural amenity of the area has already disappeared.</p> <p>Having read a copy of your draft, we provide an outline of the reasons for our conclusion.</p> <p>Background Our family moved into the Jandakot Rural area over 20 years ago. We were delighted, after years of searching the hills and outlying suburbs, to find a rural retreat so close to the City and an abundance of local infrastructure. The blocks here retained a large portion of native bushland with established trees.</p> <p>The area was only a 15-minute drive from the Perth city GPO in off peak times and convenient to hospitals and shopping that existed at that time. While there is no reticulated scheme water, gas or sewerage in the area, we remain dependent on bore and rainwater, and septic tanks.</p> <p>Subsequent development stages of Roe Highway and the Mandurah rail line further enhanced the accessibility of the area.</p> <p>Proximity to Jandakot Airport created some noise downside but did not impact our lifestyle to any great degree. The adjoining sandpit on Solomon Road was proposed for eventual redevelopment as more 2 Ha Rural Lifestyle blocks.</p> <p>We worked to maintain the natural ambience of the area by controlling invasive weeds and exotic plants and encouraging the proliferation of native wildlife. The City of Cockburn assisted financially with these efforts.</p> | <p>The matters raised are largely addressed in the City's response to Submission No. 18.</p> <p>Planning Area B suitably identifies the key planning considerations and an appropriate way forward in the event that the State Government's investigation of the Jandakot Planning Investigation Area results in its identification for a future intensity of land use.</p> <p>No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Changing Conditions The further industrialisation of Cockburn South Central saw more large-scale natural vegetation being cleared with new roads built to increase showroom and factory unit development along the Solomon Rd precinct, between Cutler and Armadale Roads. This led to an increase in Heavy Vehicle traffic as did the maximised extraction from the Solomon Rd sand pit. 15 years ago, Residents approached the City for assistance in ameliorating the impact of increased traffic, accidents and fatalities, requesting that the speed limits be reduced to 70kph and traffic calming devices be investigated. The response was that Main Roads controlled the issue and it was out of the City's hands.</p> <p>Then suddenly, the Solomon Rd sand pit was to become Calleya Estate with an increase in development equipment, noise and dust. This was followed by builders and contractors, then residents with all of their vehicles.</p> <p>At the same time, Jandakot Airport embarked on the intensive development of Jandakot City and clear felled the majority of their vast landholding. This has led to ugly Warehouse and Depot developments and another increase in truck and car movements.</p> <p>The City's response to this traffic load, also exacerbated by the urbanisation of the neighbouring City of Armadale's Piara Waters and Mason Green to the East, was to propose turning Jandakot Rd into a dual carriage way to cater for them and the construction of Pilatus Rd for the commercialisation of Jandakot City.</p> <p>Despite local ratepaying residents objecting to these development plans, the City was committed to the concept. To add to the injury, funding was allocated to continue the widening of Armadale Rd past Banjup to the Freeway. This could have alleviated much of the Jandakot Rd volumes rendering the upgrade of Jandakot Road unnecessary. Furthermore, the City's stance in blocking the further</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>extensions of Roe Highway to at least Stock Rd, stymied local traffic relief measures.</p> <p>Rural Amenity The rural idyll we and our neighbours enjoyed has hence disappeared. Southern Treeby has been marked for urban development, with areas of Bush Forever being swapped out to other areas involving the removal of more local natural vegetation.</p> <p>The Brikmakers/Urbanstone land including the almost mature (mainly Banksia) revegetated sand mine, between Jandakot and Pilatus Roads, has been cleared and is now also slated for warehouse and showroom development. The neighbouring airport land is being developed up to the rural blocks in Boeing Way. Glen Iris Golfcourse is now to be urbanised. All of these changes result in an overall loss of older, established, vegetation and increased traffic volumes and noise.</p> <p>The recent widening of Jandakot Rd has resulted in the compulsory acquisition of almost 5000m² of our 20,000m² block which is now less than the required 2 hectare minimum under Government policy.</p> <p>In our instance, the destruction of native screening trees along roadways on the now resumed (confiscated) Jandakot Rd/Falcon PI corner of our yard, the elevation of the roadway by more than 2 metres, and the (now complete) construction of a massive drainage basin, protected by an ugly broad metal crash barrier, is topped by a fence that now only reaches road level. This is all surrounded by another approximately 3m tall cyclone and barbed wire tennis court style fence that is visible from the house and does nothing to enhance our outlook (which used to be of treetops). The base of the drainage pit is already becoming a weedy mess.</p> <p>Further insult is added when, during the recent heavy winter rains, no water has flowed into the basin at all because of slotted pipes under the median strip, reducing, if not removing, the need for the basin in the first</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>place. We do, however, get runoff from the road – down Falcon PI and onto our remaining property, cutting a deep erosion channel into the sandy verge and presenting a real personal injury hazard to the unwary.</p> <p>Due to these unnecessary road works, the supposed wetland on the northern portion of our block has been halved, the vegetation removed and the opportunity for future water inflow into the remaining half of the “wetland” blocked – not that it has seen any surface water for the last 20 years and wasn’t declared a wetland when we purchased the property.</p> <p>In our view, taken from what we have experienced, the City only pretends to care about the environment when it suits or when playing politics as in the case of blocking the Roe 8 Highway extension without canvassing the impacted residents views.</p> <p>Incidentally, now that Jandakot Rd is a dual carriageway, it has traffic calming roundabouts and the speed limit is to be reduced to 70kph!</p> <p>Apart from the increased traffic noise, the light pollution from the new, much taller and plentiful streetlights are also impacting our health causing us to close all windows and draw our blinds shut throughout the night in order to sleep.</p> <p>Water Mound Protection It is fanciful for the City to request another investigation of the Jandakot Water Mound.</p> <p>With the increased urbanisation all around us, the increased industrial uses of the adjoining land, the dewatering of the Brikmakers site and the removal of buffer areas like Glen Iris Golfcourse, Urbanstone and Jandakot City, the patchwork of competing land uses fail to do anything to protect and preserve the water mound and it should not be incumbent on the remaining landowners to do so.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Draft Planning Strategy 15 years ago, and several times since, the City has been asked to provide and discuss a Local Structure Plan or Vision Concept for the Jandakot (which then included Treeby) and Cockburn Central area. None was forthcoming and it appears that in many instances, the City has been taken unawares by developments (Calleya and Brikmakers), broader infrastructure changes (the Airport, the Thornlie trainline extension and the ATCO high pressure gas main), leaving the ratepayer/residents completely in the dark.</p> <p>In relation to the LPS and our suburb, the net is cast too wide! The Planning Investigation area does not encompass Northern Treeby and nor should the LPS. The issues and sentiments of the residents are vastly different, as was the case when the City last canvassed residents and accepted comments from non-residents and grouped similarly formatted responses as 1 comment.</p> <p>The City, and Government, have already destroyed the rural amenity along Jandakot Rd, and should be supportive of a change in zoning for this sub area, and not actively block development as they did when the Perth to Peel report was first issued for comment 5 years ago.</p> <p>The concept of protection of the Water Mound is a farce when piecemeal development of the area is approved. Noxious industries still exist in Cutler Rd. The use of PFAS foams at the airport threaten the purity of the local aquifers, threatening our drinking water as we are not on scheme water as previously mentioned. The section of the LPS relating to Glen Iris Golfcourse contains no consideration of the Water Mound and nor does the proposed developments of South Treeby.</p> <p>The protection of vegetation in the area has been ineffective to date with the removal of vegetation from the airport, Brikmakers, Calleya and the previous Bush Forever site to the east. Once again, retrospectively leaving the remaining residents to carry the burden is not an option.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Many residents in surrounding areas would like to see an opportunity to explore a relaxation of current zoning to the extent that 5,000m² blocks might be feasible. In the Jandakot Rd sub-region most owners are supportive of a total rezoning to a potential for urban or industrial/commercial uses.</p> <p>The Draft LPS appears to be a mechanism for delaying any serious consideration of the needs of localities (and residents) within the wider context of the City's geography.</p> <p>Conclusion Residents in this sub region need greater certainty about the future of their property and lifestyle. Many owners have aged past the point of actively maintaining their properties in a now degraded environment where the rural tranquillity has disappeared and would consider selling, but that can only realistically occur in a stable and predictable planning environment. Others have put renovation and construction plans on hold for the last 5 to 7 years while this uncertainty has persisted as there is no point spending money to renovate a home if the area is to become zoned for factory showrooms/warehouses or shops.</p> <p>This Jandakot Rd sub region is different from neighbouring localities and should be considered discretely from them, as should some others.</p> <p>The City's "do nothing" approach, while supporting all the changes described above, is consistently disappointing. We don't believe that we are being considered equally with residents and owners in adjoining areas or those with commercial interests.</p> <p>Having the City's support and encouraging the Department of Planning to resolve this Investigation Area promptly would be the best outcome possible for us. The LPS will achieve nothing for us except further delay and uncertainty while we grow older and more frustrated. It will most likely result in further restrictions and burdens being imposed on remaining rural landowners to support the retention and amelioration of</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>already degraded and compromised water resources, vegetation and wildlife and this is clearly unjust.</p> | |
| 80 | <p>M & L Dobson, Jandakot Road, Jandakot</p> | <p>We make this submission as long-term residents of the City of Cockburn, and residents of Jandakot Road, Jandakot. In addressing the submission, we make reference to the headings and dot points provided in the correspondence posted to our residence dated 21 September 2022.</p> <p><i>Look at ways to protect the rural lifestyle, character and amenity valued by residents:</i> This position is not supported. The City and the Western Australian Planning Commission have not included the sentiments of residents within the Jandakot/Treeby planning investigation area. Since the redevelopment of the Jandakot Airport, Treeby estate and other areas that were previously zoned special rural water protection zone, there continues to be a planning lag with little regard provided to the private residences within the rural area.</p> <p>There is already an immediate destruction of the lifestyle and amenity for those residents in the area. The volume of road traffic which has occurred since the development of the area, and the surrounding areas, has put enormous load on the road network within the rural area. There exists only a small number of properties in the cul de sacs of the rural area, which are not impacted by this traffic volume. Properties on Lakes, Glendale, Jandakot, Boeing et al are all bounded by our directly facing onto roads that are main arterial feeders.</p> <p>The amenity is afforded some protection by private owner investment, but the City has not assisted owners so far to maintain rural amenity.</p> <p><i>Investigate vegetation protection measures, such as incentives:</i> This position is not supported. This would not be a sustainable option for the City to administer or offer. Most residences have protected their banksia scrubland or native vegetation as this is required by the current</p> | <p>Noted The matters raised are addressed in the City's response to Submission No.'s 18 and 79. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>legislation and regulation of the area within the groundwater zone. Our residence has a large bushland buffer that has been planted by us since 1996, investing over \$200,000 over that period of time in restoring any damaged vegetation to the original species of the area. The cost to the City to assist owners in this project would be cost prohibitive on a large scale.</p> <p>However, land adjacent to our properties, which was successfully changed by MRS zoning approval, such as Treeby, or Jandakot Airport, have strip cleared the banksia woodland with little consequence. The burden of maintaining the remaining bushland has been put onto non-commercial entities, namely the private landowners within the City. The irony of putting that burden and the planning uncertainty that currently exists, continues to undermine any efforts by the City and residents to add value to their land through the retention of bushland.</p> <p><i>Advocate for the WA Government to do a technical study of the Jandakot Groundwater Protection area for more insight into how it works and its relationship to the wetlands:</i></p> <p>This position is supported. There does however exist significant commercial in confidence groundwater information that has been utilised by other entities, such as Stockland (as developers of Tree by) and Schaffer Group. The cost to the City may be significant, but there is existing evidence that could be obtained if the appropriate information disclosures were arranged between the private sector entities that did the study. This information however is somewhat out of date and future ground water monitoring would be a good measure to confirm that the ground water tables are being managed.</p> <p>Through reading the publicly available information in relation to the Schaffer submission for the former Urban Stone site, I note that they put in place ground water bores on 2 July 2022 (licence 206083 and 207015). The use by a commercial developer of significant quantities of ground water</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| | | <p>(90,000,000 KL per annum) must be considered in the context of the neighbouring rural properties that are required to dutifully maintain their property above ground (with vegetation) and below ground (by not making commercial gain through the sale of the water).</p> <p>Keep the existing rural zoning and subdivision rules to comply with the WA Government's planning Framework: This is not supported. The state has not advanced their investigation or provided any interim feedback for residents in the Jandakot planning investigation area. The uncertainty has impacted land values and detracted potential large scale land developers who have shown interest in the area, but then withdrawn from discussion due to the state government delays in the review of this area.</p> <p>The option for landowners to act in a commercial manner to use their land fairly in comparison with other neighbours who have been successful, remains in injustice. There cannot be two sets of standards with the groundwater following road lines or maps set by developers in their applications to rezone. We have across the road, a housing estate, behind us an airport with industrial and commercial operations, and have been left in a planning blight of being unable to use our land for any other purpose.</p> <p>Develop a high-level plan for the area (district structure plan) if the WA Government changes the approved land uses in the area: This is supported. Planning by the City has been lacklustre in this regard, despite a large number of residents, resident's associations and private developers requesting that the City advocate on behalf the owners.</p> | |
| 81 | Name & Address withheld, Banjup | We support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | Noted See response for Submission No. 128. |
| 82 | Marilyn Ivas Banjup | Please leave Banjup as it is. We love the bush, the wildlife and the wildflowers. We moved to Wattleup and then to Banjup to get away | Noted Support for Banjup to remain rural is noted. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>from the city life and now we are being threatened by developers. We moved here because we were forced out of Wattleup for industrial development and over the past 20 plus years, nothing has eventuated in Wattleup. Just leave us alone. We are retired and just want some peace. We don't want to be forced out of this beautiful and natural environment, when there is plenty of vacant land elsewhere that can be subdivided, without taking people's homes off them. We will never forget the wonderful lifestyle we had at Wattleup and now you have your eyes on our property again.</p> | |
| 83 | Name & Address withheld, Jandakot | <p>We own a block of land in *Address withheld* Jandakot and we are opposed to any changes that would allow for further sub-division of the blocks of land in this area. We are happy to keep the land size parcels as they currently are to keep the rural lifestyle as the blocks we intended for.</p> | <p>Noted Support for Jandakot to remain rural is noted.</p> |
| 84 | Tourism WA, William St, Perth | <p>Tourism WA supports the initiatives outlined in the strategy especially as they refer to the tourism industry and tourism impacts.</p> <p>In particular, Tourism WA is pleased to note the attention to tourism planning requirements in Action 9, which states “Explore the City’s tourism opportunities and aspirations through the development of a Tourism Strategy and respond to this through the local planning framework”.</p> <p>Tourism WA is pleased to note the Strategy identifies the value of tourism for the economic development of the City with potential to grow the visitor economy and provide local jobs. Tourism WA is also supportive of the City’s intent to prepare a Tourism and Visitor Strategy and would welcome the opportunity to provide comment in the future.</p> <p>Tourism WA supports the intent to investigate further opportunities for adventure tourism through this process, noting the Strategy only highlights bike riding and trails, and would suggest expanded consideration of activities within this niche to diversify experience</p> | <p>Noted Minor updates to the draft Strategy are recommended to include the following references:</p> <ul style="list-style-type: none"> • Adventure tourism activities (beyond just bike riding and trails) to diversify experience offerings in the City. • Proposed Surf Park in Jandakot. • Reinforcing/protecting/allowing for expansion of the Private Recreation uses around Bibra Lake. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| | | <p>offerings in the City. Additionally, Tourism WA recognises the potential tourism benefits to the City from the proposed Surf Park in Jandakot as a project with state significance and major attractor in the future, and its inclusion in the Strategy would be considered appropriate.</p> <p>Tourism WA is aware of the tourism benefits associated with the following, and is pleased to note their mention in the Strategy:</p> <ul style="list-style-type: none"> • Activation of the South Fremantle Power Station with diverse tourism and recreational offerings and site for a hotel or short-stay accommodation as a potential major attractor. Tourism WA agrees that this is an opportunity to achieve tourism, community and industry benefits which should be explored. • Coastal Attractions and their contribution to the tourism offerings of the City, with desire to support the growth of a tourism node around Coogee Beach with a provision of a range of activities and suitable accommodation. Tourism WA is pleased to note the Strategy highlights the importance of planning in protecting and enhancing these coastal areas of appeal to ensure accessibility and deliver a diversity of experiences for visitors. • Improved connectedness of experiences and attractions to be explored through a Tourism Strategy in the future, with desire to foster food and beverage opportunities that will benefit both visitors and residents. It is also supported that the Tourism Strategy would investigate opportunities for accommodation provision at Port Coogee Marina, and the potential to link Rottnest Island with the Marina through ferry services to drive visitation. <p>Once again, we would like to thank you for the opportunity to provide feedback and congratulate the City on the production of this Draft Local Planning Strategy.</p> | |
| 85 | Name & Address withheld, Banjup | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | Noted See response for Submission No. 128. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 86 | Department of Mines, Industry Regulation and Safety, Locked Bag 100, East Perth | <p>The Department of Mines, Industry Regulation and Safety (DMIRS) has assessed this proposal with respect to mineral and petroleum resources, geothermal energy, and basic raw materials and makes the following comments.</p> <ul style="list-style-type: none"> It should be noted that there are several exploration tenements within the area, notably to the southeast of Jandakot Airport and within The Hope Valley-Wattleup redevelopment area; granted M70/1275, M70/357, M70/1142 and pending E70/5106 held by Hanson Construction Materials Pty Ltd, and M70/1088 held by *Name Withheld*. The Basic Raw Materials of interest are typically Limestone and Sand. DMIRS has not contacted these tenement holders at the present time. Ultimately with the timescale of the LPS and sequential land use there should be minimal conflict and direct liaison with the tenement holders is strongly recommended. <p>DMIRS lodges no objections to the above Local Planning Strategy.</p> | <p>Noted No changes to draft Strategy required.</p> |
| 87 | Name & Address withheld, Banjup | <p>The area bounded by Lyon Road (south of Aubin Grove Primary School) to Rowley Road and east to Kinley Road (including Kinley Road) is a planning oversight (and has been identified as such by the City of Cockburn). This small area should always have been included in the Urban Zoning as Aubin Grove. The landowners in this area are identified as the Lyon Kinley Landowners Collaborative.</p> <p>It was initially on the planning map for future Urban and was only excluded on the whim of the Department of Environment and Protection back in the 90s. This was confirmed by that Department. At a public meeting of the landowners, the representative, when asked the question “Why has the line now been changed and drawn where it is?” (along our side and front boundaries) responded (quote) “Because we can”. This “planning” explanation does not fit with current modern day thinking and will not fit the planning processes and practices within the Governance area of this Draft LPS unless the City commits to supporting future urbanisation of this area.</p> | <p>Noted The matters raised are addressed in the City’s response to Submission No. 55. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>The area has now lost its rural feel. While the residents of Aubin Grove feel they are a valued community within the City of Cockburn the landowners in the southwest corner of Banjup are left to feel excluded. The traffic along Lyon Road is generated not only by the Aubin Grove Primary School community but also users of the local Aubin Grove train station, the local shopping centre on the corner of Gibbs and Lyon Roads, workers wishing to access Rowley Road to travel to the Hammond Park Secondary College for Aubin Grove residents, to Latitude 32 for work and rat runners using the area to bypass traffic on the freeway. It is also a gateway to the Kwinana Freeway. Lyon Road also provides a main access to the Aubin Grove Recreation Centre.</p> <p>The traffic along Rowley Road has increased to provide a thoroughfare for the fore mentioned reasons: access to Latitude 32, access to the Kwinana Freeway, access to the Hammond Park Secondary College, access to the newly developed Frankland Recreation Centre etc.</p> <p>Our property at *Address Withheld* is part of the Lyon Kinley Landowners Collaborative – a group of 17 landowners who are united in their quest to achieve Urban status for their land. We have a proposed innovative and sustainable design concept which demonstrates how it could connect and provide community betterment.</p> <p>These land holdings are within easy access of taxpayer Government funded existing community facilities and infrastructure:</p> <ul style="list-style-type: none"> • Bus stops – on our driveway (heading south) and directly over the road (heading north and to the Aubin Grove train station). • Aubin Grove Primary School is on our side boundary to the north with only a fence dividing us – currently has 1024 students – trending downwards – and has been facilitated for in excess of this enrolment number. • Aubin Grove Recreation and Community Centre on our side boundary to the north with only a dividing fence which is constantly scaled and damaged by users of the Centre. We have an ongoing problem removing rubbish and drug paraphernalia. | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <ul style="list-style-type: none"> • Aubin Grove shopping centre – 850m – provides shopping, personal and medical services. • Child minding services – 850 m • Honeywood pharmacy, medical services and cafe – 800m • Aubin Grove Train Station – 2kms • Harvest Lakes shopping precinct which includes several types of medical services – 2kms. Buses stop at this centre. • Hammond Park Secondary School – every growing feeder school from Aubin Grove Primary School • Newly developed and well patronised Frankland Park Sports and Community Centre • Gateway Shopping Centre in Cockburn • The Arc in Cockburn • Cockburn Central and East Cockburn precincts including the newly proposed Wave Park <p>All of the above amenities provide employment, support the local economy to residents and address the principles which are derived from the State Planning Strategy 2050 (2014):</p> <ul style="list-style-type: none"> • Community: Enable diverse, affordable, accessible and safe communities • Economy: Facilitate trade, investment, innovation, employment and community betterment • Environment: Conserve the State’s natural assets through sustainable development • Infrastructure: Ensure infrastructure supports development • Governance: To build community confidence in development processes and practices Planning should take account of and give effect to, these principles and related policies to ensure integrated decision-making throughout government. The Local Planning Strategy incorporates these principles into the key objectives of the themes. | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Services such as water, gas, power and NBN all pass our doorstep. Underground power is also installed along Lyon Road to our boundary with the school and on the western side of the road to Rowley Road.</p> <p>If the land bounded by Lyon, Rowley and Kinley roads was rezoned (and even renamed) to connect directly as part of Aubin Grove, then the residents would in the main be young, provide students to local schools, shop, play and use already established facilities in the local areas.</p> <p>In the report from the City of Cockburn community workshops held in 2018, this specific area was identified and desired by attendees as being an area which needed to be brought into the urban development of Aubin Grove.</p> <p>It is disappointing and confusing as to why this anomaly is not taken into consideration in the City of Cockburn’s Draft Local Planning Strategy when it is minuted in the OCM 09/07/2015 City of Cockburn Council Meeting (pages 29 – 31) (https://www.cockburn.wa.gov.au/getattachment/5fc2d4a6-5559-4dc5-9fb1-67019f7a2ade/ECM_4335682_v1_Ordinary-Council-Meeting-Minutes-9-July-2015-pdf.aspx).</p> <p>that:</p> <p><i>“there is an area shown in previous planning studies (bound by Kwinana Freeway, Rowley Road and properties on the eastern side of Kinley Road) that has not been identified in this document (The draft Perth and Peel @3.5 Million Plan). <u>This seems to have been an oversight in leaving this area out of the urban expansion area.</u></i></p> <p><i>The background to this area is that the land was identified as Future Urban within the Urban Expansion Policy Statement (1990) (proposals 36 and 37). This was a (then) Department of Planning and Urban Development document. Following this, DPUD released the Draft Jandakot Landuse and Water Management Strategy (1992) which also identified the land as Urban (existing or proposed). However, the final</i></p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p><i>(1995) version of the JLUWMS <u>omitted</u> the land, replacing it instead with the following text:</i></p> <p><i>The following land may have the potential for urban development in the future if the development constraints can be overcome:</i></p> <p><i>(i) Land located on the north side of Rowley Road abutting both sides of Kinley Road and extending west to Lyon Road, Banjup.</i></p> <p><i>Possible urban development of this land should be assessed in light of the findings of the Select Committee on Development over Groundwater area in the metropolitan Region and an assessment of environmental and drainage management issues.</i></p> <p><i>Referring back to the Urban Expansion Policy Statement (1990), proposals 36 and 37 were subject to district planning by virtue of the South Jandakot/Mandogalup District Planning Strategy (1993). The subject land was included in the district structure plan, with the following notes:</i></p> <p><i><u>The Structure Plan report states, "There is nothing in the physical nature of the land or environmental constraints which differentiates it from the future urban land to the north or west. However, the land has been excluded from Amendment No. 938/33 because it did not form part of the environmental approval to the Thomsons Lake Urban Structure Plan.</u></i></p> <p><i>The City of Cockburn clearly supported a rezoning proposal to this land at that time and the support was acknowledged by the Lyon Kinley Landowners Collaborative (represented by Joan Weston) at this OCM of 9/7/2015 during Public Question Time (relevant page attached).</i></p> <p><i>It would be prudent for the support by the City of Cockburn for the rezoning of this area to be included in the Local Planning Strategy - at</i></p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>least until the Minister for Planning releases the findings of the investigation into the Jandakot Groundwater.</p> <p>While we acknowledge and support the desire for most of Banjup to retain its Rural and protected status, there is also strong support from other Banjup land owners for the WAPC and Council to address the anomaly of the future zoning of the land held by the Lyon Kinley Landowners Collaborative.</p> <p><i>'The landowners of Banjup and the City of Cockburn should be provided greater certainty about where urbanisation will occur in Banjup, as this is a conflict between regional planning priorities. That being whether the planning justification to support development overcomes the planning objective to regulate land use above the Jandakot Water Mound. This is something that the Minister for Planning, on advice from the Western Australian Planning Commission, needs to address.'</i> This is a direct quote from the OCM of 9 July 2015 and addresses the concerns of all Banjup land owners.</p> <p>We seek through this submission, support from Council should future zoning changes be proposed or made by the WAPC and wish to see that support included in this Draft Local Planning Strategy.</p> <p><u>2nd Submission</u> I support the Banjup Residents' Group submission. In particular I support the resolution of the Southwest Corner and in the event of the WAPC rezoning from P2 to P3, look forward to Council's earnest intent to come to a rapid resolution to the planning oversight.</p> | |
| 88 | Name & Address withheld, Munster | Storage should not be allowed. Lay down areas are very unsightly and are not compatible with rural character. There are plenty of industrial areas nearby which can be used for storage without nibbling at the shrinking areas of bushland. | <p>Noted Comments on appropriate land uses to protect rural character are noted, and there will be further exploration of specific appropriate land</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>The few remaining bushland blocks should be fully protected as they serve to enhance the public realm. Subdividing land should not be permitted. The current 1ha limit should not be reduced, further land over 2ha should not be divided down without a good reason and only if the lots created were not for uses that erode the rural character.</p> <p>In the final bullet point regarding encouraging agricultural uses. Agricultural uses should be confined to already cleared land, not be used to encourage clearing. The predominant value in the rural areas is lifestyle. This value used to be provided for 40 years ago in "special rural" zoning. This zoning was prominent around Jandakot, areas such as around Glendale Crescent. Lifestyle uses need to be protected. This should also exclude horse keeping. Horses devastate bush blocks.</p> | <p>uses through the new local planning scheme, which will be subject to consultation.</p> |
| 89 | Name & Address withheld, Banjup | <p>I feel that the area of Banjup has changed considerably over the past years, and I feel that it is no longer classed as rural, as to what it was when we moved here in 2001, as it has become quite a vibrant area for the residents living in the Cockburn area. I feel I would be in favour of Banjup being rezoned to allow the area to be expanded, this is my own feelings on this matter and do not want to be included in submissions that possibly could be submitted by the Banjup Residents committee.</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 11. No further changes are recommended in response to this submission.</p> |
| 90 | Name & Address withheld, Banjup | <p>My property falls in a rural water protection area in Banjup. I am in favour of subdividing our area with restrictions for the water being taken from the ground. All properties should have water tanks for lawns and garden and connect into the scheme water for drinking purposes. All properties could be ecofriendly for power and water, so therefore I believe the restrictions for Bartram Road should be lifted and allowed to subdivide, either into 2 1/2 acres lots or for a developer to come in and buy up our property for future residential area. Same as what has happened in Calleya and Treeby as they are on the water mound as well. I believe if a developer came in and created parks and lakes as well as residential, this would benefit the shire for more shire rates and benefit the water board with more water rates. Each property has restrictions when they build to be self-sufficient using grey water etc.</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 11. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 91 | Name & Address withheld, Banjup | I strongly support for rezoning of Jandakot Water Protection Area to Urban. I see the area's rural character has been substantially ruined. Therefore, I believe urbanisation is best solution from now. | Noted The matters raised are addressed in the City's response to Submission No. 11. No further changes are recommended in response to this submission. |
| 92 | Name & Address withheld, Banjup | I truly support the change of this rural area to urban. There have been so many developments around our area which causes serious noises, increase of traffic volumes. I feel the area's rural character is already compromised. | Noted The matters raised are addressed in the City's response to Submission No. 11. No further changes are recommended in response to this submission. |
| 93 | Name & Address withheld, Banjup | <p>Way back in 2015, at an Ordinary Council Meeting, the minutes from that meeting show that although the parcel of land north of Rowley Road and abutting Kinley and Lyon Roads, was identified for future urbanisation, it was omitted from the final copy of the Land Use Strategy.</p> <p>Once again, with the Perth and Peel @3.5 strategy, the area has again only been flagged for further investigation and not recommended for urbanisation. Why is this? Why is Cockburn Council not doing more to encourage or lobby the State Government to develop this particular parcel of land?</p> <p>There has been much in the media and talk from the State Government about the lack of available housing in the Metro area and the Government has spent a lot of money building Metronet. There is much talk about infill rather than expanding further out of the city and this parcel of land in Banjup is prime for development for several reasons:</p> <ul style="list-style-type: none"> • Infrastructure is already in place bordering the fence lines of included properties. • Aubin Grove train station is right there within walking distance for many of the properties within this parcel of land • Buses already run-on Lyon Rd • Schools and shopping centres are already in the area • Utilities are already up to fence lines of properties within the Banjup parcel | Noted The matters raised are addressed in the City's response to Submission No. 55. No further changes are recommended in response to this submission. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>If there is a viable reason for the lack of action on development of this parcel of land, please can the Council let the landowners know what it is. This is an opportunity for the City to be proactive in the need for infill rather than expansion in housing development and to address in your next Strategic Planning meeting.</p> | |
| 94 | <p>Anne-Maree & Terry Beckett, Heather Campana, Hebe Rd, Treeby</p> | <p>Happy to have the area investigated hopefully have the water caveat removed for future development. Shops across the road, pub, 87 housing estate, lifestyle village and new high school. Couldn't understand why the land opposite these developments cannot be developed.</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission.</p> |
| 95 | <p>Hammond Park Primary School Board, Macquarie Blvd, Hammond Park</p> | <p>This submission has been made on behalf of the School Board for Hammond Park Primary School. The three key areas being raised for your consideration are:</p> <ol style="list-style-type: none"> 1. Improve collaboration between local schools and the City of Cockburn with regards to planning and strategy, 2. Establishing an improved cadence for reviewing and revising the Local Planning Strategy, 3. Include goals to prioritise assisting with pedestrian safety initiatives around schools. <p>Over the past three years the suburb of Hammond Park has seen significant growth, which in turn has seen significant growth of Hammond Park Primary School. Meeting these challenges has been highly reactive in nature and difficult for the City of Cockburn to address in a timely manner. We have noted the 20-year projections (captured in REPLAN dataset) show significant future growth and change,</p> | <p>Noted The draft Local Planning Strategy is a land use planning strategy and is intended to guide land use planning and the local planning framework.</p> <p>It promotes safe, active transport options which will benefit schools.</p> <p>Comments regarding the current Local Planning Strategy being dated are noted, and there is an intent to review the Local Planning Strategy every 5 years to ensure it remains current.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>indicating need for a greater level of collaboration to successfully navigate the challenges this will bring.</p> <p>It has been observed that</p> <p>(1) the Local Planning Strategy does not include any strategies related to how the City of Cockburn collaborates with local schools, and</p> <p>(2) there is no current framework in place that allows schools to effectively collaborate around strategy with the City of Cockburn. Some key areas that can be considered include:</p> <ol style="list-style-type: none"> 1. Providing a framework for collaboration - this could include a regular forum that includes local schools within a suburb where all parties are required to actively participate, 2. Sharing relevant data - this includes understanding what data is available and what additional data can be captured, 3. Understanding goals, 4. Understanding how to direct communications (possibly through a communications plan). <p>It has also been observed that the existing Local Planning Strategy is very dated and has not been adequately revised to address the dynamic nature of our evolving community. A regular review cycle could be considered to help keep the plan relevant and allow better prioritisation of initiatives.</p> <p>The City of Cockburn must place greater priority when assisting with pedestrian road safety initiatives around schools. Children are especially vulnerable; their special needs must be considered when planning travel corridors and endorsing safety treatments. Whilst it has</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>been acknowledged the delivery of safety treatments is not solely the responsibility of the City of Cockburn, simple approvals and endorsements currently take many months and as such significantly raise the risk children are exposed to.</p> | |
| 96 | Name & Address withheld, Banjup | <p>I generally support the overall vision of the LPS with the over-riding provision that there is due consideration for the protection and preservation of existing flora and fauna habitat, including our natural wetlands and aquifers. I would definitely oppose any changes that may have a detrimental impact on traffic density on local roads or diminish lifestyle choices on special rural (non-urban) properties.</p> | Noted |
| 97 | Western Power, Wellington St, Perth | <p>Further to correspondence from the City of Cockburn on 10 October 2022 it is respectfully requested that No. 85 (Lot 1001) Prinsep Road, Jandakot is considered for designation in the City's Local Planning Strategy as "Mixed Business", consistent with the future MRS rezoning of the site from "Public Purposes - SEC" reserve to "Urban" zone. The existing and historic use of the site, surrounding land use and its interface to rural residential development, the Jandakot Planning Investigation Area and Jandakot Groundwater Protection Zone support a transitional zoning such as Mixed Business for inclusion in the LPS and future Scheme. Such an outcome would also be consistent with the former Fremantle Steel layover area located on the west side of Prinsep Road south of Imlah Court. Western Power would like to take this opportunity to thank the City for its consideration of the proposed land use designation and would welcome further correspondence on the matter should the City deem this to be necessary.</p> | <p>Support Given the subject site is being rezoned to 'Urban' under the MRS, it is considered that a zoning of 'Mixed Business' is most appropriate given the interface with the 'Rural Water Protection' zone, and the Jandakot Planning Investigation Area, and its location on the Jandakot Groundwater Protection Zone.</p> <p>It is therefore recommended that reference be made in Part 2 under 15.2.2 Informing the Scheme (Other zones) to consideration being given to supporting the rezoning of No. 85 (Lot 1001) Prinsep Road, Jandakot to "Mixed Business", including the possible concurrent rezoning with the MRS Amendment.</p> |
| 98 | Name & Address withheld, Jandakot | <p><i>Protection of a rural lifestyle character and amenity that is valued by residents.</i></p> <p>This position is not supported. We have seen since 1994 an erosion of our rural lifestyle character and amenity. North of our boundary at Jandakot Airport has now developed the sites that have greatly</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>impacted us. South we now have a 4 lane Road (Jandakot Rd which is now a main artery feeder). Even though we are not directly affected by traffic Falcon Rd, Boeing Way, Coonadoo Court and Cessna are now facing a main arterial Road, and the developed Treeby (Stockland) Estate.</p> <p>West of our property the re development of the previously known Urban Stone site (Schaffer)</p> <p><i>Investigation into measures such as incentives for vegetation retention.</i></p> <p>This position is not supported. In keeping with the current legislation and regulation of the area within the ground water zone the residents their native vegetation. The cost to the City to assist owners in this would be cost prohibitive on a large scale.</p> <p>But the properties next to our property i.e. Jandakot Airport, Treeby (Calleya) and Schaffer have completely cleared the Banksia woodland/native vegetation with little consequence. Yet the landowners (private residents) within the City of Cockburn are burdened and held responsible to maintain said Woodland. Now this burden that has been placed on the private landowners and the planning uncertainty that currently exists, continues to undermine any efforts of the residents and the city to offer incentives to add value to their land through the retention of bushland.</p> <p><i>Advocate for the WA Government to do a technical study of the Jandakot Groundwater Protection area for more insight into how it works and it relationship to the wetlands.</i></p> <p>This position is supported. Referring back to the Local Planning Strategy and Scheme Local profile papers of 2018 Under Water management.</p> <p>Quote: "Urbanisation over the Jandakot groundwater mound has already been supported previously, with the Treeby District Structure</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>plan as an example, and the city recently supporting a request to recommend to the WAPC that the Resource zoned lots on Skotsch Road be also included in the Urban zone</p> <p>This urban outcome over the Jandakot groundwater mound has already been supported by State and local government and <u>this decision has impacted on the Rural and lifestyle amenity once enjoyed by landowners within the Resource zone.</u></p> <p>The local profile should expand on this issue and acknowledge that there may be an opportunity to investigate alternative land use scenarios for the remainder of Resource zoned land around the Jandakot Airport.”</p> <p>The development up to Skotsch Road to date has not been reach or proposed school built.</p> <p>The cost may be significant, but there is existing evidence that could be obtained from the private sector entities that did the study.</p> <p>From the publicly available information to the Schaffer submission for the former Urban Stone site. That they put in place ground water bores on the 2/7/2022 (licence 206083 and 207015. The use by a commercial developer of significant quantities of ground water must be considered when neighbouring rural properties that are required to maintain their property with vegetation and below ground (by not making commercial gain through the sale of the water).</p> <p><i>The area to remaining rural with no changes to subdivision potential, unless there are changes to State Planning Framework</i></p> <p>This is not supported. Because the State has not furthered their investigation or provided any feedback to the residents in the Jandakot planning investigation area. Because of this lack of information, it has created uncertainty which has impacted on the land value.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>The option for the landowners to act in a commercial manner in comparison with other neighbours who have succeeded remains an injustice. There cannot be two standards. The ground water does not distinguish where it begins or ends by following road lines or map presented by developers. Again, to our south we have Treeby Estate, directly behind us the Jandakot Airport and to the West Schaffer development.</p> <p><i>The area being included within "Planning area B" which sets out the need for a District Structure plan (overall high-level plan) should the MRS be changed, to ensure coordinated planning of the area, including staging; infrastructure requirements: Public open space. Traffic. Fire management. And community benefit.</i></p> <p>This is supported. The City has been coming up short to the above even though a large number of residents, resident's associations and private developers requesting that the City advocate on behalf of owner.</p> | |
| 99 | Damir Jakovcevic, Lorimer Rd, Munster | I Damir Jakovcevic submit my land for development for housing estate or business. | <p>Noted</p> <p>This area is located within the Environmental Protection (Kwinana) (Atmospheric Wastes) Policy 1992 buffer area ("EPP buffer"). Accordingly, they have been identified in Perth and Peel @3.5million as remaining rural. The City's Local Planning Framework must be consistent with the State Planning Framework, as the Local Planning Strategy and Local Planning Scheme are approved by the WAPC, and the WAPC are the decision-makers for subdivision.</p> <p>With regards to opportunities for businesses, the draft Strategy identifies ongoing scope for commercial uses that are consistent with rural amenity, and the range of uses will be</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | identified and advertised through the preparation of the new local planning scheme. |
| 100 | Helen & Mike Pavitt, TBA, Banjup | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | Noted See response for Submission No. 128. |
| 101 | Neil & Mandy McCrudden, Harper Rd, Banjup | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | Noted See response for Submission No. 128. |
| 102 | Name & Address withheld, Jandakot | <p>I would like to have the area be zoned as urban development or housing development. I am referring to area bounded by Jandakot Airport and Solomon Road and Jandakot Road which is relatively a small area</p> <p>Urban stone is building a large area for ware housing and display centre.</p> <p>This will affect the total area in term of noise and quiet living,</p> <p>At Jandakot Airport Development, they are building so much factories, retail, and offices,</p> <p>The new train station is also being built in Jandakot, besides the one in Cockburn</p> <p>With the 4 lanes on Jandakot Road, this has encouraged a huge amount of traffic every day.</p> <p>Living near the 4 lanes, noise and trucks movement will not be good for resident,</p> <p>I strongly support urbanisation and rezoning the area for resident as we have Calleya Estate fully established.</p> <p>Also Treeby Estate is now opened with more residents moving in.</p> | Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>At Harrisdale and Piara Waters, there are lot of new blocks and residents</p> <p>We are squeezed amongst the resident estates, and it is logical that the area should be urbanise and zone for residential estate</p> <p>This area is closed to Cockburn Shopping centre and Cockburn Railway centre, and ideally should have more housing,</p> <p>The State Government encourages infilling near Regional shopping centre and transport link, and this area is very close to Perth City</p> <p>Please consider our opinion for urban zoning or housing development</p> | |
| 103 | Caroline Masters, Clements Pl, Jandakot | <p>My husband and I live on one of the rural blocks that back onto Berrigan Drive. We have lived here for over 20 years. When we purchased our property, we were surrounded by natural bush and the area was quiet and definitely had a rural feel.</p> <p>The rural setting and lifestyle we bought into: The loss of our rural setting started when Jandakot Airport was granted rezoning of their land by the Federal Government, cleared acres of bushland and built huge warehouses. Our quiet rural lifestyle has gone and every time we leave our property, we are faced with acres of huge metal warehouses. The upgrade of Berrigan Drive to support the increased traffic from residential developments on Jandakot and Armadale Roads has resulted in our surrounding roads becoming much more busy and Berrigan Drive has seen an increase of large trucks entering the commercial area. I believe a report ordered by government and presented to Cockburn City Council in November 2017 indicated that the area between Berrigan Drive and the Glen Iris Estate would lose their rural amenity within a few years and should be zoned for urban use. I can definitely see that this report was correct as we have seen the erosion of the rural lifestyle that we paid a premium for and</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>that cannot be restored, so I would definitely support a change in the zoning to urban.</p> <p>Jandakot Water Mound - Water protection Zone: I am aware that this area forms part of the Jandakot water mound and therefore the ground water needs to be protected. This has long been used as a reason for not developing this area further. There are a number of people in my close family who work for the Water Corporation and involved in the production and optimization of drinking water quality in Perth and WA. My comments below are a reflection of discussions had with those people. Presently the rural homeowners use bores to provide water to their homes and use septic tanks and leach drains to dispose of their sewerage waste. Development of this area would bring with it deep sewerage and mains water, both of which would actually be more effective at preserving the ground water. Urban development would bring deep sewerage and put a stop to septic tanks in the area and the potential harm to the ground water that the leaching of waste into the soil potentially causes. Development would also reduce the draw of water resources. At present all the rural properties draw groundwater for their home and garden use. With the increased fire risk rural homeowners are able to apply for an increase of the watering days for irrigation use from 2 to 3 days per week. Development would bring with it scheme water and the need for bores for residential use removed, thus reducing the draw of water from the ground water supply. There has been a number of residential subdivisions already developed on land historically situated on the Jandakot protection area. For these developments to be approved it must have been determined that there was no risk to the water resource. It would be reasonable to suggest that any future development would have the same impact.</p> <p>Surrounding Infrastructure: There has been much talk about urban infill, the need to restrict urban sprawl and make use of existing public infrastructure. This area at present has maybe 50 homes. It is within 20km of the Perth CBD. There are 2 major hospitals, a train station, 4 Primary Schools and 2 Senior</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| | | <p>High Schools, three shopping centres within 5km of this area. This area is close to major road systems with access to the city, south and east. The local road system has been upgraded to cope with increases in traffic so further urban development of the area especially now that the Jandakot Road/Armada Road is almost complete. It makes sense to develop areas close to existing infrastructure rather than develop other areas where these facilities will need to be built at the expense of government.</p> <p>Preservation of natural bushland: There is a large area of public land backing onto Berrigan Drive which could be preserved as bushland.</p> <p>Conclusion: I would definitely support the changing of zoning for the Jandakot area currently under investigation in the Perth and Peel 3.5 million for all the above-mentioned reasons. I understand that the Cockburn City Council do not support a change to the zoning. I feel that the council has historically has not actively worked to preserve this rural area and it is too late to try to start now. The rural setting has been lost forever. Therefore, I would ask the council to support the change to zoning.</p> | |
| 104 | Robert & Heidi Glisenti, TBA, Banjup | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | Noted See response for Submission No. 128. |
| 105 | Brian Smallridge, Hebble Lp, Banjup | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | Noted See response for Submission No. 128. |
| 106 | Name & Address withheld, Banjup | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | Noted See response for Submission No. 128. |
| 107 | Daniel Law-Davis, TBA, Treeby | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | Noted See response for Submission No. 128. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 108 | Name & Address withheld, Banjup | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | Noted See response for Submission No. 128. |
| 109 | Name & Address withheld, Beeliar | Rural area: Beeliar I support the planning strategy to see no subdivision in this area and for it to remain a rural space for home dwellings, no mixed use or light industrial. There are very few areas that this lifestyle can be enjoyed and is a real bonus for the city. I would like to see a tidy up of the area and some enhancing of the streetscape by the council, it sometimes feels like bit of a forgotten gem. | Noted Support for retention of the Beeliar rural zone is noted. Consideration will be given to identifying appropriate improvements to the area in line with a rural amenity. |
| 110 | Name & Address withheld, Treeby | We value the natural environmental and rural lifestyle, character and amenities surrounding our beautiful block when we built our house five years ago. Now, the whole area has changed and to a great extent the rural lifestyle and natural environment we once appreciated has been compromised with the following recent developments. We understand that with time, changes do take place, I therefore list the following developments that have changed the outlook of our property: <ol style="list-style-type: none"> 1) Calleya Estate (built over the water mount reserve) 2) The widening of Jandakot Road which encourages increased traffic of cars and heavy vehicles. Not to mention the rural 80km/hr speed limit has not changed which makes it very difficult and dangerous exiting our rural property. As our property is on Jandakot Road the noise level has increased significantly since the widening of the road 24 hours 7 days a week. 3) Piara Waters Secondary School currently at building stage is only 5- 10 minutes walking distance from our property, which will increase traffic congestion during peak hours and will impact the rural nature of our property. 4) Stockland's Wildflower Development at the corner of Armadale and Warton Road will have a new primary school, again in close proximity. 5) A new development called Providence Lifestyle Resorts is currently being completed, near the new Piara Waters Secondary School. | Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>6) Celebrations Pub and Bottle Shop within walking distance.</p> <p>7) New Shopping Centre, corner Warton and Nicholson Road, currently under construction with an IGA, Chemist Warehouse, Chicken Treat, Gym, BP Petrol station currently in the mix of new developments in this area.</p> <p>8) Further away at Jandakot Road, the Urban Stone Commercial Industrial Complex is being developed.</p> <p>9) The new property developments at Armadale Road adjoining Calleya Estate.</p> <p>10) The proposed developments of Glen Iris Estate to increase the residential lots available on the golf course.</p> <p>11) The proposed Wave Park earmarked for Jandakot which will compromise the rural character of the whole area. As you can see, there has definitely been a lot of new developments in the area.</p> <p>All these developments have compromised the natural environment and rural lifestyle character of our property and the local area. We are feeling that we are being closed in by residential and commercial precincts since we moved into our rural property 5 years ago. In this regard we feel the best planning strategy for our property, considering all the developments and especially the Piara Waters Secondary School and the Wildflower Primary School together with the local shopping centre being built next to Celebrations Pub, would be for subdivision into high density residential lots to compliment and make full use of these excellent facilities the City of Cockburn have in place. Sadly, this is not what we had anticipated for our rural lifestyle property to which we have invested substantially. I trust this explains our position in response to the Local Planning Strategy.</p> | |
| 111 | Name & Address withheld, Banjup | As far as we are concerned and our surrounding neighbour's, subdivision is inevitable and the sooner it comes the better. We do not agree with the Banjup Action Group saying it wants to keep the rural environment of Banjup, (I believe this is only the opinion of the committee not the majority of members. I would also go as far as to | <p>Noted</p> <p>The matters raised are addressed in the City's response to Submission No. 11. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>suggest there may only be around 10% (or far less than stated by BAG) of the Banjup community not being open minded toward subdivision.)</p> <p>We live on Liddelow Road and the road noise now is horrendous we may as well be living in suburbia with all the noise. When I drive on Liddelow I drive at 60km/hr to hopefully give the rat runners the shits. Our road is a better through road to Armadale than Armadale Road of the freeway with less roundabouts, Lights and speed humps</p> <p>In the BAG committee recommendation to the Shire they asked if future development moving forward the block owners not wanting to participate be looked after as rural blocks, sorry what about the owners on Liddelow, we have been ignored with the noise, this committee has not achieved any results for us. I would suggest that maybe the committee members don't live on Liddelow or Beenjup Roads.</p> <p>We moved out here to Banjup in 1990 just a few years after the area was subdivided, our children and grandchildren have grown up around our property which has been a good lifestyle. But anyone wanting that lifestyle for the the future would be wise considering a move to a rural area out of Perth metro.</p> <p>Banjup has had its day as rural properties it's now time it moved on, hopefully we have 5 to 10 years left to live here. Banjup is the Governments sensible urban development south of Perth as infrastructure is all around us. Saying that we all know how sensible some governments are??</p> | |
| 112 | Name & Address withheld, Jandakot | I am a landowner and resident in Jandakot, my property is on the corner of **** and **** Road. I have lived here since 2002. Since 2002 I have seen tremendous changes to the area including the 145-hectare Calleya Estate development across the road from me. The Calleya project is the first to demonstrate that residential development could be safely undertaken on top of the Jandakot water Mound. I submit that my property and those neighboring me in the Boeing Way precinct should | <p>Noted</p> <p>The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

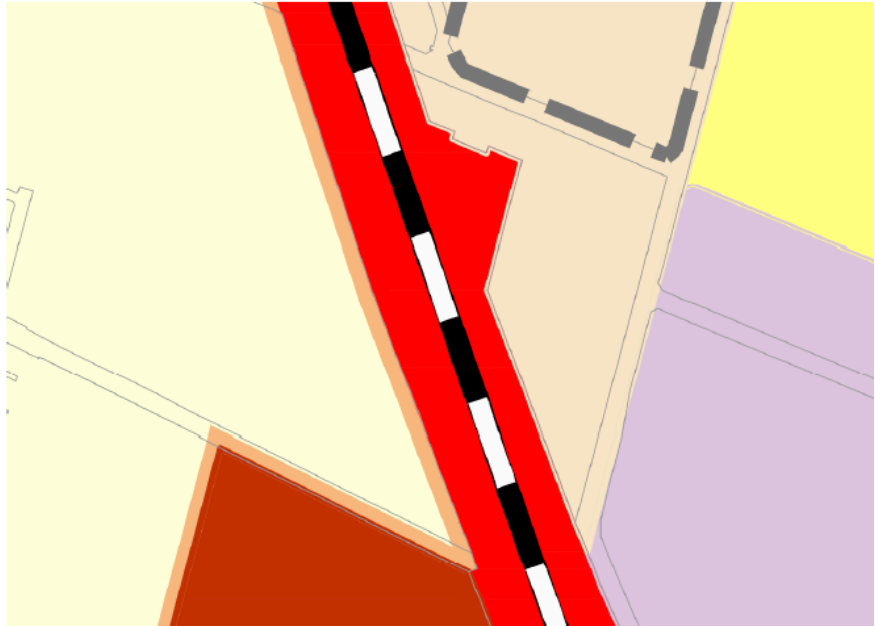
| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>be rezoned to allow subdivision. I base this submission on a number of points.</p> <ol style="list-style-type: none"> 1. Cockburn Council are recommending the retention of the existing rural zoning to "protect the rural lifestyle, character and amenity valued by residents". The rural amenity cannot be protected as it no longer exists on my property. Rather than bordering a working sand mine I now border a development with 2350 approved dwellings and an estimated population of 6345. I am now in a suburban environment which is further impacted by the forecast 22000 vehicles per day travelling on Jandakot Road which borders my property. 2. The significant development of Jandakot Airport land has further impacted my amenity. As I walk along Boeing Way I see a large Amazon warehouse bordering on my neighbors properties, with the real likelihood of many more warehouse to come. There is absolutely nothing rural about staring at an enormous warehouse. 3. My property has been significantly cleared of vegetation, due to its former use as a horse hire property and local rodeo, therefore council investigating vegetation protection measures seems meaningless in my circumstance. 4. A planning survey conducted by PGV Environmental in 2020 found no rare or endangered floara on my property. 5. The location of my land and those in Boeing Way supports the delivery of sustainable urban development. 6. The land is in close proximity to schools, hospitals and a university as well as consistent with the objectives of Metronet, being only 2.5km from the nearest train station. 7. The land adjoins upgraded roads that can support the demand for housing in proximity of existing services and infrastructure. 8. The land is surrounded by sustainable development, Jandakot Airport Holdings to the north, Schaffer Corporation to the west, Stockland and others to the south and multiple developers to the east along Warton Road. | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>All of these developments are on the Jandakot Water Mound and have gone through rigorous planning to ensure no impact to the water mound. On this basis, I am staggered that Cockburn Council consider it appropriate to lock away the privately owned land in the Solomon Road and Boeing Way precinct, from development, for a further 15 years. . There is absolutely no difference in the land holdings in comparison to Jandakot airport and Schaffer Corporation. In addition, Stockland and others have proven that sustainable development can be achieved on the water mound. I submit that my property and those in the Boeing way precinct should be considered for rezoning immediately.</p> | |
| 113 | Toni Garrigan, TBA, Banjup | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | <p>Noted See response for Submission No. 128.</p> |
| 114 | Margaret & John Last, TBA, Banjup | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | <p>Noted See response for Submission No. 128.</p> |
| 115 | Ronald & Jennifer Kroon, Waterwheel Rd N, Bedfordale | <p>I am going to make this submission in the context of my property and the immediate surrounds. This is for 5 Boeing Way Jandakot formerly 97 Jandakot Rd. The property now has a major arterial road, ie Jandakot Rd, along its length. The house now overlooks this road and Schaffer's industrial complex. Jandakot Airport has been turned into an industrial complex. Treeby and future suburbs will go up to Warton Rd and onwards. To talk about keeping our "Rural Amenity" is nonsense in the extreme. It has gone. Several studies have already been conducted and submitted for the Jandakot water mound in our area and another is presently being compiled by a developer. To use your proforma: Do I support or oppose the overall vision proposed in the Strategy? Why? No, I do not support your vision for the pocket of land between Jandakot Rd and Jandakot Airport. Why: because Rural Amenity is no longer an Option. The only option now is for subdivision and development. The WAPC now needs to get on with the review. They already have the information needed. This has now been going on for 7 years and I am sure that the situation is well understood. There are many precedents in the area that have already been approved. Put your visions and</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | strategic developmental objectives into the context of new zoning and subdivision of this area. | |
| 116 | Seng Peh, Boeing Way, Banjup | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | Noted See response for Submission No. 128. |
| 117 | David Beckwith, Springfields Cl, Banjup | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | Noted See response for Submission No. 128. |
| 118 | Rowe Group Newcastle St, Northbridge | <p>Rowe Group acts on behalf of the prospective purchaser (Client) of Lot 18, Lot 19 (No. 5), Lot 69 (No. 9) and Lot 21 (No. 13) Imlah Court, Jandakot (the subject site). We have been engaged to undertake a review of the Draft City of Cockburn Local Planning Strategy (Draft Strategy) which is currently being advertised by the City of Cockburn (the City) for public comment.</p> <p>Having undertaken this review, we have been instructed to prepare a submission on behalf of our client in relation to the subject site. Our client is generally supportive of the Draft Strategy subject to the following being confirmed.</p> <p><u>DRAFT LOCAL PLANNING SCHEME</u></p> <p>The Local Planning Strategy Map contained within the Draft Strategy appears to identify the subject site as 'Existing Urban Footprint' which would be an acceptable outcome as it would imply no change under the new Local Planning Scheme. However, the Draft Local Planning Strategy does appear to indicate that the property immediately to the west of the subject site as being 'Primary Regional Roads'.</p> <p>The land immediately to the west of the subject site (known as Lot 201 on Plan 415591) is under the ownership of the State of WA and appears to be currently used for drainage for Kwinana Freeway. The proposed reservation of Lot 201 as 'Primary Regional Roads' may therefore be appropriate to protect land required for the function of</p> | Noted The map reflects the Metropolitan Region Scheme Amendment 1393/57 (Minor Amendment) that was advertised in March 2022 and the Primary Regional Road reservation does not include the subject land. |

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Kwinana Freeway. The importance and function that Kwinana Freeway serves is described in the draft Strategy:</p>  <p>Extract of the Local Planning Strategy Map contained in the Draft Strategy</p> <p><i>Kwinana Freeway is a highly important transport link for the City of Cockburn and surrounding areas. Collaborating and interfacing with Main Roads WA effectively in matters regarding management and modification of Kwinana Freeway and its ramps is of critical importance. Effective functioning of the Freeway enables other north-south routes in Cockburn to fulfil other regional and local access functions.</i></p> <p>However, there are no clear lot boundaries defined on the Local Planning Strategy Map contained in the Draft Strategy. Therefore, the full extent of the proposed 'Primary Regional Roads' reservation cannot be confirmed based on the information contained in the Draft Strategy.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| | | <p>As there are no clear lot boundaries defined, we are unsure which exact lots will be affected by 'Primary Regional Roads' reservation.</p> <p>In light of the above we are only supportive of the proposed 'Primary Regional Roads' reserve if it does not extend beyond Lot 201 or affects the current zoning of the subject site in any way.</p> <p><u>CONCLUSION</u> We trust the above is of assistance to the City in finalising its Draft Strategy and we thank the City for the opportunity to provide our comments on this matter. We request the City ensure the Draft Strategy does not include any portion of the subject site within the 'Primary Regional Roads' reservation.</p> | |
| 119 | Bronwyn Genoni, Muir Crt, Banjup | <p>We absolutely and overwhelmingly support the protection of the rural lifestyle, character, and amenity valued by residents in Banjup. We have spent 25 years preserving the pristine, native areas of our bushland property. The council, through Chris Beatty and others, have noted that areas of our property, except for logging, are untouched and represent the last remnants of local area habitat. We have left untouched these areas and enhanced other areas by regular planting (roughly 1000 plants a year over 25 years) of local area native plants. We have kept habitat and established others to encourage wildlife. We have a number of orchids, lilies and other species growing on the property, as well as banksias and paperbarks (melaleucas) estimated (by the council) at around 400 years old. We have bandicoots who have built large 'homes' throughout the property, 5 species of frogs, many species of birds including blue wrens and red robins, a number of different lizards and long neck tortoises. The yearly migration of female tortoises in autumn to the back pond and young tortoises in spring to the front pond is wonderful to watch. We clear the entire property of debris (leaving bandicoot and animal habitat) for fire protection. Banjup properties, in conjunction, with the large regional parks in the area form ribbons of green that enable kangaroos and other wildlife as well as the propagation of local area natives to occur. We are completely off-grid</p> | <p>Noted Support for retention of the rural zone in Banjup is noted.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>and believe that Banjup ensures that there is variety in the City of Cockburn and it is a credit to the council that they aim to protect this diversity. We recently opened our property to the public as part of the Open Garden Scheme and one of the quotes was, "So beautiful and full of colour and wildlife. I'm amazed at the diversity of plants and how well cared for everything is" and another, "Well cared for. Alive with colour and the sounds of all the birds." It has been noted by the council, that the lowering of the water table by using the ground water has caused stress on both banksias and paperbarks. Banksia have died and when new ones regrow are smaller than previously. Our ground water has been tested independently (as it is our only water source) and we have been told that our water is so pure that they could not provide filters to improve the quality! Banjup forms an unique biodiverse environment and should be protected.</p> | |
| 120 | Jemma Thurston, Liddelow Rd, Banjup | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | <p>Noted See response for Submission No. 128.</p> |
| 121 | Name & Address withheld, Banjup | <p>Item 1 - We do not support the overall vision of the strategy to remove the option of development in the Banjup area. We have lived in the area for over 20 years and consider we have been very lucky to live here. But over the time we have seen large investment by business to develop the adjacent area. This indicates that over the next 10 years there will continue the see increased development in the area which we support the opportunity. The initial land strategy identified was to limit septic system / leach drain environmental impact form urban housing lot sizes into the Jandakot Groundwater mound. This risk has now been removed with the mandated connection to deep sewerage for all new housing development where house waste is treated by the major wastewater treatment plants, minimizing the leaching of septic systems into the groundwater system.</p> <p>Item 2 We strongly disagree with any further council restrictions on what we can do on the land we own and consider the development of the area is our preferred option to be considered over the next 10 years.</p> | <p>Noted The draft Strategy does not remove the option of future development, but rather notes that should the MRS change the local planning framework will need to respond. However, the Strategy must be consistent with the State Planning Framework which indicates the area remaining rural. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>Item 3 - We agree with the lifestyle we have on the land so far; we do not have faith on the council supporting the lifestyle as when previously contacted they had very little support on offer with management of pests (Rabbits and Foxes) stating they have no funding to support the land owners to trap and contain the spread of the pests impacting the local native wildlife.</p> | |
| 122 | Name & Address withheld, Banjup | <ol style="list-style-type: none"> 1. We are of the opinion that Banjup can maintain its natural environment and rural lifestyle character and amenity with increased density of housing by reducing the minimum area requirements for example to 1 acre (0.404 ha) and may even benefit from the increased community focussed planning, design and infrastructure (footpaths, cycleways) instead of traffic speeding through. 2. The preservation aspect is applied inconsistently with seemingly no guidance provided to landowners. Some have maintained natural vegetation buffers whilst others have parkland cleared properties which seem to contradict State planning vision for the area. | <p>Noted The matter of subdivision is addressed in the City's response to Submission No. 11.</p> <p>There is an intent to provide greater clarity around vegetation retention and other matters in the area through the new local planning scheme and reviewed local planning framework.</p> <p>No further changes are recommended in response to this submission.</p> |
| 123 | Name & Address withheld, Banjup | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | <p>Noted See response for Submission No. 128.</p> |
| 124 | Douglas Smith, Jandakot Rd, Jandakot | <p>This submission relates to the actions proposed in the Draft Strategy for the Jandakot Planning Investigation Area and in particular the area directly north of the Treeby Estate.</p> <p>Overall, the Strategy for this area shows a disappointing lack of vision and a missed opportunity to provide some clear planning goals for appropriate urbanization within this area.</p> <p>In relation to "looking at ways to protect the rural lifestyle valued by residents" I would make the following points:</p> <ol style="list-style-type: none"> 1) This infers that this view is held by all residents in the area and that is not the case. | <p>Noted It is acknowledged that many landowners in the Jandakot/Treeby Planning Investigation Area are of the view that the rural lifestyle amenity and character of the area has been substantially eroded. However, the future land supply needs of Perth (to 2031 and beyond) are identified in the Western Australian Planning Commission's (WAPC) Perth and Peel @ 3.5 million, and the underlying South Metropolitan Peel Sub-Regional Planning Framework (March 2018).</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>2) I would suggest the rural lifestyle has been well and truly compromised by developments in this area over the past few years with the development of Treeby and adjacent estates, the conversion of Jandakot Rd into a main arterial dual carriage way, the ongoing development of the Jandakot Airport business centre.</p> <p>3) The City advocating for the maintenance of a rural lifestyle would seem to be in conflict with a number of the City's stated objectives: The idea of maintaining a rural lifestyle does nothing to support the City's aim to become a Strategic Metropolitan Centre. Given the Jandakot land is well with Cockburn Central's main trade area the strategy should be to increase sustainable urban development within this area. Allowing people to live closer to where they work to reduce overall commuting distances. This would be achieved by supporting the urbanization of the Jandakot land close to the existing major employment centres of Cockburn Central and Jandakot Airport. The intention to transition to more sustainable transport modes like cycling walking and public transport. This requires that development takes place in areas that support these options. This area being within 2.5km of Cockburn Central train station makes these transport options viable.</p> <p>4) The efficient use of infrastructure is not supported. The \$6.5 million Treeby Community Centre and sports ground that has been provided by the City is within a few hundred metres of the adjacent of planning area. The area is also in close proximity to Treeby Primary and Piara Waters Secondary schools. The recently upgraded road network allows easy access to Cockburn ARC, major hospitals and Murdoch University.</p> <p>Advocating for the WA government to do a study of the Jandakot Groundwater Zone.</p> <p>1) Implies that there has been limited study undertaken when this is not the case.</p> <p>2) If the number of inspection bores throughout the area is an indication extensive monitoring and management is already taking place.</p> | <p>The draft Strategy cannot pre-empt the outcome of the PIA investigation, and the following should be noted:</p> <ul style="list-style-type: none"> The draft Strategy does not preclude major MRS zoning changes (including potentially to 'urban'), and recognises that should this occur, there should be a district structure plan to coordinate subdivision and development. <p>However, should the area remain 'Rural Water Protection' then it is considered that the best outcome for residents would be to support a rural lifestyle character.</p> <p>The draft Strategy does not imply that all vegetation in the Water Protection zone is worth protecting, rather it recognises that there is vegetation of high value, including important sections of ecological corridors.</p> <p>No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>3) The City's own literature references a Department of Water (2015) study that notes large parts of the Jandakot Mound are now urbanized and this in part has increased recharge. This would indicate that appropriately planned urbanization would pose no greater risk than existing uses.</p> <p>Investigate vegetation protection measures.</p> <p>1) Implying that all of the vegetation within this area is worth protecting. This fails to recognize that much of the land within the Jandakot Planning Area has been identified as cleared, degraded or completely degraded. (PGV Environmental, November 2020)</p> <p>2) It has been confirmed that no rare or endangered flora exists on this land (PGV Environmental, November 2020)</p> <p>3) Those areas of cleared and degraded land could be developed with minimal environmental impact.</p> <p>Overall, I would like to see the strategic plan for this area reflect a more balanced approach. A plan that supports thoughtful development and helps meet the demand for housing in proximity to extensive existing facilities and infrastructure.</p> | |
| 125 | Name & Address withheld, Banjup | <p>In response to your request for comment, I would like to make the following comments as a resident of Banjup;</p> <p>1) I feel it's important to point out that the Banjup Residents group does not represent the entire Banjup community. Their views are biased toward supporting no development of the area i(n terms of rezoning or allowing residential development). Many landowners I know are supportive of rezoning from residential through to subdivision of their 2.2 HA lots to smaller plots.</p> <p>2) I have been connected to Banjup for 24 years. My wife has lived there for over 40 years. Her parents were one of the founding families in the area, settling there 52 years ago.</p> <p>3) Banjup is not the rural amenity it used to be. Encroachment of residential areas, heavier traffic loads (as rat runs for people</p> | <p>Noted</p> <p>The matters raised are addressed in the City's response to Submission No. 11. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>travelling north and south on the freeway) has seen the area become quite busy with associated hoon driving etc.</p> <p>4) In my 20+ years I haven't seen much evidence of council supporting the rural amenity in Banjup. No landscaping, traffic management or infrastructure investment has been made to not only preserve the area but also enhance it.</p> <p>5) I feel its important for the landowners in the area to have surety about the suburb's future so we can make informed decisions. The risk is getting caught in non-man's land like Jandakot, which is now a mix of industrial, residential and semi-rural. What are the local and state governments plans for our future for our suburb?</p> <p>6) Many residents have lived in in the area for decades and would like to realise the true value of their land holding.</p> <p>7) I would like to propose one potential solution. If Banjup was to be rezoned to residential make it a "green village" of sorts. Larger blocks, 6-star energy ratings, enhance local flora, art work installations etc. Give people space they desire but allow more people to enjoy the area. Alternatively allow blocks to be subdivided down to 1 ha.</p> | |
| 126 | Ian Thurston, Liddelow Rd, Banjup | <p>Below are my comments on the City's web site text for 'My Suburb' about Banjup.</p> <p>I note with concern that the personalised letter sent to my address showed that the LPS would affect my property in only 4 ways. However, when I read the 'My Suburb' summary of the LPS on the City's web site, there were 7 ways in which my property would be affected. Two of those extra points would have significant impact on traffic through Banjup.</p> <p>I suggest that many residents of Banjup read the 4 points in their similar letter and assumed the LPS would have little effect on them and so made no comment. It is disappointing that the City was sparing with its guidance.</p> | <p>Noted Matters raised in this submission are addressed in Submission No. 77.</p> <p>Support for the submission made by the Banjup Residents Group is noted, and these matters are addressed under Submission No. 128.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------|-------------|----------------|
| | | I also support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | | |
| | | Cockburn Text on 'My Suburb' - Banjup | My Comments | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Banjup Local Planning Policy – October 2022 Banjup has a rural lifestyle character and is mostly zoned ‘Rural Water Protection’ under the Metropolitan Region Scheme (MRS) to protect the Jandakot groundwater mound. The Jandakot groundwater mound is a drinking water resource that also supports wetlands and Banksia woodlands. Land use and development in this area is regulated by State Planning Policy 2.3 ‘Jandakot Groundwater Protection’ (SPP 2.3) to protect this groundwater resource, and the City’s local planning framework must be consistent with SPP2.3. In 2018 workshops were held with residents of this area, and this input was considered in the drafting of the new local planning strategy. We heard that many residents value the natural environment and rural lifestyle character and amenity, while others consider that this has been compromised. There have also been concerns about traffic and roads. There was a desire from some landowners to have the opportunity to subdivide. However, the future land supply needs of Perth (to 2031 and beyond) are identified in the Western Australian Planning Commission’s (WAPC) Perth and Peel @ 3.5 million, and the underlying South Metropolitan Peel Sub-Regional Planning Framework (March 2018). These do not identify any change occurring in the Banjup locality.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION | |
|-----|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| | | <p>The WAPC 'Perth and Peel @3.5 million Planning Investigation Areas Update' (September 2022) outlines the State Government's commitment to undertake an integrated and whole-of-government strategic review of water and land use values in the Jandakot water protection area as a priority. This document also states the review will inform further consideration by the State Government regarding future policy settings within the broader Jandakot water protection area, including the 'Planning Investigation Area'. Further information can be viewed here: Planning investigation areas (www.wa.gov.au)(External link)</p> <p>This review by the WAPC is still underway, and at this point in time the City has no further information regarding this matter, or what the outcome might be. In the meantime, the City's vision for Banjup is outlined in the draft Local Planning Strategy currently out for advertising, including the following key points:</p> | <p>I note that these words were added after the state government announcement about the Jandakot water mound.</p> <p>Should the government review result in rezoning some or all of Banjup, then:</p> <ol style="list-style-type: none"> 3. Some property owners may decide to sell to a developer; or 4. Some property owners may decide to stay on their rural land <p>Whatever the outcome, those on rural lands look to the City of Cockburn to preserve their rural amenity and lifestyle as affirmed by Council in their Banjup Preservation Principles of October 2022.</p> | | |
| | <p>City's Key Point for Banjup</p> | <p>My Comment</p> | <p>1.</p> | <p>Area to remain rural as shown in the State Planning Framework, with no changes to subdivision potential, as the local planning framework must be consistent with the State Planning Framework</p> | <p>Supported</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION | |
|-----|--------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| | | 1.1 | | <p>Please re-instate the strategic intent proposed by the City at the 2018 community workshops:</p> <p>Managing how areas surrounding the Resource zone interface with it, in order to achieve a level of quiet enjoyment and amenity which is congruent with the strategic future of the Resource zone.</p> | |
| | | 2 | <p>Protection of a rural lifestyle character and amenity that is valued by residents.</p> | <p>Please insert words in red:</p> <p>Protection of a rural lifestyle character and amenity that is valued and appreciated by residents and by the City of Cockburn <u>and as affirmed by Council in October 2022 in their "Banjup Preservation Principles"</u>.</p> | |
| | | 3 | <p>Advocating for the State Government to undertake a groundwater technical study of the Jandakot Groundwater Protection Area to better understand how the groundwater mound works</p> | <p>With the state government review of land use on the Jandakot Groundwater Protection Area, is this now redundant?</p> | |
| | | 4 | <p>Investigation into measures such as incentives for vegetation retention to improve environmental values and ecological connectivity across the City,</p> | <p>Please insert words in red:</p> <p>Investigation into measures such as incentives <u>for landowners</u> for vegetation retention to improve environmental values and ecological connectivity across <u>Banjup</u>.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION |
|-----|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | 5 | Achieving safe and efficient road networks that are also designed as an important part of the neighbourhood environment. | <p><i>These points 5 and 6 conflict with residents' concerns expressed at the 2018 workshops and described by the City and highlighted in the City's text above.</i></p> <p><i>As resolved by Council in 2015 and 2022:</i></p> <p><i>The intended function of the roads in Banjup is for traffic within its local area and not for traffic between outside areas and they will be managed as such.</i></p> <p><i>Neither of these "key points" apply to Banjup. Please remove them.</i></p> <p>Supported, particularly for NBN fibre access south of Coffey Road.</p> |
| 6 | Improving the efficiency of the City's movement network through integrated transport planning. | 7 | Lobbying for better telecommunications, internet coverage and forward planning for Cockburn, including strategically positioned infrastructure. | |
| 127 | Glen & Dymathy Hollands, Gibbs Rd, Banjup | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | | |
| 128 | Banjup Residents Group | <p>The Banjup Residents Group makes the submission in response to the City's draft Local Planning Strategy (see large attachment).</p> <p>You will see that we have annotated the City's 250-page draft with our comments and suggestions. For ease of your review, we attach an extract of the 48 pages that we have annotated.</p> | | <p>Noted A response is provided to the extract of the annotated pages provided at Appendix A (at the end of this document), and the recommended modifications in response to these comments are outlined below:</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | <p>Inclusion of the Council adopted principles for Banjup as an Appendices (Appendix C) in Part 2 of the Strategy entitled 'Principles for Preservation of Banjup (as adopted by Council October 2022)', and inclusion of reference in Section 9.3.3, noting that they have not been subject to consultation but will be used as a starting point when identifying the character and amenity for Banjup.</p> <p>Modify 'Planning Direction 3.0' (1.0 Environment) to include reference to rural land as follows: <i>'Maximise all opportunities to increase and retain tree canopy cover to reduce the heat island effect, provide habitat, enhance amenity, protect local character and improve the health and well-being of residents, including:</i></p> <ul style="list-style-type: none"> • <i>Tree canopy within the public realm that is maintained, protected and increased over time.</i> • <i>More trees and gardens within existing and proposed urban and rural environments, including private properties.'</i> <p>Modify Action 1.3 (2.0 Urban Growth and Housing) to specify the rural water protection zone as – <i>'Identify ways to support and strengthen the unique character, identity and amenity of rural, rural living and rural water protection areas, including placemaking opportunities.'</i></p> <p>Reword 5.0 (Governance) Action 2.1 to state: <i>'Create a transparent local planning framework</i></p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | <p><i>that provides clarity around how and why planning decisions are made, including when and why we will use discretion and depart from policy using an evidence-based approach.'</i></p> <p>Clarify 5.0 (Governance) Action 4.6 by rewording as follows: <i>'Identify an appropriate range of land uses in the City's TPS3 'rural' and 'rural living' zones (to be zoned 'rural') to provide for rural pursuits while protecting rural lifestyle amenity and character.'</i></p> <p>Modify Section 9.3.5 (Rural character and identity) to include the following: <i>'There is concern from some of the community in the 'Rural Water Protection' zone as to how to manage the interface of surrounding areas, in order to achieve a level of quiet enjoyment and amenity which is considered congruent with the 'Rural Water Protection' zone.'</i></p> <p>Reword 12.1.1 'Regional Road Network - East-West Links – Preserve and enhance' to include reference to 'rural areas' as follows: <i>'These roads need to be preserved and enhanced to provide improved road safety and active transport amenity, whilst minimising impacts on the surrounding environment and land use, including the City's urban and rural areas.'</i></p> <p>Modify Section 15.2.2 'Informing the Scheme' - Zonings – (Residential codings) to reference the interface with the 'Rural Water Protection'</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | <p>zone with regards to the potential coding change to the R5 lots adjacent to Tapper Road in Atwell, as follows: “...in a manner that respects the current primary street frontages, and the interface with Tapper Road, and the rural water protection zone.”</p> <p>Reword text in Part 1 under Strategic Context – Rural Water Protection zone as follows: <i>‘This ‘Planning Investigation Area’ is adjacent to Jandakot Airport which has strategic importance as an aviation base for emergency services, also making a significant economic contribution as a strategic employment area. It is one of the busiest airfields and significant pilot training bases in Australia, operating 24 hours per day, seven days per week. This is a key constraint for this area, and its operation is to be protected as far as practicable, from development that could potentially prejudice its performance.’</i></p> |
| 129 | William Lunt, Ackworth Rd, Treeby | I support the detailed submission on the LPS made by the Banjup Residents Group. In particular with an ever-increasing serious loss of rural amenity I strongly support urban rezoning for the Jandakot and Treeby PIA to WAPC. | Noted |
| 130 | Rowe Group Newcastle St, Northbridge (on behalf of Parcel Property Group) | Rowe Group acts on behalf of Parcel Property Pty Ltd as the contracted purchaser of Lot 130 (No. 367) Jandakot Road, Treeby (the ‘subject site’) and we have been instructed to provide this submission on their behalf. A separate submission has been lodged on behalf of the current landowner being, Vincent Nominees Pty Ltd. It is our client’s intention that, subject to the necessary rezoning, structure planning and subdivision approvals the subject land be developed for urban / residential purposes. | Noted The City does not support delaying the Local Planning Strategy until the finalisation of the PIA, particularly given that there has been no timeframe provided for its resolution. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>Background The subject site is positioned on the eastern side of the Kwinana Freeway, north of Armadale and in the locality of Jandakot. It is located approximately 3.6 kilometres north-east of the Cockburn Secondary Centre and Cockburn Central Train Station.</p> <p>The subject site is zoned 'Rural – Water Protection' under the Metropolitan Region Scheme ('MRS') and 'Resource' under the City of Cockburn Town Planning Scheme No. 3 ('TPS 3'). The site is also identified as being located within the 'Jandakot/Treeby Planning Investigation Area' in the Western Australian Planning Commission (WAPC) <i>Perth and Peel @ 3.5million South Metropolitan Peel Sub-Regional Planning Framework</i> (the 'Framework') (2018).</p> <p>Jandakot / Treeby Planning Investigation Area When released the Frameworks identified 15 Planning Investigation Areas (PIAs) across the Perth and Peel regions. PIAs are sites where additional investigation was considered necessary by the WAPC prior to determining whether land use change is possible or appropriate.</p> <p>In September 2022, the WAPC released the <i>Perth and Peel@3.5million Planning Investigation Areas Update</i> document. A total of 13 determinations were made, with the Jandakot / Treeby PIA being one of two requiring further investigation. In relation to the Jandakot / Treeby PIA, the document states:</p> <p><i>"The State Government has committed to undertake an integrated and whole of Government strategic review of water and land use values in the Jandakot water protection area as a priority. The review will inform further consideration by the WAPC and State Government regarding future policy settings within the broader Jandakot water protection area, including the PIA."</i> (19, 2022)</p> | <p>The draft Strategy has been prepared in a manner that allows for response to a change to the MRS.</p> <p>It is premature to identify precincts for district or local structure planning in the absence of any decision on the nature and spatial extent of any proposed changes. Furthermore, the intent behind the identified action for a district structure planning approach to guide local structure plans in the event of an MRS amendment is for a district structure plan to cover the entirety of the PIA. This is to enable high-level and comprehensive consideration of bushfire risk, connectivity, environmental issues, community infrastructure, POS etc across the whole area. It can also identify appropriate staging. This will be pertinent given the constraints of the area.</p> <p>It is therefore recommended that 'Planning Area B' be modified so that 6.0 specifies that the district structure plan is to cover the whole PIA.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>The above-mentioned review of water and land use values within the PIA is being undertaken by Synergies Consulting on behalf of the State Government, with reporting expected back to State Cabinet via the Department of Planning, Lands and Heritage ('DPLH') in December 2022. Rowe Group has met with Synergies and understands the review will both consider the ongoing role and function of the Jandakot Water Mound in providing water supply, alternate supply options, and the potential to urbanise the PIA in this context. The cost benefit analysis of these scenarios is expected to recognise that a considerable portion of the area will remain undeveloped in an urban residential outcome, with key areas of Bush Forever, local vegetation retention, open space, schools and other influences are taken into account. It is Rowe Group's estimation that of the 398ha of Jandakot/Treeby PIA, there may be between 5,000 and 6,000 lots achieved (average 375m² to 450m² respectively) when constraints are taken into account.</p> <p>Metropolitan Region Scheme Amendment Request As the City would be aware, in February 2022, Rowe Group on behalf of our client lodged an MRS Amendment seeking to rezone a portion of the subject site from 'Rural – Water Protection' to 'Urban'. The MRS Amendment, together with other similar amendment requests, remains in-abeyance pending the PIA outcome.</p> <p>Rowe Group believes there remain ample options for the State Government to consider and support urbanisation of the PIA. With this in mind, this submission seeks the City's review of the LPS in response to this submission and once the outcome of the PIA is known - with the aim of establishing the required local planning framework parameters for immediate progression of zoning and structure planning. The PIA investigation review outcome will be known prior to the City's completion of the LPS.</p> <p>We request that the following comments be considered in reviewing the draft LPS:</p> | |

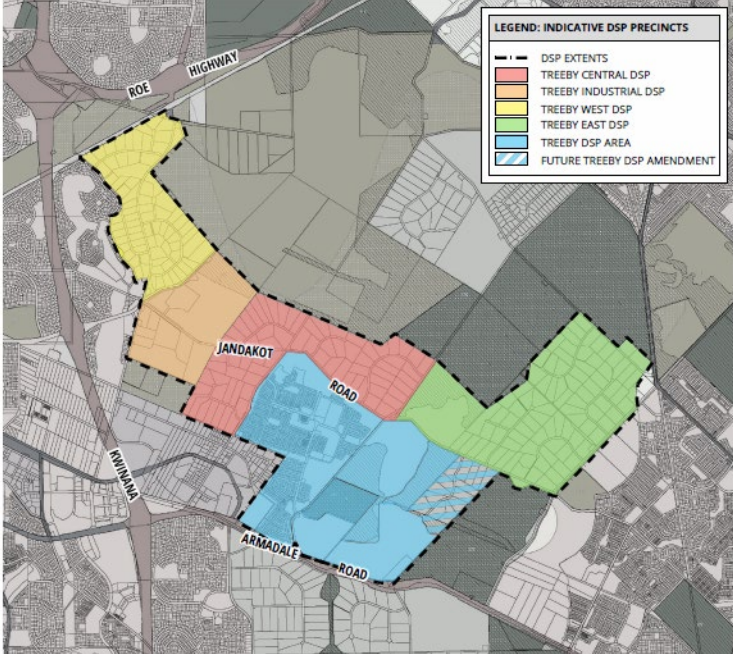
OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <ul style="list-style-type: none"> - The draft LPS lacks information on the Jandakot / Treeby Planning Investigation Area review being undertaken by Synergies and the DPLH. The LPS should not be finalised prior to the determination of the Jandakot Treeby PIA given the need to remain consistent with the Framework, and the significance of it as an area of urban infill; - The draft LPS should acknowledge the potential options that may result from the PIA review in order to allow the community to provide meaningful input on the draft LPS. This should have included: <ul style="list-style-type: none"> • an indication that should the land be identified as ‘Urban Expansion’ or ‘Urban Investigation’, the City will require the identification of future District Structure Plan Precinct(s) and the completion of these DSP(s); • an indication of the key issues at a district and local level that will require investigation – for example, the 2022 PIA paper identifies (aside from groundwater) the protection of significant environmental values, ANEF considerations, transport and traffic planning and impact on regional road network functionality, together with bushfire risk. <p>Requested draft LPS Modifications</p> <p>1. <u>Jandakot / Treeby PIA (subject to outcomes of current investigations)</u></p> <p>As noted above, it is Rowe Group’s understanding, that the investigations being undertaken by Synergies and the DPLH will be completed and subsequently considered by Cabinet in December 2022.</p> <p>The draft LPS, as advertised, states the following with respect to the investigations:</p> <p><i>The City will advocate for the State Government to undertake this study to provide greater certainty for landowners and to inform future planning of the area.</i></p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>The current draft LPS does not recognise that current investigations are likely to be finalised and considered by State Cabinet prior to the draft LPS being finalised. As such, we are of the view it would be remiss of the City to finalise the draft LPS until such time that the current investigations are published, given the key purpose of the LPS is to <i>“guide the growth and change of the City [of Cockburn] <u>over the next 15 years</u>”</i> (underlining is Author’s emphasis).</p> <p><u>2. Identification of future District Structure Plan Precincts within the Jandakot Treeby PIA</u></p> <p>As acknowledged within the draft LPS, the coordinated development / district structure planning approach is vital to ensuring development within the Jandakot / Treeby PIA is not ad hoc. The draft LPS does not identify the District Structure Plan (‘DSP’) Precinct(s) and district / local information required. In parallel to the outcomes of the investigations over PIA, the draft LPS should be updated to include indicative DSP Precinct(s) technical work requirements. Rowe Group’s ongoing review of land within the Jandakot Treeby PIA (as part of the MRS Amendment lodged on behalf of our client) indicative DSP Precincts have been identified. These are illustrated in Attachment 1 to facilitate further discussion.</p> <p>While a single DSP may be ideal, when the extent of landowner fragmentation, range of localised environmental investigations required, and varied development timing expectations considered, several planning precincts will likely best suit. Rowe Group welcome the opportunity to discuss these suggestions with the City at the appropriate time. Early identification of DSP boundaries will achieve the following:</p> <ul style="list-style-type: none"> - Staging of logical cells for coordinated planning; - Infrastructure needs and requirements; and - The identification of appropriate locations for schools and association networks of public open space. <p>Refer to Attachment 1 – Indicative District Structure Plan Precincts.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>Summary We confirm our client’s general support for the progression of the City of Cockburn draft Local Planning Strategy, subject to it being amended to reflect the outcomes of the DPLH’s investigations over the Jandakot Treeby PIA. This also includes the provision of a map identifying potential future district structure plan boundaries and logical structure plan cells over the Jandakot Treeby PIA area.</p>  | |
| 131 | Name & Address withheld, Lake Coogee | Please make a zoning decision. Either urban or industrial will work. The important thing is that years have gone by with no way forward. Please give the residents certainty. | <p>Noted The City is seeking to resolve the appropriate future zoning of this area through the proposed ‘Planning Area’.</p> |
| 132 | LB & GM O’Connor, Kinley Rd, Banjup | I would like it known that I support anything the LPS committee can do to expedite the re-zoning of the Banjup land north of Rowley Rd from Rural to Urban. I believe this is just a matter of time. I also believe that | <p>Noted The matters raised are addressed in the City’s response to Submission No. 55. No further</p> |

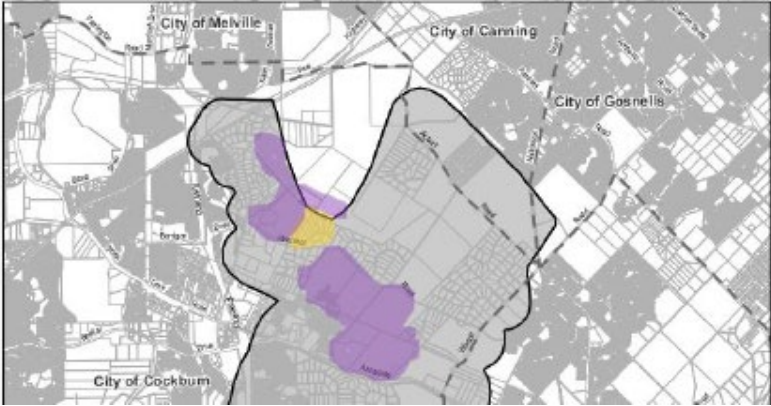
OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>this parcel of land was not rezoned along with the neighbouring properties in error.</p> <p>It is time to correct this error and allow the landowners some confidence in planning the future of their properties.</p> | <p>changes are recommended in response to this submission.</p> |
| 133 | Name & Address withheld, Treeby | <p>I would like to see this area zoned for residential or commercial. I have seen down the corner of Nicholson RD and Warton RD there is a pumping station for ground water. Right up against the pumping station is housing a now a new shopping centre being built? I would like to see extension of Berrigan Drive, so it goes alongside the railway line and come out on to Ranford Road, Canning Cale. That would take thousands of cars off Jandakot Road which is a nightmare. Or possible this area i am in become an echo village of housing.</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission.</p> |
| 134 | Name & Address withheld, Banjup | <p>Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy.</p> | <p>Noted See response for Submission No. 128.</p> |
| 135 | Name & Address withheld, Banjup | <p>I write to support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. We all must do everything we can to protect the rural amenity of Banjup and surrounding areas for generations to come.</p> | <p>Noted</p> |
| 136 | Malcolm Wilcox & Kay Marris, Boeing Way, Jandakot | <p>We support the strategy to continue to protect the environment and rural amenity, however, the Local Planning Strategy and other planning documents should reflect reality and the status quo. We have previously fought to retain the rural amenity in our small area of Boeing Way and adjacent properties on Jandakot Road (which we will call the Boeing Way precinct). Pressure from developers, and approval of plans by Commonwealth and State Governments and the City of Cockburn, mean that our efforts and submissions have been in vain. Our rural amenity has now been lost as detailed later in this submission.</p> <p>It is now 7 years since the WA Department of Planning (DPLH) started their long-term planning process which threw us into a planning limbo of</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>uncertainty. By October 2021 the DPLH had finished their report on the Jandakot / Treeby Planning Investigation Area (PIA). We understand that this separated the PIA into specific areas and made clear recommendations for future land use in each of these.</p> <p>We had expected a final decision to be announced along with all the other PIAs. So we were very disappointed to find we had been delayed indefinitely, while the study area has been significantly expanded to cover the whole of the Jandakot water mound area. The City of Cockburn have been lobbying for such a study, so are at least partly responsible for keeping us in this planning blight.</p> <p>It is now well overdue for a decision on more appropriate land use, just for our small Boeing Way precinct. Rather than fight a continual losing battle, we believe this should aim to integrate us with the surrounding business activity areas. This fits with objectives expressed in the City's Local Planning Profiles, while ensuring protection of the Jandakot water mound. This is discussed in detail in our previous "Input for the LPS Workshop" which is attached for you to review and re-consider.</p> <p>Our Boeing Way precinct also meets the main strategic principles for development specified in WA's South Metropolitan Peel Sub-Regional Planning Framework:</p> <ul style="list-style-type: none"> a) Development within the main Kwinana Freeway corridor. b) Close to areas where people can live and work (e.g. Jandakot Airport and City, Cockburn Central Gateway, South Central, Solomon and Cutler Road area light industry). c) Close to existing primary transport routes (Roe Highway and Kwinana Freeway). d) Close to public transport (Mandurah to Perth, and Cockburn to Thornlie train lines at Cockburn Central). e) Close to community, social and service infrastructure (Cockburn Central Gateway, Primary School and Village Centre at Calleya | |


OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Estate, health and other services at Glen Iris Shopping Centre, Fiona Stanley Hospital, etc)</p> <p>With respect to the new study over the Jandakot water mound, the small area of the Boeing Way precinct is shown on the map below. The surrounding developments shown were all recently approved, as long as they implemented an effective water management plan. We are now a small anomalous enclosure (shown in yellow) in the middle of these. Any development here could be similarly managed and, due to the small area, have absolutely no impact on any overall strategies subsequently developed from the greater water mound studies.</p>  <p>Yellow = Boeing Way precinct Purple = Recent approved developments Grey = Jandakot Groundwater Protection Area</p> <p>We therefore call upon the City of Cockburn and State Planning authorities to recognise our situation and implement a change in land use at the earliest opportunity. With respect to the Local Planning Strategies and future planning, we urge the City of Cockburn to:</p> <ul style="list-style-type: none"> - Acknowledge that rural amenity has been lost in the Boeing Way precinct area | |


OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <ul style="list-style-type: none"> - Obtain the DPLH October 2021 report recommendations, and include the indications of these planning directions in the Local Planning Strategy - Identify under Planning Area B, that the Boeing Way precinct should be considered separately from the rest of the PIA due to its unique compromised nature - Based on synergies with adjacent land uses, specify that the criteria similar to those for Planning Area C (on our back fences) should apply for the Boeing Way precinct - Proactively lobby the DPLH and WAPC that the Boeing Way precinct should be considered for appropriate additional land uses or re-zoning (using a similar influence as the City successfully applied to initiate the Jandakot water mound study) - Advocate to DPLH/WAPC for a rapid decision, identifying that this does not need to wait for the outcomes of the water mound study. - <p>Loss of Rural Amenity in the Boeing Way precinct As mentioned, planning decisions approved by both the Commonwealth and State Governments, and the City of Cockburn have ruined the rural amenity in the Boeing Way area. This has now resulted in every property in our area having development directly on one of their boundaries. The aerial Map 1 below, from about 10 years ago, shows the banksia bushland surrounding Boeing Way on both the Airport land and on the Schaffer / Urbanstone block.</p> | |



OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | |  <p data-bbox="645 742 963 762"><i>Map 1: Aerial photo from about 10 years ago</i></p> <p data-bbox="506 802 1440 1002">The second map, now from this year, shows those surrounding lands have been totally cleared for development. These will generally be large warehouse / logistics type facilities. In fact, the initial framework for the Amazon warehouse on the airport land can be seen behind number 47 Boeing Way. The large roundabouts on the widened Jandakot Road can also be seen.</p> | |



OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | |  <p data-bbox="517 767 1182 794"><i>Map 2: Aerial photo from this year showing surrounding cleared lands</i></p> <p data-bbox="506 836 1435 1070">As planners do not often have the opportunity to visit field locations, we have included some photos so that the extent of the changes and loss of amenity can be better understood. Our property at 35 Boeing Way backs directly onto the Schaffer / Urbanstone development. The first 2 photos show the corner of the Schaffer block from our back fence. Firstly, just mid-last year, before the land was cleared, and then last month, when they were excavating to install a sewage pumping station.</p> | |



OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | |  <p><i>Photo 1: Schaffer land from rear corner of 35 Boeing Way before clearing</i></p>  <p><i>Photo 2: Schaffer land from rear corner of 35 Boeing Way during excavation for sewage pumping station</i></p> <p>Views from our rear fence across the main part of the Schaffer land before and after clearing are shown in Photos 3 and 4 respectively:</p> | |



OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | |  <p data-bbox="510 715 1070 737"><i>Photo 3: Schaffer land from rear fence 35 Boeing Way before clearing</i></p>  <p data-bbox="510 1209 1048 1232"><i>Photo 4: Schaffer land from rear fence 35 Boeing Way after clearing</i></p> <p data-bbox="510 1278 1413 1409">The clearing of the Schaffer land is in preparation for construction of large warehouse / logistics type facilities. These will be similar to the massive Amazon warehouse currently being completed on Jandakot Airport land immediately behind numbers 41 and 47 Boeing Way. The</p> | |



OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>view of Amazon from Gary and Maria's property at 47 Boeing Way is shown below:</p>  <p><i>Photo 4: Amazon warehouse from 47 Boeing Way</i> Note that the covered area alone of this warehouse is 2 hectares – the same size as the whole of one of our "rural" blocks!</p>  <p><i>Photo 5: Wall, fences and lights for Amazon along the rear of 47 & 41 Boeing Way</i> Note in particular the tall lights which now light up the back of their property at night, and can be seen even from our house - 3 blocks away.</p> <p>Those properties in our area which border along Jandakot Road have, of course, been heavily impacted by the City of Cockburn's decision to significantly widen the road. It used to be a two-lane rural type of road, as it still is now at the eastern end shown below.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | |  <p><i>Photo 6: Jandakot Road eastern end today</i></p> <p>It used to look similar to that at the end of our road, but is now classed as a built-up area road with 4 lanes with central refuge and slip roads, plus dual use paths on both sides.</p>  <p><i>Photo 7: Boeing Way / Jandakot Road junction today</i></p> <p>Note again the tall street lights, visible from our property, 5 blocks along Boeing Way, at night</p> <p>The properties along Jandakot Road each had around 2000 sq. meters of land taken from them and their previous rural environment replaced by fences and sumps, or banking and walls as shown below.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | |  <p data-bbox="512 715 1093 735"><i>Photo 8: Sump, with 3 retaining walls and security fencing Jandakot Road</i></p>  <p data-bbox="512 1219 949 1240"><i>Photo 9: Bank, retaining wall and fence Jandakot Road</i></p> <p data-bbox="512 1286 1375 1385">If any planners wish to see what is going on firsthand, we would be happy for them to visit our property, and we are sure most of our neighbours would also be willing to show you the impacts.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Input for Local Planning Strategy Workshop for Treeby and Jandakot Resource Zone</p> <p>Unfortunately, we will be away in the Eastern States and unable to attend the workshop on 15th September. Please find below our submission for inclusion in the discussions.</p> <ol style="list-style-type: none"> 1) Planning Strategies: Any local planning for the Jandakot / Treeby Resource zone must acknowledge that this area has been strategically identified as a Planning Investigation area for consideration of alternative land uses in the South Metropolitan Sub-Regional Planning Framework. Locally developed strategies should not conflict with the intent of this over-riding State initiative. 2) Resource Protection: The primary purpose of the Resource Zone has been to protect the Jandakot Water Mound in line with State Planning Policy 2.3. The historical concept that this was best done by limiting development to single dwellings on 2-hectare blocks is now outmoded and should be discarded from local planning policies. <p>Modern techniques have more recently been applied including:</p> <ul style="list-style-type: none"> - Environmental Assessments - District Water Management Strategies - Requirements for reticulated deep sewerage systems - Separated drains to capture any potentially contaminated water streams for treatment, but allowing clean storm water to return to the aquifer, etc. <p>These have allowed residential developments over the Water Mound at Atwell, Calleya, and Aubin Grove and as planned under the Treeby District Structure Plan for East Treeby (Perron Group), and proposed for Skotsch Road, and the Department of Housing on Armadale Road; and Commercial / Industrial developments at Jandakot Airport City and as planned for Schaffer/Urbanstone land.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Such approaches providing scheme water and reticulated sewage are probably preferable to the current situation where most landowners rely upon a deep bore to tap water from the Mound and use septic tanks and leech drains for sewerage.</p> <p>In fact such modern developments can be beneficial for water supply, as the Water Management document states that one of the main reasons that the Jandakot Mound has declined less than the Gnangara Mound is because “large parts of the Jandakot Mound are now urbanised which has increased recharge”.</p> <p>The following points relate specifically to ‘Our Area’ within the Resource Zone, that is Boeing Way, properties west of Coonadoo Court, and adjacent properties on the north side of Jandakot Road.</p> <p>3) Jandakot Airport Impacts: Land uses in our area are dictated by SPP 5.3 which allows hotels, motels, hostels, commercial buildings, and industrial uses, with residential dwellings, flats, caravan parks, schools, hospitals, public buildings, etc all conditionally acceptable.</p> <p>There is huge potential to implement much more effective use of land in this area by leveraging off the existing infrastructure. This is clearly stated in the Economy and Employment Profile which indicates:</p> <ul style="list-style-type: none"> - significant capacity for commercial centres to expand based upon existing agglomerations of activity and available transport infrastructure. It states that strategic employment centres include industrial areas of <u>Jandakot Airport</u>, and also <u>Jandakot East</u>. - the potential for clusters of employment offices, with “a further area for investigation is the opportunity in the Core area, located <u>east of Kwinana Freeway</u>, close to light industrial | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>areas and other employment locations <u>including Jandakot City</u>".</p> <p>Similarly, the Opportunities and Constraints Profile identifies the following development opportunities:</p> <ul style="list-style-type: none"> - near <u>Jandakot Airport</u>, promoting land uses not sensitive to noise, and - opportunity for better land use near to developed transport and industrial infrastructure which exists at the <u>airport</u>. - opportunity to intensify development near existing industrial areas. - opportunity to leverage further development near major freeway, highway and rail corridors. <p>All of these apply to this area. It is noted that if commercial / light industrial development was allowed in this area, this would be an organic extension of the planned developments in Jandakot Airport Precincts 5 and 6 and on Schaffer / Urbanstone land. This would also remove all the ongoing interface issues we are experiencing. The expanded 4-lane Jandakot Road would then provide a "natural" buffer and barrier to other land uses south of Jandakot Road.</p> <p>These opportunities need to be balanced against the minimal constraints in order to develop strategies to deliver the best planning outcome for the area.</p> <p>4) Wetlands and environment: - Our area includes limited minor wetlands. It is understood these will be preserved in any case, as drainage sumps for the Jandakot Road upgrade.</p> <ul style="list-style-type: none"> - Our area contains no Bush Forever sites or regionally significant vegetation. <p>5) Rural Amenity: Our previous rural amenity in this area has already been damaged due to developments on surrounding land</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>and increased traffic and is continuing to be destroyed. All properties in our area will have commercial / industrial developments directly on our boundaries (at Jandakot Airport or on Schaffer / Urbanstone land) or will have significant land area resumed for the Jandakot Road upgrade. This enclave is no longer valued as a rural lifestyle area and should now be assessed for more suitable land uses.</p> | |
| 137 | Rod Mews, Cessna Dr, Jandakot | <p>I am in support of urban zoning because of the following points:</p> <ul style="list-style-type: none"> a) Flora: There are no endangered flora as confirmed by Aigle Royal's spring survey (PGV Environmental, November 2020); b) 80% of the Jandakot land is classified as "cleared" "degraded" and "completely degraded" (PGV Environmental, November 2020); c) Impact: Compared to other sites on the urban fringe, the Jandakot area can be developed with minimal environmental impact; d) Location: The land is only 2.5km from Cockburn Central (designated strategic centre); The land is also in close proximity to schools, Fiona Stanley Hospital, Murdoch University and many other facilities as well as major road arteries; e) Public Transport: Consistent with the objectives of Metronet – the land is only 2.5km from Cockburn railway station. <p>In summary, I believe, and the facts show, Urbanisation of the Jandakot land will assist in meeting demand for housing within proximity of existing services and infrastructure; and In relation to the Jandakot Groundwater Mound, compared to existing special rural land use, I believe that urbanisation poses no greater risk to groundwater. The location of the Jandakot land supports delivery of sustainable urban development.</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission.</p> |
| 138 | Name & Address withheld, Banjup | <p>We have lived here for nearly 45 years.</p> <p>We are members of the Lyon Kinley Landowners Collaborative. Our position would have been made very clear to you over the years.</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 55. No further</p> |

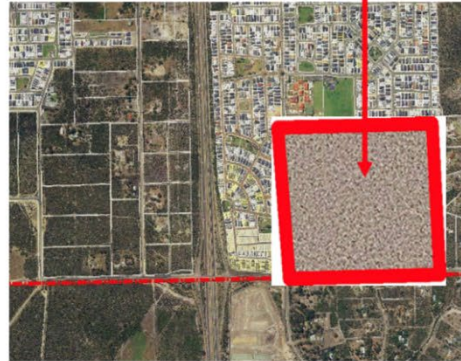
OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| | | <p>We are writing this submission to request that you please acknowledge our request for future rezoning of our area to Urban. (See map attached)</p> <p>There are many many benefits to this at a government level.</p> <p>We also deserve to have the planning oversight of 9th July 2015 brought to light please</p> | <p>changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

OCM 09/07/2015

Potential urban land
at Aubin Grove



The background to this area is that the land was identified as Future Urban within the Urban Expansion Policy Statement (1990) (proposals 36 and 37). This was a (then) Department of Planning and Urban Development document. Following this, DPUD released the Draft Jandakot Landuse and Water Management Strategy (1992) which also identified the land as Urban (existing or proposed). However the final (1995) version of the JLUWMS omitted the land, replacing it instead with the following text:

The following land may have the potential for urban development in the future if the development constraints can be overcome:

- (i) *Land located on the north side of Rowley Road abutting both sides of Kinley Road and extending west to Lyon Road, Banjup*

Possible urban development of this land should be assessed in light of the findings of the Select Committee on Development over Groundwater area in the Metropolitan Region and an assessment of environmental and drainage management issues.

Referring back to the Urban Expansion Policy Statement (1990), proposals 36 and 37 were subject to district planning by virtue of the South Jandakot/Mandogalup District Planning Strategy (1993). The subject land was included in the district structure plan, with the following notes:

The Structure Plan report states, "There is nothing in the physical nature of the land or environmental constraints which differentiates it from the future urban land to the north or west. However, the land has been excluded from Amendment No. 938/33 because it did not form part of the environmental approval to the Thomsons Lake Urban Structure Plan.

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 139 | Sharon & Ben Leitch, Carlson Pl, Banjup | <p>Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy.</p> <p>This lifestyle has been chosen for a reason. We purchased in the area because of the rural amenity and the acreage. Whilst we fully intend to stay here for the next 30 years rezoning of this area to urban would be detrimental to our plans and others around us.</p> | <p>Noted See response for Submission No. 128.</p> |
| 140 | Name & Address withheld, Jandakot | <p>Same as Submission #137</p> <p><u>2nd Submission</u> Our interest relates to xxx and the surrounding locality currently identified as a Planning Investigation Area (PIA) by the Western Australian Planning Commission.</p> <p>We believe the area can be supported for future urban development for the following reasons:</p> <ul style="list-style-type: none"> a) A spring survey - has confirmed no rare or endangered flora on the land (PGV Environmental, November 2020); b) 80% of the land is classified as “cleared” “degraded” and “completely degraded” (PGV Environmental, November 2020); c) Compared to other sites on the urban fringe, the area can be developed with minimal environmental impact; d) The land adjoins a range of existing employment centres; e) 2.5km from Cockburn Central (designated strategic centre); f) Consistent with the objectives of Metronet – 2.5km from Cockburn railway station; g) Proximity to schools, Fiona Stanley Hospital, Murdoch University and other facilities; h) Servicing efficiencies compared to development on the urban fringe; i) Location supports delivery of sustainable urban development; j) Urbanisation of land will assist in meeting demand for housing within proximity of existing services and infrastructure; and | <p>Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>k) In relation to the Jandakot Groundwater Mound, compared to existing special rural land use, urbanisation poses no greater risk to groundwater.</p> <p>We ask that the draft Strategy be amended to designate our land and the surrounding areas as urban.</p> | |
| 141 | Water Corporation, Newcastle St, Leederville | <p>The Water Corporation objects to the proposed Local Planning Strategy as currently presented. Within Part 1 – Planning Directions and Actions section under Planning Area E: Lake Coogee ‘Urban Deferred’ area / Industrial Investigation, it is stated “Given extensive odour-reduction measures implemented at the WWTP there is a lack of evidence supporting the need for a ‘buffer’ east of Lake Coogee.” This is an incorrect statement and any references of a similar nature within the Strategy should be removed.</p> <p>The Woodman Point wastewater treatment plant is continually being upgraded to be able to treat incoming wastewater flows from a large catchment that is continually increasing in density. The plant will continue to be upgraded into the future to manage increasing wastewater flows, to improve treated effluent quality, and to manage odour within licensed limits to accommodate future development.</p> <p>The buffer will remain static for the life of the plant and future upgrades will be designed to operate within the current buffer. If the buffer was reduced, it is unlikely future capacity upgrades could be designed to operate within the smaller buffer. This would place a cap on urban development in the catchment, which is contrary to the State Government’s planning direction.</p> <p>The WAPC has endorsed the concept of Strategic Resource areas around WWTPs in its State Planning Strategy 2050. These areas encourage and support land uses that benefit from being located close to WWTPs.</p> | <p>The ‘buffer’ referred to in the Water Corporation submission is only depicted in the City of Cockburn’s 1999 Local Planning Strategy. Given that this was not a technically established buffer, and there has been extensive odour reduction measures implemented, it is considered reasonable to require further clarification regarding whether a buffer is required.</p> <p>The draft Strategy seeks to resolve the matter of the buffer in order to determine an appropriate planning framework and zoning for the area.</p> <p>The concept of a Strategic Resource area recognises that WWTPs can be sources of recycled water and other resources. In some cases, this provides opportunities for synergistic and beneficial land uses in the buffer that either use outputs from the plant (e.g. recycled water, nutrients, sludge, biogas) or provide inputs (e.g. energy, knowledge) which benefit the WWTP and urban communities. For example, parklands or intensive horticulture could be high users of WWTP outputs such as recycled water, nutrients or biosolids, or there may be benefit</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>Water Corporation has previously been in contact with the City of Cockburn to discuss the opportunity for a strategic water resource area in the Woodman Point WWTP buffer. This opportunity would allow for a range of recreational, commercial, agricultural, and industrial uses to be developed in the buffer area. This opportunity will be compromised by locating sensitive land uses, such as residential development, in the Woodman Point WWTP buffer.</p> <p>As mentioned in the Strategy the Minister has stated, “The construction of residential dwellings on any lot requiring the subdivision of land is not permitted.” within the Urban Deferred land. The Water Corporation would also not support residential development within the buffer.</p> <p>Please note the following additional comments for the other ‘Planning Areas’:</p> <p>Planning Area A: Future Roe 8 & 9 primary regional Road reservation – Existing strategic assets are located within the area and need to be considered at the planning stage. The area has not been considered for servicing so water and wastewater scheme reviews will need to take place.</p> <p>Planning Area B: Jandakot/Treeby Planning Investigation Area – As mentioned in the strategy, the area is within Priority 2 UWPCA.</p> <p>Planning Area C: Jandakot Industrial Investigation Area - As mentioned in the strategy, the area is within Priority 2 UWPCA.</p> <p>Planning Area D: Glen Iris Golf Course site – Reticulated water and wastewater is available for the area. Significant reticulated water upgrades are required to be undertaken by the developer.</p> <p>Planning Area E: Lake Coogee urban deferred area / Industrial Investigation Area – See above</p> | <p>in co-locating other green waste facilities or research facilities for sharing of knowledge or technology. The concept of a Strategic Resource area around wastewater treatment plants is noted, however it is unclear how this would work in the Lake Coogee ‘Urban Deferred’ area, given that the area is separated from the Wastewater Treatment Plan by Lake Coogee.</p> <p>Lake Coogee is a barrier that significantly inhibits the potential for a functional precinct to be created to meet the objectives of a Strategic Resource area. This separation means that access between the WWTP and the ‘urban deferred’ area would require truck movements through the adjacent residential area to the east which is undesirable and likely to have a negative impact on residential amenity.</p> <p>Another key constraint is that the land is in fragmented private landownership and contains existing dwellings which would make transition to a Strategic Resource area difficult.</p> <p>Therefore, no modifications are recommended in response to this submission.</p> <p>Comments relating to reticulated water availability are noted, however this information is more detailed than is considered required to be listed for each Planning Area.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>Planning Area F: Rural Living Precinct – Reticulated water is available. Reticulated wastewater is not available.</p> <p>Planning Area G: Wattleup Industrial Investigation Area - Reticulated water is available. Wastewater headworks infrastructure is required to service the area.</p> <p>Planning Area H: Cockburn Central Activity Centre – Some of the area is within Priority 3 UWPCA – Reticulated water and wastewater is available to some of the area. Headworks' infrastructure and upgrades to reticulation may be needed depending on degree of future development and will need to be investigated at the planning/structure plan stage.</p> <p>Planning Area I: Phoenix Activity Centre – Reticulated water and wastewater is available for the area. Upgrades may be needed depending on degree of future development and will need to be investigated at the planning/structure plan stage.</p> <p>Planning Area J: Cockburn Coastal District Centre - Reticulated water and wastewater is available for the area. Upgrades may be needed depending on degree of future development and will need to be investigated at the planning/structure plan stage.</p> <p>Future developers are expected to provide all water and sewerage reticulation, if and when required. In addition, the future developers may be required to fund new works or the upgrading of existing works and protection of all works.</p> | |
| 142 | Maggi Di Re, Moorhen Dr, Yangebup | I am happy with the proposal for Yangebup to keep the suburb zoning as is it and green up the suburb with verge and other plantings in the parks and lakes areas. Yangebup Needs Underground Power and a streetscape weeding programme. | <p>Noted Support for retaining existing residential codings in Yangebup is noted.</p> <p>Local Area Plans will look at potential streetscape improvements in Yangebup.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | <p>There have been changes to Western Power's underground power program, renamed the Targeted Underground Power Program (TUPP). The TUPP is a network need driven approach where projects and offers to Local Governments are made in priority order. This removes the requirement and opportunity for Local Government to request areas for undergrounding (through this program), with Western Power implementing based on the needs of their asset network.</p> |
| 143 | Name & Address withheld, Banjup | <p>We support the submissions made by the Banjup Residents Group on the City's draft Local Planning Strategy. Emphasis on keeping our properties as enriched lifestyles with space to enjoy our unique natural environments, supporting carbon footprint. We need our trees! And so do our next generations.</p> | Noted |
| 144 | Maria Correia, Ackworth Rd, Treeby | <p>I support the Banjup group submission. I really would like us to be able to subdivide because of the loss of amenity</p> | Noted |
| 145 | Name & Address withheld, Coogee | <p>As owners of lot 20 Boeing Way Jandakot, we strongly oppose the council view to maintain the existing rural zoning. The reasons for our views are as follows. We have owned our property in Boeing Way Jandakot since the original land release of Special Rural blocks. Since this time, we have seen the landscape of the surrounding area change dramatically, impacting one the once quiet rural life style. The Jandakot (Boeing Way) precinct is now surrounded by a commercial brick factory to the northwest. To the north is the expanded and major redeveloped Jandakot Airport precinct that is not just an airport but a major commercial area with high volume commercial vehicle visiting warehouses 24/7. To the south is the major residential redevelopment of Treeby / Calleya estate and on the western side is more commercial /</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>industrial zoning. How can you realistically expect rural zoning to mix with this hotch potch. And now with the upgrade of Jandakot Road it certainly isn't a Rural lifestyle anymore. The bushland areas are also badly degraded. It would seem that development is inevitable considering the fact the Cockburn central is only 2.5 kms away from our property. The Major Freeway to Perth also 2.5 kms away. Train Line to Perth 2.5 kms away. Fiona Stanley Hospital and Murdoch University are less than 8 kms away. Allowing redevelopment of the Jandakot area that is close to the city, close to transport and all the existing infrastructure required for urban subdivision would reduce the environmental impacts that the urban sprawl causes. We are sure that future development could be managed in a way to still protect the Jandakot water mound and the surrounding environment. The Jandakot area has been in a planning investigation limbo for several years now and we feel it is not a rural lifestyle anymore and it's time for a change to a more suitable urban development.</p> | |
| 146 | Corradino Elpitelli, Jandakot Rd, Jandakot | <p>We support the overall vision proposed in the Strategy.</p> <ol style="list-style-type: none"> 1. The area to remain rural with no changes to subdivision potential, unless there are changes to the State planning framework. My View: Support 2. Protection of a rural lifestyle character and amenity that is valued by residents. My View; Support 3. Advocating for the State Government to undertake a groundwater technical study of the Jandakot Groundwater Protection Area. My View: Considering ground water monitoring has been conducted over the past 20 years and continuously monitored by the WA Water Corporation and Health Department, is it because Jandakot Airport Holding has detected PFAS in the groundwater, on the 16th November 2022 informed nearby residents not to drink, shower or use groundwater at all, as it is found to be unsafe. can provide a copy of the letter. What is the State Government and Council intentions to make the groundwater safe? Another investigation is NOT going to solve the problem. | <p>Noted The purpose of a groundwater study is to obtain further knowledge regarding the groundwater mound and its interrelationship with the wetland chain, vegetation etc. to ensure any changes do not have an unacceptable impact.</p> <p>The draft local Planning Strategy must be consistent with the State Planning Framework, and the City is currently awaiting the outcome of the PIA investigations by the WAPC.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>4. Planning Area B: Jandakot/Treeby Planning Investigation Area Specifically North of Jandakot Road from Urbanstone Plant to Fraser Road or Warton Road, this due to Jandakot Airport Expansion, Urbanstone Plant and Jandakot Road upgrade, increasing traffic to 35,000 + VPD, increasing noise and making it difficult for residents to access Jandakot Road, this area should be re-zoned to similar zoning to Urbanstone and the Airport. South of Jandakot Road to Armadale Road, in view of Treeby and other similar residential planned developments, consideration supporting residential views.</p> <p>5. Other areas South of Armadale Road, I support investigation into measures such as incentives for vegetation retention.</p> | |
| 147 | Name & Address withheld, Jandakot | <p>I live near to the Jandakot Airport on a 2 HA block within the water protection zone. The water mound has shrunk & moved significantly over the 30 years since purchase..... it has been moulded for developers, polluted & contaminated in more recent years. it is no longer a relevant title & no longer a resource for human consumption. There are no natural wetlands in our area. areas reserved as bush forever sites have been cleared therefore no vegetation remains, an area that was regenerated with Banksia & local native vegetation has also been cleared after 20 years of growth! Our once 'rural' lifestyle has now been compromised by development at the airport, industrial lots & mass housing in Treeby. The night light pollution from the premises adjoining our neighbours is abhorrent & increasing at a rapid rate. Noise pollution is also increasing not necessarily from planes! Although we as residents in Boeing Way have; No street lighting, no kerbing or footpaths provided to our precinct No subdivision is allowed even to a smaller 1 Ha No 2nd residence allowed There is absolutely no consistency in planning We are requesting a definite plan to the future as we have lived in hope & limbo for at least a decade. Our preferred option is to change the zoning & to allow for a subdivision. The Council needs to step up. The Strategic Planners within need to get Out of their office to SEE what is happening (not) in our Boeing Way enclave. To do</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION | | | | | | | | |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-----------------|--------------|----------|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>their research in the area in which their planning is crucial for the wellbeing of their rate payers</p> | | | | | | | | | |
| 148 | <p>Dept. Fire & Emergency Services, Stockton Bend, Cockburn Central</p> | <p><u>General Comments</u> The submitted BHL assessment does not include photos of vegetation plots, and as such the BHL outputs could not be verified. The below comments assume that the BHL is accurate, however the City should ensure that the outputs of the BHL assessment have been validated prior to the endorsement of the strategy. In particular, Planning Areas have been identified where the bushfire hazard level assessment does not align with the current Map of Bushfire Prone Areas. The BHL assessment and Strategy should be updated to include these areas.</p> <p><u>Assessment</u> In general, DFES supports the strategic planning direction and actions set out within the Strategy. As the City has indicated, there will be some potential conflict between retention and introduction of vegetation and managing bushfire risk, particularly at locations with an interface between vegetation and development.</p> <p>It is critical that the bushfire risk is understood for those areas where intensification of land use is proposed by the Strategy.</p> <p>Our assessment is provided in tabular format for each Planning Area ('site') confirming our assessment of compliance with the Bushfire Protection Criteria (BPC) to assist further refinement of the BHL and Strategy. Where support is indicated, it is on the assumption of compliance with the BPC being achieved at subsequent planning stage(s).</p> <table border="1" data-bbox="510 1262 1440 1441"> <thead> <tr> <th data-bbox="510 1262 656 1305">Site</th> <th data-bbox="656 1262 904 1305">DFES Assessment</th> <th data-bbox="904 1262 1133 1305">BHL Comments</th> <th data-bbox="1133 1262 1440 1305">Feedback</th> </tr> </thead> <tbody> <tr> <td data-bbox="510 1305 656 1441"> A - Roe 8 and 9 Primary Regional Road </td> <td data-bbox="656 1305 904 1441"> Future intensification within the area must respond to existing vegetation to minimise potential bushfire risk. </td> <td data-bbox="904 1305 1133 1441"> Mitigation of bushfire risk through removal of 'extreme' and 'moderate' vegetation possible. </td> <td data-bbox="1133 1305 1440 1441"> No objection, SPP 3.7 to be applied to future planning proposals. </td> </tr> </tbody> </table> | Site | DFES Assessment | BHL Comments | Feedback | A - Roe 8 and 9 Primary Regional Road | Future intensification within the area must respond to existing vegetation to minimise potential bushfire risk. | Mitigation of bushfire risk through removal of 'extreme' and 'moderate' vegetation possible. | No objection, SPP 3.7 to be applied to future planning proposals. | <p>Noted While the comments of DFES are noted, the Strategy is a high-level plan that in itself will not implement change. Therefore, any bushfire risk will be addressed at future stages of planning, and therefore it is not recommended to undertake further detailed work at the strategic level. This is particularly the case given that the draft Strategy does not propose any expansion of 'urban areas' (for example into areas where the bushfire risk may be unacceptable), and bushfire risk has been identified to be addressed in areas (such as the Lake Coogee 'Urban Deferred Area').</p> <p>It is considered more appropriate to address the matter of bushfire risk in the context of proposals for areas such as the Lake Coogee 'Urban Deferred' area, Cockburn Coast.</p> <p>The City is committed to addressing bushfire risk in line with SPP 3.7 'Planning in Bushfire Prone Areas', and this is reflected throughout the Strategy.</p> |
| Site | DFES Assessment | BHL Comments | Feedback | | | | | | | | |
| A - Roe 8 and 9 Primary Regional Road | Future intensification within the area must respond to existing vegetation to minimise potential bushfire risk. | Mitigation of bushfire risk through removal of 'extreme' and 'moderate' vegetation possible. | No objection, SPP 3.7 to be applied to future planning proposals. | | | | | | | | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | | | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | Reservatio n | | | | |
| | | B - Jandakot/T reeby Planning Investigati on Area | Road networks require upgrades to remove long single access roads and cul-de-sacs. Future developments to ensure that adequate vehicle access is provided, and adequate separation from high-risk vegetation. | Hard constraints present with regard to surrounding vegetation and other factors (including water protection area). | No objection to proposed investigation, support the need to upgrade existing road network to ensure that safe vehicle access is provided to address BPC. Access to and from any future arterial roads must not present a hinderance to access/egress for the area. | |
| | | C - Jandakot Industrial Investigati on Area | No objections as does not currently propose intensification. | Hard constraints present with regard to surrounding vegetation and other factors (including water protection area). | No objection to proposed investigation, support the need to upgrade existing road network to ensure that safe vehicle access is provided to address BPC. Access to and from any future arterial roads must not present a hinderance to access/egress for the area. | |
| | | D - Glen Iris Golf Course site | Pockets of Bushfire Prone vegetation. Buffers may be required at the edge of the development area to allow for suitable APZ's. | N/A - not addressed. It is noted that a BMP has previously been submitted in relation to strategic planning for this site. | No objection, SPP 3.7 to be applied to individual applications. Future proposals to ensure that suitable vehicle access is provided to the area to address BPC. | |
| | | E - Lake Coogee urban deferred area / Industrial Investigati on Area | Long cul-de-sacs servicing the area require upgrades to allow for better vehicle access, sufficient buffers required to the Lake Coogee area to reduce risk. It is noted that the Map of Bushfire Prone Areas has changed in this area. The BHL | Hard constraints to removing vegetation to west of the area due to Bush Forever and Crown Reserve. | No objection to proposed investigation, support the need to upgrade existing road network to ensure that safe vehicle access is provided to support any increased in density. The BHL should be updated to reflect additional areas classified as Bushfire Prone. | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | | | RECOMMENDATION |
|-----|--------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | | should be updated to reflect these additional areas. | | | |
| | | F - Rural Living Precinct | Existing grid network and low risk raking is acceptable given no intensification is proposed. | It is noted that there are existing no-through roads in this area and future applications would need to respond to these. | No objection, SPP 3.7 to be applied to individual applications in the area. | |
| | | G - Wattleup Industrial Investigation Area | No change proposed, existing multiple direction access and links to surrounding road network. APZ's required to ensure that safe development is possible. | Patchwork of existing market gardens and retaining original vegetation (including Bush Forever). Further planning consideration and environmental offsets may permit further development. | No objection to proposed investigation, support the need to upgrade existing road network to ensure that safe vehicle access is provided if smaller lots are proposed and recognise limitations with management of surrounding vegetation. | |
| | | H - Cockburn Central Activity Centre | No specific areas raised for intensification, only to review structure plans. Individual proposals would be reviewed as required, with access in the area generally acceptable. It is noted that the Map of Bushfire Prone Areas has changed in this area. The BHL should be updated to reflect these additional areas. | Covers multiple study areas – Noted that structure planning has been completed for several areas. Vegetation to be removed as areas are developed. Several locations where high-risk vegetation cannot be removed (e.g. reserves, parks). | No objection. Future intensification to ensure that each new proposal is assessed against BPC to ensure adequate separation from prone vegetation. The BHL should be updated to reflect additional areas classified as Bushfire Prone. | |
| | | I - Phoenix Activity Centre | Low BHL and minimal changes noted to planning framework. | N/A - not addressed | No objection as no Bushfire Prone vegetation in the 'site'. | |
| | | J - Cockburn | Lack of road network through the area as | N/A - not addressed | Further investigation required in the area to ensure that the area | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION | | |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| | | <p>Coast District Centre</p> | <p>well as only a single existing access towards power station site, and the railway line causing a barrier to access to the west of the area. Noted that strategy identifies power station site, however map does not identify this as part of the area. Unclear what the overall study area is.</p> <p>It is noted that the Map of Bushfire Prone Areas has changed in this area. The BHL should be updated to reflect these additional areas.</p> | | <p>is suitable for further intensification. Upgrades will be required to the road network to ensure that vehicle access is suitable to support further intensification.</p> <p>It is noted that the railway line presents a significant constraint to access and egress that will need to be resolved as part of any future intensification in the area.</p> <p>The BHL should be updated to reflect additional areas classified as Bushfire Prone.</p> | |
| | | <p><u>Recommendation – Insufficient information</u></p> <p>Whilst DFES is generally supportive of the comments made within the BHL, reference to recommendations being addressed at detailed design and bushfire planning for each precinct or site should be strengthened by recommendations and annotations within the Strategy itself.</p> <p>Where the BPC are unlikely to be met, development and intensification of land use in those areas may not be suitable.</p> <p>As noted above, sites B (Jandakot/Treeby Planning Investigation Area), E (Lake Coogee urban deferred area / Industrial Investigation Area) and J (Cockburn Coast District Centre) require upgrades to the road network, and adequate separation from high-risk vegetation to ensure that the BPC can be addressed. Further, areas E (Lake Coogee urban deferred area / Industrial Investigation Area), H (Cockburn Central Activity Centre) and J (Cockburn Coast District Centre) require updated</p> | | | | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>BHL assessments to ensure that the BHL aligns with the current Map of Bushfire Prone Areas, and that risk has been adequately assessed.</p> <p>It is noted that the above comments are made on the basis that the BHL (including the vegetation inputs which were not provided to DFES) will be validated prior to the endorsement of the Local Planning Strategy.</p> | |
| 149 | Nathan Ferguson, Ackworth Rd, Treeby | <p>As a resident in the PIA close to Warton & Jandakot Roads I am supportive of this area being rezoned too Urban. The development of the Piara Waters High School and other urban development along the Eastern side of Warton Road, already encroaches on the Jandakot Water mound. As a participant in the water industry, i see that both urban and water management can both coexist Given the management of sewer and stormwater within modern urban areas nowadays, I believe it would be a lesser impact on the groundwater than those with rural properties that fertilise their big gardens and dispose of waste via septic tanks and leach drains. My understanding is that there is more reliance of desalination for the future water supply rather than ground water abstraction. I also noticed that some of the environmental mapping relied upon appears to be based on aerial assessments that are over 30 years old. I assume this will be revisited with any planning exercise. The PIA area North of Armadale Road has now changed significantly from the balance of Banjup. With the introduction of Calleya, and other Treeby developments as well as the extension of Piara Waters. It generally feels like we are hemmed in with high traffic volumes. Progression is good, but for those chasing a quiet rural lifestyle, they will have the choice to move to a quieter area</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission.</p> |
| 150 | Manzhur Elahi, Peridot St, Treeby | <p>We suggest a high-density residential and commercial subdivision (R-Codes) with environmentally sustainable development. The area at the corner of Armadale Road and the East side of Tapper Road is particularly suitable for subdivision. A community is created when a subdivision is created. Sustainable subdivisions are thoughtfully developed to increase liveability, save and use resources wisely, and enhance environmental and social wellbeing. To manage sustainable</p> | <p>Noted Land use and development in Banjup is regulated by State Planning Policy 2.3 'Jandakot Groundwater Protection' (SPP 2.3) to protect this groundwater resource, and the City's local planning framework must be consistent with SPP2.3.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>water, energy, and other resources while addressing the growing demand and the effects of climate change, we would like to collaborate with the City of Cockburn to plan for well-planned and built public spaces and parks with water features/fountains. We are happy to adapt the management strategies and goals of the City of Cockburn for the Treeby and Jandakot suburbs.</p> | <p>It is understood that there is a desire from some landowners to have the opportunity to subdivide. However, the future land supply needs of Perth (to 2031 and beyond) are identified in the Western Australian Planning Commission's (WAPC) Perth and Peel @ 3.5 million, and the underlying South Metropolitan Peel Sub-Regional Planning Framework (March 2018). These do not identify any change occurring in the Banjup locality.</p> |
| 151 | Name & Address withheld, Banjup | <p>I am interested in subdividing the area at the corner of Armadale Road and the East side of Tapper Road. I want to propose a high-density residential and commercial (R-Codes) subdivision with Eco-friendly development. I want to work with the City of Cockburn to plan for well-designed open spaces, parks, and water features, managing sustainable water, energy and other resources addressing the increasing demand and climate change.</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 150. No further changes are recommended in response to this submission.</p> |
| 152 | Ana Beaumont & Andrew Bodlovich, Fortini Crt, Hamilton Hill | <p>HAMILTON HILL LOCAL CONNECTIVITY PLAN – DISCUSSION PAPER This paper responds to, considers and addresses the:</p> <ul style="list-style-type: none"> • City of Cockburn's draft Local Planning Strategy – Hamilton Hill, and • The Department of Planning, Lands and Heritage Draft Concept Plan for Roe 8-9 <p>with a focus on health promoting design and connectivity.</p> <p>Key Recommendations: That the City of Cockburn work with the Hamilton Hill community, local businesses, Department of Planning Lands and Heritage (DPLH), Main Roads and other state agencies and the Commonwealth to design and deliver a Hamilton Hill Connectivity Plan that:</p> | <p>Noted With regards to Roe Highway, this project is led by the Department of Planning, Lands and Heritage, investigating whether the corridor has suitability to be rezoned for other purposes.</p> <p>DPLH have advised that following analysis of the information and feedback received by the community and stakeholders, the draft concept plan will be updated and used to inform a possible amendment to the MRS to support appropriate land uses and development through the local planning framework. The City will continue to advocate for improved</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <ul style="list-style-type: none"> • Creates healthier, safer streets and spaces, incl. lower vehicle speeds on local roads, improved streetscapes and expanded active transport infrastructure. • Delivers sustainable, diverse housing and infrastructure plans that meet current and future need. • Prioritises health promoting, human-centred design and infrastructure that integrates and enhances local heritage and conservation. <p>The below sections outline a range of the interrelated issues of connectivity, road safety, housing design and public health in Hamilton Hill, followed by insights into policy and practice in other local government areas, and a series of recommendations.</p> <p>Connectivity is the overarching theme that encompasses the issues of liveability and community wellbeing, density, amenity and conservation.</p> <ul style="list-style-type: none"> • Connectivity is vital to Hamilton Hill becoming a safe and sustainable place to live and thrive. • A connected Hamilton Hill is an area where residents have their basic human needs met, including the need to safely walk and cycle to local schools, shops, playgrounds and other services and amenities. • A connected local area prioritises the safety of all road users – including pedestrians, drivers, cyclists, etc. • A well-connected Hamilton Hill is a place where residents can move around and feel part of a community that values their wellbeing and safety. <p>ACTIVE TRANSPORT</p> <p>2021 Australian Bureau of Statistics (ABS) figures reflect what residents already know - the density in Hamilton Hill (HH) has increased substantially in the last 10 years. This means ever-growing numbers of rate payers and demand on local infrastructure. Said infrastructure, however, is run down, anachronistic and unfit for current and future demands.</p> | <p>connectivity for Hamilton Hill as part of the project.</p> <p>The draft Strategy includes the Roe Highway reserve within 'Planning Area A: Future Roe 8/9 Primary Regional Reserve', setting out key principles for the project.</p> <p>The draft Strategy sets the high-level objectives and planning directions to address the issues identified in this submission, including promoting active transport, and making streets safer and more walkable.</p> <p>The City's primary strategy for determining its transport priorities is its Integrated Transport Strategy, rather than the Local Planning Strategy. The Integrated Transport Strategy covers a large array of priorities in the transport area including network connectivity, cycling and walking, road safety, freight, public transport and other liveability outcomes. Details on this can be found in the Integrated Transport Strategy 2020-2030 - City of Cockburn.</p> <p>There is an intent to review the Hamilton Hill Revitalisation Strategies and prepare Local Area Plans to identify ways to improve established suburbs, recognising the comments made.</p> <p>Concerns regarding infill development are noted, and the City is working to improve infill outcomes, including this as an action in the</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | | | | | RECOMMENDATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------|------|-----------------|--|-------------------|------|------|-----------------|------|------|-----------------|---------------|-------|------|------|--------|------|------|-------------|----|-----|-----|----|-----|-----|--------|---------|--|--|---------|--|--|---------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>ABS figures show that over the last 10 years, car use in HH has significantly increased, whilst the numbers of people engaged in active transport has declined.</p> <table border="1" data-bbox="510 419 1442 627"> <thead> <tr> <th>Mode of Transport</th> <th>2011</th> <th>HH %</th> <th>WA as a whole %</th> <th>2021</th> <th>HH %</th> <th>WA as a whole %</th> </tr> </thead> <tbody> <tr> <td>Car as driver</td> <td>2,777</td> <td>62.2</td> <td>60.4</td> <td>3,4447</td> <td>62.4</td> <td>62.1</td> </tr> <tr> <td>Walked only</td> <td>92</td> <td>2.1</td> <td>3.3</td> <td>69</td> <td>1.2</td> <td>2.2</td> </tr> <tr> <td>Cycled</td> <td>unknown</td> <td></td> <td></td> <td>unknown</td> <td></td> <td></td> </tr> </tbody> </table> <p>Of concern, is that HH active transport figures are well below WA averages; this has considerable negative consequences for public health, local amenity and community safety and cohesion.</p> <p>There is considerable evidence (e.g., National Walking and Cycling Participation Survey 2021 – Western Australia, conducted by Cycling and Walking Australia and New Zealand (CWANZ)) that demonstrates that across WA, people want to walk and ride more but don't feel safe and supported to do so.</p> <p><i>Two thirds of daily car trips in Perth are under five kilometres and could be cycled in 15 minutes.</i></p> <p>The Department of Transport and Road Safety Commission have surveyed families across WA and their findings echo those of CWANZ; many parents and children want to walk and cycle to and from school, but they don't feel safe doing so.</p> <p>WA's government is committed to addressing the decline in children walking and riding to school and the Department of Transport is currently drafting the state's Active Mobility Strategy. WA's commitment is reflected in the increased funding available to LGAs to support active mobility.</p> | | | | | | Mode of Transport | 2011 | HH % | WA as a whole % | 2021 | HH % | WA as a whole % | Car as driver | 2,777 | 62.2 | 60.4 | 3,4447 | 62.4 | 62.1 | Walked only | 92 | 2.1 | 3.3 | 69 | 1.2 | 2.2 | Cycled | unknown | | | unknown | | | <p>Strategy, and having updated Local Planning Policy 1.2 Residential Design Guidelines as part of the 'Better Neighbourhoods' project.</p> |
| Mode of Transport | 2011 | HH % | WA as a whole % | 2021 | HH % | WA as a whole % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Car as driver | 2,777 | 62.2 | 60.4 | 3,4447 | 62.4 | 62.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Walked only | 92 | 2.1 | 3.3 | 69 | 1.2 | 2.2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cycled | unknown | | | unknown | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions




| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>The City of Cockburn (CoC) are seemingly aware of the need to support active transport:</p> <p>In their Strategic Community Plan (SCP) 2016-2026 and 2016 Children & Families Strategy Report, CoC commit to <i>"Facilitating safe, efficient, connected, sustainable movement around the City"</i> including better cycle paths and other infrastructure.</p> <p>Further, the SCP commits to <i>"Continue revitalisation of older urban areas to cater for population growth and take account of social changes such as changing household types"</i></p> <p>Several schools in and around Hamilton Hill are also part of the state's <i>Your Move Program</i> however, evidence shows that without addressing the degraded and unsafe roads and intersections, increased active transport won't happen. This has negative consequences for public health, incl. rates of obesity and planning; for example, the increasing pressure on schools and surrounding streets faced with parking issues.</p> <p>In 2022 HH residents are still living with anachronistic infrastructure...</p> <ul style="list-style-type: none"> • Residents in HH are effectively forced to drive – even though many want to walk or cycle shorter distances – because the roads and intersections only cater to vehicles and are unsafe for all other road users. • HH residents' already limited access to green spaces is further restricted by unsafe infrastructure. • Poor connectivity means that elderly and other less-able residents experience high levels of social isolation and are less able to live independently. • Families in HH are unable to access local amenities without access to a car and parents are fearful of letting their children walk and cycle to school because of unsafe roads. | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------|------|-----------------|--------|-----|-----|-----|----------|-----|-----|-----|---------------|-----|-----|-----|-------------------------|-------|------|-----|-----------------------------------|-----|-----|-----|--|
| | | <p>In the WA Auditor General’s 2021 Report ‘<i>Viable Cycling in the Perth Area</i>’, City of Cockburn acknowledges the mixed findings in relation to its active transport infrastructure and commits to a range of actions including, “<i>working with the community and state agencies to enable mode shift</i>”. In the same report, the City of Cockburn acknowledge that:</p> <p style="text-align: center;"><i>Transitioning to more sustainable modes like cycling, walking and public transport creates a more resilient and future proof transport network and minimises the negative externalities of excessive private vehicle reliance.</i></p> <p>HEALTH 2021 ABS health statistics for HH shows that at a population level, health outcomes are poor and below the WA average. Most of these health concerns are directly or indirectly related to lifestyle choices, limited physical activity and pollution.</p> <table border="1" data-bbox="524 858 1426 1118"> <thead> <tr> <th>Health Conditions - 2021</th> <th>Numbers</th> <th>HH %</th> <th>WA as a whole %</th> </tr> </thead> <tbody> <tr> <td>Asthma</td> <td>869</td> <td>7.7</td> <td>7.3</td> </tr> <tr> <td>Diabetes</td> <td>527</td> <td>4.7</td> <td>4.4</td> </tr> <tr> <td>Heart Disease</td> <td>439</td> <td>3.9</td> <td>3.6</td> </tr> <tr> <td>Mental Health Condition</td> <td>1,219</td> <td>10.8</td> <td>8.3</td> </tr> <tr> <td>Other long-term health conditions</td> <td>893</td> <td>7.9</td> <td>7.4</td> </tr> </tbody> </table> <p>The Heart Foundation’s influential 2020 report – ‘What Australia Wants’ – shows that two thirds of Australians support increased funding on local walking and cycling infrastructure and public transport. Their survey aimed to better understand what Australians feel makes their neighbourhood desirable, liveable and healthy. Almost eight in 10 (77%) of those surveyed said it was important for them to live in a neighbourhood that allows them to be active locally.</p> | Health Conditions - 2021 | Numbers | HH % | WA as a whole % | Asthma | 869 | 7.7 | 7.3 | Diabetes | 527 | 4.7 | 4.4 | Heart Disease | 439 | 3.9 | 3.6 | Mental Health Condition | 1,219 | 10.8 | 8.3 | Other long-term health conditions | 893 | 7.9 | 7.4 | |
| Health Conditions - 2021 | Numbers | HH % | WA as a whole % | | | | | | | | | | | | | | | | | | | | | | | | |
| Asthma | 869 | 7.7 | 7.3 | | | | | | | | | | | | | | | | | | | | | | | | |
| Diabetes | 527 | 4.7 | 4.4 | | | | | | | | | | | | | | | | | | | | | | | | |
| Heart Disease | 439 | 3.9 | 3.6 | | | | | | | | | | | | | | | | | | | | | | | | |
| Mental Health Condition | 1,219 | 10.8 | 8.3 | | | | | | | | | | | | | | | | | | | | | | | | |
| Other long-term health conditions | 893 | 7.9 | 7.4 | | | | | | | | | | | | | | | | | | | | | | | | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Under WA’s Public Health Act 2016 and the State Public Health Plan for Western Australia 2019-2024, LGAs play a key role in promoting and supporting a range of public health measures that ‘empower and enable people to live healthy lives.’</p> <p>The CoC is aware of the relatively poor health outcomes of its residents – see City of Cockburn Health and Wellbeing Profile 2019 – and yet little has been done to improve local connectivity in HH. This is despite growing evidence, that the return on investment and overall community benefits of health promoting design and infrastructure, potentially outweigh those of isolated (car dependent) sports and recreation facilities. Covid has further highlighted the need for healthy, active neighbourhoods that support people’s physical and mental health and wellbeing.</p> <p>SPEED AND ROAD SAFETY Better connected local places and spaces cannot be achieved without the integration of safer speeds. The physics and facts speak volumes:</p> | |

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p style="text-align: center;">at 30 km/h – 1 in 10 will die</p>  <hr style="width: 20%; margin: auto;"/> <p style="text-align: center;">at 50 km/h – 5 in 10 will die</p>  <hr style="width: 20%; margin: auto;"/> <p style="text-align: center;">at 60 km/h – 9 in 10 will die</p>  <p>Across all levels of government – local, state, federal and international – there is a shift to reduce vehicle speeds in line with the internationally recognised Safe System guidelines. The Movement and Place framework - and other measures - also reinforce a proactive and integrated approach to road safety.</p> <p>As highlighted in the National Road Safety Strategy – <i>“Taking a Movement and Place approach supports the delivery of a Safe System.”</i></p> <p>Further,</p> <p style="text-align: center;"><i>Movement and Place provides guidance in how to prioritise and integrate movement; improve liveability; create vibrant streets attracting greater numbers of cyclists and pedestrians; and reduce the risk of exposure to death and serious injuries on the whole network. It helps governments to create successful and safe streets and roads by balancing</i></p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p><i>the movement of people and goods with the amenity and quality of places.</i></p> <p>Both the National and WA road safety strategies recognise and underline the important role that LGAs play in delivering better road safety outcomes; WA Local Government Association (WALGA) and individual LGAs contributed to both of these strategies. Further, this recognition is reflected in growing federal and state investment in LGA funding programs towards achieving better road safety outcomes and connectivity.</p> <p>There is a growing shift away from ‘reactive’ transport planning, such as Black Spot Funding towards proactive, intentional infrastructure. For example:</p> <ul style="list-style-type: none"> • WA’s Low-Cost Urban Road Safety Program is supporting several LGAs to implement treatments that make roads safer. Sites treated include those that don’t qualify for Black Spot Funding. • In some cases, LGAs are integrating these works with active transport infrastructure, such as Department of Transport’s Safe Active Streets. • This trend is reflected at the National level; Commonwealth funding for LGA roads is increasingly targeting proactive and integrated measures. • The federal government expanded their commitment for LGAs to deliver improved road safety and infrastructure, increasing investment for the Local Roads and Community Infrastructure Program in the 2022-2023 budget. <p>A key element of Movement and Place – as per Main Roads WA Speed Zoning Policy and Guidelines – is consideration of the road user hierarchy.</p> <p>Across LGAs, there is a shift away from a car-centric planning approach, to one that:</p> | |

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------|---|--|-----------------------------|--|----|--------------------------------------------------|---|--|---------------------------------------------------|--|----|--------------------------------------------|---|--|----------------------------------------------------|--|----|------------------------------------|---|--|------------------------------------------------|--|----|--------------------------------------------|---|--|---------------------------------------------------|--|--|
| | | <ul style="list-style-type: none"> • recognises the needs of all road users (incl. children, elderly, cyclists) • and promotes local active transport. <p>Main Roads are increasingly focussing on and integrating 'movement' AND 'place' needs; this includes engaging with the needs and views of the community.</p> <p>A growing number of WA LGAs are adopting safer speeds as part of their planning, infrastructure and transport strategies towards creating safer, healthier neighbourhoods.</p> <p>A recent article in The Conversation – 'Busted 5 Myths about Speed Reductions in Australia' – underlines the important role that local government leaders play in countering the 'myths' about speed reductions and responding to local demands for lower speeds.</p> <div data-bbox="622 823 1319 1439" style="background-color: #e67e22; padding: 10px; border: 1px solid black;"> <p style="text-align: center; background-color: black; color: white; margin: 0;">Myth-busting 30km/h zones in Australia</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; background-color: black; color: white; border-radius: 50%; width: 30px;">#1</td> <td style="background-color: white; padding: 5px;">Myth They don't make a difference</td> <td style="background-color: black; color: white; border-radius: 50%; text-align: center; width: 30px;">✕</td> </tr> <tr> <td></td> <td style="background-color: black; color: white; padding: 5px;">Fact They save lives</td> <td></td> </tr> <tr> <td style="text-align: center; background-color: black; color: white; border-radius: 50%;">#2</td> <td style="background-color: white; padding: 5px;">Myth They aren't popular with Australians</td> <td style="background-color: black; color: white; border-radius: 50%; text-align: center;">👍</td> </tr> <tr> <td></td> <td style="background-color: black; color: white; padding: 5px;">Fact Two-thirds support lower speed limits</td> <td></td> </tr> <tr> <td style="text-align: center; background-color: black; color: white; border-radius: 50%;">#3</td> <td style="background-color: white; padding: 5px;">Myth They'll increase journey times</td> <td style="background-color: black; color: white; border-radius: 50%; text-align: center;">🕒</td> </tr> <tr> <td></td> <td style="background-color: black; color: white; padding: 5px;">Fact Negligible if any & can cut congestion</td> <td></td> </tr> <tr> <td style="text-align: center; background-color: black; color: white; border-radius: 50%;">#4</td> <td style="background-color: white; padding: 5px;">Myth They are anti-motorist</td> <td style="background-color: black; color: white; border-radius: 50%; text-align: center;">🚗</td> </tr> <tr> <td></td> <td style="background-color: black; color: white; padding: 5px;">Fact Motoring groups support low speeds</td> <td></td> </tr> <tr> <td style="text-align: center; background-color: black; color: white; border-radius: 50%;">#5</td> <td style="background-color: white; padding: 5px;">Myth Just for more government fines</td> <td style="background-color: black; color: white; border-radius: 50%; text-align: center;">💰</td> </tr> <tr> <td></td> <td style="background-color: black; color: white; padding: 5px;">Fact ...and safety, health and the economy</td> <td></td> </tr> </table> </div> | #1 | Myth They don't make a difference | ✕ | | Fact They save lives | | #2 | Myth They aren't popular with Australians | 👍 | | Fact Two-thirds support lower speed limits | | #3 | Myth They'll increase journey times | 🕒 | | Fact Negligible if any & can cut congestion | | #4 | Myth They are anti-motorist | 🚗 | | Fact Motoring groups support low speeds | | #5 | Myth Just for more government fines | 💰 | | Fact ...and safety, health and the economy | | |
| #1 | Myth They don't make a difference | ✕ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Fact They save lives | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| #2 | Myth They aren't popular with Australians | 👍 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Fact Two-thirds support lower speed limits | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| #3 | Myth They'll increase journey times | 🕒 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Fact Negligible if any & can cut congestion | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| #4 | Myth They are anti-motorist | 🚗 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Fact Motoring groups support low speeds | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| #5 | Myth Just for more government fines | 💰 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Fact ...and safety, health and the economy | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>The City of Vincent has been running a speed reduction trial across several local roads for the last three years, with the support of the Road Safety Commission, Main Roads and WALGA. This trial is currently being finalised and Vincent are planning to use the trial findings to support 40km/h speeds across all local roads. The City of Vincent is also introducing a road user hierarchy that prioritises more vulnerable road users – pedestrians, cyclists etc. – over vehicles. Over time, they are aiming for 30km/h on all local roads.</p> <p>Vincent’s CEO David McClennan and Mayor Emma Cole have both expressed their support for the speed reductions and made it clear that their priority is the local residents and businesses. In effect, the City is prioritising the views of residents (rate payers) who want to walk their children to school and access local shops and services, over those who want to merely drive ‘through’ the area. Vincent’s trial is being closely monitored by other LGAs, including the Inner-City Group.</p> <p style="padding-left: 40px;">In recognition of their shared strategic priorities, the Inner-City Group of LGAs – City of Perth, Town of Victoria Park, City of Vincent, City of Subiaco, City of South Perth – signed a Memorandum of Understanding (MOU) in 2019 and are collaborating on a range of transport and road safety related issues. A key part of this work centres on rolling out safer speeds across their roads network</p> <p>The City of Cockburn’s neighbour the City of Fremantle is greatly expanding reduced speed limits of 40km/h across its local roads to increase road safety for all road users.</p> <ul style="list-style-type: none"> • Fremantle continues to work with the community and Main Roads towards 30km/h speed zoning across many of its roads. • Fremantle are accessing various state and federal funding sources to achieve lower speeds, Safe Active Streets etc. • Fremantle’s approach is in line with international best practice. | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <ul style="list-style-type: none"> • A majority of residents and councillors are supportive of the speed reductions and realise the benefits incl. increased visits to local businesses, reduced numbers of car trips and enhanced community safety. <p>A diverse range of LGAs are either trialling or implementing speed reductions across their local and arterial roads including:</p> <ul style="list-style-type: none"> • City of Stirling • City of Rockingham • Shire of Capel • City of Albany <p>Several other LGAs, such as the City of Canning, are engaging with their residents and exploring options for speed reductions.</p> <p>LGAs are taking a leadership role and responding to the needs of local residents over and above the shrinking lobby against speed reductions.</p> <p>LGAs such as Vincent, Rockingham and Fremantle are aware – lower speeds and integrated transport and planning, bring a range of co-benefits including:</p> <ul style="list-style-type: none"> • Road safety • More physical activity • Improved air quality • Liveability • Greater equity • Economic benefits, including for local businesses. <p>At a state and national level, motoring organisations such as the RAC and Australian Automobile Association are calling for lower speeds, increased active transport and better outcomes for all road users – not just motorists. In WA – as in other states – state and local governments, the RAC, and engineers are working to introduce and implement a 'Healthy Streets' approach.</p> | |

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>See, for example, the RAC and WestCycle’s recent article in The West: https://www.watoday.com.au/national/western-australia/how-to-wipe-out-two-thirds-of-your-perth-car-trips-then-hop-in-your-ev-20221111-p5bxma.html</p> <div data-bbox="622 453 1323 1262" data-label="Diagram"> <p>WHAT IS THE HEALTHY STREETS APPROACH?</p> <p>The 10 Healthy Streets Indicators</p> <ul style="list-style-type: none"> Clean air Everyone feels welcome Easy to cross Shade and shelter Places to stop and rest Not too noisy People choose to walk and cycle People feel safe Things to see and do People feel relaxed <p><i>© Lucy Saunders healthystreets.com</i></p> <p>THERE ARE MANY REASONS FOR WANTING TO MAKE STREETS MORE PLEASANT AND WELCOMING PLACES TO WALK, CYCLE AND SPEND TIME. THESE INCLUDE ADAPTING TO AND TACKLING CLIMATE CHANGE, ADDRESSING PUBLIC HEALTH PRIORITIES, REDUCING INEQUALITIES AND STRENGTHENING COMMUNITIES. - LUCY SAUNDERS</p> </div> <p>And this month – November 2022 – Lucy Saunders has been presenting to a range of state and local government stakeholders, who all agree on the need to actively and collectively create healthier safer neighbourhoods. Community expectations and needs are not currently</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>being met and state and local governments have a key role to play in enabling and facilitating better, healthier places and spaces.</p> <p>COMPARE THE ABOVE WITH HAMILTON HILL...</p> <ul style="list-style-type: none"> • Over many years, residents in Hamilton Hill have repeatedly asked CoC to address their road safety concerns, to no avail. CoC response is that people have to die in crashes before dangerous roads and intersections can be upgraded. • Hamilton Hill residents have been asking for better active transport infrastructure for years. • Density in Hamilton Hill has greatly increased yet there has been no corresponding investment in infrastructure. • Current planning policy and practice in HH gives little or no regard to connectivity and liveability. • Hamilton Hill residents see their neighbours in Fremantle benefiting from lower road speeds and better infrastructure and, a council that listens to them. • Hamilton Hill residents see the huge investment going into Coogee and other areas of Cockburn. • The CoC appear to be stuck in a dated, 'reactive' planning mode that fails to address the current and future needs of residents. • CoC is not accessing all available state and Commonwealth funding that could be used to improve infrastructure and road safety in Hamilton Hill and other parts of the City of Cockburn. <p>HOUSING AND DESIGN</p> <p>The current approach to planning, design and infill in Hamilton Hill is not meeting the current and future needs of its residents. We need increased density, but it can and needs to be done better.</p> <p>Density has greatly increased, mostly through the creation of unsustainable and oftentimes ugly battle-axe blocks with more single-storey houses, reduced trees and planting, increasing urban heat effects and no corresponding connectivity.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Building sustainable, safe and healthy neighbourhoods requires vision, engagement and a commitment to improving the lives of residents both now and in the future.</p> <p>Building better neighbourhoods – whether maximising existing land use or greenfield sites – requires thoughtful and sometimes new perspectives on housing demand, diversity and affordability. These needs and expectations also need to be addressed through more diverse housing delivery.</p> <p>Any plans increased density in Hamilton Hill – especially in light of conceptualising development plans for the Roe 8-9 corridor – need to consider the area’s current and future needs.</p> <p>The CoC has many examples of better, sustainable infill to draw from, including the Salt Lanes development in Coogee, which they have been working on with Development WA, and the developments in White Gum Valley.</p> <p>RECOMMENDATIONS:</p> <p>The current and future needs of Hamilton Hill residents – especially in light of the Roe 8-9 Draft Concept Plan being developed by Department of Planning, Lands and Heritage (DPLH) – need to be at the forefront of local planning and decision making.</p> <p>The City of Cockburn needs to work with the Hamilton Hill community, local businesses, state government agencies and the Commonwealth to design and deliver a Hamilton Hill Connectivity Plan that includes:</p> <ul style="list-style-type: none"> • 40km/h or lower on all local roads with a view to 30km/h over time. • A review of speeds on other roads that incorporates community needs, sustainability and the Movement and Place Framework. | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <ul style="list-style-type: none"> • A 'Healthy Streets' approach to street design and planning that prioritises health promoting, human-centred design and infrastructure. • Safer intersections based on human-centred design. • Expanded and enhanced active transport infrastructure. • Improved road and pavement design that enhances liveability. • Increased and enhanced tree planting to improve streetscapes and shade canopy. • Working with DPLH and Main Roads to ensure Cockburn to effectively interpret and implement planning and related policies with a view to enhancing rather than negatively impacting on connectivity, liveability and sustainability. • Working with Fremantle to coordinate and enhance the positive impact of shared design, planning and funding opportunities. • Working with the community, Development WA, DPLH and others to design and develop sustainable, diverse housing and infrastructure plans that meet current and future need. • Work with Development WA, DPLH, developers and others to ensure the maximum value capture in any current and future planning proposals, towards funding enhanced connectivity infrastructure and other amenities. <p>Hamilton Hill is an older suburb with a strong sense of character and place, and it deserves its own Local Planning and Connectivity Plan that reflects and encompasses its unique characteristics, its diverse community and its future aspirations. This includes a strong focus on connectivity; on connecting people to the places they live, learn, work and play, and improving people's health and wellbeing.</p> | |
| 153 | Rowe Group Newcastle St, Northbridge | Rowe Group acts on behalf of the owners of Lot 186 (No. 203) Acourt Road, Jandakot ('site'). We are instructed by our client to prepare and lodge a submission on the City of Cockburn's draft Local Planning Strategy ('draft Strategy'). We appreciate the opportunity to review the draft Strategy and set out below our comments and suggestions for consideration by the City. | <p>Noted The subject area is located outside the PIA, and there is not considered to be sufficient justification to include the subject land in a Planning Area.</p> |

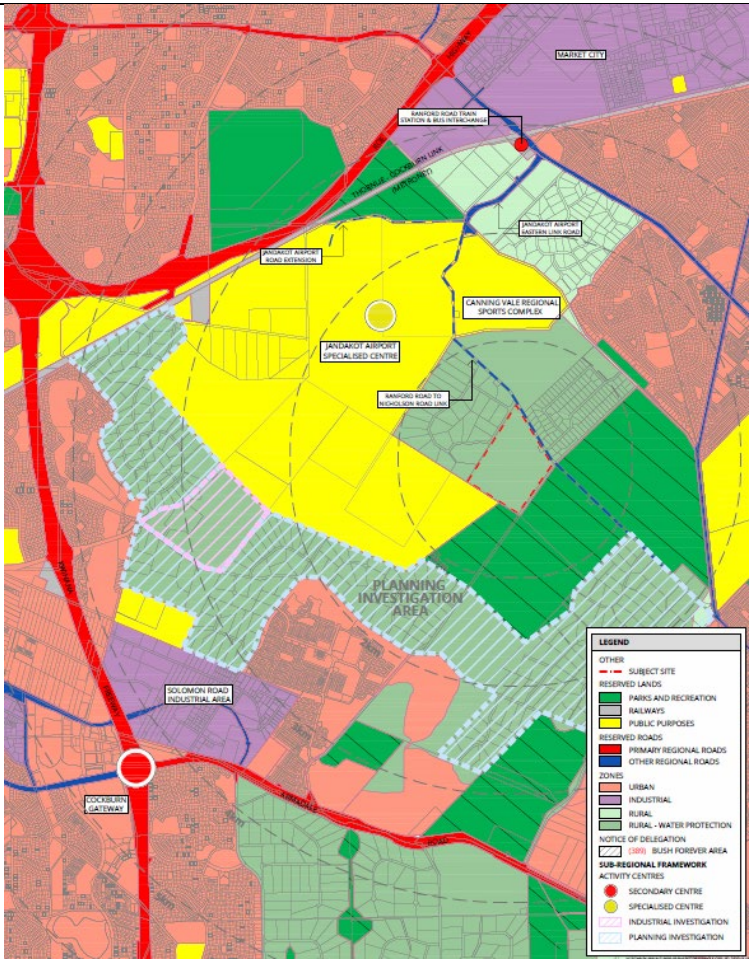
OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Site Location and Current Use The site is located on the southern side of Acourt Road, between Jandakot Airport and the municipal boundary of the City of Canning. It measures approximately 41.3ha in area and contains the existing operations of the 'Richgro' business which has operated on the site for a number of years. Various activities are currently undertaken on the site, including compost manufacturing, soil blending, bagging, storage and distribution of garden products.</p> <p>Existing Zoning The site is currently zoned 'Rural-Water Protection' under the Metropolitan Region Scheme ('MRS') and is zoned 'Resource' under the provisions of the City of Cockburn's existing Local Planning Scheme No. 3 ('LPS3'). The purpose of the 'Resource' Zone is as follows:</p> <p style="padding-left: 40px;"><i>"To provide for the protection of the Perth Metropolitan underground water resource in accordance with the requirements of Statement of Planning Policy No. 6 published by the Western Australian Planning Commission on 12 June 1998."</i></p> <p>The land to the immediate north and west of the site is similarly zoned 'Rural-Water Protection' under the MRS and 'Resource' under LPS3, with the land north of Acourt Road (forming part of the City of Canning), zoned 'Residential (R2.5)'. Lots sizes in the 'Resource' zone to the north/west of the site typically measure 2.0ha or greater in area and lot sizes in the 'Residential (R2.5)' zone to the north/east (City of Canning) measure in the order of approximately 4,000sqm.</p> <p>The land to the south and east of the site is reserved 'Public Purpose – Commonwealth Government' and is occupied by Jandakot Airport. Land to the west of the site comprises Bush Forever Site No. 389.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Proposed Designation - Draft Local Planning Strategy The site is identified under the draft Strategy as retaining its rural-water protection designation. No changes are proposed to the land use or subdivision potential in the area, with protection of the area’s rural lifestyle character recommended. Whilst this ‘leave as is’ approach may be a suitable planning outcome in the short to medium term, the purpose of the local planning strategy is, in part, to look further ahead in time and we are of the view that the area has a potentially different role to play in the long-term.</p> <p>Context Analysis A contextual review of the site and surrounding area reveals that the site is geographically located in proximity to a number of activity centres, employment areas and transport corridors. These include the Kwinana Freeway, Roe Highway, Perth-Mandurah Passenger Railway Line, Cockburn Gateway Secondary Centre, Solomon Road Industrial Centre, and Market City (Canning Vale). The site is also located in proximity to a number of significant infrastructure projects involving considerable investment by both government and the private sector.</p> <p>These projects include the following:</p> <ul style="list-style-type: none"> - Jandakot Airport and Business Park Expansion (in planning) - Jandakot Airport Road Extension (in planning) - Cockburn-Thornlie Passenger Railway Line (Metronet) (under construction) - Ranford Road Train Station and Bus Interchange (under construction) - Canningvale Regional Sporting Complex (in planning) - Jandakot/Treeby Planning Investigation Area (in planning) <p>The location of these projects and key activity centres /employment nodes in relation to the site are shown in Attachment 1 – Context Plan.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | |  <p>Many of these projects are under construction or in the final stages of planning and will, upon completion, significantly change the character, role and purpose of the area. In the long-term, we are of the view that these projects will be a catalyst for land use change.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>If combined with the adjoining 'Residential (R2.5') zoned land to the north (City of Canning), the area of 'Resource' zoned land between the Airport and Clifton Road, extending to Ranford Road in the north, would form a contiguous land parcel surrounded by existing and developed 'Urban' zoned land, representing a logical future Urban Investigation or Urban Expansion area.</p> <p>Given the role of the draft Strategy in setting the direction for long-term growth and change in the City, it is considered appropriate that the potential for future redevelopment in the area should be, in the very least, acknowledged. On this basis, it is requested that the draft Strategy is amended to identify the land between Jandakot Airport and Acourt Road as a 'Planning Area'. This designation would not specifically identify the land as being suitable for more intense land use or development but rather acknowledges the fact that the area is undergoing considerable land use change (and will continue to do so) and warrants future investigation in the long-term.</p> <p>The following provides some specific comments on each of the projects identified above.</p> <p><u>Jandakot Airport</u> Jandakot Airport and Business Park is located to the immediate south of the site. The Airport contains aviation infrastructure such as runways, aircraft hangers, control tower and servicing facilities but also accommodates a range of commercial (non-aviation related) activities such as offices, retail and wholesale outlets, showroom and industrial premises. The Airport is identified as a 'Specialised Centre' under the Western Australian Planning Commission's ('WAPC') Central and South Metropolitan Sub-Regional Planning Framework, recognising its role in supporting regionally significant economic activities that attract substantial numbers of people.</p> <p>Access to the Airport from the north is currently restricted but will be significantly improved upon completion of the Jandakot Airport Road</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Extension. This road extension will provide a direct road link between the Airport and Business Park, and the Ranford Road Train Station which, in turn, will improve accessibility to the Airport from the south-east via Clifton and Acourt Roads.</p> <p><u>Metronet</u> Construction of a passenger railway line between Cockburn and Thornlie is currently under construction as part of the State Government's Metronet program and will include the construction of a Train Station at Ranford North, approximately 2.5km north of the site. The Ranford Road Train Station Precinct will include a bus interchange, carparking and civic uses on the City of Canning's existing landfill and recycling facility site.</p> <p>Development of the Train Station precinct will, in turn, bring about redevelopment opportunities on the immediately adjacent land to the south-east which is currently zoned 'Rural' under the MRS. Construction of the Ranford Road Train Station is scheduled to be completed in late 2024/early 2025.</p> <p><u>Canningvale Regional Sporting Complex</u> The Canning Vale Regional Sporting Complex is proposed to the north of the site at Lots 166 and 167 Clifton Road. The Complex is expected to include a range of turfed playing fields, recreation centre including potential hardcourts and function rooms, and will service the south-eastern suburbs of Perth. During the 2021 State election, the City of Canning received a pledge of \$10m from the McGowan government towards the construction of the first stage of the sports precinct, with total cost of around \$66.7m. While the City of Canning has the capacity to fund some elements of the project, to initiate stage 1, Federal Government funding is also required.</p> <p>As part of an 11 local government consortium, the City of Canning has lodged an Infrastructure Australia Business Case seeking \$250m in funding assistance for all of the major regional scale sports facilities</p> | |

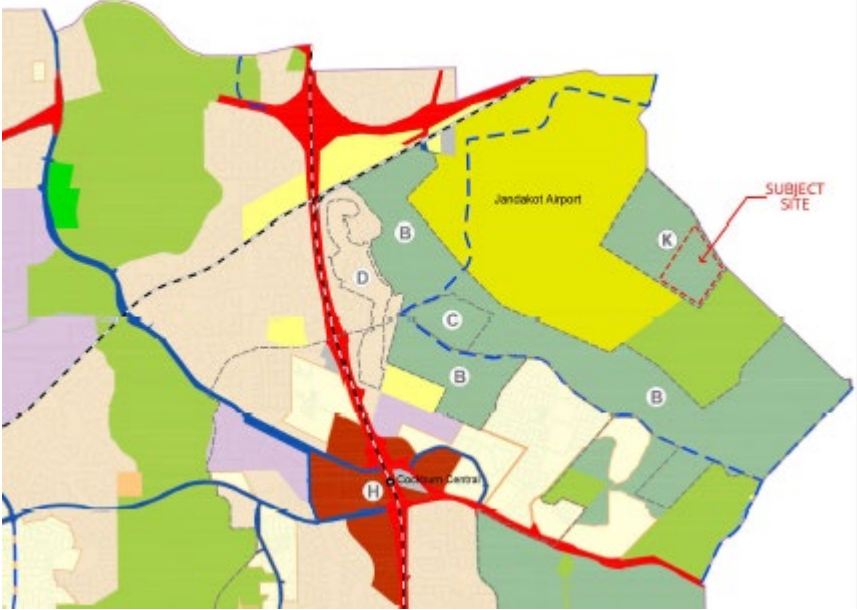
OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>planned for Perth. The City of Canning's bid is for \$30m from this fund. If successful, this contribution, along with further funding from the City of Canning and State Government would enable construction to commence in 2025.</p> <p><u>Jandakot/Treeby Planning Investigation Area</u> Land to the south of Jandakot Airport, a short distance from the site, forms part of the Jandakot/Treeby Planning Investigation Area ('PIA'). This PIA was established under the Sub-Regional Planning Framework and is identified as an area wherein further, more intense, development may be considered subject to further investigation of matters such as:</p> <ul style="list-style-type: none"> - Impacts, risks and management of Jandakot groundwater resources (existing Priority 2 Public Drinking Water Source Protection Area); - Protection of significant environmental values, and - ANEF considerations associated with Jandakot Airport. <p>The area remains as a PIA following release of the WAPC's Perth and Peel @3.5 million Planning Investigation Area Update in September 2021. Further investigation is required to demonstrate that the area is suitable for more intense land use and development, primarily having regard to the area's inclusion within a Priority 2 Public Drinking Water Source Protection Area.</p> <p>Various MRS Amendment Requests (for Urban zoning) have been submitted to the WAPC for consideration within the Jandakot/Treeby PIA. These requests have sought to demonstrate that urban land uses are compatible with the Public Drinking Water Source designation. A formal government position on this issue is expected as the PIA and MRS Amendment processes continue. The outcomes here will have a significant bearing on future zoning and land use proposals north of Jandakot Airport. That is to say, if the government supports urban development within the Priority 2 Public Drinking Water Source Protection Area within the Jandakot/Treeby PIA, a case could be made</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>in the future for a similar approach to be taken with regard to the land north and east of Jandakot Airport.</p> <p>Concluding Comments This submission seeks to acknowledge the long-term potential for more intense land use and development on, and in the vicinity of, Lot 186 (No. 203) Acourt Road, Jandakot. The area is undergoing a period of considerable change as a result of State Government investment in major public projects such as Metronet, the Ranford Road Train Station and Bus Interchange, and the Canningvale Regional Sporting Complex. Jandakot Airport continues to develop, with the 2020 Airport Master Plan setting out the strategic direction for future development of the Airport land over the next 20 years including the expansion of commercial and mixed business land uses and improved road connection between the Airport and the Ranford Road Train Station.</p> <p>The Jandakot/Treeby PIA remains under consideration and in the coming years is expected to formalise a State Government position on the suitability of urban land use and development within the Jandakot Public Drinking Water Source Protection Area. On the basis of environmental investigations undertaken to support various MRS Amendment requests already prepared for this PIA, it is expected that the area will ultimately be deemed suitable for urban purposes, changing the established 'leave as is' approach to planning within the Groundwater Protection Area.</p> <p>In this context, we are of the view that retaining the land between Jandakot Airport and Acourt Road as a rural/resource area in the draft Strategy does not appropriately recognise its long-term potential. On this basis, it is requested that the draft Strategy is amended to identify the land as forming part of an additional 'Planning Area' (Area 'K'). An 'Amended Local Planning Strategy Map' is enclosed showing the proposed designation (refer Attachment 2).</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | |  | |
| 154 | Name & Address withheld, Wattle Grove | <p>In relation to 3 Tapper Road, I request that zoning should change to high density residential and commercial (R-Code) as it is very close to all public transport facilities as well as close to urban area and commercial centre. The water reserve can be protected with eco-friendly development and designed open spaces and park.</p> | <p>Noted The matters raised are addressed in the City's response to Submissions No.'s 11 and 150. No further changes are recommended in response to this submission.</p> |
| 155 | Name & Address withheld, Banjup | <p>As part owners of xxxx, Banjup, we request that a future commitment to the rezoning of this parcel of land be included in the Draft Local Planning Strategy. This area already has the infrastructure in place with regard to services, schools, day care centres, medical centres, and shopping centres, it is also close to public transport and the freeway. It is reasonable to assume that this land would be prioritised for any future expansion plans in Banjup and should be included in the Draft Local Planning Strategy.</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 55. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>This area was recognised in previous proposals for potential urban development until its omission which was expressed as a planning oversight in minutes dated 9th July 2015. We are asking for the support of the Cockburn Council by requesting that a comment be included acknowledging this oversight, and we are seeking reconfirmation of the Council's commitment to the rezoning of this area.</p> | |
| 156 | Name & Address withheld, Jandakot | <p>I support the overall vision to keep the existing rural zoning and subdivision rules, and to further protect the semi-rural lifestyle that the majority of the landowners still enjoy in the area. My property has not had any impact on the rural amenity in the 11+ years I have lived there, despite those who will benefit financially from the redevelopment telling me so. I understand that the development of the Airport (including non-aviation tenants) may have diminished the amenity of residents who have properties along the airport border, or those directly on Jandakot Rd due to the widening - however for residents who purchased property that was away from these areas, life simply goes on. The Jandakot Road widening has provided a safer access to my street, better lighting and the addition of cycle and walking paths has increased the accessibility of alternate transport methods. They seem well utilised by residents from the area and Calleya, additionally the street scape has been executed in an aesthetically pleasing manner. Strangely, my property currently has a call option by a developer, however my main reason for entering into that arrangement was the decision of my neighbours to sign up. If the area is re-zoned, then partial development to high density residential or commercial would detract from the zoning that all residents knew about when purchasing property and is still unchanged for me. I did not purchase the property as a speculative development investment, I had planned to retire there. I believe the area still offers a unique lifestyle of minimum 5-acre blocks, being probably the closest such land to the Perth CBD and Fremantle. It provides easy access to the Freeway, major shopping centres, hospitals and other amenities etc while providing a rural lifestyle. Supporters of development will state that the land is degraded, however it supports a wide range of flora and fauna (rich birdlife, my block also</p> | <p>Noted Support for the overall vision is noted.</p> <p>In the event of a zoning change to 'urban', structure planning will consider appropriate land use interfaces. However, maintaining rural amenity on existing lots within an area that has been rezoned to 'urban' will be challenging and may not be achievable to meet expectation. For example, new residential subdivisions containing smaller lots will inevitably change the character of the area, including through construction of additional local roads (and generation of additional vehicle movements), increased activity. If the whole area were to be rezoned to 'urban', then a 'rural' character would no longer be applicable.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| | | <p>has Qendas, blue-tongue and monitor type lizards). There are many deep rooted gum trees in the area providing protection against salinity for the water protection area. There is no possible way that high density housing (including much increased vehicle traffic) can provide the same protection to the wetlands and water table / aquifer recharge as the current block size arrangement. ANEF projections are not compatible with 1000's of residents considering there is some degree of aircraft noise impact, depending on where you live (we all knew about it when we moved there, but managing 100's of residents who are used to the activity is a different issue to a massive population increase). There is considerable independent technical study to be done in order to make any decision regarding change to the area, and I support that process - however what is ultimately an issue for many residents is the uncertainty as they are in limbo. We need a decision or time frame so that we know if we will invest further in our properties (which is not compatible with bulldozing) or accept that development is coming and plan for that. If development isn't on the table, people would just get on with living as they had intended when they purchased the properties.</p> <p>Any development should consider very large buffer zones to further protect residents who wish to live in the area under the original zoning. Ultimately, the area has a lot to offer rural residents, especially if resources are put to maintaining the rural aspects (vegetation incentives etc). It provides the protection goals of the zoning, while also housing Banksia populations and habitats for other wildlife. Having a rural habitat in the centre of residential and industrial is pleasing, rather than a sea of houses. I am prohibited against publicly speaking out against development under the terms of my call option contract, and I accept that development may proceed, if that is the case I will sell and move on - however I also have no issue if the land remains unchanged as the ruination of rural amenity is overstated in many cases and it can be left as is.</p> | |
| 157 | Name & Address withheld, Banjup | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | Noted See response for Submission No. 128. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 158 | Name & Address withheld, Willetton | With increase of population in Perth from "Perth & Peel @ 3.5 million", more residential properties are required. Jandakot is a strategic location with quick access to freeway, close to Cockburn station (new metronet line), lots of lands, etc. City of Cockburn shall look into the opportunity to increase the residential volume at the area by allowing rural lands to convert into subdivision land. | Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission. |
| 159 | Name & Address withheld, Thornlie | I would like to see the subdivision of the area at the corner of Armadale Road and the East side of Tapper Road. That block of land should be a developed as high-density residential and commercial (R-Codes) subdivision with Eco-friendly features. I am happy to support the City of Cockburn to plan for well-designed open spaces, parks, and water features, managing sustainable water, energy and other resources addressing the increasing demand and climate change. I also support the City's management plans and strategies that align with the current Treeby and Jandakot Suburb. | Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150. No further changes are recommended in response to this submission. |
| 160 | Md Shariful Malik, Hoult Mews, Atwell | I am providing these comments in regard to subdividing the area at the corner of Armadale Road and the East side of Tapper Road. I would like a high-density residential and commercial (R-Codes) subdivision with Eco-friendly development where well-designed open spaces, parks, and water features, managing sustainable water, energy and other resources addressing the increasing demand | Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150. No further changes are recommended in response to this submission. |
| 161 | Name & Address withheld, Atwell | I am providing these comments in regard to subdividing the area at the corner of Armadale Road and the East side of Tapper Road. I would like commercial (R-Codes) subdivision with Eco-friendly development where well-designed open spaces, parks, and water features, managing sustainable water, energy and other resources addressing the increasing demand | Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150-. No further changes are recommended in response to this submission. |
| 162 | Name & Address withheld, Southern River | We are interested in subdividing the area at the corner of Armadale Road and the East side of Tapper Road. We want to propose a high-density residential and commercial (R-Codes) subdivision with Eco- | Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150. No |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | friendly development. We want to work with the City of Cockburn to plan for well-designed open spaces, parks, and water features, managing sustainable water, energy and other resources addressing the increasing demand and climate change. We are happy to adapt the City's management plans and strategies that align with the current Treeby and Jandakot Suburb | further changes are recommended in response to this submission. |
| 163 | Name & Address withheld, Jandakot | <p>I want to support the future urbanization of the small "Boeing Way" area, which is missing from this Strategy</p> <ol style="list-style-type: none"> 1. We have been living in this area for years, and now, we are concerned and impacted by our loss of rural amenities caused by the large developments surrounding us (Jandakot Airport warehouses, Schaffer or Urbanstone block development, widening of Jandakot Road, etc.) 2. When these developments are completed and become operational, this area will be subjected to increasing disturbance 3. Above mentioned developments are not remote but happening directly on my property boundary. You can see the developments from the rear of my property. 4. I have been under this planning uncertainty for over 7 years, and myself and neighbours around us want it resolved as soon as possible (and not to wait for all the processes and decisions that may be needed for other larger and unrelated areas) 5. This is a compact area (about 30 hectares), so big enough to plan for separately but small enough not to impact any larger strategic decisions. <p>I do not understand, while the other developments around us can be approved on cases-by-cases bias, why do we have to wait for the whole Jandakot area to be fully investigated</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission.</p> |
| 164 | Name & Address withheld, Canning Vale | We are interested in residential or commercial subdivision at the corner of Armadale Road and the East side of Tapper Road. | <p>Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 165 | Name & Address withheld, Riverton | We are interested in commercial and residential subdividing the area at the corner of Armadale Road and the East side of Tapper Road. | <p>Noted The matters raised are addressed in the City's response to Submission No's. 11 and 150. No further changes are recommended in response to this submission.</p> |
| 166 | Corinne & Daniel Franklin, Banjup | <p>As residents living on a semi-rural property in Banjup for over 20 years, our principal concerns on the local planning strategy relate to two of your strategic themes, Environmental Responsibility and Urban Growth and Housing, and also your coverage of the "rural water protection zone".</p> <p><u>Environmental Responsibility</u> – in the last decade world opinion and prioritisation of protecting the natural environment has shifted significantly. With the threat of global warming looming combined with the inability to transition to clean fuels fast enough, huge pressure will be brought to bear on retaining and improving natural vegetation. This trend is accelerating, and I don't feel the draft local planning strategy is sufficiently bold to take account of this reprioritisation and global call to action. Cockburn Council has a duty to lead its residents on this journey, to become a showcase of environmental stewardship if it is ever to meet its vision of 'the best place to be'. For example:</p> <ul style="list-style-type: none"> • "the community has told us they want to see more trees" – whilst I agree with the intent, this initiative should be expanded beyond just trees. The council seems to be fixated on trees but has no initiatives for middle or under storey planting, bushes and shrubs just don't feature. Our native animals cannot survive on trees alone. Establishing a balanced eco system is really really hard work, 20% of planting should be trees, 80% by number should be spread amongst bushes, shrubs and native grasses. The community probably don't understand the necessity, I believe the onus should be on the council who have the environmental experts/credentials to lead the way and promote revegetation beyond the hero/tree fixation. | <p>Noted The focus on trees in the draft Strategy responds to community feedback and relates to addressing the heat island effect and making suburban areas more walkable, and ensuring a green leafy character is maintained, which is valued by the community. However, the importance of understorey vegetation is noted, and is recognised in the following actions:</p> <p><i>Develop measures for ecological corridors, outlining revegetation, restoration and landscaping standards expected of developers, and requirements for other landscape elements to strengthen connections, such as wider verges and median strips to accommodate street trees and low understorey.</i></p> <p><i>Identify measures, including possible incentives, to improve vegetation retention in the City's rural zones, particularly in areas that form part of an identified ecological corridor.</i></p> <p>Several roads within Banjup are classed as Distributor Roads and are needed for regional traffic. This is reflected in the fact that the only north-south Distributor Roads are Lyon Road and Liddelow Road.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <ul style="list-style-type: none"> • “there will be increased tree canopy cover across the City to reduce the heat island effect, encourage walking, improve the health and well being of residents...” Banjup has been campaigning for years for a network of trails to interlink local reserves and parks, but are continually told its unaffordable, that our numbers do not warrant the expenditure. Banjup continues to campaign the Council to make road verges ‘walkable’ in the absence of footpaths, all to no avail. Council has a fixation on appeasing the populous urban masses but when it comes to its less densely populated rural areas it is only seems interested in its viability as a transit route to drive to somewhere else. These rural areas should be the absolute jewel in Cockburn’s environmental credentials, along with the parks and coastal areas. • “new roads and upgrades may be appropriate in some locations”. There appears to be no recognition of the impact of increasing traffic volumes on native fauna. The intent to minimise traffic volumes transecting rural areas such as Banjup should be stated. Wildlife recognises no ownership boundaries, however the increasing North-South traffic volumes up Liddelow and Beenyup Rd will deter local wildlife and inevitably increase the numbers of roadkill. In the same way that town planners make transit across densely populated housing estates difficult, the same principles should be applied to rural communities, with a focus on road/traffic volumes transiting around the areas rather than through them. Please include this initiative in your Transport strategy. <p><u>Urban Growth and Housing</u> – as mentioned above, I welcome your proposal of ‘a network of green spaces.’ but am perplexed by how hard you’ve resisted the implementation of just that in Banjup for so many years. Somehow rural Australia overcame this fixation that investment must be proportional to population density, otherwise there’d be no roads or health facilities that could be justified outside of the cities. Our state and federal voting system has been designed to help better represent life outside urban centres, so clearly, it’s a just endeavour, yet Banjup’s needs are continually relegated to bottom of the list, our</p> | <p>Since Armadale Road is a Primary Regional Road and Rowley Road is a future Primary Regional Road, the road connections in between need to have a higher level of connectivity. Denying traffic permeability along roads within Banjup will transfer pressure on other areas, such as Aubin Grove, which is a breach of Road Safety Guidelines where risks must be appropriately managed and not just transferred to other areas.</p> <p>Consideration will be given to identifying appropriate improvements to the area in line with a rural amenity.</p> <p>The difficulty in protecting vegetation once an area is rezoned to ‘urban’ under the MRS is noted, and this is why the City is proposing the requirement for district structure planning across the entirety of any area that has a change to the MRS that alters subdivision or development potential. This will provide the opportunity to identify vegetation to be protected prior to local structure planning.</p> |


OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>environmental and sustainability initiatives pushed aside due to our low population density. I look forward to taking your proposed ‘network of green spaces’ and ‘improving liveability outcomes in established suburbs’ initiative seriously, across the whole of Cockburn, including Banjup. Providing compacted limestone down the verges of say 10km of roads is not a prohibitive cost and the benefits to your credentials, providing safe/sustainable transit routes for walkers & cyclists in the East Ward to access local parks would far outweigh the costs.</p> <p><u>Rural Water Protection Zone</u> – the plan breaks out this zone as distinct from “Rural Areas”. Whilst I understand that Banjup and Jandakot rural properties owe the retention of their rural character thanks to the conditions associated with State Planning Policy 2.3 (minimum 2ha block size), the upcoming review of those conditions and potential change to P3 or P3* zoning should not in itself automatically result in dense urban development. Regardless of the ongoing need to protect the superficial aquifer, the current vegetation across these many hundreds of hectares is of significant value in its own right yet there appears to be no barrier in place to prevent developers from widespread clearing of the land once the rezoning is achieved. My understanding is that the Dept of Water will not see urban development as incompatible with abstraction from the water mound, in fact they’ll be in favour as the clearing/reduction in vegetation will decrease environmental water consumption and the isolated parks where water levels are tracked as an environmental health KPI will actually improve as a result (albeit as islands in an urban desert). Everyone recognises that clearing a vista of native vegetation is bad for the environment but there appears to be no government body that will stand up to ensure its not sacrificed for the sake of urban sprawl. Once removed, this flora will never return, and fauna will be forever impacted. It’s absolutely and indisputably wrong, and I suggest the Cockburn LPS should take a stance on this, recognising that the vegetation on private land should be retained even if the area is rezoned P3 or P3*. Whilst some landowners have cleared/degraded their blocks, there are some stunning blocks with pristine habitats in place, putting local reserves to</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>shame. The LPS needs to clearly outline that destruction of such vegetation will not be tolerated as part of its environmental guardianship and out of respect to the area's history.</p> <p>The LPS should also recognise that lands protected by the Resource Protection Zone are unique, they have been protected from clearing and urbanisation for decades and now form a native vegetation island, between suburbia and the generally extensively cleared land around it on the coastal plain right up to the Perth hills. Inland of Banjup, Wandi and Oakford are vast, cleared, flat fields, making a very poor habitat for local fauna, providing minimal canopy and little by way of carbon sink.</p> <p>The world is changing rapidly, please ensure your LPS, your forward-looking plan fully acknowledges how important sustainability, nurturing and improving the environment will be for our community and that of the world. Balance up your fine coastal portfolio with a rural haven on the inland side. Stretch yourself, reprioritise, show people the way. Do that and you'll be well on the way to making Cockburn the 'best place to be'.</p> <p>Below are some of the animals we share our lives with, long may we co-exist.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------|----------------|
| | |  | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p><u>2nd Submission</u> I am in support of the BRG submission on LPS and keeping the P2 zoning for Banjup resource zone.</p> <p>I am not in support of developments (commercial nor housing) on top of the Jandakot Water mound in the P2 zone.</p> <p>The bushland is key to our oxygen supply. There are large amounts of degraded lands around Perth to build on. Therefore, it is not necessary to destroy existing bushland to accommodate for the population growth.</p> | |
| 167 | Name & Address withheld, Bull Creek | I am interested in commercial subdivision with community services at the corner of Armadale Road and the East side of Tapper Road. | <p>Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150. No further changes are recommended in response to this submission.</p> |
| 168 | Name & Address withheld, Beeliar | <p>Part 1 - Page 6 image - please let us know where the address of this photo so we can go past it. - Page 19 - We support the environmental measures listed. page 45 - agree with point 1 to explore additional uses. page 45 point 2. We agree with this point however in reality we feel this is not the current direction the zone is heading with unsightly truck yards and shipping containers dotting up everywhere. You speak of maintaining the character of the rural lifestyle; however, we do not see any character in our areas. We feel the Wattleup area in particular is going downhill at a fast rate.</p> <p>Regarding Rural Living: We feel there should be a clear buffer between what's industrial and what's rural otherwise the rural blocks are not going to be attractive to anyone who wants to buy one. At present the look of the areas are devaluing the rural blocks. We believe the document lacks any real definition of the character you speak of for Rural Living areas as we have no idea right now what that is.</p> | <p>Noted The draft Local Planning Strategy identifies a potential tightening of quasi-industrial land uses in the rural zone to protect the character. It is agreed that there are opportunities to promote the area, and the draft Strategy identifies a need to better differentiate the rural and rural living areas from industrial areas to promote a unique character for the area, and to articulate what that character is.</p> <p>With regards to subdivision, the Local Planning Strategy must be consistent with the State Planning Framework which shows this area as remaining rural.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>Regarding this quote in the suburb's pages for Beeliar - "There was a desire from many landowners to have the opportunity to subdivide, however, any further subdivision is restricted by the EPP buffer, and in accordance with Perth and Peel @3.5million the area must remain rural." Our comment: We are disappointed that we are being held back to subdivide, even by half making minimum of 1acre blocks as many of us have two houses already on our properties. We do not see as a huge on the environment or anything else. Additional comments: There is a huge opportunity awaiting the council to brand the Russell Road Market Garden area as a go-to for local produce. You presently have: Eggs Flowers Strawberries and other produce Multiple nurseries Allow the rural residents to create produce or services to participate in this as a weekend destination for families. Create signage for each end of the street, promote it locally, encourage participation. There's plenty of scope here to build upon.</p> | |
| 169 | Name & Address withheld, Banjup | <p>In general, I totally agree with keeping the area Rural, however I have some concerns: The area in general has been treated very poorly over the 30 plus years I have been a resident I feel-just my personnel thought. The area in general is continuing being eaten into by large land development companies, this does not seem to be able to be governed or controlled and that the small land holder generally misses the opportunity to profit. How does the area of the Water mound change? Currently it appears that people in the area do not get much for the rates charged, lucky to get the verges mowed twice a year, which in turns spreads weeds like double-gees and caltrop throughout the area. What incentives will be offered to the residents of the area, we are facing tighter and tighter conditions like watering only 2 days a week from our bores, total area being declared a bush fire prone area: all eroding all possible lifestyle opportunities like growing your own vegies and adding building costs etc.</p> <p>If you do keep your block treed you face the likes of Western Power having trees too close to the power lines, even though they are not over your boundary line. Then you have council fire rangers with little actual</p> | <p>Noted Comments regarding constraints and challenges in the area are noted and will be considered upon review of the local planning scheme and associated local policy framework.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>experience making you remove trees that are not necessary because they read the Bush Fires Act a certain way. Fire break inspections are not consistent putting residents at risk. If the Council is truly concerned that the area is Bush Fire Prone area, why are they not pushing for underground power to the area, along with better management of the road verges.</p> <p>Roads in the area would be best to say average with some being dangerous like the section of Gibbs Road between Beenyup and Tapper Road, there are no markings an on a wet night is not safe as the road is like a snake. On some nights the area is treated as racetrack, but nobody is really concerned except for the residents, you only have to look at the marks on the roads or hear the cars to know there is a problem. Why do the residents of the area have to pay for poor management of water resources by all levels of government, you all blame climate change and yes I believe it is changing, but we are draining all of the areas that hold water that percolates down to the water table? A prime example of this is when you drive down the Forrest Highway the large drains that the highway crosses over drain water out to the ocean all year long, even during summer, these drains should be controlled. This also goes to the areas being drained in the Metro area, giving the water a chance to get to the water table. Next the government will put a tax on the rainwater we collect, sounds silly but it was talked about a few years ago. Parts of the area are not able to get the NBN and are not earmarked to get it we have to go Satellite, no scheme water or sewer, very little public transport. I do like living in the area but feel like nobody actually wants us here.</p> | |
| 170 | Nizam Uddin Bhuiyan, Stalker Rd, Gosnells | We wish the City of Cockburn would allow us to develop the area at the corner of Armadale Road and the east side of Tapper Road to use the land better, allowing more job opportunities and community improvement. I am a ratepayer for one of the properties in this area. | <p>Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 171 | Morshedul Hasan, Gretel Way, Willetton | Being a rate payer, I want my property (3 Tapper Rd, Banjup) to be subdivided into residential or commercial or mixed zoning (R-Codes). I am the shareholder of the title owner (AlHikmah Pty Lt & Attaqwa Pty Ltd). | Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150. No further changes are recommended in response to this submission. |
| 172 | Name & Address withheld, Bellevue | I want my property (3 Tapper Road, Banjup) to be subdivided into high density residential or commercial or mixed zoning (R-Codes). I am the shareholder of title owner (Alhikmah Pty Ltd & Attqwa Pty Ltd). | Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150. No further changes are recommended in response to this submission. |
| 173 | Peter O'loughlin, Jandakot Rd, Treeby | In regard to the letter that was sent to us and you asked us for an opinion of future thoughts for development or sub division of properties in our area, we are happy to continue as we are at the above address and think that we need to keep the acreage properties so they do not have an adverse effect on the Jandakot mound, we use our ground water for drinking and general use for the past 26 years and find that our water quality is still very good, sub division of these areas could have a negative effect on the groundwater, we need to keep the bushlands to protect the water below, could you please keep us up to date with the government decision on what they intend to do in the future. | Noted Support for retention of the current subdivision requirements to protect bushland and groundwater is noted. |
| 174 | Name & Address withheld, Jandakot | I do not support the overall vision as my address 47 Boeing Way is directly impacted by the airport. We have Amazon, Marley spoon and Urbanstone/ Schaeffer on the back of our property. We need special consideration in the report on what is happening to us. Skotsch Road received this due to development happening around them and they were only affected only by future school and housing. Impact on our lifestyle and amenity is far greater. Whatever was to happen on our property wouldn't make any difference with development already done on the other side of the fence as far as the water protection is concerned. | Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 175 | Name & Address withheld, Orange Grove | We like to see some rezoning so that the Taper Road property can be developed at least partially without compromising the environment. | <p>Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150. No further changes are recommended in response to this submission.</p> |
| 176 | Nik Pavik, Henderson Rd, Munster | <p>In the council's letter to me dated 21 Sept. 2022 it states that MANY landowners would like the opportunity to subdivide. This is an understatement. In my discussions with many of my neighbours I found that they were all in favour of subdividing their properties. It is very disappointing that our shire council is not supportive of our wishes and simply state that it can't be done because the EPA and WAPC won't allow it. This is a ridiculous position for Cockburn Council to hold in light of the acute lack of housing in every capital city in Australia and the resistance to the WAPC infill program throughout the Perth metropolitan area. This ever-increasing pressure for housing in the metropolitan area will mean that our rural properties which are only 20km from the CBD will inevitably be rezoned in the future. Why wait? These small rural lots are not large enough for viable farming operations. Much larger acreages are required to return enough to support a family and turn a profit now than it was 20 or 30 years ago because of ever increasing costs of diesel, fertilizers, chemicals, transport, labour, etc. etc. In the interim it is very important that we are allowed to diversify our land use to return a supplementary income in light of the increasing cost of living and current inflation. Allowing us to use our properties for purposes such as storage would help alleviate the many financial pressures we currently face. Storage does not negatively impact the environment in any way whatsoever, which makes it a very compatible use for the area. Many thousands of acres have already been set aside for the environment, stretching from Kardinya to Mandurah. We purchased our property to use and make a living and profit from, not to satisfy others ideological positions.</p> | <p>Noted It should be noted that consultation on the draft Strategy does indicate that some landowners support retention of the rural zoning.</p> <p>The range of permissible uses for the rural zone will be examined in detail through the future review of the local planning scheme and will be subject to consultation.</p> <p>The matters raised are addressed in the City's response to Submission No. 5. No further changes are recommended in response to this submission.</p> |
| 177 | Salman Azhar, Seville Way, Aubin Grove | We are interested in the residential or commercial subdivisions at the corner of Armadale Road and the East side of Tapper Road. | <p>Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150. No</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | further changes are recommended in response to this submission. |
| 178 | Trevor Verran, Coonadoo Crt, Jandakot | <p>We have resided at our 5.6-acre property in Coonadoo Court which joins onto Jandakot Road for over 31 years since March 1991. We moved in with a young family of 3 children ages 2, 5 and 7 envisaging a lifelong rural lifestyle. For many years we enjoyed a rural lifestyle that included walking a horse, family bicycle rides and jogging along Jandakot and Solomon Road. We now have 4 grandchildren of these ages and unfortunately, they will not get to taste the lifestyle their parents once had. Our northern rear boundary fence is the airport boundary and up until 6 years ago there was a dense bush buffer between our boundary and the airport runways and living behind the airport was barely noticeable. All the bush behind our rear fence has now been cleared and at night we now see the airport lights from our house. There is now development behind our boundary fence at the airport. Stockland's Treeby development is to our south on Jandakot Road. We have been boxed in. I read the recommendation to the council in 2017 following the consultation analysis in disbelief which appeared to be biased, preconceived before consultation and against the wishes of most residents in the area. The rural amenities we once had are irretrievably gone and it is not possible to restore rural amenity levels. Making such a recommendation is playing with people's lives. The only way forward is to rezone our long-gone rural retreat. The Cockburn officers produced a biased report in 2017 in respect of the rural Vision survey and come up with perverse recommendations. Our life in retirement is now in limbo, having signed an option agreement with Stockland in 2017 to sell our property subject to rezoning which expired and now have an option agreement in place with Aigle Royal to sell which expires in 2024. We are disappointed that the Cockburn officers can play with people's lives in this way. We have reviewed the strategy paper and it is disappointing that the City does not provide a clear vision for the portion of Jandakot identified as a planning investigation area. The Strategy seems to suggest that the area should be retained as a rural precinct, and this is not good planning given:</p> <ul style="list-style-type: none"> • the recent development of the adjoining Calleya Estate; | <p>Noted The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission.</p> <p>It should also be noted that the impact on the groundwater mound does not only relate to groundwater quality, but the impact on levels that would result from vegetation clearing, and the impact on wetlands which are interconnected to the groundwater mound.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| | | <ul style="list-style-type: none"> • upgrades to Jandakot Airport, which includes a business park; and • the proposed wave park near Kwinana Freeway on Prinsep Road. <p>We also note the Jandakot land is only 2.5kms from Cockburn Central. We support future subdivision and urbanization for the following reasons:</p> <ul style="list-style-type: none"> • Aigle Royal's spring survey has confirmed that there are no rare or endangered flora on the land (PGV Environmental, November 2020); • 80% of the Jandakot land is classified as “cleared” “degraded” and “completely degraded” (PGV Environmental, November 2020); • Compared to other sites on the urban fringe, the Jandakot area can be developed with minimal environmental impact; • The Jandakot land adjoins a range of existing employment centres; • The land is only 2.5km from Cockburn Central (designated strategic centre); • Consistent with the objectives of Metronet – the land is only 2.5km from Cockburn railway station; • The land is in close proximity to schools, Fiona Stanley Hospital, Murdoch University and other facilities; • There are servicing efficiencies compared to development on the urban fringe; • Location of the Jandakot land supports delivery of sustainable urban development; • Urbanisation of the Jandakot land will assist in meeting demand for housing within proximity of existing services and infrastructure; and • In relation to the Jandakot Groundwater Mound, compared to existing special rural land use, we believe that urbanisation poses no greater risk to groundwater. | |
| 179 | Name & Address withheld, Brabham | We are interested in the residential or commercial subdivisions at the corner of Armadale Road and the East side of Tapper Road. | <p>Noted The matters raised are addressed in the City’s response to Submission No.’s 11 and 150.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 180 | Name & Address withheld, Jandakot | I do support the overall vision proposed It good for build-up country WA keep up with growing population and increasing demand for employment and infrastructure such as transport, housing supply. | Noted |
| 181 | Zakaria Solaiman, Stidwell St, Canning Vale | I am writing about the property at 3 Tapper Road, Banjup (corner of Armadale Road and Tapper Road). This property is so close to all facilities that should be high-density residential and commercial (R-Codes) subdivision with eco-friendly development. | Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150. |
| 182 | Name & Address withheld, Southern River | We are interested in the residential or commercial subdivisions at the corner of Armadale Road and the East side of Tapper Road. | Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150. |
| 183 | Name & Address withheld, Willetton | We are the shareholders owner of the property at 3 Tapper Road, Banjup, are interested in subdividing the area. We want to propose a high-density residential, commercial or Mix zoning (R-Codes) subdivision with Eco-friendly development. We want to follow the City of Cockburn to plan for well-designed open spaces, parks, and water features, managing sustainable water, energy and other resources addressing the increasing demand and climate change. | Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150. |
| 184 | Name & Address withheld, Piara Waters | We are interested in the residential or commercial subdivisions at the corner of Armadale Road and the East side of Tapper Road. | Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150. |
| 185 | Name & Address withheld, Wattleup | Your strategy to want to PROTECT RURAL is long gone, I live on Pearse Road, Wattleup, 47 years ago when we bought our block in Wattleup it was already totally cleared of trees and bushland and the area was truly RURAL and nice and quiet, you could hear the birds, an occasional tractor or a vegi truck would go by and we had a lot of friends that were market gardeners, they have all long gone. I now live on a two lane hwy 70KPH and the rat race starts at 5am in summer a bit later in winter, if I try to get out of my driveway at 6:30am I have to wait for someone to give way to me as the traffic is backed up to 3 or 4 properties. This is the same in the afternoon from about 2:30pm to 6pm. As for turning right out of Pearse Road you have no chance during | Noted The matters raised are addressed in the City's response to Submission No. 5. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>these times unless you take very big risks, there have been many accidents there and many deaths. So, you're saying this parcel of land is RURAL? The area and the traffic demands has changed but to be still calling this RURAL I just don't agree with this, planning wise you need a round-a-bout on the corner of Russell Road and Pearse Road, also traffic calming on Pearse, Mortimer, Collis and Lorimer Roads. There are a few properties with young children as the school bus has started up again. But only 3 or 4 families the majority would be older many pensioners so the disadvantages of being older in rural are: 1. No public transport for when you can no longer drive. 2. Preparing your rural (no longer rural property for the fire season you need to pay someone for firebreak, clearing and dry patches, and tree limbs that might be in the way of bushfire trucks. These people charge at least \$45 per hour so it is expensive business protecting "the rural character values by residents" What character, amenity and environmental values? You mention you are investigating measures to improve vegetation retention - such as incentives - Like what are you doing to give us TREES, SHRUBS that we have to pay someone to plant and then pay to water them as we will be using our electricity to pump the water to water them. What about our restrictions on water usage? Facilitate and promote innovating agriculture suitable for the areas lot sizes and water license allocations How is this supposed to happen when if your land is not already cleared - you are not allowed to clear enough to plant anything. Ask any resident who has tried to sell their land!!! when Council says NO more clearing, so they are stuck. When they can no longer manage what they have. I went to one of the pop-ups and found no answers to any of these questions, only finished up with more questions. Why does this tiny area need to stay rural when it was very rural and truly market garden area, the market gardens are gone mainly due to the great land management of Latitude32 when the land was scathed bare from the railway line to power Avenue and Wattleup Road to Dalison Ave, no trees, no sand stripped. At the pop-up a buffer sone was mentioned, I want to know what is the postage stamp size area buffering, is it the nuclear sub marines at garden island or the totally ridiculous cement works emissions that have been created by the City</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| | | <p>of Cockburn local planning strategy and metropolitan region schemes WA Govt Planning Strategy - REALLY. Over the road from my house there are hundreds of acres of trees in the Beeliar Regional area - Note over the road is Beeliar = To the north of Russell Road you have Thompsons Lake which is hundreds of acres of trees, and we are the BUFFER ZONE???? SO: We have the metropolitan region scheme (MRS) and City of Cockburn draft local planning scheme, has anyone from these EVER go and look at the suburbs they have created - I don't think so - would they live there?? To create these new suburbs they scour the land, remove the sand (altering the whole landscape) and build tiny houses that are 2 inches apart I wonder do they put windows on the side of these they would be useless you are not going to get any breeze. Hence you are building NOT BoXES which will need aircon, no room for any trees, so does the Council come along and plant street trees - YES- But they are not leafy trees they are the size of shrubs that don't even cast a shadow. So you have turned acres of leafy rural land into housing deserts - where the Council comes along and puts mulch here and there (we don't get any?), footpaths (we don't have any), useless street trees, a little open area here and there and of course there is a new one coming up South of Rowley Road same system - Nothing new - you call this planning and our little area has to save the world. Open your eyes and go and have a good look you are creating disaster. Finally, I would like to have the opportunity to do with my property as I wish and for it not to be RURAL. I don't see why this tiny piece of land is RURAL. The real character of RURAL has long gone. I would love to be part of the big discussion of the feedback, and I am available any time.</p> | |
| 186 | Salzar Rahman, Dirk PI, Willetton | I want my property (3 Tapper Road, Banjup) to be subdivided into high density residential or commercial or mixed zoning (R-Codes). I am one of the shareholders of title owner (Alhikmah Pty Ltd & Attqwa Pty Ltd). | <p>Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150.</p> |
| 187 | Name & Address withheld, Jandakot | I believe that the planning investigation areas in Jandakot should be changed to urban as our land within this area is surrounded on all four sides by either urban or industrial developed precincts. | <p>Noted The matters raised are addressed in the City's response to Submission No. 18.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <ol style="list-style-type: none"> 1. We have urban (R20 and above) directly across the street from us. 2. We have the Cockburn East industrial area to the south of us 3. The Treeby Estate with close to 4,000 developed houses less than a kilometre away and in the resource zone with a dual lane highway (Jandakot Road) to the north with the Urban Stone site now fully cleared and in the process of being redeveloped. 4. This leaves a small pocket of land where we are situated, with a rural zoning that is incompatible with the surrounding areas. 5. We have a contaminated site adjacent to our land and a bore that has not been used for generating potable drinking water for public use for more than 10 years. The water has been found to have toxic chemicals including arsenic and is therefore not suitable for human consumption. 6. I don't support the "Rural Living" theme from the TPS 3 as the rural amenity is non-existent with all the development taking place around us. 6. The Thornlie-Cockburn Link that is currently under construction is less than a kilometre from our land. it is in an ideal location to provide much needed housing close to the rail and road network. Kwinana Freeway is also less than a kilometre from our land and is ideally located in the vicinity of Fiona Stanley Hospital, Murdoch University and the soon to be constructed wave park in Prinsep Road. 7. Our land connects to the already constructed infrastructure namely Berrigan Drive, Pilatus Road and Jandakot Road to name a few. Housing could be constructed within walking distance to the new Metronet train station which has been promised to the public. This land is in the ideal location to meet all the characteristics of a liveable neighbourhood. 8. Our land lends itself to be a financially sustainable community utilising available infrastructure. Concerning open spaces and areas of natural vegetation, they can be retained within the new greenfield urban precincts that can be created right on our doorstep. 8. No endangered flora or fauna has been identified on our land. | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>9. Our land is less than or around 100 metres from a local shopping centre.</p> <p>10. All the services for gas, power and water are already available on site with minimal expense.</p> <p>11. Urbanising our land would be the most useful way of utilising the available land for higher density housing as it fits in with the state planning policy for liveable neighbourhoods.</p> <p>12. Rezoning our land to urban would be the most appropriate direction to take as it would tie in seamlessly with the urban zones on either side of our land and makes the best use of land that is in short supply.</p> | |
| 188 | Name & Address withheld, Southern River | We are interested in the residential or commercial subdivisions at the corner of Armadale Road and the East side of Tapper Road. | <p>Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150.</p> |
| 189 | Name & Address withheld, Banjup | I don't agree, I would like to be able to subdivide my Banjup property in the future | <p>Noted The matters raised are addressed in the City's response to Submission No. 11.</p> |
| 190 | Name & Address withheld, Banjup | <p>I support ways to protect the rural lifestyle, character and amenity valued by residents and oppose any form of subdivision. I would like to know more about incentives for vegetation protection measure. I already protect habitat for fauna and would like to continue to do so. I already plant local area natives on the property and would like to further investigate vegetation protection measures. I fully support the idea of incentives. I fully support the expertise and knowledge of the Cockburn Council that provides information to local landowners on how to protect the natural environment to continue. I Advocate for the WA Government to do a technical study of the Jandakot Groundwater Protection area for more insight on how it works and its relationship to the wetlands. Cockburn Council Representatives have said that many old banksias have died due to the lowering of the water table due to pumping of groundwater. Our ancient (some are 400 years old) melaleucas are under threat. I want to to retain the existing rural zoning to ensure that local flora and fauna have the opportunity to be retained. These 2-</p> | <p>Noted Support for protecting rural lifestyle and environmental values in Banjup is noted.</p> <p>The draft Strategy suggests possible incentives for vegetation retention will be explored in the future, with various potential options available.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>hectare properties in Banjup are significant for their conservation and landscape values. The diverse combinations of wildlife that live and depend on these areas makes Banjup unique and worthy of protection. Natural areas like that of Banjup helps to cool temperatures in surrounding regions store carbon, mitigate local flooding, soil loss and pollution. Banjup also plays an essential role in the health of the urban community. The tranquillity and beauty of natural areas helps reduce stress and improve wellbeing by providing perfect places of nature. Banjup is highly valued for its banksia woodlands and wetlands which provide a range of important habitats for wildlife. These wetlands and rural properties in Banjup are a legacy for future generations and should be preserved. (Some of this information is from posters at Shirley Balla Swamp). Cockburn needs to be a city of diverse landscapes and retaining the rural lifestyle of Banjup is important.</p> | |
| 191 | Name & Address withheld, Beeliar | <p>The strategy outlines some positive directions for the City, which we commend. We have some comments on the document, which are summarised below.</p> <p>P10 Ecological connectivity also requires consideration of the role of rural land. Measures to protect and enhance connectivity through rural areas, including targeted incentives to increase vegetation cover on private lands within ecological linkages may help to encourage vegetation restoration and should be investigated.</p> <p>Comment: This is a very good point. The role of private rural land in ecological connectivity across the City of Cockburn is an important one. Targeted incentives to, keep, maintain, restore, and increase vegetation cover on private lands would be a worthwhile program (e.g., increasing the scope and resources for grants such as the biodiversity conservation grant program).</p> <p>P11 Russell Road and Rowley Road provide important east-west connectivity and access to existing and future industry and employment. They require enhancements to improve safety and active transport</p> | <p>Supported, in part</p> <p>The following changes are recommended in response to the comments made:</p> <ol style="list-style-type: none"> 1. Comments regarding the character of rural areas are noted, and it is recommended that p15 be amended to refer to the environmental values of rural zones, as highlighted in other sections of the draft Strategy. 2. Reword references to the area being used primarily for agricultural purposes, to clarify that some areas of land were not cleared and remained bushland. 3. Clarify on p15 that 'most' of the City's 'Rural' zone is within the EPP buffer (note that there are not large areas |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>amenity, whilst minimising impacts on the surrounding environment and land uses. Perth and Peel @ 3.5 Million identifies Rowley Road as a future Primary Distributor and State Road, as part of the Fremantle to Rockingham Controlled Access Highway and acknowledging its connectivity to Latitude 32.</p> <p>Comment: Only Rowley Rd is identified in the WA Department of Planning Report for Kwinana Intermodal Terminal – Review of Terminal Options (Sep 2009) and Perth and Peel @ 3.5 Million as a future Primary Distributor and State Road, while Anketell Rd (not Russell Rd) is identified as an important secondary freight road. It is important to note that the Report for Kwinana Intermodal Terminal – Review of Terminal Options (Sep 2009) stresses that ‘it is expected that the bulk of truck traffic into the area’ would not come via Russell Rd, as pressure on Russell Rd needs to be alleviated (p.29, 2009). Nor does Perth and Peel @ 3.5 Million identify Russell Rd as providing important East-West connectivity and access to existing and future industry and employment. Notably, the South Metropolitan Peel Sub-Regional Planning Framework (Plan 7, p.49, 2018) does not in any way identify Russell Rd as either a primary or secondary freight road. Instead, it clearly identifies Rowley Rd and Anketell Rd. It is also important to note that there is no regular public transport access anywhere on Russell Rd on the western side of Thomsons Lake, including no public transport providing access to either Aubin Grove station or Cockburn Central from the Western side of Thomsons Lake, and that TransPerth has no plans for this.</p> <p>P15 Rural Areas: The City of Cockburn has a proud history of market gardening and rural land use, which over time have been replaced by urban development.</p> <p>Comment: Rural areas, according to this section, are either cleared or occur within the Kwinana Air Quality buffer, which is not the correct characterisation. Rural areas have a variety of uses and characteristics, including naturally occurring Banksia and Tuart (Eucalyptus</p> | <p>outside the buffer within the ‘Rural’ zone, those areas outside the buffer are within the ‘Rural Water Protection’ zone).</p> <ol style="list-style-type: none"> 4. Update 9.1.1 (Part 2) to remove reference to good access to transport services in the rural zone. The point made here is that access to the area is relatively good given its location in the Perth metropolitan area, however lack of public transport access is noted. 5. Figure 36 to be updated to clarify the light green areas is the ‘rural’ zone. 6. Agreed that ‘Aboriginal Heritage sites’ should be removed from the category called ‘Other constraints’ and should not be depicted as a ‘constraint’. It is recommended that this be removed put in its own heading of Aboriginal Heritage. 7. Add references in text to figure 40 and 41. 8. Add locally native species planted as roadside vegetation. 9. Add references under ‘rural placemaking’ to post and wire rural fencing being used to create a unique rural identity. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>gomphocephala) woodlands (both federally listed Threatened Ecological Communities, TECs), and contribute to important ecological linkages within the City, conserve habitat, and form an important buffer between Latitude 32 and the internationally significant Ramsar wetland of Thomsons Lake. Given the weighting in this document on environmental responsibility, for example, the first theme is 'environment', and its objective is 'Our city will protect and enhance environmental values and the diverse natural landscape, promote sustainability, and respond to a changing climate', it is important to acknowledge the existence and the roles these bushland properties contribute to within the City. This should be added succinctly to this section.</p> <p>P15 The City's 'rural' zone is within the Kwinana Air Quality buffer and has been identified within Perth and Peel @3.5million to remain rural primarily for this reason.</p> <p>Comment: This statement is incorrect. A very large proportion of properties are actually outside the Kwinana Air Quality buffer.</p> <p>P18 11. Maintain the 'Rural' zone as an important transitional area between environmental assets and other land uses.</p> <p>Comment: An important point, that could be briefly reflected in the section "Rural Areas" above on P15.</p> <p>P19 1.3 Identify measures, including possible incentives, to improve vegetation retention in the City's rural zones, particularly in areas that form part of an identified ecological corridor.</p> <p>Comment: This is a good point: the point regarding rural zones being part of ecological corridors could be briefly added to the section "Rural Areas" above on P15.</p> | <p>10. Reword section regarding the 'market gardening history' to refer to a 'rural history' which includes market gardening and bushland conservation.</p> <p>11. Correct error in 14.3.1 (Part 2) to refer to rural development on the <u>eastern</u> (not western side) side of Latitude 32 still has planning merit and as a result remains supported.</p> <p>In response to other comments the following points are noted:</p> <ul style="list-style-type: none"> • References to fragmentation of land in the rural zone refer to subdivision of land, which is what occurred in the area to establish the current pattern of landholdings. • It is considered that the draft Strategy otherwise adequately recognises the environmental values of the City's rural zone, noting there is not an intent to zone the area 'Conservation'. Therefore, it will be reasonable to provide for a range of rural uses for the land. • It is not considered necessary to add Kwinana Air Quality Buffer boundary to the map as this may be subject to change and the current version should be referenced. • Russell Road is not identified as a future regional road because it is already |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>P21 Maintain the existing extent of 'Rural' zoned areas as an interface between sensitive environmental areas and 'Industrial' land uses and support a rural lifestyle character and amenity for these areas.</p> <p>Comment: Agreed. This is an important point.</p> <p>P30 10.1 Facilitate and promote innovative agricultural uses such as 'protected farming' that are viable and suited to the land capability and lot sizes of the City's 'Rural' zone.</p> <p>Comment: Agreed but noting that this type of activity could be limited to already cleared land, and not involve clearing of woodland habitat, such as federally listed TECs, as this would change the rural character of the area and reduce the role of the area to serve as a buffer between Latitude 32 and Thomsons Lake. That is, not all agricultural uses are compatible with some of the environmental values that the plan reflects, e.g., many agricultural uses require vegetation and habitat clearing, so instead, the use of already cleared land should be encouraged for such purposes rather than clearing existing vegetation.</p> <p>P120 9.1.1 'Rural' zone, Beeliar and Munster This area was cleared and established as a rural area in the 1960s...</p> <p>Comment: This is incorrect. The area was not 'cleared and established as a rural area in the 1960s...'. Many of these properties remain as natural Banksia and Tuart woodland, both TECs. In addition, a number of these landowners are Land for Wildlife members, which indicates the high-quality habitat on the properties and several landowners in this area have received multiple Biodiversity Conservation Grants from the City of Cockburn, which acknowledges their work in conservation and protection of habitat.</p> <p>P120 .. The landholdings became more fragmented in the 1970s, and the area was subsequently used primarily for agricultural uses, including flower growing and market gardening until 2000.</p> | <p>reserved as an 'Other Regional Road' under the MRS.</p> <ul style="list-style-type: none"> Background information within Part 2 is considered relevant to understand and acknowledge the uncertainty regarding the future direction of the area. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Comment: This is incorrect. If indeed the 'rural' zone is in light green in Figure 36, then a large proportion are still composed of Banksia-Eucalyptus woodland, providing significant habitat, conservation values and ecological connectiveness.</p> <p>P121 Figure 36. Comment: Please clarify which colour refers to the 'Rural' zone. Also, please add the Kwinana Air Quality Buffer boundary to the map.</p> <p>P120 The majority of this area is located within the Environmental Protection (Kwinana) (Atmospheric Wastes) Policy (Kwinana EPP).</p> <p>Comment: There is a large proportion of properties that do not fall within the buffer zone. The section should more explicitly reflect this.</p> <p>P120 These uses have the potential to impact negatively on rural amenity and character through vegetation clearing, visual impacts of structures and stored items, heavy vehicle movements and noise impacts.</p> <p>Comment: Agreed. Clearing vegetation, including indirect clearing through clearing by neglect (via addition of livestock for example) is an issue in this area.</p> <p>P120 The area has been subject to some uncertainty, with the Draft Outer Metropolitan Perth and Peel Sub-regional strategy (2010) identifying the area as 'Urban Expansion Area', with the final document then identifying the area to remain 'rural'.</p> <p>Comment: This is incorrect, irrelevant, and produces uncertainty in the final document for people living in this region. It is not the history of the draft of the Outer Metropolitan Perth and Peel Sub-regional strategy (2010) that is significant, but rather its final outcome that is significant. To include comments on the history, and various versions, of drafts</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>produces uncertainty and invites drafts of other draft reports to be recounted (e.g. FRIARS, etc.), which is unhelpful and the very thing that generates uncertainty.</p> <p>P120 Perth and Peel identifies the following key planning framework principles that are relevant to the City’s rural land:</p> <ul style="list-style-type: none"> • Retain land for agriculture and food production. • Limited support for new rural residential development, with the emphasis on areas currently zoned for the purpose. <p>Comment: Yes, but also please note that Perth and Peel also acknowledges that: “Rural living: is an umbrella term used to describe a range of zones that provide for low density residential uses in an estate or precinct generally characterised by a grouping of lots in the order of one to 40 hectares. Rural living zones include those named rural living, rural retreat, rural residential, special rural, rural smallholdings, rural conservation, and landscape conservation.” Note: rural conservation and landscape conservation. This plan should acknowledge that the rural area of Cockburn provides conservation and ecological linkages values which are values that the plan elsewhere places high importance on.</p> <p>P121 The soils in the Rural zone have a moderate to high capability for a range of horticultural uses. Yellow and orange coloured Spearwood soils cover 98 per cent of the Rural zone. These soils are well suited to horticulture and have a low phosphorus leaching risk.</p> <p>Comment: Please provide a reference for this statement that these soils have a low phosphorus leaching risk. Also, please add a quantification. Given the proximity to several important wetlands (Thomsons and Banganup), and Thomsons being a Ramsar wetland of international importance, further development of horticultural use in this area could erode the ability for the area to serve as a rural buffer zone to Thomsons Lake, degrade water quality, increase the nutrient available to invasive species, and enhance breeding conditions for midges.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>P121 The Rural zone has good access to labour, roads, transport services, telecommunications, electricity, gas, agricultural service providers...</p> <p>Comment: This rural zone actually has very limited to no access to public transport services. For example, there is no regular bus service at all in the area, not even along Russell Rd, that enables people to take a bus to the nearest train station.</p> <p>P123 State Planning Policy 2.5 'Rural Planning' (SPP 2.5) aims to "protect and preserve Western Australia's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values".</p> <p>Comment: The SPP2.5 acknowledges the aims "to protect and preserve... and landscape values." However, the section on rural areas has mainly focused on economic values, ignoring other values. Please update to bring in line with SPP 2.5.</p> <p>P124 Other Constraints</p> <p>Comment: Please do not put Aboriginal Heritage sites into a category called 'Other constraints'. This is heritage that we all should be proud of, and not a 'constraint' on some form of development or production of fast cash. Adding it here in this manner (between 'composting facility' and 'gas pipeline') speaks volumes about how Aboriginal heritage is valued, and not in a positive manner. Heritage has a section – please add the information there.</p> <p>P124 Environmental values</p> <p>Comment: Environmental values extend further than simply providing a transition between Latitude 32 and wetlands. This section is an opportunity to briefly highlight the work undertaken by the City of</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Cockburn (via biodiversity grants, planning schemes and policies) and private landholders in conserving and protecting bushland areas. Retaining these bushland properties i) protects two TECs and the habitat associated with these TECs, ii) contributes to the broader ecological corridors iii) and forms a rural buffer between Latitude 32 and the Ramsar wetland. It is prudent to add this important information here.</p> <p>P124-125 In considering an appropriate model scheme zone for the current 'Rural' zone, the following are relevant: ...</p> <p>Comment: To align with other plans, and this current one, consider adding to these points:</p> <ul style="list-style-type: none"> • The rural buffer between Latitude 32 and a Ramsar wetland • Conservation of bushland habitat • Contribution to ecological corridors across the City. <p>Figure 40, Figure 41</p> <p>Comment: These figures are not referred to in the text.</p> <p>P125 For the new Scheme careful consideration will be given to whether uses such as 'storage' can be managed appropriately to protect rural character and amenity and environmental values, such as through controls within the Scheme or local planning policy, setting out setbacks, screening, vegetation retention etc, to allow this use to be undertaken in a sensitive way.</p> <p>Comment: As outlined in minutes of the ordinary Council meeting minutes 13 May 2021, storage cannot be managed appropriately in the rural zone (e.g., west of Thomsons Lake) for the following reasons:</p> <ol style="list-style-type: none"> 1. Proposals to undertake storage would not comply with the South Metro Peel Sub-Regional Planning Framework March 2018. 2. Such proposals would not meet 14 of the objectives outlined under Schedule 2 part 9 of Clause 67 Matters to be considered by local | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>government under the Planning and Development (Local Planning Schemes) Regulations 2015-Deemed Provisions.</p> <ol style="list-style-type: none"> 3. Storage proposals would not meet the strategic objectives of the zone (and area) as set out under the City of Cockburn’s Draft Local Planning Strategy as adopted by Council under Item 14.2 of the 8 October 2020 Ordinary Council Meeting. 4. They would not comply with the City of Cockburn Town Planning Scheme No. 3 (TPS3) including the aims of the scheme. 5. Such storage yards would not align with the objective of the rural zone under TPS3, which is; ‘to provide a range of pursuits which are compatible with the capability of the land and retain the rural character and amenity of the locality’. 6. Such uses should be located in Latitude 32, a designated industrial zone, so no to conflict with rural amenity. To allow storage facilities outside the immediate area of Latitude 32 would both undermine the viability of Latitude 32 as well as very significantly erode the rural character that is valued by the community. 7. Storage would erode the area’s ability to effectively serve as a rural buffer between Latitude 32 and the internationally significant Ramsar listed wetland of Thomsons Lake and the wetland system (Beeliar Regional Park). 8. Storage would irreversibly change the rural character of the area in a manner that is inconsistent with the planning framework. <p>P129 The roadside vegetation pattern and naturalness varies, with some areas containing remnant bushland and mature trees, and other areas characterised by exotic species including Ficus’, Queensland box trees, and palms that in some cases have been planted as street trees.</p> <p>Comment: Please add locally native species planted as roadside vegetation. Many residents have tried hard to use native street trees.</p> <p>P313 In conjunction with the community, the City will investigate ways to better delineate rural areas, and to support and enhance the</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>character and distinctiveness of these areas. As an example, public art and signage could be used to create a unique rural identity.</p> <p>Comment: Typical rural fencing (such as CCA post and rail) can delineate an area, while serving an important function.</p> <p>P313: This could also provide an opportunity to reflect the City’s market gardening history as part of this placemaking.</p> <p>Comment: In addition, it is also an opportunity to reflect the hard work of conservation of bushland in the area too.</p> <p>P178 This planning objective to protect the sensitive environmental wetlands through a precinct of rural development on the western side of Latitude 32 still has planning merit and as a result remains supported.</p> <p>Comment: Is this an error? Is this supposed to be ‘eastern side of Latitude 32’?</p> | |
| 192 | <p>Rowe Group Newcastle St, Northbridge</p> <p>(on behalf of ECP Acquisitions)</p> | <p>We refer to the City of Cockburn draft Local Planning Strategy, which is currently being advertised for comment. We act on behalf of ECP Acquisitions 7 Pty Ltd, ECP Acquisitions 8 Pty Ltd, and ECP Acquisitions 9 Pty Ltd in relation to Lots 3, 6, 7, 512, 509 Dean Road and Lot 139 Berrigan Drive, Jandakot. These landholdings are (collectively) identified in the Draft Local Planning Strategy as ‘Planning Area D - Glen Iris Golf Course’.</p> <p>We note the commentary within the draft Strategy in relation to our client’s land and acknowledge that it is consistent with our client’s future intent for the land. We therefore confirm our client’s support and agreement to the references and commentary under ‘Planning Area D – Glen Iris Golf Course site’ as reflected in the draft Strategy.</p> <p>Our client’s landholdings are the subject of a Scheme Amendment proposal and a Structure Plan proposal. Through the process of</p> | <p>Support</p> <p>It is agreed that this connection is highly desirable, particularly to address the bushfire risk. It is therefore recommended that ‘Planning Area B - Jandakot / Treeby Planning Investigation Area’ include an additional action (3) under Planning Direction 5 as follows: <i>‘Future development of the area is to include investigation into the provision of a new road connection between Dean Road and Lakes Way for local connectivity, bushfire safety and public transportation improvement purposes.’</i></p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>consultation in relation to the Scheme Amendment and Structure Plan, we have been made aware of a desire from both the City and the local community for the provision of an additional vehicular connection between Dean Road and Lakes Way. Although a connection in this area is not required for the purposes of the future development of our client's land, it is nonetheless a desirable connection in a broader context and in particular would assist existing residents east of our Client's land.</p> <p>We note that 'Planning Area B - Jandakot / Treeby Planning Investigation Area' recognises the identification of this area as a 'Planning Investigation Area' by the Western Australian Planning Commission in the 'Perth and Peel @3.5million – Planning Investigation Areas Update - May 2022' document. We suggest that the Planning Strategy includes a suitable notation recognising the desire for the future development of this area to include the provision of a new road connection between Dean Road and Lakes Way. This could be included as an additional comment in Section 5 of the table on page 39, either as a continuation of sub-item 2, or as a new sub-item 3.</p> | |
| 193 | Name & Address withheld, Jandakot | <ol style="list-style-type: none"> 1) I can only comment on the small area I live in, others in this area have been impacted differently. I am sandwiched between Urban stone development on one side, the airport development and a two-lane highway that is now Jandakot Road. I believe change has to happen as our communities grow, but it must take the people that are impacted into account also. 2) The infrastructure in the area has increased dramatically over the last ten years to support urbanisation. It is no longer the rural oasis it once was. Hospitals, schools, transport, industries and leisure facilities and all within a close distance to the beach. 3) I believe many surveys have already been done in the area regarding flora and fauna and they haven't found anything endangered. 4) Regarding the water mound. We are a very small area on the edge of the other infrastructure in the area. At present owing to large | <p>Noted</p> <p>The matters raised are addressed in the City's response to Submission No. 18. No further changes are recommended in response to this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| | | <p>gardens as we all have in this area lots of fertilisers, chemicals and herbicides are probably being used. We also have Jennels Catteries and Heavy industries. Maybe sewage would be a better option.</p> <p>5) If Cockburn us to grow especially in the current downturn in economy, it needs more residents to support the local businesses.</p> <p>6) We have been told that the government were going to make a decision on what changes were to be made in this area. We have been in limbo for several years now which has affected people's lives, in some cases dramatically. Please don't just look at maps. Come and check out the area before you make a decision. I think with creative mindful planning this area could be of great value to the overall community.</p> | |
| 194 | Md Rajaul Islam, Hainsworth Ave, Girrawheen | <p>I would like to take the opportunity to say thank you to city of Cockburn for hard work and trying your best to improve our local residential lifestyle and give sustainable environment for our future generations. As a taxpayer, I am giving my feedback below for your consideration I do support new strategy for future planning and development in Cockburn which will impact not only local area but also will play an important role in the socio-economic development of the metropolitan. On the other hand I really surprised how come this specific property (3 Tapper Road) keeping it as is. City of council taking rates and bills every year from owners of land, owners are not asking about any benefits even vegetation incentives. Isn't that fair to propose and include this property for residential or commercial zoning with terms and conditions if owners preserve exact amount of water land? I do support and agree overall new future planning and development in this area. But I disagree for not inclusion of 3 Tapper Road property during subdivision. This property can be commercial or high-density residential zoning area due to straight opposite of shopping centre and very close public transport access points. Depending on zoning, council can generate more revenue from taxpayers and contribute to local and national economies. On the other hand all tax payers get rewards for paying taxes to council over the years. That's why i believe it would fair judgement for both parties tax payers and city of council. Important issues, opportunities</p> | <p>Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| | | <p>and action: Both parties, owners and council are responsible to preserve exact amount of water land and other required areas. Both parties can come up with agreement for redevelop further plans this specific area and RE zoning as per council policy and procedures. Owners should not only be responsible paying taxes and preserving that area. So there is an opportunity to create fantastic viewing place with informative signage, small groups exercise area with some exercise instruments or barbecues with sitting arrangements etc. for local residents and public.</p> | |
| 195 | Name & Address withheld, Hammond Park | We are interested in the residential or commercial subdivisions at the corner of Armadale Road and the East side of Tapper Road. | <p>Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150.</p> |
| 196 | David & Kylie Bailey, East Churchill Ave, Beeliar | <p>21 November 2022 "Create a high quality and lovable urban environment that supports a thriving City that attracts more people to live, work, and invest". Imagine Cockburn Council allowing all of this from zoning our properties accordingly. My family of 6 consists of teenagers, young adults, my husband and myself. We live on a one-acre former market garden property and have done so for 18 years. I respect the history of the market gardens but in this area of one-acre Beeliar properties the market gardens are just that.... history! Cockburn has now developed more than just market gardens and the advantages and lifestyle of working from home should not just be limited to vegetation retention. Give residents the acreage to live our best life, encourage working from home with more opportunities for work, invest in our future with subdivision. Cockburn cement is looking at surplus land along the north - western boundary is looking at purposes for light industrial purposes. I propose if this is granted that we should also be granted the same use for our land being in such close proximity as each other. It would provide certain residents to have a more work/life balance lifestyle. Bringing opportunity to our land. With working from home being now encouraged by government within Australia it would be wonderful to see forward vision extended throughout our community. My children are 20, 18, 15 and 13 years of age. My older boys are</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 20.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| | | <p>starting to watch the property market. It has been discussed on many occasion the opportunity to build alongside the family home. Subdivision would be in line with Cockburns vision for growth. People deserve the choice if they choose to utilise that choice is personal. In the 18 years we have resided at this property I have seen a quite a few re-zoning classifications. What they have all included is being extremely limited as to the use of our land. Yes, we are located in the buffer zone. This is always the reasoning behind council to reject any further developement of the property. We have endured much pollution over the years. Cockburn council and EPA, after having endured many years of protest from the community regarding pollution, now assure the residents this will no longer be an issue. Being within a buffer zone should no longer be our penalty! It's now time to let us develop our land if we choose. As a resident on the one-acre property we have always been limited to opportunity with our land we cannot subdivide We cannot work on our property We are limited to size and structure of building on our property At the end of the day having acreage of any size is a lifestyle but at the moment not having flexibility to utilise our land it feels more like a lot of maintaining with no benefits. "Create a high quality and lovable urban environment that supports a thriving City that attracts more people to live, work, and invest". These are Cockburn Councils words. Make them a reality and give us something special. Make Cockburn different.</p> | |
| 197 | Name & Address withheld, Perth | <p>We write in relation to various Lots located on Jandakot Rd, Boeing Way and Coonadoo Ct, Jandakot designated as a "Planning Investigation Area" in the Sub Regional Framework. In support of urban zoning, we would make the following points:</p> <ul style="list-style-type: none"> a) A spring survey - has confirmed no rare or endangered flora on the land (PGV Environmental, November 2020); b) 80% of the land is classified as "cleared" "degraded" and "completely degraded" (PGV Environmental, November 2020); c) Compared to other sites on the urban fringe, the area can be developed with minimal environmental impact; d) The land adjoins a range of existing employment centres; | <p>Noted The matters raised are addressed in the City's response to Submission No. 18.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| | | <ul style="list-style-type: none"> e) 2.5km from Cockburn Central (designated strategic centre); f) Consistent with the objectives of Metronet – 2.5km from Cockburn railway station; g) Proximity to schools, Fiona Stanley Hospital, Murdoch University and other facilities; h) Servicing efficiencies compared to development on the urban fringe; i) Location supports delivery of sustainable urban development; j) Urbanisation of land will assist in meeting demand for housing within proximity of existing services and infrastructure; and k) In relation to the Jandakot Groundwater Mound, compared to existing special rural land use, urbanisation poses no greater risk to groundwater. | |
| 198 | Name & Address withheld, Hammond Park | We are interested in the residential or commercial subdivisions at the corner of Armadale Road and the East side of Tapper Road. | <p>Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION | | | | | | |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------|------------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 199 | Element, St George's Tce, Perth (on behalf of Perron Group) | <p>Perron has a significant interest in the success of the City's economy, the future growth potential of the City and the maintenance of a network of activity centres within the City that are designed and located to meet the needs of the community. As such, Perron is pleased to provide this submission on the draft LPS and trusts that the feedback below will assist the City in progressing the LPS and establishing an appropriate planning framework to guide future land use and development outcomes within the City.</p> <p>As the intended primary strategic planning document for the City over the next 15 years, the LPS is a significant opportunity to establish a strategic context for decision making that can drive positive change in the City. Noting this, our submission outlines items within the LPS which Perron support and items which Perron would like to see further investigation undertaken and/or amendments made in the interests of ensuring a strong economy and network of activity centres over the next 15+ years.</p> <table border="1" data-bbox="506 852 1444 1420"> <thead> <tr> <th data-bbox="506 852 577 1091"></th> <th data-bbox="577 852 1272 1091">Perron Submission on draft LPS</th> <th data-bbox="1272 852 1444 1091">Level of Support/ Objection/ Request Further Investigation / Amendment</th> </tr> </thead> <tbody> <tr> <td data-bbox="506 1091 577 1420">1</td> <td data-bbox="577 1091 1272 1420"> Local Commercial and Activity Centres Strategy Part 2 of the draft LPS states that the Local Commercial and Activity Centres Strategy (LCACS) has been reviewed as part of the preparation of the LPS and that the existing activity centres hierarchy is largely still relevant. However, it appears that a contemporary Needs Assessment has not been published as part of the LPS suite of documents that are currently being advertised to demonstrate how this has been determined. Informing the LPS with a contemporary Needs Assessment is consistent with the approach articulated in draft State Planning Policy 4.2 (SPP 4.2). </td> <td data-bbox="1272 1091 1444 1420">Request Further Investigation</td> </tr> </tbody> </table> | | Perron Submission on draft LPS | Level of Support/ Objection/ Request Further Investigation / Amendment | 1 | Local Commercial and Activity Centres Strategy Part 2 of the draft LPS states that the Local Commercial and Activity Centres Strategy (LCACS) has been reviewed as part of the preparation of the LPS and that the existing activity centres hierarchy is largely still relevant. However, it appears that a contemporary Needs Assessment has not been published as part of the LPS suite of documents that are currently being advertised to demonstrate how this has been determined. Informing the LPS with a contemporary Needs Assessment is consistent with the approach articulated in draft State Planning Policy 4.2 (SPP 4.2). | Request Further Investigation | <p>Noted</p> <ol style="list-style-type: none"> <li data-bbox="1467 316 2083 986">SPP 4.2 states that a Needs Assessment 'may be prepared in support' of a local planning strategy. The strategy was drafted prior to the preparation of the draft SPP 4.2 being released and given that it does not propose any changes it is considered reasonable to prepare needs assessments as required as part of the review of the Local Commercial and Activity Centre Strategy (LCACS). This will also enable that information to be available for consultation, whereas to undertake further work at this stage would require further consultation of the draft LPS, delaying its adoption, which is undesirable. However, it is recommended that the actions relating to the review of the LCACS be modified to reference the requirement for a Needs Assessment to support the review. <li data-bbox="1467 1026 2083 1257">Noted. However, the proposed amendment to the Structure Plan for Lots 114, 123 and 123 Wattleup Road, Hammond Park is being considered by the WAPC at the time of writing this report. The review of the LCACS will consider the outcome of this. <li data-bbox="1467 1297 2083 1426">The 'scale/scope' of the project does not refer to the priority of the project, rather it refers to the anticipated scope of the project and resources and stakeholders |
| | Perron Submission on draft LPS | Level of Support/ Objection/ Request Further Investigation / Amendment | | | | | | | |
| 1 | Local Commercial and Activity Centres Strategy Part 2 of the draft LPS states that the Local Commercial and Activity Centres Strategy (LCACS) has been reviewed as part of the preparation of the LPS and that the existing activity centres hierarchy is largely still relevant. However, it appears that a contemporary Needs Assessment has not been published as part of the LPS suite of documents that are currently being advertised to demonstrate how this has been determined. Informing the LPS with a contemporary Needs Assessment is consistent with the approach articulated in draft State Planning Policy 4.2 (SPP 4.2). | Request Further Investigation | | | | | | | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions



| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION | |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | <p>Providing an up to date Needs Assessment will strengthen the draft LPS with respect to the existing activity centre hierarchy and will clearly demonstrate the need for the four identified changes¹ to the existing centres hierarchy in the LCACS. An up-to-date Needs Assessment is considered to be essential to inform the approach to activity centres identified in the LPS.</p> <p>We understand there is a risk of updating the LCACS after the LPS has been finalised as the findings of the Needs Assessment may identify changes to the activity centre hierarchy which are different to those identified in the draft LPS. This will create inconsistencies with the LPS, which is intended to be the primary strategic planning document for the City over the next 15 years.</p> <p><i>To ensure that a robust assessment of the existing hierarchy has been completed to inform the LPS, Perron requests that the City undertake and, publish for public comment, an up-to-date Needs Assessment.</i></p> | | <p>required to implement the action. In this case the review of the LCACS was identified as a high priority, to be undertaken in the next 0-5 years. However, upon reconsideration it is considered that the scale of the project should be 'medium', as it is an action that will affect several stakeholders and business units within the City. It is therefore recommended that this be amended.</p> <p>4. No expansion of activity centres is proposed by the draft Strategy. The activity centre map delineates land that has an existing commercial zoning but has been developed for residential land uses (annotated as 'currently residential'). This has created confusion that these are existing residential zoned areas that are proposed to be rezoned to a commercial or centre zoning, thereby expanding the centre, however this is not the case. It is recommended that this be clarified by changing the legend/annotation on the Activity Centres map to state 'existing commercial zoned area currently developed with residential land uses'.</p> <p>5. Support for proposed reclassification of Cockburn to a Strategic Metropolitan Centre is noted.</p> <p>6. The draft Strategy does not identify a new Neighbourhood Centre in the north-east,</p> |
| 2 | <p>No Additional Neighbourhood Centres</p> <p>The draft LPS notes that many Neighbourhood Centres within the City are currently underperforming and that there are no additional Neighbourhood Centres required (based on current residential zoned land, including within structure plan areas).</p> <p><i>Perron strongly supports the City's position that there are no new additional Neighbourhood Centres required. This supports Perron's position with respect to the proposed amendment to the Structure Plan for Lots 114, 123 and 123 Wattleup Road, Hammond Park.</i></p> | Support | | | |
| 3 | <p>Local Commercial and Activity Centres Strategy</p> <p>Perron supports the need to update the LCACS to identify and define the activity centres within the City, articulating their role, function and growth expectations to help protect this network into the future. Perron suggests that this Strategy include minimum land use mixes and floor space caps for each centre. However, as noted at Item 1, there should be a robust, up to date Needs Assessment completed first to inform the activity centre hierarchy.</p> <p>Perron also supports the need for the LCACS to include a framework to guide the exercise of discretion for commercial uses and proposals for centres, including what is expected of</p> | Support Subject to Amendment | | | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions


| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>proponents in demonstrating they address the criteria; and identifying triggers for the requirements.</p> <p>Protecting the existing network of centres and supporting their long-term viability for the benefit of the community is critical to ensuring the City prospers in the long term and the LCACS plays an important role in this respect, hence the need to ensure that any hierarchy review is robust.</p> <p>The LPS suggests that an update to the LCACS is a 0-5 year priority despite the scale/scope of this being 'low'. <i>Perron respectfully requests that the City elevate the priority of the update to the LCACS to 'High' given the ongoing risk to the viability and performance of existing centres from both new out of centre proposals and from existing centre expansion proposals that do not align with the current activity centres hierarchy (for example the recent proposal to amend the Structure Plan for Lots 114, 123 and 123 Wattleup Road, Hammond Park).</i></p> | | <p>rather it flags a potential need for an additional centre in the future to be explored through the review of the LCACS. It is agreed that this need would require justification through a retail Needs Assessment. The proposed modifications are supported to make this clear, including the following:</p> <p>Rename clause 5.1.1 'Potential additional neighbourhood centre - northeast' to '5.1.1 Potential additional local/neighbourhood centre - northeast'; and add the following commentary: <i>An additional centre in the northeast will need to be justified through a Needs Assessment, demonstrating whether a new centre is required and whether this be designated as a Local or Neighbourhood Centre. Any additional centre will need to respond to the needs of the community without negatively impacting the City's hierarchy of centres.</i></p> <p>Modify Part 1 'Planning Area B: Jandakot/Treeby Planning Investigation Area' 'Planning Direction 6.0' to reference the need for a Needs Assessment as follows:</p> <p><i>Appropriately sized and located centre to meet the needs of the community, based on a <u>Needs Assessment</u>.</i></p> <p>7. See response for 2 above.</p> <p>8. It is agreed that a new centre in this location would require a Needs</p> |
| 4 | <p>Activity Centres Map – Appendix B</p> <p>We have reviewed the Activity Centres Map included at Appendix B of the draft LPS. We note that there are a number of parcels of land identified in the Activity Centres Map for inclusion in activity centres that are not explicitly discussed in the draft LPS or the draft LPS background material, this implies that these activity centres are expanding to include additional land.</p> <p>Some of the most notable of these include:</p> <ul style="list-style-type: none"> - Significant additional land to be added into the existing Local Centre near the corner of Boyd Crescent and Cockburn Road in Hamilton Hill (identified as a Local Centre) (refer to the below extract); | Request Further Investigation and Amendment | | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <div data-bbox="689 248 1003 596" data-label="Image"> </div> <p data-bbox="602 619 1238 671">- Additional land at the Hamilton Hill Shopping Centre on Rockingham Road (refer to the below extract):</p> <div data-bbox="689 683 1016 1046" data-label="Image"> </div> <p data-bbox="602 1067 1211 1120">- Additional land at the Forrest Road Shopping Centre (refer to the below extract):</p> | <p data-bbox="1514 248 2078 715">Assessment as part of the justification, and it is recommended that the draft Strategy be updated to reference this. It is also agreed that for consistency all references to a potential centre in Latitude 32 should state 'local/neighbourhood' as this would need to be determined in the event that a centre is identified as being required. It is not considered necessary to state that the centre is to be of a limited size to only support the daily convenience needs of the employees of the Latitude 32 area, as this would be determined through the Needs Assessment.</p> <p data-bbox="1469 756 2063 850">9. Support for maintaining and protecting the existing extent of 'Industrial' zoned land is noted.</p> <p data-bbox="1469 892 2078 1326">10. At this stage it is considered reasonable for the draft Strategy to flag the potential negative impact of bulky good showrooms in centres, and to state that they are '<i>generally</i> unsuited to the walkable catchment or the core of activity centres...' The local planning scheme review will determine an appropriate range of land uses for centres in further detail, supported by a local planning policy for centre – these will be subject to consultation whereby specific feedback can be provided on the framework for such uses.</p> <p data-bbox="1469 1367 2056 1428">11. The draft Strategy acknowledges the impact of retail uses in industrial areas on</p> |

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <div style="text-align: center;">  </div> <p data-bbox="602 616 1209 667">- Additional land at the Beeliar Village Neighbourhood Centre (refer to the below extract):</p> <div style="text-align: center;">  </div> <p data-bbox="602 1078 1238 1129">- Additional land at the Calleya Local Centre (refer to the below extract):</p> | <p data-bbox="1514 245 2085 815">centres, as follows: <i>It is also important that industrial zones do not accommodate uses which are primarily oriented to retail sales and which are more appropriately located in centres. This is because allowing these uses in industrial areas has the potential to compromise the viability of centres which is undesirable.</i> No further changes are considered necessary to acknowledge this issue, and the local planning scheme review will determine an appropriate range of land uses for centres in further detail, supported by a local planning policy for centre – these will be subject to consultation whereby specific feedback can be provided on the framework for such uses.</p> <p data-bbox="1469 855 2085 1155">12. There is no proposed elevation of the Phoenix Centre, however of note is that there is an existing ‘development approval for extension of the centre that has been ‘substantially commenced’ and can still be actioned. Any new development proposals would be subject to the requirements of SPP4.2 to ensure that the centre remains a ‘district centre’.</p> <p data-bbox="1469 1195 2074 1289">13. Support in relation to the proposed actions associated with Stock Road central are noted.</p> <p data-bbox="1469 1329 2051 1428">14. The proposed ‘Planning Direction’ for the former Glen Iris Golf course site is very high-level and refers only to achieving an</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION | |
|-----|--------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | |  <p>Whilst we understand that activity centres should be multifunctional, catering for a wide range of appropriate land uses including residential, Perron are concerned that the inclusion of additional land in Centre zones, as shown in the Activity Centres Map will enable the expansion of additional retail (particularly Shop) land uses as 'P' permissible land uses on these additional parcels of land where they are in single ownership and/or can be acquired and consolidated. This may potentially facilitate future retail development at a scale that elevates the role and function of the particular centre beyond its identified place in the City's hierarchy through new supermarket development (or similar). This has the potential to negatively impact on the role and function of other centres without the opportunity to examine this impact where the land uses are permissible.</p> <p><i>Perron requests that the rationale for additional land in these Centres be carefully reviewed and the potential consequences of these changes understood in relation to the permissibility of retail uses. Perron rejects the notion that these Centres need additional land in the manner shown given the potential for these additional parcels to accommodate future retail development. Notably draft SPP 4.2 provides that higher density housing can be immediately adjacent to (rather part of) activity centres to support the non-residential functions of the centre.</i></p> | | <p>appropriate land use interface with existing residential land uses. It makes no reference to appropriateness of future land uses (residential or otherwise) therefore it is not considered appropriate or necessary to include the need for justification for non-residential uses as an action associated with the Planning Direction. At the time of writing this report the proposed Scheme Amendment and structure plan for the former Glen Iris Golf course site are being considered by the WAPC whereby such matters are being considered.</p> <p>15. Noted. It is recommended that the role of Cockburn Central West be articulated in the draft Strategy through the inclusion of the following text under 'Planning Area H: Cockburn Central Activity Centre' and under Section 5.2 in Part 2, in line with the Cockburn Central Activity Centre Strategy: <i>Cockburn Central West will deliver complementary uses to the town centre including high density residential development (with targets identified), offices, education and government offices, integrated with regional recreational aspirations</i>'. It should be noted however, that the existing structure plan for Cockburn Central West does allow for retail development.</p> |
| | | 5 | <p>Reclassification of Cockburn to a Strategic Metropolitan Centre</p> <p><i>Perron support's the City's proposed reclassification of Cockburn to a Strategic Metropolitan Centre. Perron believes</i></p> | Support | <p>16. It is considered that the draft Strategy adequately highlights that the Gateways Precinct is the focus for retail uses. The</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | <p><i>that this is a positive outcome as it provides new impetus for the land surrounding Cockburn Gateway to fulfil a strategic employment role which will strengthen Cockburn Gateway's retail role and function.</i></p> | <p>frame area is subject to existing structure plans/zonings which provide for a range of uses, and to specify that retail and entertainment uses are not permitted is not appropriate as there is some existing discretion to consider a variety of uses. The proposed Action 7.1 '<i>Undertake an analysis of the frame area of the Cockburn Central Activity Centre to determine its future role</i>' will explore this matter, and no further changes are recommended.</p> <p>17. Support noted for the identified focus of Cockburn Central East towards commercial services and/or light industrial.</p> <p>18. Statements regarding a 'greater relationship to Beeliar Drive' are taken from the Cockburn Activity Centre Strategy. However, the contents of the adopted amended Gateways Structure Plan are noted, and it is recommended to ensure consistency that the following statement be deleted from Section 5.2 (Part 2): '<i>Future objectives for the centre recognise the benefits in building a greater relationship to Beeliar Drive, as evidenced by the main street and night-time (food and beverage) orientated activity node.</i>' However, it is recommended that references to the precinct as being 'an important gateway site both for access into the activity centre and for visual connections for passing trade...and a key focus is how the shopping centre better connects with its</p> |
| 6 | <p>Potential Additional Neighbourhood Centre – Northeast</p> <p>In the absence of a contemporary Needs Assessment, we query the rationale for the identification of a new Neighbourhood Centre in the northeast.</p> <p><i>As such, Perron respectfully request that the wording in the draft LPS be amended to articulate that:</i></p> <ul style="list-style-type: none"> • <i>Firstly, there is a need to demonstrate whether a new additional centre is required using an up-to-date retail Needs Assessment; and</i> • <i>Secondly, should a centre be required at this location, the Needs Assessment must demonstrate whether this be designated as a Local or Neighbourhood Centre.</i> <p><i>The LPS should premise that the size of any new additional centre in the northeast be determined subject to appropriately demonstrating that the size of the centre meets the needs of the community without adversely impacting other existing or proposed centres hierarchy of the City.</i></p> | Request Further Investigation and Amendment | | |
| 7 | <p>Potential reconfiguration of the Hammond Park Local Centre</p> <p>As outlined in our submission on the proposed Structure Plan amendment for Lots 114, 123 and 125 Wattleup Road, Hammond Park, Perron strongly objects to the proposed reconfiguration of the Hammond Park Local Centre where it results in any increase to the shop/retail floorspace of the development and/or any change to its classification as a Local Centre.</p> <p>The recently advertised Structure Plan amendment proposed the reconfiguration of this centre in a manner which would enable its development with shop/retail floorspace of a scale generally associated with a District Centre.</p> <p>The LCACS identifies the projected demand for convenience retail floorspace at Hammond Park as being between 736m² – 1,227m² by 2026. <i>The LPS should be amended as Hammond Park is to remain a Local Centre.</i></p> | Object | | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>8 Potential Neighbourhood / Local Centre – Latitude 32</p> <p>We note that there are some discrepancies in the draft LPS with respect to the nature of the new centre proposed for Latitude 32.</p> <p>The heading at Section 5.1.2 refers to a 'Neighbourhood Centre', whilst the text at Section 4.4.4, the table in Section 5.1 and the text in 5.1.2 refers to a 'Local Centre'.</p> <p>In the absence of a contemporary Needs Assessment, Perron query the rationale for the identification of a new centre in the Latitude 32 industrial area. Perron expects any new centre within Latitude 32 to be of a limited size to only serve the immediate daily needs of employees of the Latitude 32 area and not to be an attractor which brings visitors into the area from neighbouring suburbs.</p> <p><i>The LPS should reflect the need to demonstrate whether a new additional centre is required using an up-to-date Retail Needs Assessment and clearly articulate that the centre is to be of a limited size to only support the daily convenience needs of the employees of the Latitude 32 area.</i></p> | <p>Request Further Investigation And Clarification</p> | <p>surroundings and contributes to a vibrant activity centre core' be retained, as the precinct does form part of a broader Activity Centre. As outlined under 16 above, it is considered that the draft Strategy adequately highlights that the Gateways Precinct is the focus for retail uses and no further changes are recommended in this regard.</p> <p>19. Support for restricting out-of-centre development to protect the centres hierarchy and viability is noted.</p> <p>20. Support for an Economic Development Framework noted.</p> |
| | | <p>9 Maintain and Protect the existing extent of 'Industrial' zoned land</p> <p><i>Perron strongly supports the need to protect priority industrial land for industrial land uses and to prevent inappropriate out of centre development, including bulky goods showroom development occurring on industrial land which can erode the use of industrial land for employment generating uses. Perron therefore support bulky goods showroom land uses becoming a discretionary or prohibited use in the City's Industrial zones.</i></p> <p>As noted in the draft LPS, the City should have a clear framework for considering discretionary uses in Industrial zones to ensure that the use of industrial land is not eroded into the future.</p> | <p>Support</p> | <p>21. Support for the proposed Cockburn rapid transit corridor is noted.</p> <p>22. The evidence-based approach is intended to assist with exercising discretion in a way that is transparent for developers and the community. The requirements of SPP4.2, including Needs Assessments and Impacts test will apply as required by the State Planning Framework, and no changes are considered necessary to reflect this.</p> |
| | | <p>10 Bulky Goods Showrooms are Evolving</p> <p>The draft LPS notes that bulky goods retailing is unsuited to the walkable catchment, or the core of activity centres given their size and car parking requirements, low employment densities and need for freight vehicle access and therefore there is a need to provide guidance within a local planning</p> | <p>Request Amendment</p> | <p>23. As above.</p> <p>24. Support for Structure Plans to be subject to Design Review (where appropriate) is noted.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--|-------------------------------------------------------------|
| | | | | 25. Support for preparation of a Tourism Strategy is noted. |
| 11 | <p>Opportunities for Non-Industrial Land Uses in Industrial Areas</p> <p>The draft LPS notes that the City should provide opportunities for non-industrial land uses in industrial areas, where appropriate.</p> <p>Perron doesn't object to allowing non-industrial land uses in industrial areas which legitimately support the Industry zone. Perron also acknowledges the need for flexibility in the planning controls to enable unanticipated land uses that evolve due to changing technologies (or similar).</p> <p><i>However, Perron strongly objects to shop/retail land uses being contemplated in industrial areas where these are not contained within an identified Local Centre. Industrial areas can quickly transform into quasi retail areas where retail floorspace is unrestricted. In considering non-industrial land uses within industrial areas whereby the proposed land use includes shop/retail floorspace, it should also be necessary to demonstrate the need for the development and any impacts on the retail hierarchy of the City through an Impact Test as set out in draft SPP 4.2. This will ensure that non-industrial uses will not jeopardise the long-term intent of the industrial area and/or the existing centres hierarchy of the City.</i></p> | Request Amendment | | |
| 12 | <p>Phoenix Shopping Centre</p> <p><i>Perron requests that any expansion at the Phoenix Activity Centre be appropriately limited to office/commercial uses rather than additional retail uses which could elevate the role of the centre and/or undermine the existing centres hierarchy. This should be clearly articulated in the LPS. It also demonstrates the need to update the LCACS as a priority</i></p> | Support Subject to Amendment / Clarification | | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION |
|-----|--------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| | | | <i>(along with the associated preparation of a new Local Planning Policy to implement the LCACS hierarchy and framework).</i> | |
| | | 13 | <p>Stock Road Central</p> <p><i>Perron supports the City's approach to clarifying that there is no identified need for a centre at Stock Road Central to ensure that the existing activity centres hierarchy of the City is not undermined.</i></p> | Support |
| | | 14 | <p>Planning Area D: Glen Iris Golf Course Site</p> <p><i>Perron requests that the list of matters for consideration in relation to the land use and development of the Glen Iris Golf Course site be expanded to require a clear rationale and need for any non-residential floorspace (where proposed) given that non-residential floorspace is not identified as being required in this location in the LCACS or the draft LPS.</i></p> <p><i>Perron also suggests that any proposal for non-residential floorspace be required to identify and quantify impacts on other centres and the activity centres hierarchy.</i></p> | Support With Amendment |
| | | 15 | <p>Planning Area H: Cockburn Central Activity Centre</p> <p><i>Perron supports the need for Cockburn Central to accommodate office and commercial space that is of a scale and design that will attract high quality strategic employment uses. Office and commercial uses of a strategic employment scale are needed if the vision for Cockburn to be a Strategic Metropolitan Centre is to be realised. It is important that retail and entertainment uses be limited to the Gateways Retail Precinct so as to not jeopardise medium to longer term opportunities for the development of office and commercial uses of a scale necessary to attract high quality strategic employment uses in the area and/or which may adversely impact on the role and function of the Gateways Retail Precinct.</i></p> <p><i>We note that the draft LPS doesn't contain any specific reference to Cockburn Central West (CCW). We understand the CCW area is planned primarily for commercial and residential uses.</i></p> <p><i>Perron requests that the draft LPS be amended to reinforce CCW as the primary location for commercial and residential uses (with a significant infill target) so that development of other uses, such as retail and entertainment do not</i></p> | Support With Amendment |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION |
|-----|--------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| | | | <i>compromise the Gateways Retail Precinct and the overall ability for Cockburn Central to be reclassified as a Strategic Metropolitan Centre.</i> | |
| | | 16 | <p>Frame Area of Cockburn Central Activity Centre</p> <p><i>Perron supports the City's initiative to undertake an analysis of Cockburn's frame area. Perron strongly supports the use of the frame area for infill residential development and/or strategic employment uses only.</i></p> <p><i>Perron notes that it is critical for retail and entertainment uses to not be permitted in the frame area as they may erode the primacy of the Cockburn Gateways Retail Precinct. This should be reflected in the LPS.</i></p> | Support With Amendment |
| | | 17 | <p>Cockburn Central East</p> <p><i>Perron supports Cockburn Central East being focused towards a diverse range of commercial services and/or light industrial rather than retail, providing for high-quality strategic employment uses and supporting the City's vision for Cockburn to be a Strategic Metropolitan Centre.</i></p> <p>As noted in the items above, it is important that retail and entertainment uses be limited to the Gateways Retail Precinct within the Cockburn Central Activity Centre as to not impact the role and function of the Gateways Retail Precinct.</p> | Support |
| | | 18 | <p>Cockburn Gateways Retail Precinct</p> <p>Perron does not support the proposed future objective for the Gateways Retail Precinct to build a greater relationship to Beeliar Drive.</p> <p>The Gateways Precinct Local Structure Plan Amendment No.1 (GPLSP) provides that:</p> <p>"the built form and public realm along the Beeliar Drive frontage is to provide well integrated, safe and legible access to a pedestrian bridge crossing that will provide mid-block access into the subject site from the north side of Beeliar Drive".</p> <p>The GPLSP does not require a "greater relationship" to Beeliar Drive beyond the extent stated in the GPLSP to facilitate legible access to the proposed pedestrian bridge. Beeliar Drive ranges from six (6) to ten (10) lanes wide at the frontage of the Gateways Retail Precinct and it is not considered appropriate to require a greater relationship to this frontage. It is also</p> | Object |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>inconsistent with the approved GPLSP. <i>For these reasons, Perron respectfully requests that these references to requiring a 'greater relationship' to Beelias Drive be removed from the LPS.</i></p> <p><i>Perron also respectfully requests that the LPS recognise the Gateways Retail Precinct as the focus for retail and entertainment uses within the Cockburn Central Activity Centre. It is not appropriate for entertainment uses to locate elsewhere in the Cockburn Central Activity Centre as this has the potential to detrimentally impact the achievement of the strategic employment and residential infill objectives for the other parts of the Cockburn Central Activity Centre. It is also likely to jeopardise the role and function of the Gateways Retail Precinct within the Cockburn Central Activity Centre.</i></p> | |
| | | <p>19 Out of Centre Development</p> <p>Perron supports the City's position on 'out of centre' development and restricting commercial uses in the 'Residential' zone (Principle – Focusing commercial uses in centres by not supporting 'out of centre' development and Action – Restrict uses which are primarily oriented to retail sales outside Commercial zones).</p> <p>Focusing commercial uses in centres is a critical element in creating a strong and vibrant network of activity centres for the City.</p> | Support |
| | | <p>20 Preparation of an Economic Development Framework</p> <p><i>Perron supports the City taking a proactive approach to the consideration of economic development opportunities by preparing an Economic Development Framework. Perron supports economic considerations and objectives being embedded in the City's decision-making process and for decision making processes to be evidence based, including land use and infrastructure planning.</i></p> | Support |
| | | <p>21 Fremantle to Cockburn Rapid Transit</p> <p><i>Perron support's the City's continued advocacy for a Fremantle to Cockburn Rapid Transit to improve public transport for all residents, improve connectivity between Cockburn Central and Fremantle and to assist in realising new infill opportunities along the route.</i></p> | Support |
| | | <p>22 Governance and Evidence Based Land Use Planning</p> | Support With |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION | |
|-----|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--|
| | | | <p><i>Perron support's the City's intention to utilize an evidence-based approach to land use planning and decision making that responds to the local planning framework and considers community benefit. This evidence-based approach includes utilising up to date Needs Assessments and Impact Tests for retail development consistent with the provisions of draft SPP 4.2.</i></p> | Amendment | |
| | | 23 | <p>Flexibility in the Planning Framework <i>Perron supports appropriate flexibility in the planning framework to respond to changes over time while ensuring the intent of this Strategy and the community's needs are considered, and provided that flexibility is applied on the basis of evidence-based planning approaches and in particular utilising up to date Needs Assessments and Impact Tests for any retail development consistent with the provisions of draft SPP 4.2. The need for evidence-based planning and up to date Needs Assessments and Impact Tests to inform the application of discretion in decision making concerning retail developments that are seeking variations with the adopted activity centres hierarchy is essential.</i></p> | Support With Amendment | |
| | | 24 | <p>Structure Plans Subject to Design Review <i>Perron supports the introduction of a requirement for structure plans to be subject to design review to ensure high-quality design outcome, particularly structure plans for activity centres.</i></p> | Support | |
| | | 25 | <p>Preparation of a Tourism Strategy <i>Perron supports the City taking a proactive approach to the consideration of tourism opportunities that can strengthen the City's economy by preparing Tourism Strategy.</i></p> | Support | |
| 200 | Klint & Lee Ullrich, Liddelow Rd, Banjup | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | | Noted See response for Submission No. 128. | |
| 201 | Name & Address withheld, Treeby | *Look at ways to protect the rural lifestyle, character and amenity valued by residents: I am not sure how you can turn back the clock on this one. The area that we live in has long lost the rural lifestyle, character and amenity that we were able to enjoy for a relatively short period. What is it that the City of Cockburn propose to do to reinstate | | Noted The matters raised are addressed in the City's response to Submissions No's. 11 and 18. | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>that- we are being choked by development- it is no longer a rural lifestyle, and we are unable to sell our properties with that attraction? *Rural Water Protection Area- how is it possible to have development to the rear boundary of the properties in our areas and tell us that we reside in a water protection area. So, it is protected at our front door but not at the back door (Lake Treeby is in a water protection area?) Following community consultation in 2017- 2018, the rural residents of Treeby made it very clear that the rural amenity of the area was long gone with the development of Calleya, which has now progressed even further with the development of Lake Treeby. Please listen to the residents of this area who have been left out on a limb and in a state of unknown for several years now. You should have protected our amenity long before now- it is too late and the only reasonable and fair strategy is to now seek rezoning of the area. We have been left in no man's land for long enough.</p> | |
| 202 | Liane Lied-Cordruwisch, Muir Crt, Banjup | <p>I am a long-term resident of Banjup. I feel fortunate to live in an amazing environment where I enjoy a unique ecosystem that does not exist anywhere else in the world. During the last 15 years, I have worked hard to protect and enhance the biodiversity on my property. The assistance of the team at the City of Cockburn Environment Department has been invaluable, and I am grateful for the advice and the grant that I received. Thank you to the Enviro Team, I could not have done it without you! There is no doubt in my mind that we all have the responsibility to look after these precious ecosystems for the benefit of future generations. Therefore, I am delighted to learn that the natural environment in Banjup is likely to be protected and enhanced as part of the proposed planning strategy. And I wholeheartedly support the plan to prevent future subdivisions and further degradation in Banjup.</p> | <p>Noted Support for retention of current zoning noted.</p> |
| 203 | Coolbellup Community Association | <p>Do you support or oppose the overall vision proposed in the Strategy? Why? The vision "to create a sustainable, healthy, connected and prosperous community" is a broad vision including many positive aspects. It's hard to disagree with it. Inclusiveness would also be welcome.</p> | <p>Noted There is an intent to review the Revitalisation Strategies and prepare Local Area Plans to identify ways to improve established suburbs, recognising the comments made.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>To what extent do you agree or disagree with the planning areas proposed? Why? As residents of Coolbellup there isn't much in here to assuage our concerns of being one of the "forgotten suburbs" of the Western Districts (Coolbellup, Hamilton Hill and Spearwood – all of which have moribund Revitalisation strategies with limited implementation and a hiatus since their expiration). The current state-level Roe 8 (West) and Roe 9 Corridor Planning Study appears to be out of sync with this strategy. Therefore, we don't have much comment other than we are pleased to see it with a proposed parks and recreation status. Are there any important issues, opportunities or actions we missed in the strategy?</p> <p>Consultation Process • Previous consultations have been "blue sky" – promising what seems exactly what we want, but as time goes on and nothing happens eventually, we are informed it is not achievable. Here's an example from the Revitalisation Strategy "3.1 Continue to support Coolbellup Shopping Centre landowners and managers in the development and upgrade of the town centre." Surveys we have viewed either undertaken by ourselves or City of Cockburn invariably mention the shops. That is because shopping centres provide social cohesion (see further point below). It is very frustrating when unachievable things are promised. We would also caution against language like this: "Coolbellup Revitalisation Strategy to be reviewed into 'Local Area Plan'</p> <p>• Ensure still meeting community needs – look at opportunities for improvements to public realm (not codings). "Public realm" is a confusing term. 50% of our "heart" is a shopping centre which City of Cockburn is not able to improve, despite the huge social capital that would be achieved through this. We understand there are commercial and governance complexities. We acknowledge that our original shopping centre has a complex strata set up with 31 separate owners and absentee landlords who are incentivised to keep their premises empty. There seems to be very little lateral thinking about what other state funding could potentially be sourced to support businesses who have been struggling through Covid and other commercial challenges.</p> | <p>The importance of centres is noted, and the draft Strategy recognises this, including the following action:</p> <p><i>Identify opportunities to collaborate with landowners and business owners of activity centres to improve amenity and functionality, as part of the preparation of Local Area Plans.</i></p> |

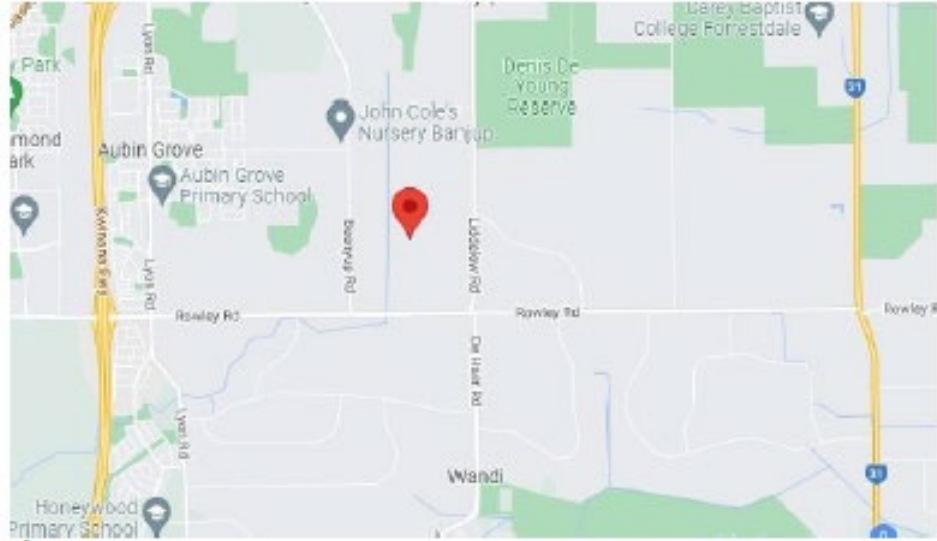
OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions


| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>For us as residents we are concerned we will lose our GPs, hairdressers, podiatrist and dentists housed in the original shops. The lack of an anchor tenant continues to threaten the centre's viability and anything that could be offered to increase its attractiveness to potential investors that City of Cockburn could facilitate would be a game changer. Our connection as a community depends on the ability of businesses to create gathering places (like MK Café). There seems to be little that City of Cockburn can usefully offer to promote investment in our suburb's centre.</p> <p>The consultation process outlined for the Strategy has been slow and has offered few meaningful opportunities for Coolbellup residents to drive or even influence its direction. We were given limited opportunities in 2017-2018 but it is difficult to keep the thread when there are long hiatuses. We understand these emanate from outside circumstances, but the principles of inclusive engagement are just not reflected in what has happened so far. We are concerned that this lack of meaningful engagement will continue. Ideally there would be ongoing involvement, collaboration and co-design with Cockburn communities. See image below – we are stuck at the inform/consult stages. We live with your decisions, and we have the right to have a seat at the decision making table alongside industry and government.</p> <p>Lack of a social policy • The primary importance that has been missed here is any consideration of a social policy. Social isolation causes many health risks. How we plan our suburbs impacts on how connected our societies can be. • In our own suburb, an important opportunity was lost when three schools were amalgamated into one. We have a community hub which is not a hub. We have Len Packham Clubroom and Reserve which doesn't really meet any of the users' needs and prioritises the needs of people living outside our suburb. It is an important venue for Aboriginal people to hold wakes to pay respects to their loved ones. We can do so much better than what we currently offer. We have a school that cannot expand. We have no place for our young people to go. We have a bifurcated centre with the shops on one</p> | |

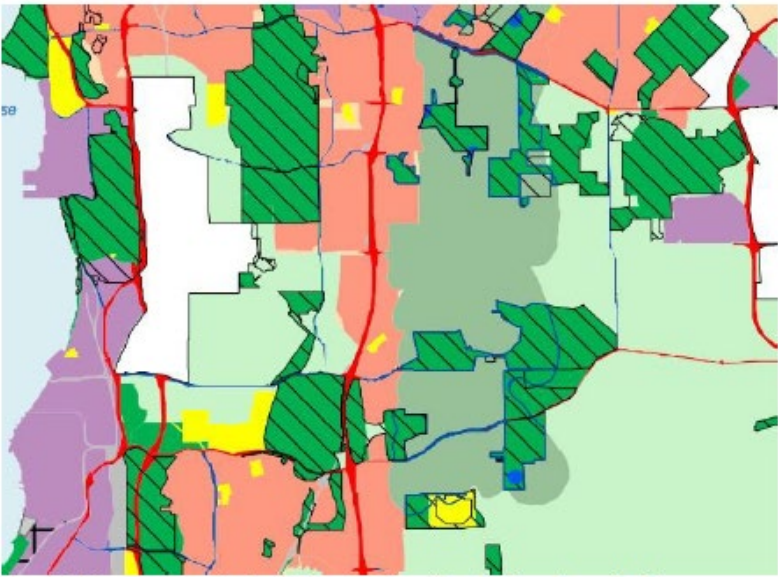

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>side of a road and the school and oval on another. From a KPI perspective a school and some sporting facilities were delivered by City of Cockburn as an asset manager, but they haven't delivered for us as residents and rate payers. Any further comments you would like to share. Residents of Coolbellup are keen to be a positive part of continuing to enhance our suburb. We really hope that City of Cockburn can upskill in how to inclusively work with us to realise our vision for "a sustainable, healthy, connected and prosperous Coolbellup."</p> | |
| 204 | BE Surveys, Thornborough Rd, Mandurah | <p>Introduction The City of Cockburn is currently advertising for public comment Local Planning Strategy (LPS) to guide the growth and development of our City for the next 10-15 years as well as protecting what the community values most. An LPS is an important planning document that assists the community in understanding of the future land use and broader direction of the City.</p> <p>The Local Planning Strategy sets out the long-term planning direction for the City and covers a 10-15 year timeframe. It is set within the context of the Town Planning Scheme but is not a statutory document. The Strategy sets out the general aims and intentions of the long-term planning of the City and covers key issues such as housing, employment, business activity, transport and public open space.</p> <p>Background Council adopted a draft Local Planning Strategy at the 8 October 2020 meeting, and it was subsequently referred to the Western Australian Planning Commission (WAPC) for certification/consent to advertise. At their meeting on 14 June 2022, the WAPC Statutory Planning Committee (SPC) certified the Draft City of Cockburn Local Planning Strategy for advertising, subject to modifications.</p> <p>As such the draft Local Planning Strategy is now being advertised for public comment until 21 November 2022. After the advertising period, the City will analyse all submissions and may propose modifications to</p> | <p>Noted Land use and development in Banjup, including the subject land, is regulated by State Planning Policy 2.3 'Jandakot Groundwater Protection' (SPP 2.3) to protect this groundwater resource, and the City's local planning framework must be consistent with SPP2.3.</p> <p>The future land supply needs of Perth (to 2031 and beyond) are identified in the Western Australian Planning Commission's (WAPC) Perth and Peel @ 3.5 million, and the underlying South Metropolitan Peel Sub-Regional Planning Framework (March 2018). These do not identify any change occurring in the Banjup locality.</p> <p>The WAPC 'Perth and Peel @3.5 million Planning Investigation Areas Update' (September 2022) outlines the State Government's commitment to undertake an integrated and whole-of-government strategic review of water and land use values in the Jandakot water protection area as a priority. This document also states the review will</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>the Local Planning Strategy. A schedule of submissions will be presented to a Council meeting for consideration, and the draft Local Planning Strategy will then be forwarded to the Western Australian Planning Commission (WAPC) for final endorsement.</p> <p>Subject Land The subject land is described as Lot 51 and is known as 458 Liddelow Road, Banjup. The site is regular in shape, and access can be obtained via both Liddelow Road and Carriage Chase. The property has a site area of 6.7851 hectares and is currently subject of a WAPC subdivision application – 1 lot into 2 (2.5833h and 4.1992 h)</p> <p>The following images (figures 1 and 2) depict the subject site and surrounding area in both street map and aerial view.</p>  <p>Figure 2</p> | <p>inform further consideration by the State Government regarding future policy settings within the broader Jandakot water protection area, including the 'Planning Investigation Area'.</p> <p>This review by the WAPC is still underway, and at this point in time (January 2023) the City has no further information regarding this matter, or what the outcome might be.</p> <p>Therefore, no proposed changes are recommended for the subject land.</p> |

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | |  <p data-bbox="517 767 611 794">Figure 3</p> <p data-bbox="506 839 913 866">Current Planning Framework</p> <p data-bbox="506 874 1424 970">The Metropolitan Region Scheme (MRS) defines the future use of land and provides the legal basis for planning in the Perth metropolitan region, dividing it into broad zones and reservations.</p> <p data-bbox="506 1010 1402 1070">The MRS area stretches from Singleton in the south to Two Rocks in the north and east to The Lakes.</p> <p data-bbox="506 1110 1435 1171">It requires local government town planning schemes to provide detailed plans for their part of the region, consistent with the MRS.</p> <p data-bbox="506 1211 1435 1310">Lot 51 #458 Liddelow Road is currently zoned “Rural- Water Protection” -” under the Metropolitan Regional Planning Scheme. (refer Figure 4 Below)</p> | |

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | |  <p data-bbox="589 831 1240 855">Figure 4 - Metropolitan Planning Scheme Zoning – "Rural -Water Protection"</p> <p data-bbox="504 895 1341 959">and has been utilised for grazing purposes and contains existing farming equipment and storage shed. (refer Figure 5 Below)</p>  <p data-bbox="573 1385 1021 1409">Figure 5 – Current Zoning – TPS #3 – Resource Zone</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Under the provisions of TPS #3, the objective of the “Resource” zone is to:</p> <p><i>To provide for the protection of the Perth Metropolitan underground water resource in accordance with the requirements of Statement of Planning Policy No. 6 published by the Western Australian Planning Commission on 12 June 1998.</i></p> <p>Table 1 – Zoning Table as contained within TPS #3 states that all Uses Classes in the Resource Zone are to refer to Note 1, which states:</p> <p>"Development and use of land is to be in accordance with clause 4.10.11"</p> <p>Clause 4.10.11 of the TPS # 3 states:</p> <p>a) <i>The use and development of land within the Resource Zone shall be in accordance with the provisions of</i></p> <ul style="list-style-type: none"> <i>(i) The relevant State Planning Policy for water.</i> <i>(ii) The relevant State Planning Policy for basic raw materials.</i> <p>b) <i>Despite the provisions of clause 4.10.11(a)(i) the Use Classes of Cattery, Dog Kennels and Poultry Farm (housed) are uses not permitted 'X' in the Resource Zone, except that a Cattery and Dog Kennels may be permitted in part of the Resource Zone in accordance with Table 6 - Additional Uses - No. AU7.</i></p> <p>c) <i>Use Classes of Plant Nursery (wholesale and retail) are to comply with Water Quality Protection Note No. 25: Land use compatibility tables for public drinking water source areas and are not permitted on lots within the Resource Zone which have an area less than 4 hectares.</i></p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>d) <i>Uses that are identified as 'incompatible' or which are not listed in Water Quality Protection Note No. 25: Land use compatibility tables for public drinking water source areas are 'X' uses in the Resource Zone.</i></p> <p>e) <i>All uses which are not listed as prohibited ('X') uses in Water Quality Protection Note No. 25: Land use compatibility tables for public drinking water source areas shall be treated as 'D' uses, unless otherwise specified in this Scheme, and shall be referred to the Department of Water and Environmental Regulation for advice and any other authority considered relevant to the application by the local government prior to the local government making its determination.</i></p> <p>Water Quality Protection Note No. 25 The Department of Water and Environmental Regulation has prepared and release a Water Quality Protection Policy Note 25 (August 2021). The purpose of the policy is to:</p> <p><i>“Provide guidance on land uses and activities within public drinking water source areas (PDWSAs) to protect drinking water quality and public health. It implements the department’s Strategic policy: Protecting PDWSAs in Western Australia and Policy: Land use compatibility in PDWSAs. It should be used to prepare and assess planning proposals in accordance with the Western Australian Planning Commission’s State planning policy (SPP) 2.7: Public drinking water source policy for PDWSAs, SPP 2.2: Gnambarra groundwater protection and SPP 2.3: Jandakot groundwater protection”</i></p> <p>The department assigned priority areas within PDWSAs to guide land use decisions. These Priority areas are based on the land planning</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>factors and water factors that exist in a PDWSA at the time. Priority areas are assigned and regularly reviewed via drinking water source protection reports (written or endorsed by the department) or land use and water management strategies (prepared by the Western Australian Planning Commission with advice from the department). These documents are developed in consultation with stakeholders for each PDWSA in the state.</p> <p>The department considers the following criteria when assigning priority areas:</p> <ul style="list-style-type: none"> • land ownership (tenure) • current and approved land uses • the current zoning in relevant planning documents • the strategic value of the drinking water source • the vulnerability of the PDWSA to contamination risks. <p>Lot 51 # 458 Liddelow Road Banjup has been classified as a Priority 2 Area</p> <p>Priority 2 (P2) areas are located over land zoned rural, such as farmland and rural residential lots. The objective in P2 areas is to minimise water quality contamination risks. Low levels of development consistent with the rural zoning are considered appropriate, generally with conditions</p> <p>The policy contains land use compatibility tables apply within PDWSA boundaries only, regardless of where lot boundaries fall. For example, if only half a property is covered by a PDWSA, only that portion of the property is affected by the land use compatibility tables.</p> <p>Draft Local Planning Strategy. The Draft Local Planning Strategy, states in summary for the Banjup area, the following:</p> <p><i>Banjup has a rural lifestyle character and is mostly zoned 'Rural Water Protection' under the Metropolitan Region Scheme (MRS) to protect the</i></p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p><i>Jandakot groundwater mound. The Jandakot groundwater mound is a drinking water resource that also supports wetlands and Banksia woodlands.</i></p> <p><i>Land use and development in this area is regulated by State Planning Policy 2.3 'Jandakot Groundwater Protection' (SPP 2.3) to protect this groundwater resource, and the City's local planning framework must be consistent with SPP2.3.</i></p> <p><i>In 2018 workshops were held with residents of this area, and this input was considered in the drafting of the new local planning strategy. We heard that many residents value the natural environment and rural lifestyle character and amenity, while others consider that There was a desire from some landowners to have the opportunity to subdivide. However, the future land supply needs of Perth (to 2031 and beyond) are identified in the Western Australian Planning Commission's (WAPC) Perth and Peel @ 3.5 million, and the underlying South Metropolitan Peel Sub-Regional Planning Framework (March 2018). These do not identify any change occurring in the Banjup locality.this has been compromised. There have also been concerns about traffic and roads.</i></p> <p><i>The WAPC 'Perth and Peel @3.5 million Planning Investigation Areas Update' (September 2022) outlines the State Government's commitment to undertake an integrated and whole-of-government strategic review of water and land use values in the Jandakot water protection area as a priority. This document also states the review will inform further consideration by the State Government regarding future policy settings within the broader Jandakot water protection area, including the 'Planning Investigation Area</i></p> <p><i>This review by the WAPC is still underway, and at this point in time the City has no further information regarding this matter, or what the outcome might be. In the meantime the City's vision for Banjup is outlined in the draft Local Planning Strategy currently out for advertising, including the following key points:</i></p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--|
| | | <ul style="list-style-type: none"> • <i>Area to remain rural as shown in the State Planning Framework, with no changes to subdivision potential, as the local planning framework must be consistent with the State Planning Framework.</i> • <i>Protection of a rural lifestyle character and amenity that is valued by residents.</i> • <i>Advocating for the State Government to undertake a groundwater technical study of the Jandakot Groundwater Protection Area to better understand how the groundwater mound works.</i> • <i>Investigation into measures such as incentives for vegetation retention to improve environmental values and ecological connectivity across the City.</i> • <i>Achieving safe and efficient road networks that are also designed as an important part of the neighbourhood environment.</i> • <i>Improving the efficiency of the City's movement network through integrated transport planning</i> • <i>Lobbying for better communications, internet coverage and forward planning for Cockburn, including strategically positioned infrastructure.</i> <p>Discussion A review of the land use compatibility tables contained within the Department of Water and Environmental Regulation has prepared and release a Water Quality Protection Policy Note 25 (August 2021) identifies the following land use/activities for lot 51 # 458 Liddelow Road Banjup as being compatible:</p> <table border="1" data-bbox="506 1193 1451 1407"> <thead> <tr> <th data-bbox="506 1193 974 1238">Landuse/Activity</th> <th data-bbox="974 1193 1451 1238">Conditions</th> </tr> </thead> <tbody> <tr> <td data-bbox="506 1238 974 1407"> Agricultural -extensive <ul style="list-style-type: none"> - non-irrigated perennial pasture, nonirrigated floriculture, dry land cropping (e.g. cereal crops) - stock grazing </td> <td data-bbox="974 1238 1451 1407"> Compatible, with conditions (6, 11) Compatible, with conditions (6, 7, 11, 19, 21) </td> </tr> </tbody> </table> | Landuse/Activity | Conditions | Agricultural -extensive <ul style="list-style-type: none"> - non-irrigated perennial pasture, nonirrigated floriculture, dry land cropping (e.g. cereal crops) - stock grazing | Compatible, with conditions (6, 11) Compatible, with conditions (6, 7, 11, 19, 21) | |
| Landuse/Activity | Conditions | | | | | | |
| Agricultural -extensive <ul style="list-style-type: none"> - non-irrigated perennial pasture, nonirrigated floriculture, dry land cropping (e.g. cereal crops) - stock grazing | Compatible, with conditions (6, 11) Compatible, with conditions (6, 7, 11, 19, 21) | | | | | | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | Agriculture – intensive <ul style="list-style-type: none"> - aquaculture (fish, crustaceans and plants) - hydroponic plant growing - orchard – fruit growing – - nursery – plant production only, excludes Garden centre - viticulture (vineyard) – wine and table grapes - olive plantation - irrigated pasture - truffle farming | Compatible, with conditions (9, 19, 23) Compatible, with conditions (6, 9, 11, 19, 23, 29) Compatible, with conditions (6, 9, 11, 13, 19, 23, 29) | |
| | | Animal husbandry – intensive <ul style="list-style-type: none"> - poultry farm – housed Animal establishment <ul style="list-style-type: none"> - apiary - cattery - dog kennel - stable - Veterinary centre | Compatible, with conditions (6, 9, 13, 19, 21) Acceptable Compatible, with conditions (6, 9, 19, 21) Compatible, with conditions (6, 9, 19, 21) Compatible, with conditions (6, 19, 21) Compatible, with conditions (1, 6, 9, 13, 19, 21, 24) | |
| | | COMMERCIAL Home employment <ul style="list-style-type: none"> - family day care - home business - home occupation - home office - Home store - Rural home business | Compatible, with conditions (2, 4) Compatible, with conditions (2, 10) Compatible, with conditions (2, 10) Compatible, with conditions (10) Compatible, with conditions (2, 10,16) Compatible, with conditions (2, 10, 16) | |
| | | EDUCATION Research/scientific study (transient) | Compatible, with conditions (13, 14, 16, 24, 30) | |
| | | FORESTRY | | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <ul style="list-style-type: none"> - Seed collecting - Native forest harvesting - Tree farm | <p>Acceptable</p> <p>Compatible, with conditions (19)</p> <p>Compatible, with conditions (6,9,11,19,29)</p> | |
| | | <p>INFRASTRUCTURE</p> <p>Energy infrastructure</p> <ul style="list-style-type: none"> - electricity substation - gas pipeline (bulk supply) - gas storage and pressure control works - powerline - solar energy production - wind farm - Telecommunications infrastructure | <p>Compatible, with conditions (13, 24, 28)</p> <p>Compatible, with conditions (13)</p> <p>Compatible, with conditions (13, 24)</p> <p>Compatible, with conditions (6,24)</p> <p>Compatible, with conditions (13, 24)</p> <p>Compatible, with conditions (13, 24)</p> <p>Compatible, with conditions (13, 24)</p> | |
| | | <p>Transport infrastructure</p> <ul style="list-style-type: none"> - aircraft landing strip (for emergency purposes) - railway - Road | <p>Compatible, with conditions (6, 13, 24)</p> <p>Compatible, with conditions (6, 24)</p> <p>Compatible, with conditions (37)</p> | |
| | | <p>Wastewater infrastructure</p> <ul style="list-style-type: none"> - sewerage – pressurised pipeline - wastewater pipeline and pump station | <p>Compatible, with conditions</p> <p>Compatible, with conditions (28)</p> | |
| | | <p>Water infrastructure</p> <ul style="list-style-type: none"> - drinking water treatment plant - drinking water supply pipeline - stormwater infrastructure | <p>Compatible, with conditions (24, 28)</p> <p>Compatible, with conditions</p> <p>Compatible, with conditions</p> | |
| | | <p>MINING, MINERAL PROCESSING AND PETROLEUM</p> <ul style="list-style-type: none"> - Exploration q and prospecting - Industry – crushing and screening - Industry – extractive - Mining operations | <p>Outside protection zones</p> <p>Compatible, with conditions (9, 12, 13, 14, 19, 22, 24, 26, 28, 41)</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <ul style="list-style-type: none"> - Mineral processing – crushing and screening - Oil or gas exploration and production (conventional) - Pipelines for petroleum and chemically treated slurries - Tailings storage facility –from physical separation processes | <p>Inside protection zones</p> <p>Compatible, with conditions (9, 12, 13, 14, 24, 28, 39)</p> <p>Compatible, with conditions (12, 13, 24)</p> <p>Compatible, with conditions (9, 13, 22, 24, 28)</p> | |
| | | <p>RECREATION AND COMMUNITY</p> <ul style="list-style-type: none"> - Circus-fair - bridle trails - rifle/pistol range - tracks and trails (for people) | <p>Compatible, with conditions (6, 11, 13, 16, 21, 24, 34)</p> <p>Compatible, with conditions (13)</p> <p>Compatible, with conditions (2,6,11,13,16,24)</p> <p>Compatible, with conditions (13)</p> | |
| | | <p>RESIDENTIAL & ACCOMMODATION</p> <ul style="list-style-type: none"> - Bed and breakfast (includes farm stays) within existing residential dwelling on the property. - Holiday accommodation - Ancillary dwelling - Caretakers dwelling - single house, holiday house | <p>Compatible, with conditions (2)</p> <p>Compatible, with conditions (1, 3, 6, 11, 16, 20)</p> <p>Compatible, with conditions (1, 4, 5, 20)</p> <p>Compatible, with conditions (1, 4, 5,16, 20)</p> <p>Compatible, with conditions (2, 4, 5, 20)</p> | |
| | | <p>STORAGE – TOXIC AND HAZARDOUS SUBSTANCES</p> <ul style="list-style-type: none"> - Chemical and fuel storage in above ground tank | <p>Compatible, with conditions (13, 17, 24, 28)</p> | |
| | | <p>WASTE MANAGEMENT</p> <p>managed aquifer recharge, water treated to drinking water standard</p> | <p>Compatible, with conditions (18)</p> | |
| | | <p>OTHER</p> <ul style="list-style-type: none"> - Conservation and research project | <p>Compatible, with conditions (13, 16, 24, 30)</p> <p>Compatible, with conditions (9)</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------|
| | | <ul style="list-style-type: none"> - Dewatering of soils (for construction purposes) - Toilet block/change rooms | Compatible, with conditions (1,16,) | |
| | | <p>It is interesting to note that the predominant land uses that are listed as compatible' within Priority Area 2 of the Policy are limited to what could be considered as 'public purposes' with limited commercial, tourism, or hospitality development type opportunities.</p> <p>The current planning framework is difficult to navigate and does not allow for any flexibility for development opportunities in the locality and in essence prohibits intensification in any form.</p> <p>Based on the list of compatible land uses it is evident that there is limited commercial orientated development opportunity for the Priority 2 area and whilst it is acknowledged that the protection of ground water and public drinking sources is a high priority, it is considered that with the drafting of the new Local Planning Strategy and subsequent new Town Planning Scheme , there is an opportunity to invest money into technical research and reports to investigate new opportunities to broaden the list of potential land use that are deemed compatible with the Priority Areas.</p> <p>With the ongoing advancement in technology and alternative sustainable alternatives for wastewater management, it is considered that there st potential for the planning framework to be more flexible to allow for the opportunity for investment into studies and or technology to facilitate some form of commercial, hospitality and additional community facilities such as medical and childcare within the groundwater protection zone.</p> <p>Furthermore, it is considered a prime opportunity to include the land uses identified in Water Quality Protection Policy Note 25 into the new Planning Schemes table of uses to provide clarity and expand the possible land uses to include discretionary land uses with strongly defined design outcomes/ principles and performance-based solutions.</p> | | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>The introduction of this planning framework would provide some guidance for landowners/developers to invest in technical studies and or alternative sustainable technology to facilitate development whilst protecting the valuable groundwater resource.</p> <p>It is noted that The City has proposing to advocate for the State Government to undertake a groundwater technical study of the Jandakot Groundwater Protection Area to better understand how the groundwater mound works. By investing in this study, there is opportunity to identify properties within 'zones' within the existing groundwater protection area to allow for differing types of development opportunities to be considered that have minimal impact of the water resource.</p> <p>It is therefore moving forward, Council should consider</p> <ol style="list-style-type: none"> 1. Investing additional money into technical research and reports to investigate new opportunities to broaden the list of potential land uses that are deemed compatible with the Priority Areas. 2. Work with DWER to identify commercial/hospitality and tourism based discretionary land uses with performance-based outcomes/solutions. 3. Advocate for the State Government to undertake a groundwater technical study of the Jandakot Groundwater Protection Area to better understand how the groundwater mound works. 4. Identify areas within the Banjup locality that have to potential to be classified as 'investigation Area' for urban expansion 5. Expand the Table of Zones/Uses into the Town Planning Scheme to <ul style="list-style-type: none"> • Include the 'Compatible' and 'In-Compatible'; • Review and update the current list of Land uses; • Inclusion of Discretionary Land use (commercial, hospitality and tourism); • The introduction of Performance based outcomes/solutions. | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 205 | Hamilton Hill Community Group | <p>We strongly support the city’s proposal that the Hamilton Hill Revitalisation Strategy should be reviewed and updated into ‘Local Area Plans’ that meet the needs of the community.</p> <p>While the Hamilton Hill Revitalisation led to an increase in housing density and population, it failed to deliver other critical aspects of creating liveable neighbourhoods and revitalisation, valued by our community, which include leafy streetscapes, good and safe pedestrian and bicycle connectivity, accessible shopping and medical precincts, and good public transport connection.</p> <p>Instead, over the past 10 years, Hamilton Hill lost a large percentage of its tree canopy. This is partly because the strategy enabled development without introducing planning and environmental policies, incentives or other mechanisms that would ensure that existing trees are retained. The strategy also failed to ensure that new developments would be sustainable and adaptable to a heating climate - particularly concerning as Hamilton Hill has already been identified as a suburb experiencing extreme heat stress.</p> <p>Hamilton Hill is a very large suburb, and we take pride in our diverse community and our neighbours. We want it to be the best place to raise our families and to age in place. We envision a suburb that has green leafy pedestrian friendly streetscapes, with great connectivity to South Fremantle, North Coogee and Murdoch.</p> <p>We ask:</p> <ol style="list-style-type: none"> 1. The city to review the Hamilton Hill Revitalisation strategy. 2. For the newly proposed Local Area Plans to be given due regard by City of Cockburn planning officers in determining ALL applications - including those that are deemed to comply - in the suburb of Hamilton Hill. 3. Within the Local Area Plans, identify suitable streets and implement several kids-friendly ‘superblocks’ / playstreets across all of Hamilton Hill, e.g., Fulton Street | <p>Noted</p> <p>Whilst the proposed Local Area Plans will guide the City’s consideration of rezoning proposals and investment in public infrastructure, the WAPC has made it clear that they will not accept them being adopted as a part of the formal planning framework in the manner suggested.</p> <p>Comments are noted regarding ensuring that the range of non-residential land uses permitted in residential areas can facilitate the development of mixed-use precincts where people can live, work, shop, relax, and be entertained without having to commute far. The intent is to restrict uses that would have an unacceptable impact on residential amenity, such as commercial vehicle parking. The new local planning scheme will propose a specific range of uses that will be subject to consultation in the future to allow community feedback.</p> <p>The City’s Revitalisation Strategies are proposed to be reviewed and consolidated into new Local Area Plans, however if accepted, their scope and anticipated timeframes will need to form the subject of future resource and budgeting considerations. The need to examine centres is noted and has been identified in the draft Strategy. This includes the following action: <i>Identify opportunities to collaborate with landowners and business owners of activity centres to improve amenity</i></p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>(https://www.architectureanddesign.com.au/features/features-articles/kid-friendly-superblocksare-a-way-for-residents)</p> <p>4. Ensure that the range of non-residential land uses permitted in residential areas can facilitate the development of mixed-use precincts where people can live, work, shop, relax, and be entertained without having to commute far.</p> <p>We agree that the residential densities (R-Codes) could remain the same.</p> <p>Hamilton Hill is uniquely located between Fremantle and Murdoch, and in close proximity to Coogee. There is huge potential for it to become a lively and well-connected suburb where people want to live, work and study. This requires housing that is sustainable and diverse.</p> <p>We ask the city to:</p> <p>5. Consider revising higher density codes to split coding, with higher density requiring design and sustainability excellence.</p> <p>6. Adopt a planning policy for infill development to encourage good design and sustainability.</p> <p>7. Promote policies that encourage, incentivise, and educate people on the benefits of retrofitting existing houses and recommends developers to carry out Life Cycle Assessment (LCA) for all new developments. For example, refer to the City of Vincent Built Form Policy 7.1.1 (https://www.vincent.wa.gov.au/documents/730/711-built-form)</p> <p>8. Identify vacant land or buildings owned by the City of Cockburn or other government bodies within Hamilton Hill and explore opportunities how this may be unlocked for affordable housing (e.g., using a Community Land Trust model).</p> <p>9. Review of the City's 'Building a Sustainable Home' document and consider means to provide a guide that reflects local character as well as addresses the impacts of a changing climate. The City should also consider adding a link to direct householders looking</p> | <p><i>and functionality, as part of the preparation of Local Area Plans.</i></p> <p>The important issues raised, such as local connectivity for the community, safe active streets, urban tree canopy and sustainable building outcomes are also noted. At this stage it is important to note that the Local Planning Strategy is a high-level document and is not intended to include detailed proposals (eg. specific streetscape improvement proposals, street enhancements etc). However, this feedback will be considered when the local area plan scope is being determined, and when be considered when the local area plan is being prepared.</p> <p>The lack of support for futher re-codings is noted, but the City's ability to reduce or split-code existing zonings could create an issue in terms of injurious affection.</p> <p>There have been changes to Western Power's underground power program, renamed the Targeted Underground Power Program (TUPP). The TUPP is a network need driven approach where projects and offers to Local Governments are made in priority order. This removes the requirement and opportunity for Local Government to request areas for undergrounding (through this program), with Western Power implementing based on the needs of their asset network.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>for advice on how to build to the AIA's 'Find and Architect' page (https://members.architecture.com.au/FAA)</p> <p>We strongly agree that the city needs to work on improving established areas and centres as hubs for the community.</p> <p>The shopping centre amenities on Simm's Road, Forrest Road, Rockingham Road, and Southwell Crescent need urgent attention. There are a number of empty shops, poor streetscaping, inconsistent signage on the buildings and heavily graffitied walls in these complexes. In addition, there are very few community and entertainment spaces/hubs for people to use within the suburb.</p> <p>We ask the city to urgently investigate and work on:</p> <ol style="list-style-type: none"> 10. Adding softer landscaping, providing shade, improving signage strategy so that they look consistent and adding fauna-friendly street lighting. 11. Attracting new business and day-to-day facilities into Hamilton Hill such as banking facilities, more medical, diagnostic and wellness services. This includes identifying new opportunities for community and entertainment spaces/hubs. 12. Working with the property owners to upgrade existing commercial hubs, so that the shops face away from the road, and are instead connected by public usable spaces such as a community square/hub/ green/playground area facing away from access roads and parking while maintaining pedestrian and bicycle connectivity. 13. Ensure that all new commercial developments in Hamilton Hill have roof-top parking or underground parking. <p>We strongly agree that the city should protect and enhance the neighbourhood character of Hamilton Hill, which includes providing green leafy streetscapes, and streets that are pedestrian and cyclist friendly.</p> | <p>Western Power's priority assessment considers factors including the age and condition of the existing infrastructure and the risk, occurrence and length of power outages.</p> <p>This approach also enables Western Power to maximise its contribution to project costs, as a higher proportion of project costs will satisfy their New Facilities Investment Test (NFIT). Under the TUPP Local Governments and residents will also need to contribute but are not expected to fully fund the conversion to underground power.</p> <p>Support for the City's objectives in relation to the environment and aboriginal heritage are noted.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Hamilton Hill is fast losing its existing tree canopy due to poor planning and development, and the urban heat island effect is increasing due to the vegetation loss and increased use of bitumen, concrete, and brick buildings. To add to that, it is also very difficult to plant new street trees in many parts of Hamilton Hill due to the above-ground power lines. As a result, the unshaded streets are several degrees hotter, making it difficult for local public transport users, pedestrians and bicycle users.</p> <p>Local connectivity and green shaded spaces go hand-in-hand and there is plenty of evidence to support this. It creates a sense of place, encourages wellbeing, provides opportunity for exercise and reduces reliance on using the cars for small journeys. In addition, leafy streets increase the value of the houses and land.</p> <p>We ask the city to:</p> <ol style="list-style-type: none"> 14. Urgently advocate for underground power in Hamilton Hill. Which in turn will permit growing of street verge trees on every street, and in and around our existing reserves. This could help double to triple the size of existing canopy cover over the key streets and footpaths, providing protection and shaded areas for residents, pedestrians, and bicycle users. 15. Safeguard existing tree canopy by creating a Significant Tree Register of all existing Tuarts in the suburb, develop a tree retention and replacement plan, and increase environmental value on private and non-private land 16. Expand green canopy and understory planting of endemic plant species on all available land and creating green corridors to provide habitat for native fauna including the iconic black cockatoos that roost in Hamilton Hill. This includes adding solar bird watering stations at the parks and reserves. 17. Create a Scheme Amendment under the Local Planning Strategy for approval from the City for removal of large canopy trees on all R-codes, including commercial, residential, parks, reserves, and neighbourhood centres (R-AC). | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

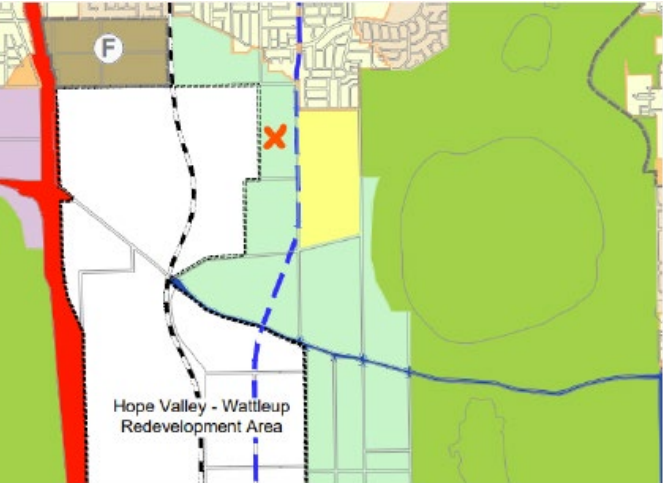
| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>18. Heavily invest in creating streets that are pedestrian and cyclist friendly with the aim of connecting the different parts of Hamilton Hill and address the failures of the Hamilton Hill Revitalisation Strategy. This includes creating shared and shaded pedestrian/ bike paths:</p> <ul style="list-style-type: none"> a) across the various intersections of Carrington Street, Forrest Road and Rockingham Road for people travelling to and from schools, transport hubs, commercial shopping centres and the local parks and reserves, e.g., the intersections of Carrington Street and Forrest Road, Carrington Street and Winterfold Road, Rockingham Road and Healy Road near the shops, from end of Owen Road to Rockingham Road, and around Manning Park. This is just an indicative list. b) over Hampton Road/Healy Road to facilitate families and e-mobility riders' easy access to the Fremantle and Coogee beaches c) East-West shared and shaded pedestrian/bike path running alongside and through the wildlife corridor from Bibra Lake to the Manning Park, and the ocean d) North-South shared and shaded pedestrian/bike path running alongside bicycle corridors along the BP pipeline <p>19. Create an education campaign reminding people that it is better to park their car on the road than blocking a pedestrian footpath.</p> <p>20. Prepare for a shift towards e-mobility (e-scooters, e-boards, e-bikes etc). The e-mobility users should have access to safe paths, which are not shared by car users. This includes safe connection and transition routes from transport hubs directly to schools-shops-parks, South Fremantle, and North Coogee.</p> <p>21. Work with local artists to design and build creative bus shelters especially in streets without any tree canopy and shade.</p> <p>We strongly support the city's visions in advocating for Main Roads to recognise the Aboriginal cultural significance of the</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>Hamilton Hill Swamp Precinct, and the women’s ‘high ceremonial grounds’ on the south side of Rockingham Road.</p> <p>We acknowledge that this is Whadjuk Noongar Land, and that the City is working towards reconciliation. We ask that the City:</p> <p>22. Continues to show meaningful respect for culture, works on truth-telling and builds relationships with the current Aboriginal community members and the elders.</p> <p>We agree that the city should take an active role in the future planning of the Roe Highway Reserve marked as “Planning Area A” while respecting Indigenous and European Heritage.</p> <p>We ask the City to:</p> <p>23. Take a proactive role to minimise the impact on environmental values and increase and enhance the environmental values in the reserve. This includes advocating for leafy public open spaces, mixed-use shaded recreational and nature corridors connecting the suburb in all directions while achieving a compatible interface to existing residential, sporting, commercial and educational land/developments.</p> <p>24. Involve the community in the planning in a deliberative and inclusive process by creating a Community Engagement Group.</p> | |
| 206 | CDP Town Planning, Murray St, Perth | <p>CDP makes this submission on behalf of Seahawk Bay Pty Ltd, landowner of Lot 15 (#160) Henderson Street, Munster (‘the site’).</p> <p>The Homestyle Salads operation on site is a long-standing local business and employment generator, having occupied the site for over three decades. With intentions to expand the existing site facilities to accommodate business growth, it has been identified that the long-standing use is not entirely commensurate to the current ‘Rural’ zoning of the land.</p> | <p>Not supported</p> <p>The proposed rezoning of 160 Henderson Road, Munster from ‘Rural’ to ‘Industry – light’ is not supported. The area is zoned ‘Rural’ under the MRS and is identified in Perth and Peel to remain ‘Rural’, and there is no justification to change the zoning in this area. The draft Strategy acknowledges the constraints of the area, but also notes there are still opportunities for rural pursuits in the area which align with a rural amenity.</p> |

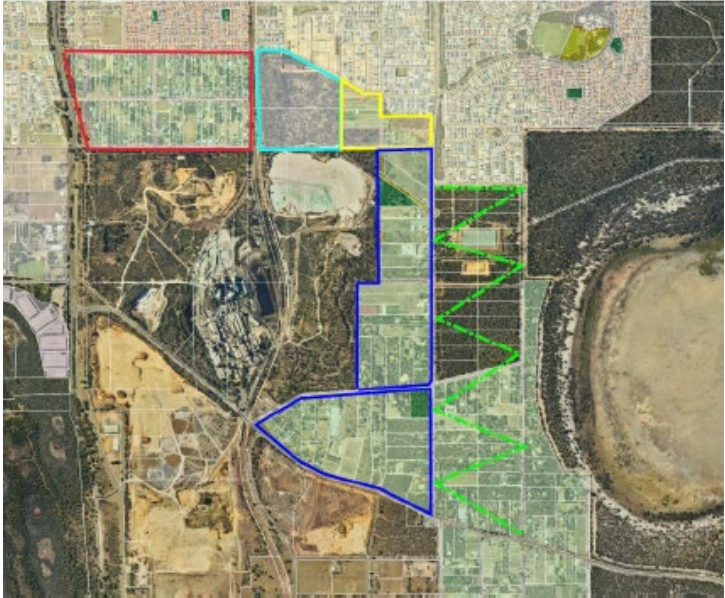
OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Whilst current Town Planning Scheme provisions provide some (but limited) opportunity to extend the business, this has prompted a detailed review of the Scheme and further examination of the proposed 'Rural' zoning/setting of the site and surrounding area per recommendations under the draft Local Planning Strategy.</p> <p>As such, this submission in principle supports the City's Draft Local Planning Strategy subject to the below modification:</p> <ul style="list-style-type: none"> • The site and the surrounding lands west of Henderson Road are rezoned to an 'Industry-Light' Zone. <p>We provide the following submission table (overpage) in response to our findings.</p> <p>9. Rural Areas 9.1 MRS Rural Zone 9.1.1 Rural' zone Beeliar and Munster</p> <p>Land use Considerations The draft Local Planning Strategy states the landholdings west of Henderson Road (notated 'X' in below Figure) are designated 'Rural' with intention to provide a "long-term barrier between the Latitude 32 Industrial area and the Beeliar Wetlands."</p> <p>However, the separation of these two land uses is considered adequately achieved by the Water Corporation's long-term investment in the area (highlighted 'yellow' in below Figure). The Water Corporation site provides a logical separation by means of minimum 600m distance between Henderson Road and Thompsons Lake edge and is further complimented by remnant vegetation and a high ridge line sitting well above the Henderson Road reserve and the properties west of it. These separation characteristics are far superior to those identified in other industrial areas throughout the municipality, notably industrial development adjacent Bibra and Beeliar Lakes.</p> | |

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | |  <p>The map shows the Hope Valley - Wattleup Redevelopment Area with various colored zones: a brown zone labeled 'F' at the top, a red zone on the left, a yellow zone in the center, and a large green area on the right. A dashed blue line and a solid blue line represent different boundaries or roads. A red 'X' is placed on a site within the yellow zone.</p> <p>Considering the above, we believe that all land generally west of Henderson Road will have a greater relationship with the ultimate Hope Valley – Wattleup Redevelopment Area (Latitude 32 Industrial development) than it’s earmarked ‘Rural’ zoning in perpetuity.</p> <p>Current Land Uses Within Rural Zoned Areas The broader ‘Rural’ zoning of the land essentially serves as a buffer between the existing and future industrial development and more sensitive land uses, namely residential development areas to the north and bushland/conservation areas to the east. The ‘Rural’ zoning is also reflective of the Cockburn Cement dust buffer, extending some 500m radius from this site.</p> <p>Whilst the ‘Rural’ zoning currently serves more as a development ‘restriction’ than anything else, there are suggested alternative, ‘transitional’ land uses that may better serve the local area.</p> <p>In reference to the current ‘Rural’ zoned areas in the below Figure:</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <ul style="list-style-type: none"> • The area marked 'red' is already and technically 'urbanised' comprising of 'Rural Living' lots approx. 4,000sqm+ in size. It is suggested that less intensive 'Light-Industry' or 'Service-Industry' type uses may offer a better alternative and transitional land use than the current 'Rural' outcomes. Ultimately, more intensive 'Residential Development' zoned may occur subject to the lifespan of the Cockburn Cement site, or modification of dust buffers. • The area marked 'cyan' is land owned by Cockburn Cement, however 'transitional' Light-Industry and Service Commercial uses managed by the landowner may again better serve the area than the current 'Rural' zone. • The area marked 'yellow' generally provides Rural Living and market garden uses as in interim measure acknowledging the site is restricted by the Cockburn Cement operations and associated buffer. Long term planning, and residential road patterns to the north suggests this area will ultimately become 'Residential Development' land. | |

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | |  <p>Henderson Road Landholdings (Blue) This area generally offers Rural Living and market garden operations (albeit many are now degraded or decommissioned based on recent aerial photography).</p> <p>The draft Local Planning Strategy identifies that the soils in this Rural Zone have a moderate to high capability for a range of horticultural uses. Despite this the strategy notes that there is a very limited allocation of 750 megalitres allocated by DWER to irrigate this zone; thus, accommodating less than 20% of the total 370ha area. As such, most of the properties that have a water allocation do not have sufficient water to sustain a commercial sized horticultural enterprise.</p> <p>The strategy also identifies that the lot sizes within this zone are typically 1 - 2 hectares, making these properties some of the “smallest horticultural blocks in Western Australia.”</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Based on the above, and the intent that the Rural Zone is to comprise a mix of market gardening, turf and flower growing, limestone quarrying and rural living type activities, it is considered the supply of Rural land in this location is excessive and otherwise poorly managed (or manageable) for this use.</p> <p>Considering the Water Corporation land ('green' notation) and Rural lots to the south providing sufficient buffer to the Thompsons Lake edge, it is suggested that land west of Henderson Road be considered for 'Industry-Light' or 'Industry-Service' uses so to transition/integrate with the ultimate Latitude 32 development due west.</p> <p>Industrial uses in this area may be controlled by the City's Scheme and/or via a Local Structure Plan whereby the extent of 'intensification' of these areas may be suitably managed; the extent of intensification thoroughly reviewed so to not compromise the Water Corporation operations or Rural pursuits east of Henderson Road.</p> <p>Future Zoning & Incidental Development The draft Local Planning Strategy acknowledges the need to protect broad acre agricultural activities and intensive uses such as horticulture. Despite this, the strategy also acknowledges that other rural pursuits and rural industries as secondary uses can be considered where they demonstrate compatibility with the primary use.</p> <p>Further to this the strategy identifies model provision objectives for the 'Rural' Zone to provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.</p> <p>As an alternative to rezoning the 'anomaly' land west of Henderson Road, we urge the City of Cockburn to at least consider establishing incidental uses to include 'Industry-Light' and 'Industry-Service' for established operations.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>This may be by means of revising land permissibilities under the Zoning Table of the Scheme in specific 'Rural' zoned areas or offering 'Additional Uses' via Scheme (Omnibus) Amendment.</p> | |
| 207 | <p>Planning Solutions, St. Georges Tce, Perth</p> | <p>Planning Solutions acts on behalf of the Kwinana Industries Council (KIC). On behalf of KIC, we are pleased to make this submission on the City's draft Local Planning Strategy (draft LPS).</p> <p>In summary, we submit:</p> <ol style="list-style-type: none"> 1. The draft LPS undermines the integrity of the Kwinana Air Quality Buffer (KAQB) which had been adopted by the Western Australian Planning Commission (WAPC) in September 2010, in particular by proposing residential investigation for Planning Area E. The KAQB protects the State's premier industrial area - Western Trade Coast (WTC) for future growth and prevents encroachment by incompatible land uses. 2. The draft LPS – in particular for Planning Area G – Wattleup Industrial Investigation Area is inconsistent with the South Metropolitan Peel Sub-Regional Planning Framework, Amendment No.14 to the Hope Valley-Wattleup Redevelopment Project Master Plan, State Planning Policy 4.1 Industrial Interface, and economic analysis commissioned by the City of Cockburn and Department of Planning Lands and Heritage. Planning Area G should be shown for transitional industry. 3. The draft LPS does not consider or align with the work being undertaken by the Global Advanced Industries Hub Ministerial Taskforce to align planning for the WTC with all affected local governments. <p>Our detailed submission follows.</p> <p>INTRODUCTION TO KWINANA INDUSTRIES COUNCIL The KIC was established in 1991 with its primary goals being:</p> <ul style="list-style-type: none"> • To promote a positive image of Kwinana industries. | <p>With regards to the Woodman Point Wastewater Treatment Plant – Lake Coogee 'Urban Deferred' area is not within the extent of the 1999 adopted Kwinana Air Quality buffer.</p> <p>It's important to note that the City's support for the work involved in adopting a more consistent local planning framework (as part of the Global Advanced Industry Hub Taskforce) was qualified and specifically excluded some of the EPP buffer expansion areas noted in this submission.</p> <p>With regards to the Wattleup Industrial Investigation Area, the City was advised by DPLH to undertake the investigations (as they would not be undertaken by the WAPC), and this has now been undertaken by the City and the conclusion is that industrial land uses are not appropriate. This is because of the sensitivities and constraints, and the small size of the precinct and interface with residential development it is considered unlikely that industrial uses could be accommodated appropriately in this area.</p> <p>This area is only 40ha in total, with developable area less than this given the various issues requiring addressing, therefore if there is a shortfall of 190ha of industrial land</p> |

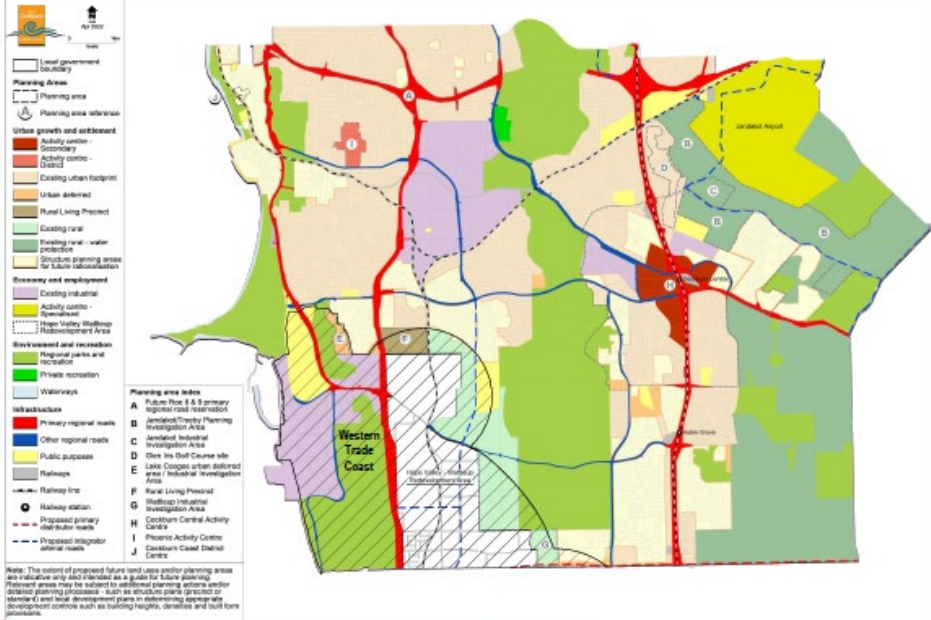
OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| | | <ul style="list-style-type: none"> • To work towards the long-term viability of Kwinana industry. • To coordinate a range of intra-industry activities including water quality, air quality, monitoring and emergency management. • To highlight the contribution Kwinana industry makes to community. • To liaise effectively with local communities, Government and Government agencies. <p>The current KIC membership is 14 full members, including all the major industries found within the WTC, and 22 associate members covering some substantial companies as well as from the support and service sectors. KIC members employ approximately 4,800 workers directly and another 26,000 indirectly and are a major source of revenue for the State and Australian economies with direct sales of \$8.51 billion and annual output of almost \$16 billion per annum (Western Trade Coast Integrated Assessment). The KIC is well recognised as being almost unique in Australia for what it represents, how it operates and for what it has achieved. It pursues its goals through a range of formal committees set up to provide input on a range of issues of common interest to the KIC member companies. Committee members are delegates with appropriate experience and authority drawn from the member companies. The output from the various committee activities is then used as the basis for communication to the KIC's stakeholders such that Kwinana industry is seen as speaking with one voice.</p> <p>The KIC strongly considers there must be sufficient areas of land protected for future industrial growth of the WTC – which comprises the Kwinana Industrial Area, Rockingham Industrial Zone, and Australian Marine Complex. This is especially important considering the following factors influencing current and ongoing growth and development of the WTC:</p> <ul style="list-style-type: none"> • The new port in Kwinana. The State government's Westport project is now well advanced; the Premier is clearly signalling his intent to commence development of the new port in his term of government. | <p>as suggested, a more considered solution is required to address this.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <ul style="list-style-type: none"> • The presence of a new and determined plan to build a new port will stimulate interest for primary and secondary industry attraction. • Land availability in the core of the Kwinana Industrial Area is almost fully consumed by existing and incoming heavy industry. Land availability in the Rockingham Industry Zone is rapidly being consumed by incoming industry, some of which is speculative, with only a small number of heavy industrial sites left unallocated or optioned. An expansion to the KIA core is required to accommodate future heavy industry requirements, and there is only one place that has buffer zones of sufficient extent for this to occur, and that is in the Wattleup/Hope Valley area. • The concept of Lithium Valley in the WTC has taken hold internationally. Numerous industries participating in the energy metals value chain are driving a new wave of industrial interest and development. The world is looking to Western Australia and specifically to the WTC to host this new industry. <p>LOCAL PLANNING STRATEGY The draft LPS designates land in the WTC for a variety of purposes including industrial, rural, urban deferred, and rural living. Additionally, it identifies three planning areas for further investigation, annotated 'E', 'F', and 'G' on the LPS map. Refer Figure 1 showing the LPS map overlain with the boundary of the WTC.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION | | | | | | |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|-----------|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| | |  <p>Figure 1: draft LPS map annotated to show the extent of the Western Trade Coast</p> <p>The draft LPS planning direction and rationale for each of the three planning areas is replicated in the following table.</p> <table border="1" data-bbox="510 1042 1431 1401"> <thead> <tr> <th>Planning area</th> <th>Planning direction</th> <th>Rationale</th> </tr> </thead> <tbody> <tr> <td>Planning Area E: Lake Coogee 'urban deferred' area</td> <td><i>Investigate whether residential development is appropriate for the area, subject to appropriate consideration of odour impacts from the Woodman Point</i></td> <td><i>City has undertaken preliminary investigations of this area for industrial or mixed business uses and they do not appear to be appropriate (refer Part 2), with further investigations to be undertaken. Residential development is the highest and best use based on the interface with residential development, environmental constraints and on the basis of the</i></td> </tr> </tbody> </table> | Planning area | Planning direction | Rationale | Planning Area E: Lake Coogee 'urban deferred' area | <i>Investigate whether residential development is appropriate for the area, subject to appropriate consideration of odour impacts from the Woodman Point</i> | <i>City has undertaken preliminary investigations of this area for industrial or mixed business uses and they do not appear to be appropriate (refer Part 2), with further investigations to be undertaken. Residential development is the highest and best use based on the interface with residential development, environmental constraints and on the basis of the</i> | |
| Planning area | Planning direction | Rationale | | | | | | | |
| Planning Area E: Lake Coogee 'urban deferred' area | <i>Investigate whether residential development is appropriate for the area, subject to appropriate consideration of odour impacts from the Woodman Point</i> | <i>City has undertaken preliminary investigations of this area for industrial or mixed business uses and they do not appear to be appropriate (refer Part 2), with further investigations to be undertaken. Residential development is the highest and best use based on the interface with residential development, environmental constraints and on the basis of the</i> | | | | | | | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION | |
|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------------------------------------------------------------------|--|
| | | | <i>Wastewater Treatment Plant.</i> | <i>substantial odour reduction measures and lack of evidence of odour impacts.</i> | |
| Planning Area F: Rural Living Precinct | <i>Maintain the spatial extent of the 'Rural Living' zone from TPS3, with a zoning of 'Rural' (potentially with 'Additional Uses' or 'Restricted Uses'), providing for high levels of rural lifestyle character and amenity.</i> | <i>Area mostly located within EPP buffer and not suitable for further subdivision. Given existing pattern of development. TPS3 range of uses generally appropriate to protect rural residential lifestyle.</i> | | | |
| Planning Area G: Wattleup Industrial Investigation Area | <i>Maintain the spatial extent of the Wattleup Rural zone.</i> | <i>Preliminary investigations indicate that industrial uses may not be appropriate due to the environmental issues, Aboriginal heritage, and interface with residential development to the east. A rural zoning would also serve as an interface between Latitude 32 and the sensitive wetlands, and residential to the east.</i> | | | |
| | | <p>In respect of Planning Areas E and G, Part 2 of the draft LPS states <i>"Preliminary assessment undertaken by Farlane Consultants (2020) of the City's employment land indicates no identified need for additional industrial or mixed business zoned land."</i></p> <p>DETAILED SUBMISSIONS</p> <p>Planning for the Kwinana Air Quality Buffer The KAQB refers to the buffer for the WTC adopted by the WAPC on 21 September 2010 and affirmed on 24 May 2011.</p> | | | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>The KAQB has a strategic role in protecting the WTC from encroachment by incompatible land uses and securing land for future growth in industry. It extends across three local government districts and so it requires careful coordination at the State level to ensure its implemented in a cohesive and consistent manner.</p> <p>The draft LPS undermines the integrity of the KAQB by proposing changes to classification of land within it. Planning Area E Lake Coogee 'urban deferred' area, in particular, is proposed to be investigated for residential land uses.</p> <p>In November 2012, the Parliamentary Standing Committee on Environment and Public Affairs published a report in response to Petition 136, relating to a proposal for the residential subdivision of land within the KAQB. One of the recommendations of the Parliamentary Standing Committee was to establish a legislative regime for buffers that ensures planning buffers are "required to be adhered to by responsible authorities and are not easily challenged or thwarted". Yet the draft LPS proposes to alter the buffer.</p> <p>The WTC is of State, if not national, importance as the State's premier industrial estate for the contribution it makes to the State and Federal economy. Its buffer should be overseen and controlled at the State level. For this reason, we consider it is not appropriate for proposals seeking to effectively redraw the KAQB to be progressed via the individual local planning strategies of the three affected local governments.</p> <p>Economic studies and justification for future industry in the KAQB The draft LPS proposes that for Planning Area G – Wattleup Industrial Investigation Area, the existing rural zoning should be maintained, citing environmental, heritage, and urban interface matters. We submit industrial land uses are desirable for Planning Area G and should be supported by the LPS for the following reasons.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <ol style="list-style-type: none"> 1. It is consistent with the designation of industrial investigation under the South Metropolitan Peel Sub-Regional Planning Framework. 2. Environmental and heritage matters can be addressed at the detailed structure planning stage. It is not unusual for industrial planning to be dealt with in this way (for example, in the Rockingham Industrial Zone where significant environmental and heritage matters are resolved through planning studies). 3. Amendment No.14 to the Hope Valley-Wattleup Redevelopment Project Master Plan, gazetted August 2022, reclassified land immediately west of Planning Area G from rural to light industry. There is no cogent reason for rural land in Planning Area G to be dealt with any differently to the Master Plan. 4. State Planning Policy 4.1 Industrial Interface identifies light industry, service commercial, commercial, and mixed use as compatible zones for the interface of industrial areas. In an area identified for industrial investigation, there is no reason to retain a rural zoning when other fit-for-purpose zones providing a higher and better use of land exist. 5. Economic reporting identifies the need for more industrial land in the future. For example, the Strategic Employment Lands Profile and SWOT Analysis Briefing Note, prepared for the City of Cockburn by FAR lane in April 2021, recognised: <i>Latitude 32 will play a crucial role in enabling the growth of the existing regional strengths in manufacturing, resources, marine services, and defence services.</i> <p>And the Mandogalup Westport Analysis prepared for the Department of Planning Lands and Heritage by Pracsys in November 2021 concluded:</p> <p><i>The analysis identified a potential gap [for industrial land] of 190 ha in the Medium-growth scenario and approximately 612 ha in the High growth scenario. It was determined that in the Medium Growth scenario most Population-Driven uses would transition out of the WTC and in the High</i></p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| | | <p><i>scenario, all Population Driven uses and some Strategic uses that would benefit from proximity to the WTC would transition out of the WTC.</i></p> <p>Given the strategic importance of the WTC and the shortage of industrial land which would result in strategic industry forced out of the WTC for lack of land under a high-growth scenario (and resultant economic disbenefits), it is important for available land on the fringe of the WTC to be planned for future industrial growth.</p> <p>Alignment between the local planning strategies In December 2021 the Minister for State Development, Jobs and Trade announced the establishment of the Global Advanced Industries Hub Ministerial Taskforce to support the transformation of the WTC into a global advanced industries hub.</p> <p>The Taskforce is supported by an Industry Reference Group which includes the chief executive officers of the Cities of Cockburn, Kwinana, and Rockingham. The LPS should have been developed in conjunction with the Taskforce to ensure it is adequately planning for the future of the WTC, and we submit the Taskforce should be directly engaged as a key stakeholder so that planning for the whole of the WTC can be undertaken in an integrated fashion.</p> | |
| 208 | Md Shariful Islam, Tapper Dr, Banjup | <p>My proposal:</p> <ol style="list-style-type: none"> 1. The region around the intersection of Armadale Road and the East side of Tapper Road is one in which we are interested in subdivision. 2. We wish to suggest a high-density residential and commercial subdivision (R-Codes) with environmentally sustainable construction. 3. In order to manage sustainable water, energy, and other resources while addressing the growing demand and climate change, we want to collaborate with the City of Cockburn to plan for well-designed open spaces, parks, and water features. | <p>Noted The matters raised are addressed in the City's response to Submission No.'s 11 and 150.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| | | <p>4. Adapting the City's management plans and strategies to the contemporary Treeby and Jandakot Suburb is something we are delighted to do.</p> | |
| 209 | Name & Address withheld, Jandakot | <p>I strongly support future urbanisation of this area including zoning changes from rural/resource (P2) to residential (P3/Pe*).</p> <p>I believe protection of the Jandakot Mound can be appropriately managed in conjunction with the Department of Water and Environmental Regulation through various appropriate restrictions on the land use e.g. excluding some of the more 'risky' commercial and light industrial land uses which are otherwise appropriate in P3 areas.</p> <p>The proximity of the area to Cockburn Central and other existing, developed and major infrastructure (including hospitals, schools and universities and transport) is strongly supportive of sustainable and efficient urban development to meet WA's housing deficit and demand.</p> <p>I strongly support any decision which would provide greater opportunity for me to subdivide my land. The precedent set by the recent subdivision of Calleya Estate shows that sustainable development of the areas is possible and should be encouraged to support the wider community to access affordable housing in close proximity to the city and infrastructure, especially when the risks to the environment can be appropriately managed.</p> <p>The basis for the City's statement that it proposes to "keep existing rural zoning and subdivision rules" subject to the state government's review is unclear. I would prefer for the City to have a clear strategic vision for this area and to advocate for its residents and wider community that development of this area is recommended.</p> | <p>Noted The matters raised are addressed in the City's response to Submission No.18.</p> |
| 210 | Dept. of Transport, William St, Perth | The Urban Mobility division of Department of Transport (DoT) has reviewed the documents available online and generally supports the | Support, in part |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>City's draft Local Planning Strategy, subject to the following comment for the City's consideration.</p> <p>1. Long-Term Cycle Network The Local Planning Strategy should make reference to the WA Long-Term Cycle Network (LTCN). The LTCN identifies an aspirational blueprint for cycling, that is it identifies the function of a route only – i.e. primary, secondary or local – rather than the form it should take. The LTCN is intended to be the driving instrument to ensure State and local governments continue to work together towards the delivery of a continuous cycling network. The intention is that a route's built form is determined in collaboration with stakeholders based on the characteristics of the environment, including space availability, topography, traffic conditions (speed, volumes), primary users, and so on. Refer to the WA Cycling Network Hierarchy for general information on appropriate built form options that support people of all ages and abilities. The Local Planning Strategy should identify the implementation of a cycling network that is consistent with the LTCN, as endorsed by the City of Cockburn Council at its meeting on 9 April 2020. There is an opportunity to consider and include how the Local Planning Strategy will drive the implementation of the LTCN through local planning policies, Activity Centre Plans and Structure Plans, for example through developer contribution schemes.</p> <p>2. Bike Riding Terminology In relation to cycling, DoT encourages subtle shifts in language, terminology and expressions used in written communications to reduce perceived obstacles and stigmas. DoT recommend the following key themes are incorporated within the Local Planning Strategy:</p> <p>a. 'Cyclists', 'motorists', 'pedestrians' and 'commuters' are all people who have chosen to ride a bike, walk, drive a car or catch public transport for that particular journey. Instead of the term 'cyclist', DoT encourage the use of the term 'Bike rider' (and variations of)</p> | <p>Include reference to the WA Long-Term Cycle Network (LTCN) in Section 12.4.</p> <p>Changes in terminology are recommended as outlined in the Department of Transport submission (i.e. replacing references to 'cyclist' with 'bike rider').</p> <p>Under 4.0 Infrastructure – Modify Action 1.1 to specify the City as the 'lead' for this project.</p> <p>Modify Part 2 Section 4 (Economy and Employment) to reference to include a high-level brief commentary on the key industrial areas of Western Trade Coast, Kwinana Industrial Area, Australian Marine Complex, Latitude 32 and the proposed new container port, as well as the importance in relation to employment opportunities and connectivity to broader Perth Metropolitan road and rail network.</p> <p>It is considered that freight (road and rail) needs are adequately captured at a high level under 4.0 Infrastructure – 'Planning Direction 8 and the associated actions.</p> <p>Include reference in Part 2, Section 12.1.2, to the importance of movement of freight and the regional road freight network of primary / secondary freight roads as outlined in the in Perth and Peel @3.5m Transport Network.</p> |

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>which is a more relatable and less confronting term. Many bike riders do not consider themselves ‘cyclists’, which is used to reference professional or sport-focused riders in lycra with expensive road bikes, and often triggers negative connotations.</p> <p>b. Riding a bike is suitable for people of all ages and abilities, and trips can be done in everyday clothing without any special equipment. This is a key factor in the designation of cycling routes in the LTCN, and implementation of the LTCN, i.e. encouraging more people to ride more often.</p> <p>3. Reference to Fremantle to Cockburn Rapid Transit Perth and Peel @3.5m identifies the Fremantle to Cockburn corridor as a High Priority Transit Corridor. As per the Perth and Peel @3.5m, further studies and analysis is required to confirm feasibility, suitability, alignment and mode. It is important that any transit proposed along this corridor integrates with the wider public transport network of the Perth and Peel Region.</p> <p>4. Integrated Movement Plan Action 1.1 sets out for the City to work with State Government to develop an integrated movement plan, and identifies the City as a partner. The development of an Integrated Transport (or movement) Plan is typically led by the local government, with State Government agencies being key stakeholders. Please refer to the Western Australian Planning Commission’s (WAPC) <u>Guidelines for Preparation of Integrated Transport Plans</u> for further guidance.</p> <p>5. Improved Methodology to Determine the Provision of Public Transport (Action 7.2) Should Action 7.2 relate to service provision, this should be addressed to the Public Transport Authority. However, should this relate to the development of a public transport network plan for the Perth and Peel Region, this would remain as an item to be addressed to the Department of Transport.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>6. Freight</p> <p>The importance of balancing the planning of the freight road and rail network, and local planning and amenity, noise, rail crossing safety and consideration of sensitive land uses should be identified in the Local Planning Strategy.</p> <p>There is an opportunity for sections which discuss Economy and Employment and Infrastructure (Vision, Section 3, and Section 4) to include a high-level brief commentary on the key industrial areas of Western Trade Coast, Kwinana Industrial Area, Australian Marine Complex, Latitude 32 and the proposed new container port, as well as the importance in relation to employment opportunities and connectivity to broader Perth Metropolitan road and rail network.</p> <p>The Local Planning Strategy should also highlight the strategic importance of the key road and freight rail routes through the Local Planning Strategy area that connect to the key industrial areas of the Western Trade Coast, and to other metropolitan industrial areas and Intermodal Terminals (IMT) areas, particularly in relation to the key strategic industrial areas and employment centres.</p> <p>Actions 8, 8.1,8.2 could include reference to both key strategic freight road and freight rail routes that traverse the Local Planning Strategy area and the need to consider the importance of heavy freight vehicle movement through the Local Planning Strategy area to service the key industrial areas and maintain connectivity to the broader Perth Metropolitan Area.</p> <p>In Part 2, Section 12.1.2, there is an opportunity to provide detail on the importance of movement of freight and the regional road freight network of primary / secondary freight roads as outlined in the in Perth and Peel @3.5m Transport Network.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 211 | Allan & Vicki Miller, Britannia Ave, Beeliar | I live on an acre in Beeliar. I would like to utilise my land. At the moment it is a burden for maintaining. Subdividing or running a small business would at least let people use their land. I want the council to really hear us. I have been to the group talks many times please hear us we say we love the space, but it is just to much to keep without a purpose. The council has been asking for feedback for the 23 years I've been in my home and not heard the majority of residents' feedback. LET THIS TIME BE DIFFERENT! | Noted The matters raised are addressed in the City's response to Submission No. 20. |
| 212 | Dept. for Planning, Lands & Heritage (Bush Forever), William St, Perth | <p>The objectives of State Planning Policy 2.0 Environment and Natural Resources Policy (2.0) are to:</p> <ul style="list-style-type: none"> • <i>'integrate environment and natural resource management with broader land use planning and decision-making;</i> • <i>protect, conserve and enhance the natural environment; and</i> • <i>promote and assist in the wise and sustainable use and management of natural resources.'</i> <p>The draft LPS outlines that SPP 2.0 requires planning strategies, schemes and decision-making to address the above-mentioned objectives of the policy. LUPP is supportive of the reference to SPP 2.0.</p> <p>State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region (SPP 2) applies to Bush Forever areas and local bushland within the Perth Metropolitan Region, of which the City of Cockburn council is located. SPP 2.8 states:</p> <p><i>'All areas of bushland outside Bush Forever areas within the Perth Metropolitan Region. Local government should –</i></p> <p>(i) <i>Seek to prepare a local bushland protection strategy, which should:</i></p> <p>(a) <i>be part of a wider local biodiversity strategy (which may include an assessment of local natural areas) or similar, where possible;</i></p> <p>(b) <i>be a component of a wider local planning strategy, where possible...'</i></p> | <p>Noted</p> <p>The draft Strategy identifies a number of actions to address vegetation retention under '1.0 Environment', including the following:</p> <p><i>'Develop mechanisms to guide tree and revegetation retention/protection, including ecological corridors while facilitating future development.'</i></p> <p>It is recommended that Strategy be modified to include references to State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region (SPP 2.8) under Section 2 (Part 2).</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>LUPP notes that the South West Group engaged the Western Australian Local Government Association's (WALGA) Local Biodiversity Program to undertake an analysis of the remnant vegetation within the City of Cockburn (along with the Cities of Fremantle, Kwinana, Melville and Rockingham and the Town of East Fremantle) to guide the development and implementation of the Regional Natural Resource Management Strategy (2013). LUPP acknowledges this body of work, which provided the City with recommendations to inform land use planning being:</p> <ol style="list-style-type: none"> (1) Focus on priority areas; (2) Improve land use provisions to protect and retain natural areas and increase vegetation within ecological linkages; and (3) Improve management of natural areas within ecological linkages. <p>Section 2. <i>Environment, physical features and natural resource management</i> of the draft LPS highlights that Cockburn features some of Perth's most valuable natural areas, including wetlands. The draft LPS details that within the land use planning system consideration of the following environmental values are of key importance:</p> <ul style="list-style-type: none"> • The retention of regionally and locally significant bushland, including Bush Forever; and protection and improvements to ecological connectivity to conserve biodiversity. • Protection of Threatened Ecological Communities. • Protection of water quality including quality of coastal waters (fisheries) and groundwater (nutrient leaching and acid sulphate soils). • Planning for climate change, including falling annual rainfall and rising annual mean temperatures and severity of storm events. • Protection of wetlands, important for their environmental, recreational and landscape values. • The management of a modified coastline high in ecological, social and economic value threatened by predictions of sea level rise and erosion. | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <ul style="list-style-type: none"> Protection of natural areas for their recreational value, and their contribution to the City's identity and character. <p>LUPP is supportive of the environmental values outlined above.</p> <p>LUPP recommends a reference to SPP 2.8 be included within the draft LPS to further highlight the significance of the policy in regard to the protection and management of Bush Forever and local bushland within broader land use planning and decision-making. The LPS should outline how the City will implement the provisions of SPP 2.8 in relation to local bushland/biodiversity and Bush Forever and identify the Bush Forever areas contained within the local government boundary.</p> | |
| 213 | Christine Horton & Ian Dober, Boeing Way, Jandakot | <p>We request that a priority separate investigation into the rezoning of Boeing Way Jandakot be carried out.</p> <p>Given the number of approvals for new developments in our immediate area, ie within a 500m from our boundary fences in every direction we are no longer afforded a "rural lifestyle".</p> <p>We have listened to concerns over "the delicate water table, natural bush & wildlife" for past 7 years while watching the following go on around us.</p> <p>Forever bush on our boundary fence decimated by Jandakot Airport (without any notice to owners of adjoining properties) for the construction of revenue raising warehouses – no consultation about type of business we are expected to live next to.</p> <p>Construction and/or approval for new housing estates along Jandakot Road - the closest already completed within 300m from front fence.</p> | Boeing Way is located with the Jandakot/Treeby Planning Investigation Area (PIA) - The matters raised are addressed in the City's response to Submission No. 18. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| | | <p>A new dual carriage way road constructed within 100m of our front fence – Natural bushland cleared on both sides of Jandakot Road and livelihood of some locals hugely impacted.</p> <p>Expansion of Schaffer / Urban Stone – forever bush and other natural bushland decimated for a new showroom and expansion of existing operation.</p> <p>In our eyes concerns expressed by Local and State Governments about the “precious water table, natural bushland and wildlife” are actually seen as a joke to anyone living/visiting our area in recent times.</p> <p>We understand the need for progress but it’s unrealistic for the zoning not to be changed and after 7+years of living in limbo we just need answers so we can all move on with our lives.</p> <p>Most residents in Boeing Way are retirees or close to it. The impact of ongoing stress and uncertainty caused by the current situation is insurmountable.</p> <p>Current and new development approvals and plans for our surrounding area only adds to the demise of our rural lifestyle.</p> <p>Local residents have been raising concerns and asking questions for years about the impact recent development approvals would have on the environment/residents - no one seemed to listen or care. Now that Authorities and those with money have what they want – us few residents in Boeing Way are left to live with the aftermath and expected to believe Government Departments really do care about us and the environment.</p> | |
| 214 | Name & Address withheld, Banjup | Due to the increased traffic and reduction in "quiet enjoyment", we do not agree with Banjup remaining "special rural". | <p>Noted The matters raised are addressed in the City’s response to Submission No. 11.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 215 | Name & Address withheld, Jandakot | <p>The Jandakot Rural Landowners Inc., as the collaborative voice of property owners in the area currently zoned Resource in Jandakot and Treeby within the City of Cockburn aim to enrich and preserve the rural lifestyle of the residents whilst conserving the unique environmental systems of the area. We have opposed any change in planning and would like to once again point out that the push for this planning investigation area came from a resident's group outside the proposed area and from property developers and speculators. The residents in the area are there for the lifestyle, and while some may be interested in selling, some of these have stated that this is due to the impacts of the widening of Jandakot Rd, or the developments within the airport and we are keen to work with these landowners, the City of Cockburn and Jandakot Airport to find solutions to remediate their problems. The rural area of Jandakot not only provides a unique lifestyle opportunity, it provides a natural area for those in adjoining suburbs to enjoy. Residents of Treeby are frequently seen walking or bike riding through the area, residents of Atwell and suburbs further afield report that they choose to drive through Jandakot as it has a calming effect on their way home. The purpose of town planning is to provide a variety of lifestyle opportunities for all residents, Jandakot and Treeby as they currently are fulfilling this brief. In the case of the planning investigation recommending no change to the current zoning, we would ask the City to ensure that their plans include buffer zones between the rural properties and any developments, that traffic isn't routed through the current quiet rural streets and that noise, dust, rubbish and light pollution are controlled. We ask that the current biodiversity grants remain available, and that assistance is given to owners to appropriately revegetate their properties to provide significant vegetation, tree canopy and habitat for birds and wildlife.</p> <p>In the event of the planning investigation returning a finding that the area may be suited for urban uses, the majority of our members have said they would not want to leave their properties. They have invested both financially and emotionally in creating a lifestyle and in protecting the local environment and biodiversity. Jandakot has traditionally been</p> | <p>Noted Support for retention of rural zoning and amenity is noted.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>a rural area, it is known throughout Perth as a rural area, and the rural lifestyle properties are aspirational with many people dreaming of being able to own one in the future. Property developers have found so much resistance from residents to their offers to put properties under contract so they can secure them in the event of rezoning that they have had to offer large up-front cash incentives. Still, many have not been swayed. If the area may be rezoned it is essential that the geomorphic wetlands, the elderly paperbarks and the Banksia Woodlands are protected. Too much has already been bulldozed. We would hate to see ad hoc development that impacts on the landowners that want to stay and erodes their lifestyle and property values. Developers should not get to dictate plans, or choose which blocks become “public open space” or other infrastructure that allows them to dictate that blocks they do not own get resumed. Turning these beautiful properties, full of biodiversity and peace, into housing estates or industrial or shopping areas would be a crime. In the event of development occurring there must be protection for those who choose to retain their lifestyle. They should not lose their rural outlook, they should not feel hemmed in by large developments or have light, noise, dust and rubbish encroaching on their block. There must be substantial buffer zones with vegetation maintained. Ideally, the rural lifestyles of the residents of Jandakot and Treeby need to be protected. They provide habitat and protection to a diverse range of flora and fauna as well as an amenity not just to the immediate residents but to all those in the area around them.</p> | |
| 216 | Government Agency, Perth | <p>The Local Planning Strategy provides a sound base for future development within the City.</p> <p>We do make the following suggestion with respect to the draft Local Planning Strategy and the Latitude 32 area:</p> <p>(1) We suggest the following regarding the annotated west-east integrator arterial road located within Hope Valley – Wattleup Redevelopment Area:</p> | <p>Supported, in part</p> <p>The plan should be modified to relocate the west-east integrator through the Hope Valley – Wattleup area to Wattleup Road, in recognition of the significant constraint the City’s waste recovery centre poses to future construction on the current alignment and match the latest detailed planning being progressed by the State Government for the area.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <ul style="list-style-type: none"> - Remove the road as its location is dependent on the future strategic road network and MRWA approvals; or - Relocate the west-east integrator arterial road to the Dalison Avenue or Wattleup Road alignments. <p>Lake Coogee ‘Urban Deferred’ area / Industrial Investigation (Planning Area E)</p> <ul style="list-style-type: none"> • Investigate whether residential development is appropriate for the area, subject to appropriate consideration of odour impacts from the Woodman Point Wastewater Treatment Plant. The WWTP buffer should only be reduced with the full support of the Water Corporation and EPA. Protecting the full extent of the AMC Tech Park and AMC more generally for industrial uses must be a consideration of any rezoning and that the transitional interface will need to occur on this land not within the AMC lands. <p>*Government Agency* also raises the following issues regarding the future of our 115, Cockburn Coast and Cockburn Central projects:</p> <p>Future Roe 8/9 Primary Regional Road Reserve (Planning Area A)</p> <ul style="list-style-type: none"> • Any future planning for the area. *Government Agency* believes that there needs to be an integrated Approach to the Former Roe 9 Corridor - *Government Agency* agrees that the red road corridor opportunity would ideally be part of any consideration of redevelopment of the Hamilton Senior High School site and the City’s reserves/sporting facilities. The whole corridor including the Hamilton Senior high school site, the City’s sporting facilities and park and the new Stock Road pedestrian bridge proposed adjacent the 115 Hamilton Hill site, are a fantastic opportunity for the Beeliar to coast corridor link that could recognise the Indigenous heritage, European heritage, bush regeneration and unlock some redevelopment sites. <p>*Government Agency* put the development of its land on hold pending advice from Main Roads regarding their need for Roe 9</p> | <p>With regards to the Lake Coogee ‘Urban Deferred’ area, an appropriate buffer to the AMC will be considered through the district structure plan, should the ‘urban deferment’ be lifted.</p> <p>The future Roe 8/9 Regional Road reserve project is being lead and progressed by Department of Planning, Lands and Heritage.</p> <p>Comments relating to the Cockburn Central Activity Centre frame area are noted, and the scope of this project will be defined at a later date.</p> <p>With regards to consideration being given to introducing greater housing diversity in Cockburn Central, this requires very careful consideration in the context of achieving dwelling yields, in addition to other objectives of the structure plan and Activity Centre as a whole. The Strategy includes an Action for ‘Planning Area H: Cockburn Central Activity Centre’ that the structure plans are to be reviewed, and this matter will be considered through this process.</p> <p>For the Power Station precinct of Cockburn Coast, the purpose of the action to prepare a structure plan is to ensure that when a structure plan is prepared it is for the whole precinct, not just the Power Station site. This is to ensure an interconnected precinct is achieved, particularly given that the precinct is</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>land. *Government Agency* would welcome the opportunity to work with the City but needs clear advice from Main Roads before considering redevelopment option.</p> <p>Cockburn Central (Planning Area H)</p> <ul style="list-style-type: none"> • Undertake an analysis of the frame area of the Cockburn Central Activity Centre to determine its future role. This investigation should include a revised Retail and Commercial Needs Analysis in the context of the recent significant Planning Approval granted for the expansion of the Cockburn Gateway Shopping City and consideration of the viability of the proposed retail/commercial spread across Cockburn Central West, Cockburn Central Town Centre and Cockburn Gateway Shopping City. • Supporting a high quality ‘urban character’ that is shown in the relevant structure plans and design guidelines for the area. Consideration should be given whether further product diversity can be introduced into the structure plan areas that still deliver an ‘urban character’. Should medium density housing such as terraces, grouped dwellings and lower scale multiple dwellings be permitted to provide diversity? <p>Cockburn Coast District Centre (Planning Area J)</p> <ul style="list-style-type: none"> • The City will continue to support ongoing investigation and studies into the feasibility of the high priority transit corridor alignment. This is strongly supported as without the public transport infrastructure, the vision for a vibrant, mixed-use urban environment will be very challenging to deliver. • The City should also prioritise the implementation of various Community Infrastructure under DCA13, such as the Cockburn pedestrian bridge and Cockburn Coast Oval to provide the supporting amenity required to delivered a mixed-use community at North Coogee. • Preparation of a Structure Plan for the South Fremantle Power Station Precinct as shown in the District Structure Plan Part 2. | <p>constrained and divided by the railway line. It is agreed that the structure plan will be best prepared in the context of a future plan for the adaptive re-use of the Power Station building.</p> <p>Perth and Peel @3.5million and SPP 4.2 ‘Activity Centres for Perth and Peel’ identify a future district centre for Cockburn Coast. The review of the City’s Local Commercial and Activity Centre Strategy will examine this future centre in further detail.</p> <p>With regards to the Cockburn Coast pedestrian bridge and the oval, both projects are included in the CWIP as recognised major projects, and will be assessed for prioritisation through that process, as with all major (\$500k+) projects. It is noted that in terms of prioritising these projects, development in the area is occurring slowly, and population growth is low.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>Given the extensive land to be developed within Robb Jetty and Emplacement Precinct Structure Plan areas, is the timing ideal to prepare the Power Station Structure Plan? If it is prepared at this point in time, then it will require significant flexibility in the planning framework to enable change over time. Greater commitment will be required on transport infrastructure to inform any structure plan.</p> <ul style="list-style-type: none"> • <i>The future Cockburn Coast District Centre as a vibrant, landmark destination that is connected, integrated, diverse and accessible.</i> The District Centre zoned land is located within the Robb Jetty Structure Plan area and an investigation should be undertaken on whether the District Centre is better located within the Power Station Precinct as the critical focal point. A revised Retail and Commercial Needs Analysis should be undertaken to re-confirm whether Robb Jetty is the appropriate location for the District Centre or if perhaps only a Neighbourhood Centre is required given the changes in the retail landscape. | |
| 217 | Name & Address withheld, Jandakot | <p>In conjunction with the details outlined in Draft LPS, we ask you to consider the following aspects with reference to the Resource Zone - Jandakot and Treeby IF NO ALTERATION OF THE PLAN Buffer Zones: even without alteration of the plan and no development of 'the zone'; any developments on adjoining land need to have buffer zone setbacks to retain the amenity for those choosing to live in the zone</p> <p>Beautification Measures: The City and residents should collaborate to develop a series of beautification measures to further enhance, beautify and protect the natural appeal of the zone</p> <p>Resident Information Sessions: With or without an alteration of the plan, the current residents will require updates and information sessions to assess all their available options, before making significant financial decisions. These would ideally be sourced by the City, financially backed by the City and development companies and undertaken by a third party who is totally independent of the City, any developers and residents</p> | <p>Noted Comments are noted, including need for information for residents.</p> <p>With regards to providing a buffer to urban development, should there be changes to the MRS that change the subdivision and development potential of some areas of land then this interface will be considered through the district and local structure planning.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Retain the Amenity: People choose to make their home in this zone primarily because of the amenity. The City can ensure all planning policies within the zone retain the current amenity that is so highly valued</p> <p>Urban Forest Canopy: Keep designating funds for "Green Grants" for landowners wishing to add more vegetation to their homes Aircraft Noise: The current residents are accepting of and well adapted to the aircraft noise from their adjoining neighbour and make use of the vegetation as a very effective noise buffer IF THERE IS AN ALTERATION OF THE PLAN</p> <p>Buffer Zones: For changes are permitted; the City should ensure that those choosing to retain their amenity and remain living within the zone, are protected from adjacent developments. Significant vegetative buffers (30-50m) along all property lines need to be included in any development plan. Beautification Measures: The City and local residents and developers need to collaborate to create a harmonious visual transition from the existing amenity to the proposed developments. One that enables those wishing to retain their lifestyle an appealing outlook and well considered development options</p> <p>Resident Information Sessions: With or without an alteration of the plan, the current residents will require updates and information sessions to assess all their available options, before making significant financial decisions. These would ideally be sourced by the City, financially backed by the City and development companies and undertaken by a third party who is totally independent of the City, any developers and residents</p> <p>Retain the Amenity: For the residents who choose to remain and for any new residential development; any planning consideration should include the necessity to retain the current amenity of the zone</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>Urban Forest Canopy: Any high-density development will remove significant stands of valuable tree canopy and wildlife habitat. The City should ensure the Urban Forest Plan is upheld and that any development is harmonious with the current vegetation and those who choose not to develop their homes</p> <p>Aircraft Noise: Urban development will remove the natural vegetation buffer between the airport and hundreds of residents. Thousands of residents living closer to the airport without the vegetation, will be more affected and more inclined to record noise complaints. New residents in any developments should be well informed by the City of current ANEF contours as well as the probable effects of clearing vegetation buffers will bring their way</p> | |
| 218 | Michael Lentz, Carnegie Pde, Success | <p>Recently we have been affected by the Hammond Road development in Success. As a part of this project was the Jandakot Primary School Precinct Upgrade which involved fencing-in the sports oval, playground and basketball court.</p> <p>My children attend this school and I think it is a great idea for their safety. However, the loss of these amenities to our community is great. We no longer have a decent park nearby where we can play and exercise. The other recreation parks in Success are a bit too far for my children to walk to.</p> <p>There are other issues caused by this development. Kids used to wait after school on the playground near the oval. Now they wait on the roadside, playing next to the parking cars and then running between through the traffic to get across the road to parents parked on the grass. We used to take our kids to this playground and meet locals but now we have no local park.</p> <p>I have a few suggestions.</p> | <p>It is acknowledged that often school grounds are used by the general community, but the decision to fence them (likely for security reasons) is a decision of the Department of Education.</p> <p>Suggestions for upgrades to nearby parks to meet the recreational needs of the community have been forwarded to the City's Parks Team for further consideration.</p> <p>As noted in the submission, school sites are owned and managed by the Department of Education, and decisions regarding their management rest with them. Safety and security are key issues in this regard.</p> <p>While the school sites may sometimes serve an incidental recreational function for the broader community this is not their purpose, and the facilities provided are there to meet the</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>First option would be to develop the land across the road from the school, the park at the corner of Carmel Way and Carnegie Parade, next to the Goodstart Early Learning Child Care. This park is a few large gum trees, very hilly and uneven ground with patchy unkept grass surrounded by a log fence. It's a bit of an eyesore, quite useless and nobody ever uses it, but the trees are nice. There would be some sort of Water Corporation easement on the Joindre Way side as there is a large water valve and they have been working on it during the Hammond Road works. However, I'm sure the side closer to Carmel Way is useable. Ideally the area would have a kid's playground; be levelled out with proper grass and sprinklers installed; and have a short fence installed around to stop kids and dogs running onto the busy roads which would be very close. It would provide a place for kids to wait or play after school and most of the old visitors to the oval would use it. There is not much space left in Success to build parks. This local area has more houses now than originally planned, with the additional houses on Carnegie Pde and Joindre Way and huge development on the other side of Hammond Road. And we have lost a massive community open space. This park is an eyesore next to the new surrounding development, this would really complement the work and lift up the area. I really think this needs to be done. If the remaining surrounding roads could also be re-done, this would help the appeal of the area as we now have some old roads mixed with new roads on Carmel Way, Carnegie Pde and Joindre Way.</p> <p>Second suggestion is to upgrade Steiner Park. This is our next closest option that we have been using since the closure of the school oval. This park has some nice facilities but can really easily take it up a notch to support the additional foot traffic it now gets. The area is very close to the busy roads and roundabout. A short fence around the edges would stop kids and dogs running nearby. The drinking fountain only gets used by dogs. People use it by forming a puddle on the ground for their dog. It would really benefit from upgrading to a fountain with a dog bowl since it is an off-leash dog park.</p> | <p>needs of the students off the school. The City aims to provide a network of public open space that meets the recreational needs of the community, therefore consideration will be given to the suggestions made in this submission.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>Third, I understand this is Department of Education land and that this is a trend happening across schools. It makes perfect sense for the safety of children and staff to do this during school hours. However, there is no need to lock up these facilities outside of school hours when they can get a lot of use and make a lot of people happy, the way it has been in this area since the beginning. Especially considering there are adult facilities. It has a full-sized basketball court, the kids can't reach the ring; full size adult pitch, adult soccer pitch and adult fitness equipment. The school itself is fenced off from the oval so there is no risk to them except, I expect the additional cost of maintenance for the higher foot traffic. Some collaboration between the Department of Education and the local government needs to be done to open this area back up to the public outside school hours. All it would require is a small amount of council maintenance or funding.</p> | |
| 219 | Jandakot Residents & Ratepayers Association | <p>Refer 1 x Large Attachment</p> <p>Please note focus below is particularly re the Jandakot area (16.2km²) with a particular emphasis on retention of the SU1 zoned land located in the Glen Iris Golf Course Estate, which currently incorporates the 54.9ha Glen Iris Golf Course land.</p> <p>Any comments related to Eastcourt Property Group (Proponent) is because they are the current owners of the land and their desire to infill the golf course land with circa 600 houses. Whether it is Eastcourt, or any other property developer, infill of the golf course is not an appropriate land use and Planning Area D should be removed entirely from the Local Planning Strategy.</p> <p>However, if that is not an option, following are the reasons why this public amenity which benefits the local and wider Cockburn community should never be considered for residential infill.</p> <p>Our present generation MUST ensure that the health, diversity, and productivity of the environment is not deprived by short sighted actions,</p> | <p>'Planning Area D: Glen Iris Golf Course Site' has been included in the draft Strategy at the request of the Department of Planning, Lands and Heritage (DPLH). It includes only one 'Planning Direction' as follows: <i>'Land use and development that achieves an appropriate interface with existing residential land uses.'</i></p> <p>The associated Action is:</p> <p><i>'1. Consider any proposed land use or zoning changes against the State and local planning framework, including consideration of the following (among other things):</i></p> <ul style="list-style-type: none"> • <i>An appropriate interface to surrounding landholdings.</i> • <i>Impact on environmental values.</i> • <i>Facilitating good connectivity for pedestrians and cyclists.</i> • <i>Consideration of bushfire risk.</i> • <i>Traffic.'</i> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>and instead enhanced for current and future generations (humans and wildlife). Some of the benefits re the Glen Iris Golf Course retainment: The below in part revolves around the lack of retainment of mature tree canopy within the City of Cockburn (“CoC”):</p> <p>OCM 10.11.22 as stated by City of Cockburn’s Councillor Separovich in relation to the CoC Urban Forest and Climate Strategy: “I would think that the City would be interested in retaining trees so if you are looking around the current City of Cockburn as it exists and the actual housing stock that is being built in the City of Cockburn are there any trees that we are maintaining like the amount of urban forest that is being lost is staggering.”</p> <p>Why mature tree canopy is important to retain not just for the Matters of National Environmental Significance (MNES) Federally protected black cockatoos, Priority 4 Quenda, fauna, birdlife and flora but also for humanity:</p> <p>As per stated in CoC’s Urban Forest Plan, a thriving urban forest provides many social, economic, and environmental benefits to the city, and yet City of Cockburn Urban Forest Plan 2018-2028, page 8 excerpt states: Cockburn is currently identified as one of the most vulnerable governments to heat, poor health, economic disadvantage, and access to green spaces. (The question must be asked: could the lack of mature tree canopy retention within the City of Cockburn be a contributing cause re the above issues.)</p> <p>The above additionally is surely demonstrative that the ‘amenity and character’ of areas within City of Cockburn have been eroded as far as mature tree canopy is concerned, i.e., like what has happened within the Jandakot area.</p> <p>The Glen Iris Golf Course is currently a rare oasis of a 1,258 mature tree canopy within the City of Cockburn. What will be the impact to the City’s urban forest if over 60% of the golf course current mature tree canopy is culled by the current Proponent wishing to rezone the land to residential development? (Emerge OCM 9.12.21 report reflected an</p> | <p>‘Planning Area D’ does not advocate for a particular land use or zoning outcome.</p> <p>The former Glen Iris Golf Course is subject to a proposed rezoning and draft structure plan that is currently with the WAPC for a decision at the time of writing this report, and it is considered that the high-level ‘Planning Direction’ and Action of ‘Planning Area D’ remain appropriate in this context.</p> <p>The broader need for golf facilities within the City will be further evaluated as part of its forthcoming review of its Community Sport and Recreation Facilities Plan.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>inventory of 1,258 trees; the Proponent is proposing to keep approximately only 500 = 758 trees proposed to be culled.) How would this improve the CoC tree canopy and help combat climate change?</p> <p>Impact on Cockatoo’s food source: At the recent 10.11.22 OCM an Elected Member advised that the list of mature trees to be removed was shown to a cockatoo expert who said that of the 732 trees to be removed, 528 were food sources for the black cockatoos. This can be confirmed by consulting the DBCA resource: https://www.dpaw.wa.gov.au/images/documents/plants-animals/threatenedspecies/carnabys/Plants used by Carnabys black cockatoo 20110415.pdf</p> <p>Black cockatoos are facing extinction - Another reason why this amenity should not be infilled with housing. The mature trees must be preserved at all costs.</p> <p><u>Recreational land (like the currently closed Glen Iris Golf Course, Jandakot) must be preserved for future generations:</u></p> <p>As acknowledged in the below media article by Mayor Howlett (7.7.22), the City of Cockburn cannot just have massive growth of population, without in turn supporting the residents with amenities/ areas set aside for recreation, the environment etc. The following statement appears to support the retention of the Glen Iris Golf Course land, a public amenity.</p> <p>Quote by Mayor Howlett: “While the number of ratepayers increase, the City needs to build and maintain more high-quality infrastructure and amenities for our residents and find additional resources to achieve this.” https://www.perthnow.com.au/local-news/south/city-of-cockburn-2022-23-budget-delays-big-projects-to-overcome-rising-construction-costs--c-7326242</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>The City of Cockburn has a rapidly increasing population, as demonstrated by the further below population historical graph. It is very important that parkland, recreational land, mature tree canopy etc is not eroded to make way for the planned increased population, in fact the basic recreational amenities should be being increased in-line with the burgeoning population increases being planned, something which has been clearly recognised by Mayor Howlett with his sensible above statement.</p> <p>It appears to be a blight in planning for the City of Cockburn not to currently offer an open public or private 18-hole championship golf course, such as the one that is currently sitting closed at the Glen Iris Golf Course integrated housing estate. Without scheme amendment approval and with two willing syndicates already expressing interest, the revitalisation of the currently closed Glen Iris Golf Course can easily become a reality.</p> <p>The other alternative is for the City of Cockburn to purchase the land from the Proponent in the best interests of both current and future residents/ ratepayers and the wider community.</p> <p>A grant approach to the WA State Government may also help this to become a reality, it would also help to create a WA tourism corridor, with the planned nearby Prinsep Surf Park, that is anticipating 1,000,000 visitors per year (of which will also bring increased traffic to the current Glen Iris Estate, as 25% of traffic movements will be entering and exiting via Prinsep Road/ Berrigan Drive, as reflected in the Stantec Prinsep Road Surf Park traffic study.</p> <p>Below graph is demonstrative of a growing population and a recent explosion of building approvals within the City of Cockburn. The City of Cockburn is home to 122,211 people according to the below link.:</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION | | | | | | | | | | | | | | | | | | | | | | |
|---------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------|------|---------|------|---------|------|---------|------|---------|------|---------|------|---------|--------|-------|---------|--------|---------|--------|---------|--------|--|
| | | <p data-bbox="506 248 1442 312">https://app.remplan.com.au/cockburn/economy/summary?state=w6vpCQXp8TODbx8iG6EXXOtXhyhxpI</p> <div data-bbox="689 368 1267 619"> <p>The 'Population' chart shows a steady increase from approximately 105,000 in 2016 to 125,000 in 2021. The 'Building Approvals' chart shows values of approximately \$500M for 2016-17, \$550M for 2018-19, and \$650M for 2020-21.</p> <table border="1"> <caption>Population (2016-2021)</caption> <thead> <tr> <th>Year</th> <th>Population</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>105,000</td> </tr> <tr> <td>2017</td> <td>110,000</td> </tr> <tr> <td>2018</td> <td>115,000</td> </tr> <tr> <td>2019</td> <td>120,000</td> </tr> <tr> <td>2020</td> <td>125,000</td> </tr> <tr> <td>2021</td> <td>130,000</td> </tr> </tbody> </table> <table border="1"> <caption>Building Approvals (Millions of Dollars)</caption> <thead> <tr> <th>Period</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>2016-17</td> <td>\$500M</td> </tr> <tr> <td>2018-19</td> <td>\$550M</td> </tr> <tr> <td>2020-21</td> <td>\$650M</td> </tr> </tbody> </table> </div> <p data-bbox="562 624 1384 644">https://app.remplan.com.au/cockburn/economy/summary?state=w6vpCQXp8TODbx8iG6EXXOtXhyhxpI</p> <p data-bbox="506 659 1379 722">It appears that the population of Cockburn is forecast to increase to 165,989 people in 2041.</p> <p data-bbox="506 727 1442 791">https://app.remplan.com.au/cockburn/forecast/summary?state=j6dZH48jRsjqym6uPyNxYYSPtlt3RQ</p> <p data-bbox="506 828 1386 924">The Jandakot area should be offering a balance to the concrete and steel building activity/ infill. Much of the area is located over the Jandakot Water Mound, as is the Glen Iris Golf Course.</p> <p data-bbox="506 962 1435 1331">The Jandakot Mound is a sand aquifer with a saturated thickness of up to 40 m (130 ft). It contains an estimated 4,200 gegalitres (150 billion cubic feet) of fresh water, and the annual recharge can reach 76 gegalitres (2.7 billion cubic feet). It contributes 9 gegalitres (320 million cubic feet) annually to Perth's municipal supply of drinking water and is also heavily used for private supplies. Where it is close to the surface, it supports extensive wetland systems, notably the Glen Iris Golf Course has two remaining golf course lakes that appear to be supported by the Jandakot Water Mound, as they are not draining naturally. It is noted that the Proponent purposely drained five Glen Iris Golf Course lakes since the purchase of the land.</p> <p data-bbox="506 1369 1379 1433">It needs to be noted that nearby the currently closed Glen Iris Golf Course is under planning investigation by the State Government for</p> | Year | Population | 2016 | 105,000 | 2017 | 110,000 | 2018 | 115,000 | 2019 | 120,000 | 2020 | 125,000 | 2021 | 130,000 | Period | Value | 2016-17 | \$500M | 2018-19 | \$550M | 2020-21 | \$650M | |
| Year | Population | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 105,000 | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 110,000 | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 115,000 | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 120,000 | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 125,000 | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 130,000 | | | | | | | | | | | | | | | | | | | | | | | | |
| Period | Value | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016-17 | \$500M | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018-19 | \$550M | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020-21 | \$650M | | | | | | | | | | | | | | | | | | | | | | | | |

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>potential further infill. The below is extracted from a Sep'22 update titled Perth and Peel @3.5million.:</p> <div data-bbox="539 343 1321 885" data-label="Image"> </div> <p>The City of Cockburn's State Government infill targets have already been achieved/ or overachieved, as noted in a recent CoC Officer's report (Dec'21) and the area appears to be becoming somewhat of a dormitory of concrete and tin roofs and no mature trees (with only approximately 10% of saplings surviving in new developments), considering the following urbanisation already on its doorstep in the Jandakot area:</p> <ul style="list-style-type: none"> • The continued development of the Calleya estate. • The development of the Kara estate. • The development of the Lake Treeby estate. • The continued expansion of the Verde industrial estate • The continued expansion of the Jandakot Airport industrial estate. • The development of the industrial area at Berrigan Drive/Jandakot Road. | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <ul style="list-style-type: none"> • The development of short stay units at Berrigan Drive/Lakelands school. • Bushland turned over to a four-lane road (Jandakot Road) which ends at Warton Road – where a further residential development is underway. • The duck and dive Armadale Road and the acres of land that has been concreted over as it connects development after development all the way to the hills. • The continued development of the land around Cockburn Central train station (including the development of the Thornlie line Metronet, i.e., the Ranford train station). • The planned expansion of Cockburn shopping centre, inclusive of residential towers. <p>Other golf courses proximity to the Glen Iris Golf Course Estate: It is not satisfactory that the residents of Cockburn must travel up to 20 minutes to play golf. Note below is an extract of the seemingly flawed desktop analysis (done by a company in NSW, after they were tasked by CoC, notably the report paid for by the CoC ratepayers), that had included driving ranges and par 3 golf courses in their analysis re the CoC 20-minute drive time catchment area from the currently closed Glen Iris Golf Course. The Proponent was meant to provide significant justification as to why the Glen Iris Golf Course was no longer viable. Instead, the CoC assisted the Proponent by initiating a report from a NSW-based company, notwithstanding that the report was a demographic report, rather than addressing viability. It also included driving ranges and par 3's.</p> <p>Hence the below shows them now struck off the below map, as it appeared to be comparing apples to oranges. I.e., the only golf course (public or private) within a 20-minute driving catchment is Whaleback Public Golf Course, which sits within the City of Canning boundary (not the City of Cockburn large boundary), and of which is often booked out well in advance. Notably it needs stressing again that the City of Cockburn does not have an open public or private golf course within its</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>mainland boundary, yet golf is one of Australia’s most popular sports and is the 2nd highest sport employer. This needs to be remedied. The City of Cockburn needs this 18-hole championship public golf course for the young, the old, the mums and dads, who can’t afford high private golf course membership fees.</p> <p>Precautionary Principle: TREES PROTECT THE COMMUNITY’S FUTURE:</p> <p>The ‘Precautionary Principle’ must be applied to the retainment of the Glen Iris 1,258 mature golf course trees, as they help to avoid human health problems associated with CO exposure and contribute towards air quality and a stable climate, as well as benefiting wildlife and birdlife, some of which are federally protected.</p> <p>In the coming decades the City of Cockburn is expected to experience a changing climate, annual rainfall totals will continue to decrease, whilst frequency and intensity of storms, heat waves and bushfires will increase. As the density of urban development escalates, the maximum summer temperatures in suburbs (including Jandakot) will increase, this increase in temperatures exacerbated where there is little mature tree canopy to provide shade, reduce surface temperatures, and mitigate heat stress. We must recognise and value the benefit of the 1,258 mature trees on the currently closed Glen Iris Golf Course amenity.</p> <p>Below are just some of the numerous benefits of the Glen Iris Golf Course amenity ‘mature trees’ benefits for the community and wildlife/ birdlife.:</p> <ul style="list-style-type: none"> • Improving the health and well-being of residents • Enhancing biodiversity and providing ecological corridors/ important food and shelter for wildlife • Mature trees attract birds and wildlife to the area as they function as a haven, thus retaining local wildlife | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <ul style="list-style-type: none"> • As mature trees age they develop hollows important for the federally protected black cockatoos' habitat/ survival, there are already hollows in some course trees as per Mr Smith's flora and fauna report, already • supplied to City of Cockburn with JRRA's submission. • Mature trees lower maximum summer temperatures in urban areas, by reducing urban heat effect • Mature trees act as wind breaks, and increase the minimum temperature by a total of 4 to 5 degrees • Reducing household energy costs (up to 8%), mature trees are giant air conditioners they use solar energy to convert water into vapour, thereby cooling their surroundings • Increasing amenity and property values • Reduce air pollution and greenhouse gases • Increase air quality by filtering a variety of pollutants including heavy dust particles • Mature trees reduce smog, which is a benefit to the community's respiratory health, notably the currently closed golf course amenity is in a sync line • Through the process of photosynthesis mature trees take up carbon dioxide, nitrous oxides, sulphur dioxide, carbon monoxide and ozone from the atmosphere • Mature trees provide oxygen and limit carbon in the atmosphere, a single tree can absorb as much as 22 kilos of carbon in a year and sequester .90 tonnes by the times they reach 40 years of age • Mature trees improve groundwater quality (of which importantly the golf course amenity is situated over the Jandakot Water Mound) • Mature trees strengthen the distinctive character of a place like the Glen Iris Golf Course Estate and encourages pride and had helped with residents and golfers' mental health • Promotes an active healthy lifestyle for residents, as it enhances walkability • Mature trees help to minimise erosion and maintain healthy soil, each mature trees helps prevent flooding absorbing thousands of litres of storm water, notably the Proponent is planning to remove | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>the water from the last two remaining course waterbodies and infill for future housing.</p> <ul style="list-style-type: none"> • Mature trees increase rainfall • The currently closed 54.9ha golf course amenity creates enough oxygen for 135k of people annually • Put simply mature trees on the golf course amenity are an essential component of life on earth and should have a high value placed on them. • Banksia woodland should be preserved and protected as a high priority: • Banksia woodland and other black cockatoo foraging habitat should be preserved, as it needs to be understood that the removal of the remaining Gnangara pines that are currently over Perth's biggest underground drinking water source gives concerns that it will lead to the starvation of endangered black cockatoo species. These Gnangara pine plantations supply up to half of all the food source needed to keep the population of Carnaby's alive. Within the next two years the remaining 6000ha of pines are slated for clearing leaving the black cockatoos facing possible starvation. • The banksia woodland ecological community provides habitat for many native plants and animals that rely on Banksia Woodlands for their homes and food. Remaining patches of the ecological community provide • important wildlife corridors and refuges in a mostly fragmented City of Cockburn landscape. • The Glen Iris Golf Course amenity has over 2ha of "quality" banksia woodland. • A lot of Banksia woodland has already been cleared from in and around the Jandakot Airport area, which is located nearby the Glen Iris Golf Course 54.9ha golf course amenity/ nature corridor. <p><u>Net zero by 2050-Climate Change:</u> The 1,258 mature Glen Iris Golf Course trees contribute to critical ecosystem services as they are a key element in helping to capture and filter storm water, improve air quality by removing dust particles, and</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions


| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------|-----------------|-----------------|-------------------|---------------------|----------------|-------------|-----------------------|--------------|--------------------|----------------------|-------------------|----------------|------------------------------------|-----------------|------------------|------------------|-------------------------|---------------------|--------------------|------------------|-----------------|--------------------|------------------------|------------------------|--------------|----------------|-------------|---------------------------|-------------------------|------------------|---------------|------------------|-----------------|-------------|-------|--------|--------|-------------------|------------|-------------------------------------|------|-------|-------|-----|--------------|--------------------|-------|-------|-------|-----|-------|----------------|------------|----------|--------|--------------------|---------------------------------|----------------------------|----------------------------|--------------|------------|------------|--------------------|-----------------|-----------------|---------|----------------|--|
| | | <p>sequester carbon from the atmosphere helping to mitigate the effects of Climate Change. Important in the City of Cockburn’s contribution to Australia’s plan to reach net zero by 2050.</p> <p>Glen Iris Golf Course amenity is an environmental oasis/ asset.:</p> <ul style="list-style-type: none"> Replies to the original Community Survey by resident Mr Smith Q10 “Have you seen any other animals?” <p>Sightings recorded of 69 different birds/animals (Fauna/Flora report page 29, see below). July’20.:</p> <p>11. <u>GLEN IRIS SANCTUARY – REPORTED FAUNA:</u></p> <p>Replies to Community Quenda Survey Q10 “Have you seen any other animals?”</p> <p>* Endangered</p> <table border="1" data-bbox="582 718 1265 1189"> <tbody> <tr><td>Little Pied Cormorant</td><td>Pacific Black Duck</td><td>Maned Wood Duck</td></tr> <tr><td>Purple Swamphen</td><td>White Faced Heron</td><td>Nankeen Night Heron</td></tr> <tr><td>Little Bittern</td><td>Sacred Ibis</td><td>Black-shouldered Kite</td></tr> <tr><td>Little Eagle</td><td>Wedge-tailed Eagle</td><td>Laughing Turtle Dove</td></tr> <tr><td>Common Bronzewing</td><td>Crested Pigeon</td><td>Red Tailed Black Cockatoo *</td></tr> <tr><td>Western Corella</td><td>Rainbow Lorikeet</td><td>Southern Boobook</td></tr> <tr><td>Tawny Frogmouth*</td><td>Laughing Kookaburra</td><td>Splendid Fair-Wren</td></tr> <tr><td>Western Greygone</td><td>Red Wattle Bird</td><td>Singing Honeyeater</td></tr> <tr><td>White-eared Honeyeater</td><td>New Holland Honeyeater</td><td>Hooded Robin</td></tr> <tr><td>Willie Wagtail</td><td>Maggie Lark</td><td>Black-faced Cuckoo-Shrike</td></tr> <tr><td>Black-faced Woodswallow</td><td>Grey Butcherbird</td><td>Maggie, Shags</td></tr> <tr><td>Australian Raven</td><td>Welcome Swallow</td><td>Tree Martin</td></tr> <tr><td>Galah</td><td>Hérons</td><td>Falcon</td></tr> <tr><td>Nightjar *</td><td>White Ibis</td><td>Long-billed black cockatoo *</td></tr> <tr><td>Bats</td><td>Doves</td><td>Maron</td></tr> <tr><td>Koi</td><td>Silver Perch</td><td>Turtles (in ponds)</td></tr> <tr><td>Ducks</td><td>Crows</td><td>Finch</td></tr> <tr><td>Fox</td><td>Frogs</td><td>Praying Mantis</td></tr> <tr><td>Blue Wrens</td><td>Swallows</td><td>Dugite</td></tr> <tr><td>Blue Tongue Lizard</td><td>Western Bearded Dragon *</td><td>Brolgas (Australian Crane)</td></tr> <tr><td>Motorbike Frog (tree frog)</td><td>Blind Snakes</td><td>Eagle Hawk</td></tr> <tr><td>Black Swan</td><td>Western Wattlebird</td><td>Moorhen or Coot</td></tr> <tr><td>Mistletoe Birds</td><td>Mudlark</td><td>Bobtail Goanna</td></tr> </tbody> </table> <ul style="list-style-type: none"> The average 18-hole golf course (80 acres or 32ha) produces enough oxygen annually to sustain 85,000 people. Turf grass and vegetation also have the effect of reducing the heat of an area – CRITICAL IN URBAN ENVIRONMENTS. (University of Maryland, Environmental Science and Technology, October 2018, Golf benefits to the environment). Glen Iris Golf Course is 54.9ha - | Little Pied Cormorant | Pacific Black Duck | Maned Wood Duck | Purple Swamphen | White Faced Heron | Nankeen Night Heron | Little Bittern | Sacred Ibis | Black-shouldered Kite | Little Eagle | Wedge-tailed Eagle | Laughing Turtle Dove | Common Bronzewing | Crested Pigeon | Red Tailed Black Cockatoo * | Western Corella | Rainbow Lorikeet | Southern Boobook | Tawny Frogmouth* | Laughing Kookaburra | Splendid Fair-Wren | Western Greygone | Red Wattle Bird | Singing Honeyeater | White-eared Honeyeater | New Holland Honeyeater | Hooded Robin | Willie Wagtail | Maggie Lark | Black-faced Cuckoo-Shrike | Black-faced Woodswallow | Grey Butcherbird | Maggie, Shags | Australian Raven | Welcome Swallow | Tree Martin | Galah | Hérons | Falcon | Nightjar * | White Ibis | Long-billed black cockatoo * | Bats | Doves | Maron | Koi | Silver Perch | Turtles (in ponds) | Ducks | Crows | Finch | Fox | Frogs | Praying Mantis | Blue Wrens | Swallows | Dugite | Blue Tongue Lizard | Western Bearded Dragon * | Brolgas (Australian Crane) | Motorbike Frog (tree frog) | Blind Snakes | Eagle Hawk | Black Swan | Western Wattlebird | Moorhen or Coot | Mistletoe Birds | Mudlark | Bobtail Goanna | |
| Little Pied Cormorant | Pacific Black Duck | Maned Wood Duck | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Purple Swamphen | White Faced Heron | Nankeen Night Heron | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Little Bittern | Sacred Ibis | Black-shouldered Kite | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Little Eagle | Wedge-tailed Eagle | Laughing Turtle Dove | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Common Bronzewing | Crested Pigeon | Red Tailed Black Cockatoo * | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Western Corella | Rainbow Lorikeet | Southern Boobook | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tawny Frogmouth* | Laughing Kookaburra | Splendid Fair-Wren | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Western Greygone | Red Wattle Bird | Singing Honeyeater | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| White-eared Honeyeater | New Holland Honeyeater | Hooded Robin | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Willie Wagtail | Maggie Lark | Black-faced Cuckoo-Shrike | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Black-faced Woodswallow | Grey Butcherbird | Maggie, Shags | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Australian Raven | Welcome Swallow | Tree Martin | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Galah | Hérons | Falcon | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nightjar * | White Ibis | Long-billed black cockatoo * | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bats | Doves | Maron | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Koi | Silver Perch | Turtles (in ponds) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ducks | Crows | Finch | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fox | Frogs | Praying Mantis | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Blue Wrens | Swallows | Dugite | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Blue Tongue Lizard | Western Bearded Dragon * | Brolgas (Australian Crane) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Motorbike Frog (tree frog) | Blind Snakes | Eagle Hawk | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Black Swan | Western Wattlebird | Moorhen or Coot | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mistletoe Birds | Mudlark | Bobtail Goanna | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>extrapolated, this can annually produce enough oxygen for over 135,000 people.</p> <p>Glen Iris Golf Course is located next to one of the busiest airfields and largest aviation training bases in Australia: The noise attenuation qualities of the current 1258 mature trees and vegetation result from their ability to absorb and diffuse sound waves. The mature tree canopy on this point alone should be preserved in perpetuity.</p> <p>Vegetation reduces noise pollution through a phenomenon called sound attenuation, which is the reduction of sound intensity.</p> <p>Normal attenuation of sound occurs as the energy of sound dissipates over long distances until not enough energy is left to vibrate air molecules. Vegetation hastens the normal attenuation mechanisms of absorption, deflection, refraction, and masking.</p> <p>Leaves, twigs, and branches on trees, shrubs, and herbaceous growth absorb and deflect sound energy. Refraction of sound waves occurs when sound passes through vegetative barriers and bends around plant structures. Vegetation generates masking sounds, as leaves rustle, branches sway, and stems creak. Sounds of wildlife attracted to urban vegetation, such as birds and insects, also mask noise pollution.</p> <p>https://trees-energy-conservation.extension.org/how-does-vegetation-help-reduce-noise-pollution-in-urban-ecosystems/</p> <p><u>Glen Iris Golf Course is situated in a topographical low:</u> With the impact from prevailing winds, and the fact that the Glen Iris Golf Course Estate is surrounded by major train, highway and road infrastructure, the City of Cockburn should consider the 'cumulative impact' to Glen Iris Golf Course Estate residents' health re the potential loss of the golf course/ the increased traffic re proposed residential infill (circa 600 houses), the increased traffic impact from the proposed Surf Park, potential infill of the current State Government Planning</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Investigation areas etc pertaining to things like Particulate Matter, non-exhaust emissions, carbon dioxide, hydrocarbons, carbon monoxide, NOx etc.</p> <p>Unlike other developments (developments built on open virgin land), Glen Iris Estate is unique in that it is already an established (closed) area with 780 homes of which immediately 220 surround the golf course. To place a new estate within an existing estate, would result in:</p> <ul style="list-style-type: none"> • Loss of amenity • Loss of habitat • Loss of foraging food for black cockatoos • Change the demographic of the Glen Iris Golf Course Estate • Inconsistent with strategic objectives <p><u>Impact from urbanisation in the Jandakot area:</u></p> <p>The nearby Cockburn Central is hi-density and rapidly growing. Additionally, if it gets final approval there are going to be significant traffic pressures on Prinsep Road and Berrigan Drive from the proposed Prinsep Road Surf Park that is anticipating 1,000,000 annual visitors (looking like it will get the green-light), as well as the planned 1 billion investment in the Cockburn Gateway Shopping Centre, additionally there will be traffic pressures from an ever-growing eastern residential/ industrial corridor, of which the nearby Jandakot Road, Berrigan Drive and Lakes Way etc is under State Government Planning Investigation, for yet further potential residential infill.</p> <p>Non-brake dust emissions are a particular concern re the proposed increased traffic movements resulting from the circa 600 houses/ circa 2000 residents re the proposed Glen Iris Course housing infill.</p> <p>25% of the vehicle movements to and from the proposed Prinsep Road Surf Park are proposed to access Prinsep Road that joins up with Berrigan Drive. Prinsep Road in the Glen Iris Golf Course Estate is already reaching (or indeed surpassing) its confines of a 'local</p> | |

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>distributor road', being 6k of vehicle movements per day, as indicated in November'20 CoC traffic counts.</p> <p><u>Planning Investigation Areas:</u> The Jandakot/Treeby area is included into the overall Perth and Peel@3.5million Planning Investigation Areas, covers part of the Glen Iris Golf Course Estate. As highlighted in yellow on the image below, this area is directly opposite Dean Road. This is a rural zone which adds a special and unique character and amenity to this part of the Golf Course Estate. It comprises low density large acreage blocks with an abundant supply of fauna and protected wildlife.</p>  | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Any change to rezone this area to urban will result in the following:</p> <ul style="list-style-type: none"> · Substantial degradation of the character and amenity of this part of the Glen Iris Golf Course Estate and the surround areas; · Significant reliance on motor vehicle use, and increased traffic to the local network; · Impact and loss to the unique fauna and protected wildlife; · The conversion from rural fencing into Colourbond and other urban materials which will be out of character for the locality. <p>Therefore, it is important for these areas to retained, and to allow the established character and amenity to be available for current and future generations.</p> <p><u>Cumulative impact in the Jandakot area MUST be taken into consideration.:</u></p> <p>Cumulative effects to the environment are the result of multiple activities whose individual direct impacts may be relatively minor but in combination with others, it results in significant environmental or other effects.</p> <p>The City of Cockburn Sustainability Strategy 2017-2022 includes that the City's guiding principles on sustainability include:</p> <ul style="list-style-type: none"> • 'Conserve biological diversity and ecological integrity' • 'Act cautiously when there is a risk of serious or irreversible impacts on the environment or the community.' <p>Even with the above guiding principles it appears that the 'cumulative impact' is happening in the City of Cockburn, particularly the Jandakot area, re the federally protected MNES black cockatoos' habitat and the destruction of mature tree canopy.</p> <p>Unfortunately, areas in the City of Cockburn that are being infilled with housing or commercial/ industrial infill are being assessed in isolation. Rather than being assessed with the consideration of the 'cumulative/ umbrella effect.'</p> | |



OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <div data-bbox="893 296 1079 596" data-label="Image"> </div> <p data-bbox="510 598 1451 651"><i>Pic above is demonstrative of a large flock of Carnaby's in a resting tree on the Glen Iris Course (near Twin Waters Pass) 25.3.20. Notably this resting tree was situated by a golf course lake and tall roosting trees (the golf course lake has already been drained by the Proponent even though they do not have scheme amendment approval to date, and the land is still zoned SU1, which includes the usage of golf course amenity.):</i></p> <p data-bbox="510 662 1451 895">Pic above is demonstrative of a large flock of Carnaby's in a resting tree on the Glen Iris Course (near Twin Waters Pass) 25.3.20. Notably this resting tree was situated by a golf course lake and tall roosting trees (the golf course lake has already been drained by the Proponent even though they do not have scheme amendment approval to date, and the land is still zoned SU1, which includes the usage of golf course amenity.):</p> <p data-bbox="510 933 1451 997">The bulldozers around the Jandakot area are certainly working in overdrive.</p> <p data-bbox="510 1035 1451 1236">For those lucky enough to have been able to afford the premium prices to purchase land/homes and live in the Glen Iris Golf Course Estate, an area that has always been known not just for its golf course amenity (of which 220 homes directly surround), restaurant and bar amenity, but also for its golf course habitat that has allowed the federally protected black cockatoos to thrive (both Carnaby's and Forest Red-tailed).</p> <p data-bbox="510 1275 1451 1436">The Glen Iris Golf Course has allowed those living within the estate a quality of life/ lifestyle, surrounded by nature and mature tree canopy, the residents have enjoyed the Priority 4 quenda community that have called the course their home. This golf course amenity should not be short-sightedly infilled to simply plonk housing infill on it, creating</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>an estate within an estate.</p> <p>Notably the amount of mature tree canopy planned to be culled by the Proponent/ Property Owner of the Glen Iris Golf Course is more than 60% of the current tree canopy. Added to other mature tree loss in the Jandakot area this will certainly add to the 'cumulative impact' and cause detriment to humans, wildlife and birdlife. It will also significantly impact the character of the golf course estate.</p> <p>Why the federally protected black cockatoo habitat should not be subjected to the cumulative impact:</p> <ul style="list-style-type: none"> • I bring to your attention that the Carnaby's and Forest Red Tailed Black Cockatoos are already noted in the West Australian Museum webpages. • Under the EPBC Act 1999 the Forest Red-tailed black cockatoo is listed as vulnerable and the Carnaby's are endangered. • There are predictions the iconic black cockatoos may be extinct in about 20 years, due to continual hacking of their habitat/lack of respect for their foraging habitat etc. • The release of the recent five-yearly State of the Environment report laid bare what has already been lost and what could follow, it found the environment is sick and getting sicker with almost every ecosystem ailing, and that Australia is holding the world title for mammal extinctions. • Astonishingly Australia has more than 1,900 listed threatened species, there has been a recent federal 'priority plan to preserve and save 110 of Australia's threatened species' and halt further extinctions, included in the plan are the Carnaby Cockatoos. • Infill development threatens our federally black cockatoos. Murdoch university research shows that when new housing estates go in, the federally protected black cockatoos go out. <p>Federally protected MNES black cockatoos are being flaunted within the City of Cockburn and yet their natural habitat is suffering from the cumulative impact and being continually hacked in to.:</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>Below are just some examples of the black cockatoo artwork within the City's boundaries:</p> <p>https://www.railexpress.com.au · All Articles</p> <p>Cockburn Central Station loses face - Rail Express 19 Aug 2021 — A Carnaby's black cockatoo now flies proudly from the top of Cockburn Central Station tower in Perth, consigning to history its ...</p> <p>Gateway Shopping Centre:</p>  <p>Re the federally protected black cockatoos at Glen Iris Golf Course Jandakot:</p>  <p>'Amenity' and 'character' of estates such as the Glen Iris Golf Course Estate MUST surely be taken into consideration regarding present and future planning.: 'Amenity' and 'Character' of areas should not be ignored re City of Cockburn planning considerations.</p> <p>For instance, in the Glen Iris Golf Course Estate the parkland and street names are golf course themed, the golf course in the estate is integrated with housing, 220 homes directly surround the golf course. The residents purchased into a premium estate at premium prices, the current Glen Iris Golf Course estate comprises substantial mature urban forest, dark sky outlook, it is a 54.9ha nature corridor, up until its closure by the Proponent it included a 18-hole championship 54.9ha Glen Iris Golf Course amenity, great for physical and mental well-being, that included</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>a thriving restaurant and bar amenity as well as other amenities, these were social amenities for the community -great for well-being. Amenity includes many different aspects; it can also include tree canopy and the vibe of an area.:</p> <ul style="list-style-type: none"> • Character of an area: • Character assessment provides 'what' a place is. • Provides information on future desired character • Implications of any proposed changes. • The character assessment of an area might include: types of buildings in the area; vegetation around the area; and the actual lifestyle of the area <p>In terms of Amenity, below are some considerations to help shape the weight that is given to this important consideration.:</p> <ul style="list-style-type: none"> • Amenity is often described as a desirable or useful feature or facility of a building or place. The pleasantness or attractiveness of a place. • The consideration of a proposal's impact on the amenity of a locality is often used to decide if a proposal should proceed. A reason for refusing an application is often due to the adverse impact the proposal would have on the amenity of the area. • Amenity is defined, as: "... all those factors which combine to form the character of an area and include the present and likely future amenity." • One of the considerations that must be made is whether the amenity of a locality will be adversely affected by a development proposal. • "The sum of the expectations of the residents concerning the quality of their residential environment as determined by the character of the area, its appearance and the land uses." • "Amenity can involve the existing amenity, and likely future amenity." | |


OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <ul style="list-style-type: none"> • “The likelihood of a proposed activity causing a nuisance is one way of testing whether or not a given activity will have a detrimental effect on the amenity of the locality” • It has been noted that moral considerations are irrelevant unless they manifest in a physical impact on amenity. • It should be noted that compliance with development standards and requirements (for example, the Residential Design Codes) does not create the presumption that issues such as amenity and compatibility • are satisfied. • The views of residents can be especially valuable where they refine other objective evidence, and where not already covered by experts: “The views of residents that or which raise new matters of amenity, not • canvassed by the experts, must be given great weight.” • Detrimental effect to be considered on the amenity of the locality. • Degree to which the use may affect the existing amenity. • Nuisance by way of noise and light to residents in the locality or otherwise detrimentally affect the affect the amenity of the locality. • In undertaking [the] objective inquiry [as to the character of the area that represents the state of amenity] a specialist planning tribunal is assisted not only by the expert opinions of town planners, but also by the views of residents. Indeed, residents of a locality are often well placed to identify the particular qualities and characteristics which contribute to their residential amenity. • The following process should be followed when considering how amenity is to be measured: <p>Step 1/ Undertake an objective inquiry as to the existing character of the area.</p> <p>Step 2/ Once that character has been obtained, consider how the proposal might affect that amenity having regard to its impacts.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <ul style="list-style-type: none"> • The likelihood of a proposed activity causing a nuisance is one way of testing whether or not a given activity will have a detrimental effect on the amenity of the locality. • The planning system is not silent on issues of character and amenity, the decision about what is acceptable on a site should be tempered by the legitimate expectations and amenity concerns of abutting residents. • Amenity can be adversely affected by the undue generation of noise, fumes, odours and the like. • Visual amenity is another component that relates to the manner in which the property is viewed from the street or adjacent properties. The case of <i>Parmac Investments Pty Ltd v Brisbane City Council & Ors</i> [2018] QPEC 32 <p>It is the vibe, amenity and character of the Glen Iris Golf Course Estate in Jandakot that MUST be preserved in perpetuity. Jandakot is a special and unique place to live. 'Jandakot' is an Aboriginal word said to mean "place of the Whistling Eagle". Concrete and steel infill over the Jandakot Water Mound does not represent what the suburb of Jandakot is about.</p> <p>For all the above reasons, the City of Cockburn Strategic Planning MUST prioritize the land use as a public golf course amenity and never for residential development as the cumulative effect will tip the balance over the edge and once that happens, there is no return.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| | |  | |
| 220 | Robert & Heather Haddrell, Owsten Crt, Treeby | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | Noted See response for Submission No. 128. |
| 221 | Hendrika Lunt, Ackworth Rd, Treeby | Support the submission made by the Banjup Residents Group on the City's draft Local Planning Strategy. | Noted See response for Submission No. 128. |
| 222 | Urbanplan | On behalf of Qube Property Group – Large attachment Kinley Road precinct | Noted The matters raised are addressed in the City's response to Submission No. 55. |
| 223 | Name & Address withheld, Hamilton Hill | I agree with the overall planning, but please take this into consideration: - I whole heartedly support a GREEN CORRIDOR for wildlife; - MORE pedestrian and cycle connectedness- a whole lot more - More safe pedestrian access around parks and schools!! - A lot of cultural/social sensitivity is needed - not just performative - around the stables and the cultural heritage areas - The Blackwood avenue corridor can and | Noted The draft Strategy includes the Roe Highway reserve in a 'Planning Area' with key principles set out for this area. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>should be used as a clever showcase of how nature, people and communities are organised for everybody's benefits- Imagine people walking, cycling around trees and pockets of green, with a few shops and higher buildings/dwellings (apartments, shops mixed) that receive the best lights/orientation - Along Rockingham Road, ensure safe pedestrian crossings around bus stops, at least all the way from the Basketball courts to the Phoenix shopping centre! - Talking about the future Wally Hagan stadium, please plan the parking area to be included on top of / underneath the facility, and to not transform the whole surrounding area into another huge car park, I mean PLEASE! AND make the bus routes and access a breeze from Fremantle but also Cockburn central, to avoid car congestion when avoidable with better public transport! - There needs to be a *much* safer crossing of Rockingham Road to join Plantagenet crescent to Owen road –</p> | <p>With regards to Roe Highway, this project (being led by the Department of Planning, Lands and Heritage), includes investigating the suitability of whether the corridor should be rezoned for other purposes.</p> <p>DPLH have advised that based on analysis of the information and feedback received from the community and stakeholders, a refined version of the draft concept plan will be used to inform a proposed amendment to the Metropolitan Region Scheme. Through this and the subsequent Local Scheme and Structure Planning processes that follow, the City will continue to advocate for improved connectivity for Hamilton Hill.</p> <p>Upgrades to Rockingham Road through Spearwood are being progressed in line with a Council adopted concept plan to beautify the road and make it safer for pedestrians and bike riders.</p> |
| 224 | <p>Dept. of Water & Environmental Regulation, Breakwater Pde, Mandurah</p> | <p>The Department of Water and Environmental Regulation (Department) supports the development of the local planning strategy to guide and set the framework for the City's growth and enhancement over the next 15 years.</p> <p>Given the significance of this local planning strategy, it is considered important that the context by which planning decisions are made upon the Jandakot Underground Pollution Control Area, are appropriately represented within this document.</p> <p>Attachment 1 below contains the Department's comments for your consideration</p> | <p>Supported, in part</p> <p>'Planning Area B Jandakot/Treeby Planning Investigation Area' reflects a WAPC identified PIA, and the City is proactively advocating for a comprehensive approach to consideration of the groundwater mound. It is understood this work is currently being undertaken, and no changes are therefore recommended to these actions. The purpose of these are not to outline that the groundwater studies will determine land use planning outcomes, but rather to advocate for studies of the whole groundwater</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | | | RECOMMENDATION |
|-----|--------------|-----------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | Page/Section | Topic | Issue | Suggested changes | |
| | | Draft Local Planning Strategy - Part 1 | | | | <p>mound rather than certain areas. This is to better understand and inform decision-making going forward.</p> <p>In response to the Department of Water & Environmental Regulation feedback, the following modifications are recommended:</p> <p>Include the following on Page 16 (Part 1): ‘The Jandakot Groundwater Mound contributes a significant volume of high-quality water to Perth’s integrated water supply scheme. Rural Water Protection zones are within the assigned Priority 2 Public Drinking Water Source Areas where low level rural land uses are considered appropriate (generally with conditions) and the risk to the water resource is minimised. Further guidance found at State Planning Policy 2.3 – Jandakot Groundwater Protection and Water Quality Protection Note 25: Land use compatibility tables for public drinking water source areas (DWER, 2021).’</p> <p>Modify ‘Planning Area B: Jandakot/Treeby Planning Investigation Area’ Action 2.0 – Include <i>“Identification of remnant bushland, ecological corridors and areas of conservation value (including Carnaby Cockatoo habitat) to be protected, and measures to protect them, prior to any land use or MRS zoning change.”</i></p> <p>Modify Part 2 Section 2.6 ‘Water Management’ to correct the following details - The Department of Biodiversity, Conservation and Attractions manages wetlands; desalinated</p> |
| | | Page 16 | Rural Water Protection Zone | This section should explain what the ‘Rural Water Protection’ area is and the reasons for the water protection status. Further guidance at <i>State Planning Policy 2.3 – Jandakot Groundwater Protection</i> . | Include: the Jandakot Groundwater Mound contributes a significant volume of high quality water to Perth’s integrated water supply scheme. Rural Water Protection zones are within the assigned Priority 2 Public Drinking Water Source Areas where low level rural land uses are considered appropriate (generally with conditions) and the risk to the water resource is minimised. Further guidance found at <i>State Planning Policy 2.3 – Jandakot Groundwater Protection and Water Quality Protection Note 25: Land use compatibility tables for public drinking water source areas</i> (DWER, 2021). | |
| | | Page 38, table | Planning Area B: Jandakot /Treeby Planning Investigation Area | This section and table requires correction to align with provisions outlined in <i>State Planning Policy 2.3 – Jandakot Groundwater Protection</i> . Hydrological studies are not the mechanism by which rezonings to allow urban development are initiated within public drinking water source areas (PDWSA’s). A suite of other comprehensive studies for the Planning Investigation Area would need to be undertaken through a State Government led strategic planning instruments such as a sub regional framework prior to any hydrological studies. These studies would include economic factors such as the replacement cost if the Jandakot Groundwater Mound was removed from Perth’s integrated water supply scheme as a result of urbanisation, as well as a risk analysis associated with the increased contamination that | Reword this section and table to reflect correct provisions outlined in <i>State Planning Policy 2.3 – Jandakot Groundwater Protection</i> (Section 6.3) including the requirement for an informed strategic planning process led by the State Government prior to any hydrological studies demonstrating the management of urban development over this water resource. This would include the consideration of impacts to Perth’s water supply, land supply needs, long term public benefit and other factors. | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | | | RECOMMENDATION |
|------------------------------------------------|--------------|----------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | | <p>comes with increased intensity of development, land supply needs, long term public benefit and other factors.</p> <p>Action 2.0 – Also identify the presence of high habitat value for the Carnaby Cockatoo.</p> | <p>Include “Identification of remnant bushland, ecological corridors and areas of conservation value (including Carnaby Cockatoo habitat) to be protected, and measures to protect them, prior to any land use or MRS zoning change.”</p> | <p>water for scheme water is managed by the Water Corporation; and within the City of Cockburn, the Department of Water and Environmental Regulation manages the take of groundwater through the <i>Rights in Water and Irrigation Act 1914</i>.</p> <ul style="list-style-type: none"> • First dot point – Superficial Aquifer. Perth’s (including Cockburn) integrated water supply scheme is a mixture of groundwater, surface water, desalinated water and groundwater replenishment. Correction to the sources of scheme water is to include groundwater, surface water, desalinated water and groundwater replenishment. • Second dot point – “Superficial Aquifer used by the City and private irrigation systems administered by DWER”, correction to – “<i>The Department manages groundwater resources used by the City and private irrigation systems through the provisions of the Rights In Water and Irrigation Act 1914 and the Rights in Water and Irrigation Regulations 2000.</i>” <p>Section 2.6.1 (Deep aquifer water) - In addition to the deep aquifer (correct reference is the Leederville and Yarragadee aquifers), the groundwater source for potable water to supply to service the City’s scheme water is also derived from the superficial aquifer. This to be corrected to include superficial, Leederville and Yarragadee aquifers for the sources of</p> |
| Part 2 Background, Profile and Analysis | | | | | | |
| | | Page 43, section 2.6 | Water Management | <p>Third paragraph states that the Department of Water and Environmental Regulation is involved with the management of the entire water resources. Please note some water resources are managed by other Departments and Agencies such as:</p> <ul style="list-style-type: none"> • wetlands are managed by the Department of Biodiversity, Conservation and Attractions • desalinated water for scheme water is managed by the Water Corporation. <p>In addition, the last dot point “by the City and the State’s storm water disposal system for infiltration into the superficial aquifer (DWER)” does not make sense.</p> <p>This section also states that scheme water is derived from the deep aquifer and desalinated water. This is incorrect. The Water Corporation is licenced to extract groundwater from the superficial, Leederville and Yarragadee aquifers.</p> | <p>Correction of detail required</p> <p>The Department of Biodiversity, Conservation and Attractions manages wetlands.</p> <p>Desalinated water for scheme water is managed by the Water Corporation.</p> <p>Within the City of Cockburn, the Department of Water and Environmental Regulation manages the take of groundwater through the <i>Rights in Water and Irrigation Act 1914</i>.</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION | |
|-----|--------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | <p>First dot point – Superficial Aquifer. Perth’s (including Cockburn) integrated water supply scheme is a mixture of groundwater, surface water, desalinated water and groundwater replenishment.</p> <p>Second dot point – “Superficial Aquifer used by the City and private irrigation systems administered by DWER.” This requires correction.</p> | <p>Correction to the sources of scheme water is to include groundwater, surface water, desalinated water and groundwater replenishment.</p> <p>Correction – “The Department manages groundwater resources used by the City and private irrigation systems through the provisions of the <i>Rights In Water and Irrigation Act 1914</i> and the <i>Rights in Water and Irrigation Regulations 2000</i>.”</p> | <p>groundwater for Perth’s integrated water supply scheme.</p> <p>Section 2.6.2 (Jandakot Groundwater Protection Area) correct reference to Perth’s public water supply to ‘Perth’s integrated water supply scheme’.</p> <p>Section 2.6.3 (Extent of Groundwater Protection Area) Correction to – ‘The Western Australian Planning Commission (WAPC) identified the Treeby development site through a strategic government planning process as the site was already substantially cleared due its past use as a quarry as well as other economic and community factors. This resulted in the preferred strategic outcome of urban development with the acceptance of risk and potential future loss of water resources supplying the Perth integrated water supply scheme. Once the WAPC identified the site as future urban, DWER was requested to review the Treeby District Water Management Strategy within the context of a P3 PDWSA. However, the DWMS did not determine the acceptability of the rezoning from Rural Water Protection to Urban, this was a strategic planning decision of the WAPC.’</p> <p>Inclusion of further detail under section 2.6.4 ‘Superficial Aquifer’, as follows: ‘The use of groundwater, other than for domestic purposes, is managed through the provisions of Rights in Water and Irrigation Act</p> |
| | | S.2.6.1 | <p>Deep aquifer water</p> <p>In addition to the deep aquifer (correct reference is the Leederville and Yarragadee aquifers), the groundwater source for potable water to supply to service the City’s scheme water is also derived from the superficial aquifer.</p> | <p>Correction to include superficial, Leederville and Yarragadee aquifers for the sources of groundwater for Perth’s integrated water supply scheme.</p> | |
| | | S.2.6.2 | <p>Jandakot Groundwater Protection Area</p> <p>Perth’s public water supply is correctly termed Perth’s integrated water supply scheme.</p> | <p>Correction to “Perth’s integrated water supply scheme”.</p> | |
| | | Page 44, section 2.6.3 | <p>Extent of Groundwater Protection Area</p> <p>The paragraph beginning with “In relation to Treeby, DWER approved a District Water Management Strategy” is incorrect and requires amending. The District Water Management Strategy (DWMS) was not the impetus for the rezoning. The South Metropolitan-Peel Sub Regional Planning Framework provided a strategic planning context for the rezoning of the site from Rural Water Protection to Urban, on consideration of a number of land and water supply factors.</p> | <p>Correction – The Western Australian Planning Commission (WAPC) identified the Treeby development site through a strategic government planning process as the site was already substantially cleared due its past use as a quarry as well as other economic and community factors. This resulted in the preferred strategic outcome of urban development with the acceptance of risk and potential future loss of water resources supplying the Perth integrated water supply scheme. Once the WAPC identified the site as future urban, DWER was requested to review the Treeby District Water Management</p> | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION | |
|-----|--------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | <p>This government led process determined the rezoning to be the preferred planning outcome, and the resource was subsequently downgraded from a Priority 2 (P2) to Priority 3 (P3) public drinking water source area (PDWSA) and managed as a P3* area. Urban development is deemed compatible in P3 area. P3* resources are subject to higher risk of contamination, require greater water quality treatment and as a result are used less frequently in Perth's integrated water supply scheme, and production bores may be decommissioned.</p> <p>This process is consistent with SPP 2.3 (section 6.3).</p> <p>The DWMS was prepared in the context of the P3 status of the resource, and was not the mechanism that determined the rezoning of the land.</p> <p>The paragraph beginning with "To deal with this matter comprehensively, it is now recommended that the City advocate for the State Government to undertake a comprehensive groundwater and hydrological technical study and assessment of the Jandakot Groundwater Protection Area to better understand the hydrogeological processes" requires further strategic planning context. As detailed above in Part 1 comments, other strategic assessments are required prior to any hydrological studies.</p> <p>It is important to note there have been three Parliamentary Inquiries relating to the protection and management of</p> | <p>Strategy within the context of a P3 PDWSA. However, the DWMS did not determine the acceptability of the rezoning from Rural Water Protection to Urban, this was a strategic planning decision of the WAPC.</p> <p>Groundwater and hydrological technical studies and assessments of the Jandakot Groundwater Protection Area are not the catalyst to drive future urban development. Therefore, the paragraph starting with "To deal with this matter comprehensively" should be removed and replaced with the following:</p> <p>"However, should the WAPC identify through a strategic planning process (such as a sub-regional planning framework) that urban development is the preferred outcome of the 'Planning Investigation Areas', further studies would be undertaken to understand the increased costs to government for water quality treatment and replacement of water sources to supply Perth's integrated water supply scheme."</p> | <p><i>1914 and the Rights in Water and Irrigation Regulations 2000.</i></p> <p>Reword the fifth paragraph on page 47 of Section 2.6 (Water Management) to state: 'New legislation may change how groundwater-dependent ecosystems are managed in the Cockburn plan area. 'This is taken from DWER's 'Cockburn groundwater allocation plan' report.</p> <p>Insert the following under Section 7.1 'Open space in new areas' – <i>'It is imperative that the water source to irrigate the POS is secured early in the planning process and water efficiency measures are incorporated into its design to ensure water resources are available to maintain the active spaces. The retention of native vegetation and the planting of green spaces to provide shade and urban cooling will also benefit the community as well as reducing the requirement for large volumes of irrigation.'</i></p> <p>Replace the paragraph 'This is a vitally important strategic public drinking groundwater supply for Perth' under Section 9 to state: <i>'The Jandakot groundwater mound is a highly valued resource that contributes to Perth's integrated water supply scheme as well as provides ecological integrity of important wetlands, native vegetation and habitat.'</i></p> <p>Information regarding water allocation in the rural zone was obtained from DWER at the time of drafting the Strategy, however it is</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | RECOMMENDATION |
|-----|--------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | <p>PDWSAs in WA. These occurred in 1994, 1997 and 2009 with corresponding published reports of their findings and recommendations. Consistent findings across all 3 reports were:</p> <ul style="list-style-type: none"> • Government should prioritise drinking water source protection initiatives and carefully manage PDWSAs to achieve good public health and inter-generational equity outcomes • Evidence for a preventive risk- based approach for managing PDWSAs strongly outweighs the option of relying on treatment alone. Treatment is expensive and may fail, potentially resulting in serious health consequences, the loss of PDWSAs and decreased trust in Government. • Cumulative risks to water quality from surrounding land uses is a real pressure to PDWSA • Across Government, protection of water quality should be seen as the single main purpose of public drinking water source areas • Land use planning control mechanisms are a vital barrier in protecting PDWSAs from contamination caused by surrounding land uses. | <p>acknowledged that this may change over time. Therefore, it is recommended that specific reference to the total megalitres of allocation be deleted (section 9.1.1). The purpose of this information is to demonstrate that there is restricted water availability, which is only likely to be further restricted, and this significantly impacts viability of certain rural uses.</p> <p>Include reference to Carnaby Cockatoo habitat in section 9.2.1 'Jandakot / Treeby Planning Investigation Area' where high conservation values are described.</p> <p>It is not considered necessary to specify current best practice for stormwater under Section 13.5, as these may become out of date.</p> <p>Correct Section 13.5 to reference 'Better Urban Water Management' as being a WAPC not Department of Water document.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | | | RECOMMENDATION |
|-----|--------------|------------------------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | Page 45, section 2.6.4 | Superficial Aquifer | First paragraph requires further detail. | The use of groundwater, other than for domestic purposes, is managed through the provisions of <i>Rights in Water and Irrigation Act 1914</i> and the <i>Rights in Water and Irrigation Regulations 2000</i> . | |
| | | Page 47 – blue box | Water Management Issues and Analysis | <p>Fifth paragraph starting with “The Metropolitan Region Scheme (<i>Beelihar Wetlands</i>) <i>Bill 2018</i> does not make sense. Is this Bill the correct reference for this section?</p> <p>Last paragraph regarding groundwater and hydrological assessments – advice as above regarding government led strategic planning assessments undertaken prior to any hydrological assessments.</p> | <p>Possible amendment.</p> <p>As above</p> | |
| | | Page 113, section 7.1 | Open space in new areas | It is noted that public open space (POS) is important for the community. It is also imperative that the water source to irrigate the POS is secured early in the planning process and water efficiency measures are incorporated into its design to ensure water resources are available to maintain the active spaces. | Please include details regarding the water resources required to irrigate and maintain the public open spaces. The retention of native vegetation and the planting of green spaces to provide shade and urban cooling will also benefit the community as well as reducing the requirement for large volumes of irrigation. The Department’s <i>Waterwise Perth Action Plan</i> and <i>Kep Katitjin – Gabi Kaadadjan Waterwise Perth Action Plan 2</i> provides further guidance on managing water resources through water saving initiatives and the creation of climate resilient, liveable urban spaces. | |
| | | Page 120, section 9 | Rural Areas | It is recommended that the last sentence of second paragraph “This is a vitally important strategic public drinking groundwater supply for Perth” is amended. | Recommend to amend to “The Jandakot groundwater mound is a highly valued resource that contributes to Perth’s integrated water supply scheme as well as provides ecological integrity of important wetlands, native vegetation and habitat.” | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | | | | RECOMMENDATION |
|-----|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | Page 121, section 9.1.1 | Rural zone, Beeliar and Munster – Horticultural Potential | Please check the paragraph that starts with "In total, only about 750 megalitres (ML) of water is allocated by the Department of Water and Environmental Regulation (DWER) to irrigators in the Rural zone". This sentence may require further background. This sentence is also repeated on page 122. | Please call the licensing section on 9550 4222 to clarify and discuss allocations in this area. | |
| | | Page 127, section 9.2.1 | Jandakot /Treeby Planning Investigation Area | In the dot points for the high conservation value of the groundwater mound, please include high habitat value for the Carnaby Cockatoo. | Include Carnaby Cockatoo habitat in dot point. | |
| | | Page 128, section 9.2.2 | Future of Groundwater Protection Area | As above, " The City will advocate for the State Government to undertake this study to provide greater certainty for landowners and to inform future planning of the area" is not the process where the State Government approves the intensification of land use from rural to urban. | As above, the State Government will lead a strategic planning process with all factors and consider the holistic assessment of impacts to changing the land use from rural to urban. | |
| | | Page 167, section 13.5 | Stormwater | Current best practice stormwater management is to include tree pits, roadside rain gardens, vegetated swales for water quality improvement higher in the catchment. | Update – refer to the Department's <i>Stormwater Management Manual</i> for further guidance. | |
| | | | | The last paragraph states "the Department of Water's <i>Better Urban Water Management</i> ." However, this document was produced by the WAPC. This guideline document is being updated through the <i>Draft State Planning Policy 2.9 Planning for Water</i> | Update references. | |
| 225 | Name & Address withheld, Lake Coogee | Planning area E: Lake Coogee 'urban deferred area / industrial investigation - Pages 43 - 44 C.o.C. Draft Local Planning Strategy No 1 - Activate immediately a draft district structure plan with the intention of | | | | Noted |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>transitioning out of 'urban deferred' and onto urban. - A concept plan - sustainable urban should be inclusive in any draft and/or division of a district structure plan. This was introduced in 2018 by former strategic planner for development and wetland setbacks by a 50-meter separation buffer. This contribution would extend to W.A.P.C land that has natural vegetation -damp land situated between McGrath Road and Fawcett - Wetland enhancement. - A minority of landowners are inclined to remain on larger lot sizes with existing homes and sheds. These owners should repurpose their surplus land(s) for small business enterprises; such as energy storage, solar, and win energy systems. This approach would require sheds, units and workshop for our energy needs. - Public engagement at Jakovich Centre - 2018 August - Henderson sought after steering committee. To date no committee has been established nor chaired.</p> <p>(Q)1. Will Local Government Planning Dept. enact upon this within the present timeframe? If not, why not? (Q)2. Will Local Government Planning Dept. support the establishment of any advisory committee consisting of 7 (seven) landowners and a councillor - west ward that we would nominate? If not, then why not? (Q)3. Would the steering committee become the advisory committee? Note: L.P.S. No.3 Text 80 c Advisory committee empowers Local Government and 7 (seven) landowners to partake in dialogue regarding structure plan(s), development plan(s) ETC. (Q)4. Does Local Government now seek 7 (seven) landowners to partake in regular meetings with a councillor? If not, then why not? If yes, then please do send a letter of invite for volunteers / members for participation over a 5 (five) year duration forecast.</p> | <p>The City will consider timeframes for preparing a District Structure Plan once the Local Planning Strategy has been approved.</p> <p>At this stage Council has not resolved to establish an advisory committee, and whether this is appropriate will be considered as part of a future project plan.</p> <p>Once progressed, the District Structure Plan will further consider the matters raised in this submission.</p> |
| 226 | Name & Address withheld, Lake Coogee | My name is xxx resident and property owner. xxx Fawcett Road in Lake Coogee where our family has resided for 4 generations. It all started in 1927 when my late grandfather, xxx first purchased the land. in 1940 my late father was born, xxx, and in 1963 I was born. In 1988 we applied to build our family home, with approval granted and the City of Cockburn acknowledging at that time that subdivision of the land would | <p>Noted</p> <p>The draft Strategy has included the Lake Coogee 'Urban Deferred' area within a 'Planning Area', and sets out actions to resolve the issue of the buffer and identify an appropriate zoning for the area.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>be passed through within 5 years. In the mid 1990's my late father, xxx and other landowners commenced the process for subdivision and only then was it mentioned about a buffer zone over the area. Eventually, between the different departments (Water Corporation, EPA, etc) the buffer zone was reduced to enable of the new residential area adjacent to us, through part of West Churchill Avenue and part of Albion Avenue. We were then told through odour studies and Woodman Point Waste Water Treatment Plant upgrades the residential development would process to the east edge of Lake Coogee. Fast Forward to 2022 and no further progress has happened with the land rezoning of Lake Coogee. The worst part of this for myself, is that my late father and mother are no longer here to see this happen. I strongly believe that this area should be rezoned sooner, rather than later as residential for my family, future generations, the community and for the City of Cockburn. I look forward to my family and future generations residing here in the City of Cockburn.</p> | |
| 227 | Name & Address withheld, Hammond Park | <p>I support some aspects of the vision proposed in the strategy, in particular for more sustainable transport infrastructure. We definitely need much more public transit and cycling infrastructure. But I would like to emphasize:</p> <ul style="list-style-type: none"> - More areas of mixed-use zoning. Especially around transport hubs like bus stops and train stations. - Protected bicycle lanes. I would like bicycle lanes to be made safer, by being separate from both the pedestrian walkway and the road. Separated by either a curb or small barrier. - Transit-oriented development. The area right next to the train station has high pedestrian traffic and unfortunately, it's just a big car park. This is a missed opportunity for mixed use development. The area immediately next to a train station is the perfect spot to build a convenience store/post office/etc | <p>Noted</p> <p>The principles of transit-oriented design are incorporated into Cockburn Central, with Aubin Grove more constrained due to the size of the landholding owned by the PTA.</p> <p>Mixed use zonings are often identified in areas where there is good access to public transport, however the development of such uses is dependent on the market and the timing of developers.</p> <p>The City's primary strategy for determining its transport priorities is its Integrated Transport Strategy, rather than the Local Planning Strategy. The Integrated Transport Strategy covers a large array of priorities in the transport area including network connectivity,</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | cycling and walking, road safety, freight, public transport and other liveability outcomes. Details on this can be found in the <i>Integrated Transport Strategy 2020-2030 - City of Cockburn</i> . |
| 228 | Name & Address withheld, Hammond Park | <p>I support some aspects of the vision proposed in the strategy, in particular for more sustainable transport infrastructure. We definitely need much more public transit and cycling infrastructure. But I would like to emphasize:</p> <ul style="list-style-type: none"> - More areas of mixed-use zoning. Especially around transport hubs like bus stops and train stations. - Protected bicycle lanes. I would like bicycle lanes to be made safer, by being separate from both the pedestrian walkway and the road. Separated by either a curb or small barrier. - Transit-oriented development. The area right next to the train station has high pedestrian traffic and unfortunately, it's just a big car park. This is a missed opportunity for mixed use development. The area immediately next to a train station is the perfect spot to build a convenience store/post office/etc | <p>Noted See response for submission No. 227.</p> |
| 229 | Al-Hikmah Bangladesh Pty Ltd & Al-Taqwa Bangladesh Pty Ltd, Trapper Rd, Banjup | <p>I am writing to express our views and concerns. I would also like to take the opportunity to thank City officers for giving us opportunities to meet with them and discuss our issues and challenges over the last 11 years.</p> <p>We are happy to learn that the Council's vision is "Cockburn, the best place to be". On page 3 of your strategic community plan 2020-2030, the summary table stated, "Cockburn is a growing city that is easy to move around and provides a great place to live." If it is the case, then 3 Tapper Road property (which is located in the heart of the City of Cockburn) is better not to keep as rural zoning. WA Dept of planning updated report (page 16), "Perth and Peel@3.5 Million PIA (Planning investigation areas (www.wa.gov.au)", shows that Jandakot & Treeby suburbs fall within groundwater resource and environment protection</p> | <p>Noted The matters raised are addressed in the City's response to Submission No's. 11 and 150.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| | | <p>area. But the City of Cockburn already subdivided the remaining area as residential zoning by keeping groundwater resources and the environment safe. We want a similar subdivision for 3 Tapper Road Property.</p> <p>Considering the above, by protecting groundwater, environmental value, and with all recent development activities around 3 Tapper Road, Banjup, we want 3 Tapper Road's zoning to a high-density residential or commercial or mixed (R - codes) at your earliest, aligned with the sustainable public transport strategies and surrounding landscape.</p> <p>We are happy to work with the City of Cockburn for an eco-friendly subdivision with well-designed open spaces, water features etc. We also like to work with the City to adopt various management plans and strategies that align with our neighbour suburbs, namely Treeby and Jandakot.</p> <p>We request that in the future City will consult with us on any development application they receive which may affect the surface or subsurface runoff of water into our property.</p> | |
| 230 | BJ & GJ Buss, Coonadoo Crt, Jandakot | <p>Out the outset: we are in firm view this property /area is now best suited to "Urban" zoning.</p> <p>We purchased this property in 1994 with the ideal of a semi-rural lifestyle and a long-term investment as an eventual 'retirement' fund. The lifestyle aspect had been enjoyed for many years – however with the passing of time, the progress and development in recent years has seen this aspect irrevocably compromised and it can now be never reversed. The adjoining Treeby / Calleya Estates with circa 2,800 homes; major upgrading to Jandakot Road; the on-going development of the business park adjacent...would all suggest our property (and adjoining) be far better suited to future urbanisation and housing.</p> | <p>Noted The matters raised are addressed in the City's response to Submission No. 18.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| | | <p>Most of all this area has over many years been cleared for individual recreational use – and to the best of our knowledge, there are no rare or endangered flora or fauna species on these properties. (Unlike the large area south of Jandakot Road where natural bushlands /flora were destroyed to provide for sand mining then housing). In this respect we believe the surrounding 2Ha properties can be developed with minimal negative environmental impact.</p> <p>We believe most of the current 2Ha blocks are now for, the most part, probably “under- utilised” – and in essence, ideally suited for future demand in housing with proximity to all amenities such as Cockburn Railway Station, Cockburn Central Shopping Complex - and the huge Secondary School on Warton Road currently under construction. All just 2.5klm away. Other major amenities such as Success Shopping Complex and Fiona Stanly Hospital are also in very close proximity.</p> <p>In respect the “Rural Water Protection“ zone: we note there has already been significant recent developments (earlier referral to Treeby /Calleya) and as such, future urbanisation would pose no greater risk to groundwater. Indeed, we believe; there would be opportunities for improved management with future housing developments connected to Mains Water Supply (as against the existing bores that currently prevail) We also note the recent PFAS detection by Jandakot Airports and surrounds may have already compromised several areas – with concerns for PFAS ‘migration’ and potential detrimental impacts.</p> <p>In summation, we would wish to have the eventual option for unlocking the value in our long-held property for retirement; by a decision for future urban rezoning and subdivision</p> | |
| 231 | Anita Prizmic, Fawcett Rd, Lake Coogee | <p>We are pleased that the proposed ‘Draft Local Planning Strategy’ and by extension, the City of Cockburn, are campaigning for greater residential development and short-term action in the area.</p> <p>As a lifelong resident of Fawcett Road, odour’ has never been problematic. It has neither forced my family to move elsewhere nor has</p> | <p>Noted Support for the draft Strategy in relation to the Lake Coogee ‘Urban Deferred’ area are noted.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| | | <p>it been a significant issue for my neighbours. Consequently, the instituted 'buffer' zone' has greatly inconvenienced the prospect of property development. We acknowledge that while its removal is subject to further investigation, we believe it is necessary if the council is adamant on releasing the area's residential potential.</p> <p>Moreover, we commend the strategy's affirmation to prevent local industrial development. Lake Coogee is bristling with residential opportunities for families and homeowners alike, and it should remain this way. As outlined in the Local Planning Strategy's upcoming agenda, the strengthening of the character of the neighbourhood must be the focus of the council going forward.</p> <p>We thank the council for their recent communications regarding this strategy, and application for feedback. We trust that the City of Cockburn will work diligently towards the betterment of Lake Coogee and its loyal residents.</p> | |
| 232 | Lui Gianoli, John Gianoli, Julie Bassett, Roma Brooks & Anne Caddy, Fawcett Rd, Lake Coogee | <p>We would like to thank xxx for meeting with us to discuss the above-mentioned land parcel. In response to your letter dates 21/09/2022 requesting feedback regarding the Cockburn Local Planning Strategy; we the owners would like the following points to be considered in the strategy to be presented to the State government.</p> <ul style="list-style-type: none"> • In order to align our land with the surrounding land holdings, we strongly support the removal of the Lake Coogee Industrial investigation area from its planning framework. Any planning for future Industrial growth on or around our property does not seem feasible due to the established residential estates that surround the area. • We strongly advocate for urban zoning to replace Urban Deferred. A study conducted, has already provided evidence that odour from Woodman Point Wastewater Treatment Plant is non-existent since | <p>Noted Support for the draft Strategy in relation to the Lake Coogee 'Urban Deferred' area are noted.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>measures have been taken to eliminate any odours. From our experience as landowners and occupiers, this is definitely the case.</p> <p>As identified earlier in this letter, it is considered that aligning this land with similar zoning (urban) to the surrounding land will provide many benefits to the Cockburn Community.</p> <p>We have had ownership of the abovementioned properties since 1947. Over the past 30 years we have made regular and constant attempts to have our land zoned residential. These attempts have contributed to stress and anxiety, affecting the health and well-being of our aging family members. If the State Government does not support the decision to remove the buffer, we request that we are provided with evidence-based documentation to support the decision.</p> <p>As you can appreciate this is a highly frustrating situation for us and we believe it is now time for the State Government to remove the unnecessary obstacle impacting our families and our community.</p> | |
| 233 | DPLH- Heritage and Property Services, William St, Perth | <p>The comments below are offered in relation to the historic heritage aspects of the advertised draft. Please note that these are an officer assessment and do not reflect formal input from the Department, the WAPC or HCWA.</p> <p>Commendable aspects of the Strategy include:</p> <ul style="list-style-type: none"> • Provision for Heritage Interpretation. Preparation of an overarching Interpretation Strategy for the Scheme area would be a useful action item. • Provision for Heritage Incentives (financial and non-financial), including the proposal waiver planning application fees. It is recommended that the City consider broadening its initiatives to include consideration of other additional incentives, such as rates reductions, assistance with preparing heritage impact statements, development incentives, and/or recognition of conserved heritage places through a formal heritage awards program. | <p>Support in part</p> <p>It is recommended that the terminology throughout the draft Strategy be updated, including:</p> <ul style="list-style-type: none"> • Replacing references to 'European Heritage' with 'historic heritage'. • Adopting the standard definition for 'heritage protected place' (as defined under the Deemed Provisions) when referring to places protected under the Scheme. • Include reference to the updated 'Guidelines for State Government Heritage'. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <ul style="list-style-type: none"> • Provision to investigate an improved framework to record and manage intangible and ephemeral cultural heritage, through preparation of a Cultural Heritage Strategy. <p>The Strategy would benefit from:</p> <ul style="list-style-type: none"> • Consistent terminology and clarity around what constitute an historic heritage place, for example Part 1, p.14 substituting 'Historic Heritage' (the preferred term) for 'European Heritage' and adopting the standard definition for 'heritage protected place' (as defined under the Deemed Provisions) when referring to places protected under the Scheme. • Inclusion of a map showing all 'heritage protected places' within the Strategy area and/or a list of these places (i.e. as an Appendix). <p>Other comments:</p> <ul style="list-style-type: none"> • Under Part 2 Section 10.2 (p.134): Update sub-heading 'European Heritage' to 'Historic Heritage', as this is the preferred term in current use by the Department and broader heritage industry. This section (10.2) would also benefit from reference to the City's thematic framework, which forms part of the City's Local Heritage Survey. • Section 10.2.1 State Government Owned Heritage Places - as the Heritage Act 2018 and Heritage Regulations 2019, including the recently updated (Oct 2022) Guidelines for State Government Heritage Assets, provide for State Government heritage assets, it would be worthwhile mentioning this here. Advocacy actions relating to the South Fremantle Power Station will need to be guided by the significance of the place as defined by its entry in the State Register. Establishment of the joint steering committee for this advocacy initiative should consider appropriate representation from the Department's Historic Heritage Conservation team to assist with determining appropriate solutions. | <p>It is not recommended that map or list be included of the heritage protected places within the City, as there is a risk this will become outdated Inclusion of a map showing all 'heritage protected places' within the Strategy area and/or a list of these places (i.e. as an Appendix).</p> <p>With regards to the local planning policy for heritage, this will be updated in due course, however it is not considered to be an action for inclusion in the local planning strategy.</p> <p>Other comments will be taken into consideration as part of future projects, such as the Steering Committee for the South Fremantle Power Station.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <ul style="list-style-type: none"> • Section 10.2.2 Council Heritage Assets - Appropriate actions might also include preparation of a building condition audit and/or conservation management strategy for each Council owner heritage asset, so that conservation work and maintenance can be appropriately prioritised and costed (as action items). • Section 10.2.3 Local Government Inventory/Local Heritage Survey - The Strategy would benefit from further clarification in this section regarding the statutory mechanisms for protecting historic heritage places (i.e. the Planning and Development Act 2005 and the Heritage Act 2018). It should be made clear that the heritage provisions of the Local Planning Scheme are reserved for 'heritage protected places' as defined in the Deemed Provisions. This does not include those places only listed in the LHS. As there are only 12 State Registered places within the Strategy area, it might be appropriate to individually itemise these places (noted below) as a bulleted list, for ease of reference and to emphasise their protection under the Heritage Act 2018. <ul style="list-style-type: none"> • Quarantine Station (fmr) Woodman Pint • Newmarket Hotel • Woodman Point Lighthouse and Keepers Cottages • Azelia Ley Homestead • Robb Jetty (ruin) and Abattoir Chimney (fmr), Coogee • South Fremantle Power Station • Coogee Hotel (fmr) • Woodman Point Munitions Magazines (fmr) • Randwick Stables • Channel Marker Obelisk • Three Lime Kilns Group • South Beach Horse Exercise Area • It is noted that review of the City's LPP Heritage Conservation Design Guidelines is not proposed under the Strategy. Should this be an action item? | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <ul style="list-style-type: none"> Section 10.2.6 Heritage Precincts - it would be useful for the City to map out its proposed 'heritage precincts', noting that the planning framework intends that 'Heritage Areas' identify those precincts that warrant a separate LPPs for heritage conservation. <p>We hope that these comments are of value in the development of the proposed Local Planning Strategy.</p> | |
| 234 | Taylor, Burrell, Barnett, St Georges Tce, Perth | <p>On behalf our client, Schaffer Corporation Ltd, we provide the following as a submission for the draft City of Cockburn Local Planning Strategy.</p> <p>We have undertaken a review of the advertised documentation with respect to our client's landholding and noted its inclusion as Planning Area C – Jandakot Industrial Investigation Area.</p> <p>I confirm that we are supportive of the identification of the landholding as a Planning Area and are supportive of the actions outlined within the associated table. We provide the following for the purpose of context, with some minor requested modifications, for the City's consideration:</p> <ul style="list-style-type: none"> Planning Direction 1 – We are supportive of the listed direction, actions and rationale for the Planning Area, and note that the range of appropriate commercial and industrial land uses is considered capable of expansion beyond those specified in the current Additional Use provisions given the prospects for urban growth within the surrounding area. We recognise that any further expansion of land use permissibility will need to occur via an amendment to the current Scheme or inclusion in the new Scheme and will require clear justification and rationale at that point in time, and our client is keen to work with the City to achieve such an amendment. Planning Direction 3 – We confirm that we are supportive of the requirement for a vegetated interface and land use controls within the precinct but note that the endorsed Local Development Plan requires this in the context of existing rural-residential land uses to | <p>Support in part</p> <p>It is proposed that the proposed wording changes to reference the adjacent area to the east are supported, given that this reflects the adopted Local Development Plan. However, it is recommended this area not be referred to as 'rural residential', as it is currently 'Water Protection' under the MRS and is located within the Jandakot 'Planning Investigation Area'.</p> <p>It is not proposed that Action 2 requires any changes, as it refers to the character of surrounding areas (which is dependent on their zoning, existing character etc.).</p> <p>It is recommended that the proposed reason for these actions remain the same, which is to protect the character of the area.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION | | | | | | | | | | |
|-----|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------|--|
| | | <p>the east of the subject area. Land use restrictions and vegetation (beyond that required under standard landscaping provisions) will not be required within the southern, northern or western interfaces. On this basis we request a minor modification to clarify as follows:</p> <table border="1" data-bbox="510 411 1426 970"> <tr> <td data-bbox="510 411 577 662">3.0</td> <td data-bbox="577 411 748 662">An interface that respects the character of the surrounding area</td> <td data-bbox="748 411 1032 662">1. Requirement for an appropriate vegetated buffer to the eastern rural residential interface of the Planning Area in the local planning scheme and framework.</td> <td data-bbox="1032 411 1332 662">To screen the land uses from the surrounding eastern rural residential area to minimise their visual impact.</td> <td data-bbox="1332 411 1426 662">0-5 years</td> </tr> <tr> <td data-bbox="510 662 577 970"></td> <td data-bbox="577 662 748 970"></td> <td data-bbox="748 662 1032 970">2. Land use planning controls that ensure built form and access adjacent the eastern rural residential interface to the Planning Area does not detract from the character of the surrounding area.</td> <td data-bbox="1032 662 1332 970">To protect the intended character of the surrounding eastern rural residential area.</td> <td data-bbox="1332 662 1426 970">0-5 years</td> </tr> </table> <p>In addition, we have undertaken a broader review of the strategic actions within the Strategy as they relate to industrial and commercial development, and confirm that we are:</p> <p>a) Very supportive of Action 3.2, being to:</p> <p><i>'Provide opportunities for non-industrial land uses where appropriate, including to support industrial areas where they will not jeopardise current or future industrial uses, and create a framework for considering non-industrial land uses within industrial areas.'</i></p> <p>This is a matter our client is currently reviewing with respect to their landholdings and is very interested in discussing further with the City as the Estate progresses.</p> | 3.0 | An interface that respects the character of the surrounding area | 1. Requirement for an appropriate vegetated buffer to the eastern rural residential interface of the Planning Area in the local planning scheme and framework. | To screen the land uses from the surrounding eastern rural residential area to minimise their visual impact. | 0-5 years | | | 2. Land use planning controls that ensure built form and access adjacent the eastern rural residential interface to the Planning Area does not detract from the character of the surrounding area. | To protect the intended character of the surrounding eastern rural residential area. | 0-5 years | |
| 3.0 | An interface that respects the character of the surrounding area | 1. Requirement for an appropriate vegetated buffer to the eastern rural residential interface of the Planning Area in the local planning scheme and framework. | To screen the land uses from the surrounding eastern rural residential area to minimise their visual impact. | 0-5 years | | | | | | | | | |
| | | 2. Land use planning controls that ensure built form and access adjacent the eastern rural residential interface to the Planning Area does not detract from the character of the surrounding area. | To protect the intended character of the surrounding eastern rural residential area. | 0-5 years | | | | | | | | | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>b) Supportive of the review of parking standards for industrial areas under Actions 4.1 and 4.2, as we note that the current parking standards for industrial uses outlined within Town Planning Scheme No. 3 are greatly in excess of the actual parking demand within these areas in many cases, and ought to be reviewed in the context of more contemporary surveys of employee and visitor parking demand. We consider that flexibility in parking standards is essential in industrial estates and would appreciate the opportunity to be further involved in the City's review as a component of preparing the new Scheme.</p> <p>We greatly appreciate the opportunity to provide feedback on the draft Local Planning Strategy and commend the City on the work undertaken thus far on the project.</p> | |
| 235 | Department of Biodiversity, Conservation & Attractions, Bentley | The Department of Biodiversity Conservation and Attractions - Swan Region Office has no comments on the draft Local Planning Strategy. | Noted |
| 236 | City of Fremantle, High St, Fremantle | <p>Sharing a common boundary, it is important that we ensure a coordinated approach to strategic planning along this interface, and I am pleased to see that the City of Cockburn draft Local Planning Strategy and The City of Fremantle's own draft Local Planning Strategy broadly correspond in this regard.</p> <p>The City of Fremantle draft Local Planning Strategy includes a future rapid transport link along the coast, adjacent to the existing railway line, which is indicative of a possible connection between Fremantle and Cockburn and consistent with that shown in Perth and Peel @ 3.5Million. This would be subject to determining mode, layout and commitment timing to transit upgrades, but you may wish to consider the inclusion of a similar future link in your draft strategy, as it would ensure the viability of the link and assist with any subsequent planning work along the transit corridor.</p> | <p>Support, in part</p> <p>The draft Strategy includes actions to promote and lobby for the transportation benefits of the Fremantle to Cockburn Central High Priority Transit Corridor.</p> <p>The exact route and mode will be subject to extensive investigation, including with the City of Fremantle.</p> <p>It is recommended that the minor mapping error immediately to the south of the South Beach Recreation Reserve be corrected.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>It has also been noted that the Ocean Drive subdivision, immediately to the south of the South Beach Recreation Reserve, is outlined in a dark red colour on the draft strategy map, which does not appear to correspond with the map legend. I suspect that this may be a minor oversight but felt that I should draw it to your attention.</p> | |
| 237 | Peter Rattigan Swanbourne | <p>In relation to 22 Gwilliam Dr Bibra Lake.</p> <ol style="list-style-type: none"> 1. 22 Gwilliam Dr Bibra Lake is zoned "Private Recreation "under the MPRS and special use 7 under the City of Cockburn TPS No 3. 2. SU 7 of the TPS 3 covers the properties on South side of Gwilliam Dr to the boundary with Adventure World. The uses permitted by SU7 are "Private Recreation and may include an Educational Establishment, Health Studio, Reception Centre, Restaurant, Caretakers Residence, Club Premises, Child Care Centre, Place of Public Worship and Fast-Food Outlet" 3. The dominant activities carried out in SU7 are not private recreation, but the ancillary uses set out in SU7. 4. Health Club, Chinese Restaurant and Red Rooster fast food outlet fronting North Lake Rd., Waldorf School being the major land holder within the zone and Restaurant, health studio and caretaker's residence on our property at 22 Gwilliam Dr. All these activities have been deemed to be consistent with the MRS. 5. The restricted number of uses within SU 7 make it difficult to conduct business at 22 Gwilliam Dr at a level to maintain the property and pay the outgoings on the property. 6. Additional possible uses that may assist economically and still be compatible with the MPRS are: | <p>Support, in part</p> <p>It is noted that there is a lack of planning guidance for the 'Private Recreation' MRS zoned area in Bibra Lake. It is recommended that a new 'Planning Area' (Planning Area L: Bibra Lake Recreational Area) be introduced for the 'Planning Area' as defined in the Bibra Lake Management Plan.</p> <p>The vision for this precinct is to accommodate appropriate uses that respect and complement the recreational, conservation and cultural values of Bibra Lake and support and enhance the visitor experience to the precinct. This precinct is visually important as a key entry point to the Planning Area and should contribute positively to its character. Review of the 'Special Use' zones should include identifying an appropriate range of uses to deliver this vision. It is also critical that any uses introduced do not limit the current or potential future operation of the regionally significant land uses located within this and the broader precinct.</p> <p>It is proposed that the 'Planning Area' specifies that the MRS 'Private Recreation' zone</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>A) <u>TOURIST ACCOMMODATION</u></p> <ol style="list-style-type: none"> 1. There is a recognised shortage of tourist accommodation within the City of Cockburn. The usage of air bnb, proximity to Fremantle etc. pose economic impediments to a major tourist accommodation development. 2. 22 Gwilliam Dr might be able to fill a small niche market for patrons who seek an environmentally friendly environment close to natural attractions. 3. Tourist accommodation at 22 Gwilliam Dr may be able to service the need of those who would appreciate the proximity of Bibra Lake, the Wetlands Centre, Native Arc, the nature playground, the proposed Aboriginal Heritage Centre, the proposed nature trails through what was Roe 8 and the surrounding bushland. 4. Tourist accommodation could also service country visitors to Adventure World and the Ice -Skating rink. 5. Tourist accommodation would be compatible with the existing uses on the site and on adjacent properties. <p>B) <u>GARDEN CENTRE</u></p> <ol style="list-style-type: none"> 1. A well-designed Garden Centre can maintain the natural environment and be an inspiration for gardeners and day trippers. An example is Xanthorrea Nursery in Maida Vale which is a regional attraction. 2. The large-scale urban development that is occurring within the city invariably results in mass clearing of vegetation and the need of new homeowners to revegetate. There is a | <p>continue to be included as a ‘Special Use’ zone(s) to provide a range of high-quality tourism, educational, and private recreation uses, and limited range of commercial uses that:</p> <ul style="list-style-type: none"> • Support and enhance the visitor experience to the precinct. • Contribute positively to the unique identity and character of the precinct as a conservation and recreation area with high landscape, amenity and cultural values. <p>It is agreed ‘tourist development’ could be a complementary use within the precinct, given the tourist attractions within the area. However, given the constraints and environmental values of the site, this would need to be undertaken sensitively to minimise vegetation clearing, respect landscape values and address bushfire risk. More detailed consideration will be given to the appropriateness of this and other uses through the review of the Scheme.</p> <p>It is proposed that the following relevant actions are included for the ‘Planning Area’:</p> <ul style="list-style-type: none"> • Identification of appropriate uses through review of TPS3 within a ‘Special Use’ zone(s), including consideration of a broader range of uses to support the Planning Area. |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>need for a quality Garden Centre within the city to service the needs of residents.</p> <p>3. The site is close to Murdoch TAFE which has a strong horticulture program and there is an opportunity to liaise with that institution.</p> <p>4. The site is also close to Murdoch University which has a strong environmental focus, and which is developing strategies to deal with increased bush fire risk. There is an opportunity to liaise with the University to promote the planting of fire-retardant vegetation in bush fire prone areas.</p> <p>5. A Garden Centre will be compatible with the existing activities on the site and on adjacent properties.</p> | <ul style="list-style-type: none"> Consider adding 'Tourist Development' as a permissible use within the 'Special Use', with conditions to ensure compatibility with the character and current major attractions within the Planning Area, and that minimise the removal of existing vegetation <p>It is noted that other uses, including 'garden centre' will require careful consideration, given they typically require substantial and consolidated areas, which can be seen at Zanthorrea nursery, notwithstanding its bushland setting.</p> |
| 238 | Main Roads WA, PO Box 6202, East Perth | <p><u>General</u></p> <p>Note that Main Roads has completed a Future Roads Project for the Perth and Peel area which has identified a number of roads within the City of Cockburn to potentially become State Rods in the future.</p> <ul style="list-style-type: none"> Roads identified could include North Lake Road, Rowley Road and Cockburn Road (south of Russell Road). Note that Beeliar Drive was previously identified but more recent review has identified that Russell Road from Kwinana Freeway to Rockingham Road as a potential State Road and this would probably be in lieu of Beeliar Drive. Refer to current Main Roads website link to Future Road Project future-roads-project-metropolitan.docx (live.com) <p>Future Roe 8/9 Primary Regional Road Reserve</p> <ul style="list-style-type: none"> It should be noted that DPLH has recently initiated a planning study on this and commenced community consultation. Refer Roe 8 (West) and Roe 9 Corridor Planning Study (www.wa.gov.au) | <p>Support, in part</p> <p>Update Section 12.1 Road Network area as follows:</p> <ul style="list-style-type: none"> Include in-text references to Figures 54, 55 and 56. Include reference in Section 12.1.1 to the Main Roads Future Road Project and those roads that have been identified to potentially become State Roads. Modify references to Cockburn Coast Drive as Main Roads WA have stated that it is no longer proposed/supported, and this section should be update to advise that the planning for the parallel section of |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>Note that Main Roads met with City of Cockburn and Arup's officers earlier this year in relation to an update of the City of Cockburn Integrated Transport Strategy.</p> <ul style="list-style-type: none"> Minutes from this meeting are attached. <p><u>Part 1</u> No further comments.</p> <p><u>Part 2</u> Parts of section 12.1 Road Network area outdated and need to be amended. Comments include:</p> <ul style="list-style-type: none"> No reference is made in the text to Figures 54, 55 and 56. Reference should be made to the Main Roads Future Road Project (as per above comments) and those roads that have been identified to potentially become State Roads. Cockburn Coast Drive (page 152 and Figure 156) is no longer proposed / supported and this section should be update to advise that the planning for the parallel section of Cockburn Road needs to be upgraded to provide for a 4 lane dual carriageway road. The Armadale Road to North Lake Road Bridge Project (page 153) has been completed and this section needs to be updated. The Roe Highway section (12.1.3) needs to be updated to reflect that Government has passed the Beeliar Bill removing the PRR reservation through Beeliar Park and that DPLH has commenced a planning review for the remainder of the Roe 8/9 corridor. <p>Main Roads requests that should amendments to the current document take place, then these amendments are to be sent to planninginfo@mainroads.wa.gov.au quoting the file reference above for review and possible further comments.</p> | <p>Cockburn Road needs to be upgraded to provide for a 4 lane dual carriageway road.</p> <ul style="list-style-type: none"> Update Section 12.1.1 to reflect that the Armadale Road to North Lake Road Bridge Project has been completed. Update Section 12.1.3 (Roe Highway) to reflect that Government has passed the Beeliar Bill removing the PRR reservation through Beeliar Park and that DPLH has commenced a planning review for the remainder of the Roe 8/9 corridor. |
| 239 | Dept of Education, Royal St, East Perth | <p>Dwelling yield The Department notes that the City of Cockburn (City) has considered the Perth and Peel @3.5 million - South Metropolitan Peel Sub-Regional Planning Framework dwelling yield target of 14,680 and that</p> | <p>Support, in part</p> <p>The Department's desire to work with the City to identify future education needs are noted.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>the dwelling yield is expected to exceed the target. At the lower end the City expects a dwelling yield target of 38,270 while at the higher end the dwelling yield is estimated at 52,753 as per Appendix A – Additional Dwelling Capacity Estimate to 2050.</p> <p>In some cases, the Strategy has highlighted that there are specific unknowns and potential scenarios which require further analysis and consideration as outlined in the ‘Planning Areas’ section. Consequently, it is important that the City continues to keep the Department informed of the potential residential growth areas. This is particularly critical for the Jandakot/Treeby Planning Investigation Area (PIA), Cockburn Central Activity Centre, Phoenix Activity Centre and Cockburn Coast District Centre.</p> <p>To date, several local structure plans have been approved within the Jandakot/Treeby area. The Strategy identifies a PIA within the vicinity that requires detailed studies and investigations. Therefore, if residential infill is contemplated, the Department supports the recommended action to instigate the preparation of a district structure plan rather than a piecemeal local structure plan approach to ensure the adequacy and suitability of located public school sites. Given that educational establishments are sensitive land uses, careful planning considerations need to be adopted within this area to ensure urban growth and essential facilities are well planned using core design principles.</p> <p>Under Part 1, ‘2.0 Urban Growth and Housing’, the Department is of the view that there is no clear emphasis on the need to balance the residential growth and resultant student population with public school provision in a locality. Accordingly, the Department suggests an additional action and evaluation objective be inserted as follows:</p> <p>Planning Directions: <i>‘Provision of adequate and suitably located community facilities including community centres, services and public educational establishments to accommodate the needs of increased population growth to enhance their quality of life.’</i></p> | <p>Support for a district structure planning approach is noted, which will allow for the planning of schools to ensure are located to meet the needs of the community, and to be designed with appropriate interfaces given they are sensitive land uses.</p> <p>The draft Strategy does not propose any additional infill above what is already identified; therefore any additional demand will be generated from a change to the State Government framework that increases urban land area.</p> <p>The following ‘Planning Direction’ No. 14 <i>‘Infrastructure that keeps pace with growth to support Cockburn as a resilient and liveable place to work and live.’</i> is considered to capture all infrastructure, and it is recommended that an additional action (14.4) be included as follows:</p> <p><i>‘Ensure the early planning of new school sites through the preparation of structure plans (district, local and precinct) and subdivisions where residential development is proposed.’</i></p> <p>It is also recommended that Section 8.3 (Education facilities) be updated to include reference to the Western Australian Planning Commission’s (WAPC) Operational Policy – Planning for School Sites (OP 2.4), and to identify the potential need for additional schools should there be an MRS zoning</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| | | <p>Evaluation: <i>‘Undertake analyses of population growth and work with key stakeholders to determine the need and nexus for community facilities including public educational establishments.</i></p> <p>Educational establishments</p> <p>The Strategy shall have due regard to the Western Australian Planning Commission’s (WAPC) draft Operational Policy – Planning for School Sites (OP 2.4) and Liveable Neighbourhoods (LN). It needs to recognise the correlation between the number of residential lots created and the demand for public school sites. In addition, some essential design elements that must be factored into future school planning include the spatial planning of school sites, surrounding movement networks, land use compatibility and ensuring future school sites are unencumbered by any environmental constraints and/or operational buffers</p> <p><i>Demand of public school sites</i></p> <p>As per OP 2.4 requirements, one 4ha public primary school site is required for a threshold of every 1,500 dwellings, and one 8ha – 10ha secondary school site is required to be provided for every 4 to 5 primary schools.</p> <p>A high-level preliminary analysis has estimated that approximately 25 additional primary schools and 4 secondary schools will be required at the lower scenario dwelling yield forecast of 38,270. Consequently, based on the Strategy’s lower dwelling yield forecast there will be a significant shortfall of public primary and secondary school sites within the City. The Department is concerned that there would be an inadequate supply of public schooling within the City ultimately resulting in student enrolment pressures from increased residential growth within the City. This would have a broader impact on the quality of educational outcomes and the operation of schools if a thorough strategic approach is not adopted.</p> | <p>change(s) that increase ‘urban’ zoned land, and that district structure planning will be critical to plan for this.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>In this regard, the Department recommends section 8.3 'Educational Facilities' be expanded to acknowledge the overarching intent of the OP 2.4 in terms of delivering adequate public educational facilities for the community.</p> <p><i>Movement network</i> The Department concurs with the City's vision to improve pedestrian and cycling network connectivity and infrastructure (Part 1, Strategic Context) and influence travel behaviours via the Your Move program (Part 2, s12.9). Many schools experience increased traffic congestion and circulation issues during peak drop off and pick up times. A high quality and well-planned movement network would assist in facilitating pedestrians and vehicles in a legible and permeable manner. It is essential future school sites are designed with three or more roads, adequate provision of embayment parking within the road reserves and satisfactory set-down drop off areas in accordance with OP 2.4 and LNs design parameters.</p> <p>Recently, the Department of Transport released a paper, '<i>The declining rate of walking and cycling to school in Perth</i>', indicating that there is a decline in the use of active transport. Consequently, to improve active transport within neighbourhood designs it is imperative fundamental road hierarchy/pedestrian networks in accordance with the WAPC's 'Transport Impact Assessment' guidelines accompany relevant planning instruments.</p> <p>The Department recommends the City consider inserting additional 'Evaluation' tools within its 'Planning Directions & Action Plan' under '2.0 Urban Growth & Housing' and '4.0 Infrastructure', as follows:</p> <ul style="list-style-type: none"> • district structure planning to enable land use and movement network connectivity • inclusion of Transport Impact Assessment guidelines as part of its assessment of various planning instruments | |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <ul style="list-style-type: none"> analysis and planning of proposed City/applicant movement networks within various planning instruments to align with Long Term Bicycle Network plans. <p><i>Land use compatibility</i> Under Part 1, 'Planning Area H - Cockburn Central Activity Centre', it is identified that future investigation with the Department is required to ascertain the educational needs of the area to support its vision as a Strategic Metropolitan Centre. The Department is open to work closely with the City on this matter to ensure optimal educational facilities are designed to meet community needs. However, it is worth noting that as schools are deemed sensitive land uses, careful planning consideration is to be given to existing and proposed nearby land uses to avoid any potential adverse impacts on the safety, amenity and wellbeing of the occupants of a future or existing school. Land uses such as service stations, licensed premises, fast food outlets and industrial uses are considered undesirable to operate within close proximity to school sites.</p> <p>In view of the above the Department has no in-principal objections to the draft Strategy subject to the above matters being considered. The Department will continue to monitor residential growth and student demand of public schooling within the City and welcomes the opportunity to work with the City to forward plan for the educational needs of the future student population.</p> | |
| 240 | Name & Address withheld, Wattleup | We have owned and lived on our rural property since 1977 and would prefer to live out our days here but the area has really hit the skids and the council does nothing about it. Many properties have been sold lately and purchased by investors that live in a fancy house in suburbia and use their investment as a dumping ground for anything that is not required in their fancy place. The council verges are used to place anything not required including goods that are not acceptable for verge pick-ups and then it is left on the verge. The owner of *Address withheld* continually place tyres out for collection and does not remove them after pick-up is completed by the contractors. It is also notable that | <p>Noted The matters raised regarding subdivision are addressed in the City's response to Submission No. 5.</p> <p>The City will look at ways to enhance a rural character for this area, including identifying an appropriate range of uses through the review of the local planning scheme.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>number *Addresses withheld* have people living in a caravan on their property which we are of the opinion that this is not acceptable to Council but nothing is ever done about it. There are many properties in this rural section that have a road frontage either end and it makes sense for the council to allow the owners to subdivide the end not used and allow that section to be developed and made look decent. As it is we are in the position of neglecting the back section of our block because we are now into our seventies and do not have the energy to attend to that section of our block but have no intention of moving into the suburbs. We would much rather it looked like the front of our property at *Address withheld* which has a manicured lawn and gardens.</p> <p>We look forward to feedback on this subject but doubt if it will happen in our lifetime.</p> | |
| 241 | Public Transport Authority WA, West Parade, Perth | <p>Below is the PTA's comments for the DRAFT Local Planning Strategy:</p> <p>Employment areas that have accessible transport connection, Page 33 – “Lobby for and encourage the provision of an efficient and convenient public transport network, including advocating for more high frequency buses to service infill areas”</p> <ul style="list-style-type: none"> • Transperth consider bus routes that operate at least every 15 minutes as being high frequency with this being provided where demand is sufficient to justify this level of service. Resources are finite and low demand means this isn't possible with most routes, noting there are over 200 bus service improvement proposals waiting for funding. • To maximise the chances of Transperth being able to provide high frequency bus services Transit Orientated Development (TOD) principles should be adhered to. This means high density development near bus stops, safe & pleasant walking routes to/ from bus stops, and bus priority are required to encourage people to use public transport. This ultimately reduces congestion and increases the people carrying capacity of the road network as | <p>Noted</p> <p>Comments around TOD principles to maximise high frequency bus services opportunities are noted and align with City's approach to urban infill and future planning.</p> <p>The east-west high priority transit corridor requires extensive planning to determine a specific appropriate route and mode.</p> <p>The challenges associated with servicing industrial areas with public transport are noted, however the draft Strategy seeks a shift towards improving the amenity and pedestrian environment in industrial and employment areas to support public transport provision and to address road congestion.</p> <p>Comments under Section 5.5 Stock Road Central that this 'Mixed Business' area is poorly serviced by public transport are made in</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| | | <p>buses move more people using a fraction of the road space of a private vehicle.</p> <ul style="list-style-type: none"> Perth and Peel @ 3.5 million identified Fremantle – Cockburn – Armadale via Beeliar Drive and Armadale Road as a proposed high priority transit corridor. Unfortunately, recent structural changes to the road network along Armadale Road (including the duck and dive structures) does not meet TOD principles due to a lack of bus priority, poor bus stop accessibility and the hostile pedestrian environment. This means that when funding to enhance bus services does become available it reduces the chances of it being directed to this area noting that investment in more pedestrian friendly areas would represent a greater community benefit in the form of increased public transport patronage. <p>Accessibility and public transport, Page 147 – The Local Planning Scheme makes several mentions to the lack of public transport services to the City’s industrial areas.</p> <ul style="list-style-type: none"> Industrial areas are challenging to serve effectively with public transport due to low density development, many workers requiring their own vehicles for work, free plentiful parking and demand being very concentrated over a short period when bus availability is at a premium due to competing demands. The road network structure often doesn’t allow for efficient provision without providing deviations. The walking and waiting environment for passengers can often be very poor with little shade and footpaths not provided. Transperth have finite resources so must deploy buses on routes that achieve the best outcome for the community. Adherence to TOD principles (see above) would increase the chances of Transperth being able to improve bus services within the City while noting that Industrial Areas are challenging to serve effectively throughout the world. <p>Stock Road Central, Page 159 – This area is located within the ‘Mixed Business’ zoned area of the Bibra Lake Industrial Area. The</p> | <p>the context of the area not being appropriate for a ‘local centre’ or retail uses.</p> |

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

| NO. | NAME/ADDRESS | SUBMISSION | RECOMMENDATION |
|-----|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | | <p>LPS makes several mentions to how it is poorly serviced by public transport.</p> <ul style="list-style-type: none"> • There are no short to medium term plans to directly serve the area as the land use is not currently conducive to generating significant public transport patronage. The starting point of the process would be for the City of Cockburn to supply information regarding potential future changes in land use that may result in more public transport patronage. Transperth could then investigate if a proposal could be added to the Service Development Plan, noting that if a route was added then implementation would be dependent on funding being provided, noting there are currently 200 initiatives waiting for funding. Implementing TOD principles would increase the chance of funding being provided. | |

APPENDIX A: Banjup Residents Group – Draft LPS Submission – extracted

The Banjup Residents Group makes this submission about the City's draft Local Planning Strategy on behalf of its 250 member households in the Resource Zone localities of Banjup and rural Jandakot and Treeby. Many households will also make their own submissions.

We have annotated the City's draft document with yellow highlights indicating text that is particular note to our members.

Where we make comments on the LPS we have resized the pages to A3 and inserted callout boxes such as this to make comment upon the text within the draft LPS. We have suggested wording changes to the LPS text that would reflect the intent of our comments.

We have inserted 2 pages with a pink background that discuss matters significant to residents of Banjup and rural Jandakot and Treeby.

Highlighted Text

Cockburn. The best place to be

Achieving the Vision:

Environment - The community have told us they want to see more trees and better protection of the environment. In response, the City will become greener as we grow. Environmental and landscape values across the City will be enhanced, including the City's ecological corridors and biodiversity values.

There will be increased tree canopy cover across the City to reduce the heat island effect, encourage walking, improve the health and well-being of residents, and contribute to a green leafy local character sought by the community.

The City will become more environmentally sustainable and adapt effectively to a changing climate, including changes to coastal processes.

Urban Growth and Housing - with a focus on being designed for people not cars.

There will be a focus on facilitating housing that meets identified needs, so all residents have appropriate housing options to give them the best quality of life.

A network of green spaces with recreational and environmental value will be a feature of the City. This network, and all parks and public spaces will be designed to meet the recreational needs of the community while protecting environmental values, to promote healthy, active lifestyles and connection with nature.

BRG Comment

Banjup, Jandakot, and Treeby rural residents welcome the City's objectives of protecting the environment and having networks of green spaces for the enjoyment of all.

We also welcome the City's focus on housing that meets residents' needs and trust that this applies to existing housing as well as new housing.

We particularly welcome the City's focus on people and not cars.

City response: Support noted.

Highlighted Text

Governance - The community will be well-informed, empowered and engaged, and the way we make decisions will be clear.

The local planning framework will be capable of balancing differing stakeholder needs while working towards the City's vision.

BRG Comment (Inserted page)

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

BRG Concerns about Contingencies If Jandakot Groundwater Were No Longer Protected

1. The Banjup Residents Group (BRG) submission to the City of Cockburn's draft Local Planning Strategy is made in the context of existing legislation and policies and of the state government's September announcement that it will review the future of the whole Jandakot Groundwater Protection Area (JGPA) and resolve Planning Investigation Area that has caused much uncertainty in rural Jandakot and Treeby.
2. We anticipate that it will be 2 or 3 years before all necessary studies and approvals have been completed, so for the time being the City will administer our areas according to existing legislation and policies. Subsequently, different parameters will apply. Accordingly, our submission strives to straddle both the known and the unknown.
3. In the short term, while awaiting decisions, residents in the Resource Zone wish to see their rural amenity and character preserved and protected.
4. In the medium term, Jandakot and Treeby rural residents want an escape from the planning blight that has soured their amenity for 7 years, with the commercial area of Jandakot airport pressing from the north, urban Treeby pressing from the south, and the 4-lane highway that Jandakot Road has become cutting through the middle. Such an escape could see all of the PIA rezoned, in which case conventional urban planning rules will apply everywhere.
5. Alternatively, the state government might decide that just some parts of rural Jandakot and Treeby could be rezoned, in which case the areas remaining rural would need even greater protection of their amenity and character.
6. Should the state government decide to rezone none of the PIA residential properties, an unwanted outcome, then the City of Cockburn should undertake an urgent study of what can be done to restore the rural amenity and character of the area. We make no submission in the event of that outcome.
7. Should the state government decide to continue to protect the Jandakot groundwater below Banjup, then the current legislation and policies will continue to apply for more years than the horizon of the City's LPS. In which case, Banjup residents seek to preserve and protect the rural amenity and character of Banjup that they have enjoyed for many years.
8. If the protection of the Jandakot groundwater is discontinued, then urban zoning will likely follow. There are 1,200 hectares of private land in Banjup, so full urbanisation of the locality would take 10 or even 20 years to complete, even if all existing landowners agreed to sell to developers.

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

9. Some private landowners might be willing to sell their properties for urban development, others might resist strongly, favouring their lifestyle above all. This could lead to a mosaic of urban and rural lands in the Banjup of the future. If so, then the amenity of the remaining rural landowners needs to be preserved and protected.
10. Banjup could transition to a mixed rural and urban environment. Rural landowners will look to the City of Cockburn to manage that transition sympathetically.
11. Over the horizon of the City's LPS, the rural amenity of the current 400 rural landowners, or the 300 or the 200 future remaining landowners needs to be assured.
12. With this in mind, the BRG pressed the Council of the City of Cockburn to re-affirm its commitment to preserving the rural character and amenity of Banjup. At its October 2022 meeting, Council resolved to adopt a set of "Banjup Preservation Principles" that underscore its previous commitments to Banjup. Those principles should apply over the horizon of the LPS to all residential rural properties in Banjup, even if urbanisation occurs in some parts.
13. Council affirmed the following set of principles for the preservation of Banjup and Banjup residents look forward to them being reflected in the City's LPS and in its subsequent actions:
 - a) The City's continuing strategic intent for Banjup that its natural landscapes maintain a positive and memorable rural appearance;
 - b) Banjup is a highly appreciated, rural locality whose character and amenity will be preserved by the City;
 - c) Banjup will be advocated as a highly appreciated, naturally rich, rural locality to:
 - i. State and Commonwealth governments, particularly when planning its long-term future;
 - ii. Property developers contemplating changes to Banjup's rural status.
 - d) The City will earnestly seek to resolve the zoning anomaly in the south west corner of Banjup;
 - e) The intended function of the roads in Banjup is for traffic within its local area and not for traffic between outside areas and they will be managed as such;
 - f) Reserves in Banjup will be preserved as accessible places of peace and quiet with rich flora and fauna;
 - g) Ecological linkages within and between reserves in Banjup will be developed and maintained for the enjoyment and amenity of residents and visitors;
 - h) The City will continuously encourage and inform Banjup landowners in the safe and sustainable stewardship and preservation of their lands so that future generations living in Banjup can enjoy increasingly richer flora and fauna.

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

14. If, after the PIA investigation is completed, the state government decides to retain some parts of Jandakot and Treeby as a rural zone, then the City should apply the Banjup Preservation Principles to those remaining areas also. Jandakot and Treeby rural residents look forward to them being reflected in the City's LPS.

1. City response:

These Banjup Preservation principles were not subject to community consultation and are not necessarily considered to reflect the view of the entire Banjup community. It is noted that a number of submissions received on the draft Local Planning Strategy expressed a different view. However, it is recommended that the Council adopted principles be included as an Appendices in Part 2 of the Strategy, and referred to in Part 2 (Section 9.3.3). This should be entitled 'Principles for Preservation of Banjup (as adopted by Council October 2022).

District structure planning would consider achieving the logical staging of development, including appropriate interfaces between rural and urban or industrial zoned land, and public engagement is a standard requirement for local and district structure plans.

The draft Strategy also includes the following Planning Direction: *3. High levels of amenity across the City through appropriate interfaces between land uses, and mitigation of land use conflict*

It should be noted that maintaining rural amenity on existing lots within an area that has been rezoned to 'urban' will be challenging and may not be achievable to meet expectation. For example, new residential subdivisions containing smaller lots will inevitably change the character of the area, including through construction of additional local roads (and generation of additional vehicle movements), increased activity. If the whole area were to be rezoned to 'urban', then a 'rural' character would no longer be applicable.

Strategic Context

Highlighted Text

Population and Housing: Strong continued population growth is forecast for the City of Cockburn. The population estimate for 2020 is 120,417, and is forecast to grow to 151,176 by 2031. In 2016 there were 43,076 dwellings in the City, and this is forecast to grow from 43,076 in 2016 to 59,954 in 2031, and 67,847 by 2041.

BRG Comment

Is this accuracy necessary?

2. City response: Inclusion of population and dwelling projection figures is essential to informing the City's response to anticipated growth.

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

Highlighted Text

The City will continue to identify ways to protect the valued green, leafy neighbourhood character and to ensure that new development has a positive impact on the local community, resulting in high-quality, well-designed and sustainable homes.

The City will also focus on supporting and improving liveability outcomes in established suburbs, including through the preparation of Local Area Plans to identify ways to improve liveability and vitality in our suburbs.

BRG Comment

Banjup residents welcome the City's aspirations for green and leafy neighbourhoods. We look forward to the City supporting and improving the liveability of Banjup and preserving the rural character and amenity of established homes, whatever the outcome of the state government's review of the Jandakot Groundwater Protection Area (JGPA)

3. City response: Noted. While Local Area Plans are likely to be prepared for suburban areas, the City's rural areas will be examined to determine appropriate character and amenity.

Highlighted Text

Natural Environment: Cockburn features some of Perth's most unique natural areas including the Beelii Regional Park which encompasses Bibra Lake, Manning Park, and Thomsons Lake which is a wetland of international significance, and Jandakot Regional Park.

Protection of the City's natural environment has become a priority for the community, with many of these areas also important for their recreational value, and their contribution to our unique local character.

The heat island effect is predicted to increase which will negatively impact the environment and the health and wellbeing of residents. A concerted effort is required to increase tree canopy cover across the City to combat this, requiring a wide range of mechanisms.

Protecting and enhancing ecological corridors and wetland will be a critical way to enhance biodiversity values. There is an opportunity to promote residential linkages in both established and new residential areas, given that vegetated gardens and verges with local species attract native fauna, help maintain genetic diversity and provide ecological stepping stones.

Ecological connectivity also requires consideration of the role of rural land. Measures to protect and enhance connectivity through rural areas, including targeted incentives to increase vegetation cover on private lands within ecological linkages may help to encourage vegetation restoration and should be investigated.

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

BRG Comment

..... Jandakot Regional Park that comprises 500 hectares of high-quality woodland, fully one-third of Banjup.

Banjup Residents welcome the City's protection of Banjup's natural environment, whether on public or private lands, and their contribution to the unique character of Banjup

Suggest: Protection of the City's natural environment on both public and private lands has become a priority for the community, with many of these areas also important for their ascetic and recreational value, and their contribution to our unique local character.

4. City response: The Strategy includes discussion around retention of vegetation on private land where considered appropriate (including ecological corridors in the rural zones), and there is not considered to be a need to elaborate on the objective which is intended to be broad and high-level.

500 hectares, or over 40%, of private lands in Banjup is tree canopy that reduces the heat island effect in the City's south east. The City should resist any further reduction and encourage more tree planting.

Suggest: The heat island effect is predicted to increase which will negatively impact the environment and the health and wellbeing of residents. A concerted effort to combat this is required to increase tree canopy cover on existing and new properties across the City, requiring a wide range of mechanisms.

Banjup's private lands provide wide ecological corridors between the public reserves.

Whatever the outcome of the JGPA review, ample private rural lands should be retained as corridors between the public reserves. Developers' structure plans should reflect this need.

5. City response: See response 4 above. District structure planning would consider achieving the logical staging of development, including appropriate interfaces between rural and urban or industrial zoned land. However, it should be noted that maintaining rural amenity on existing lots within an area that has been rezoned to 'urban' will be challenging and may not be achievable to meet expectation.

Highlighted Text

Transport: While new roads and road upgrades may be appropriate in some locations, this alone will not solve the problem. This means it will become difficult to move around the City which will negatively impact residents and affect businesses and economic opportunities.

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

BRG Comment

This should not be used as an excuse to build or upgrade roads through Banjup. Through traffic should be directed to primary and district distributor roads (ie the Freeway and Armadale, Rowley, and Nicholson Roads.)

Suggest: While new roads and road upgrades may be appropriate in some locations where alternative primary and district distributors are not readily available, this alone will not solve the problem. This means it will become difficult to move around the City which will negatively impact residents and affect businesses and economic opportunities.

6. City response: The purpose of this statement is to highlight the fact that a mode shift will be required to deal with increased traffic.

It should be noted that several roads within Banjup are classed as Distributor Roads and are needed for regional traffic. This is reflected in the fact that the only north-south Distributor Roads are Lyon Road and Liddelow Road.

Since Armadale Road is a Primary Regional Road and Rowley Road is a future Primary Regional Road, the road connections in between need to have a higher level of connectivity. Denying traffic permeability along roads within Banjup will transfer pressure on other areas, such as Aubin Grove, which is a breach of Road Safety Guidelines where risks must be appropriately managed and not just transferred to other areas.

Highlighted Text

A safe and efficient road network - A robust and carefully considered road network is critical to provide access to opportunities for residents as well as supporting the diversity of commercial and industrial land uses. Regional connectivity needs to be balanced with local needs, as well as the protection of residential amenity, and social, heritage, landscape and environmental values.

Russell Road and Rowley Road provide important east-west connectivity and access to existing and future industry and employment. They require enhancements to improve safety and active transport amenity, whilst minimising impacts on the surrounding environment and land uses. *Perth and Peel @ 3.5 Million* identifies Rowley Road as a future Primary Distributor and State Road, as part of the Fremantle to Rockingham Controlled Access Highway and acknowledging its connectivity to Latitude 32.

Planning and designing a freight network suitable for future needs will help to enable economic growth and commercial activity and contribute to a safer road network with the separation of heavy vehicles and regular traffic. The future of the Restricted Access Vehicle (RAV) network needs to consider future land use and needs in the freight industry in terms of vehicle sizes.

The City will continue to find a balance between the operational needs of the Jandakot Airport with the amenity expectations of sensitive land uses and physical environmental constraints.

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

BRG Comment

The City should develop and fund its road network for the use and benefit of its residents and its businesses.

Traffic passing through the should be directed to use Main Roads managed roads.

As Council resolved in 2015 and again in 2022, Banjup roads are for traffic within its local area and not for traffic between outside areas and they will be managed as such

Suggest: They require enhancements to improve safety and active transport amenity, whilst minimising impacts on the surrounding environment and land uses. North-south links to Rowley Road will be facilitated by the existing primary and district distributors of the Freeway and Nicholson Road. Roads in rural areas will be for local use only.

7. City response: See response 6 above.

Highlighted Text

Infrastructure: In this context, planning for the physical infrastructure particularly within established urban areas will be a challenge. This is further exacerbated by the fact that telecommunications infrastructure in Australia is privately owned; and that the under telecommunications legislation much of the infrastructure is exempt from local government approvals.

BRG Comment

Publicly or privately owned, telecomms infrastructure will always be in the purview of the Commonwealth.

Suggest: In this context, planning for the physical infrastructure particularly within established urban areas will be a challenge. ~~This is further exacerbated by the fact that telecommunications infrastructure in Australia is privately owned; and that the~~ because under telecommunications legislation much of the infrastructure is exempt from local government approvals.

8. City response: The purpose of this text is to highlight the challenges associated with planning for telecommunications infrastructure as a local government. No changes recommended.

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

Highlighted Text

Recreation and Open Space: Well-planned trails perform a number of highly beneficial roles in the broader community, providing opportunities for low-key unstructured passive recreation for local residents and visitors. They also provide physical exercise opportunities; foster general well-being; are a valuable tourism attraction; and can help educate and instil a conservation ethic amongst users.

RURAL WATER PROTECTION ZONE

The 'Rural Water Protection' zone accounts for a significant portion of the City of Cockburn land east of the Kwinana Freeway, encompassing the semi-rural landholdings of the suburbs of Banjup, Jandakot and Treeby.

The Rural Water Protection zone exists to protect groundwater quality and quantity, through ensuring land use and development protects the ecological integrity of important wetlands (which are hydraulically connected to groundwater), and also to maintain and increase natural vegetation cover. Tight control and limitation of land use and development is a clear imperative for the Rural Water Protection zone.

State Planning Policy 2.3 (Jandakot Groundwater Protection) regulates land use and development and provides strategic guidance to the protection of this groundwater resource as part of strategic planning.

The Jandakot area, like many former rural areas of Perth, has experienced considerable change over the past two decades. It is understandable that for residents within the area there is a desire for some certainty regarding how any future change could affect their land and rural lifestyles.

The hydrology of the groundwater mound is complex, and further studies are required to better understand this.

The Jandakot Groundwater Mound supports remnant Banksia woodlands and is hydraulically connected to important wetlands. Therefore, changes to groundwater levels has the potential to have a catastrophic and irreversible impact on these areas, and must be thoroughly investigated and understood prior to any land use changes occurring.

The City will advocate for the State Government to undertake this study to provide greater certainty for landowners and to inform future planning of the area.

This 'Planning Investigation Area' is adjacent to Jandakot Airport which has strategic importance as an aviation base for emergency services, also making a significant economic contribution. It is one of the busiest airfields and largest pilot training bases in Australia, operating 24 hours per day, seven days per week. This is a key constraint for this area, and its operation is to be protected as far as practicable, from development that could potentially prejudice its performance.

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

BRG Comment

These statements could be out of date. Pilot training has diminished considerably since 2020.

Of more importance is the Jandakot commercial area that provides considerable employment to Cockburn residents.

Suggest: Rework this paragraph.

9. City response: Comments noted, recommended to reword the paragraph as follows:

This 'Planning Investigation Area' is adjacent to Jandakot Airport which has strategic importance as an aviation base for emergency services, also making a significant economic contribution as a strategic employment area. It is one of the busiest airfields and significant pilot training bases in Australia, operating 24 hours per day, seven days per week. This is a key constraint for this area, and its operation is to be protected as far as practicable, from development that could potentially prejudice its performance.

Planning Directions & Actions

1.0 Environment

Highlighted Text

Planning Directions

1. Protect and enhance important biodiversity areas and corridors, including requiring development to respond to and enhance identified ecological corridors.
2. Protect and enhance areas of high ecological value, while supporting opportunities to enjoy our natural areas
3. Maximise all opportunities to increase and retain tree canopy cover to reduce the heat island effect, provide urban habitat, enhance amenity, protect local character and improve the health and well-being of residents, including:
 - Tree canopy within the public realm that is maintained, protected and increased over time.
 - More trees and gardens within existing and proposed urban environments, including private properties.
5. Development is responsive to the local landscape and local distinctiveness.
6. Improve the City's climate change resilience.
9. Improve the City's water resilience and security.
10. Enhance water quality, the health of wetlands and groundwater resources.

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

Evaluation

- Formalisation of ecological corridors within the local planning framework.
- Level of vegetation protection within identified ecological corridors.
- Measures to protect environmental values of the rural land.

BRG Comment

Suggest: Level of vegetation protection within identified ecological corridors on both public and private lands.

10. City response: This is intended to apply to public and private lands and the corridors traverse both. No change considered necessary.

Suggest: More trees and gardens within existing and proposed urban and rural environments, including private properties.

11. City response: This is captured by Point 3. No change considered necessary.

Highlighted Text

Actions:

- 1.1 Develop mechanisms to guide tree and vegetation retention/protection, including ecological corridors while facilitating future development
- 1.2 Develop measures for ecological corridors, outlining revegetation, restoration and landscaping standards expected of developers, and requirements for other landscape elements to strengthen connections, such as wider verges and median strips to accommodate street trees and low understorey.
- 1.3 Identify measures, including possible incentives, to improve vegetation retention in the City's rural zones, particularly in areas that form part of an identified ecological corridor.
- 1.4 Explore measures to encourage retention of mature trees and consider incentives for landowners to retain these trees
- 2.1 Identify measures to encourage developers to retain natural vegetation within new areas of public open space and development sites where possible, particularly areas that will be developed for passive recreation.
- 2.2 In collaboration with relevant State agencies, ensure habitat of threatened fauna is not impacted by future development proposals.

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

- 2.3 Consider the benefits of 'building exclusion' zones for larger landholdings commonly in rural zoned areas to minimise the impact of development on vegetation.
- 3.0 *Maximise all opportunities to increase and retain tree canopy cover to reduce the heat island effect, provide urban habitat, enhance amenity, protect local character, and improve the health and well-being of residents, including:*
- *Tree canopy within the public realm that is maintained, protected and increased over time.*
 - *More trees and gardens within existing and proposed urban environments, including private properties.*
- 3.2 Identify requirements for structure plans to be designed to maximise tree canopy within road reserves and public open space, including retention of existing trees, addition of new trees, and providing sufficient information to demonstrate how this will be achieved.
- 5.2 New structure plans to demonstrate a response to natural landform, environmental features and surrounding development.
- 6.1 Continue to implement fire management plans for natural areas to manage the fire risk, and ensure they are updated to deal with changes to the fire seasons.
- 10.4 Advocate for the State Government to undertake a comprehensive groundwater and hydrological technical study and assessment of the Jandakot Groundwater Protection Area to better understand the hydro Geological processes.
- 11.1 Identify measures to protect bushland within the rural zones, particularly within ecological corridors.
- 11.2 Ensure any significant changes to the rural zones include the protection of ecological corridors and important areas of bushland upfront.

BRG Comment

Suggest: More trees and gardens within existing and proposed urban and rural environments, including private properties.

12. City response: Supported. Recommend rewording accordingly.

2.0 Urban Growth and Housing

Highlighted Text

Planning Directions

2. Maintain the existing extent of 'Rural' zoned areas as an interface between sensitive environmental areas and 'Industrial' land uses, and support a rural lifestyle character and amenity for these areas.
3. Maintain the extent of the 'Rural Living' zone from Town Planning Scheme No. 3 as a rural lifestyle precinct, zoned 'Rural, with high levels of residential amenity and a rural lifestyle character.
4. Enhance the liveability and vitality of the City's established suburbs
6. Strengthen and enhance local character and community pride by identifying the intended future character, and requiring development to contribute positively to that character.
11. A diverse network of public open space that is designed to meet the needs of the community; maximise their health and wellbeing; and contribute positively to identified future character.
15. Infrastructure that keeps pace with growth to support Cockburn as a resilient and liveable place to work and live.

Evaluation

- Review of local planning policies to identify intended future character.
- Adoption of Local Area Plans for established suburbs

BRG Comment

The City should develop and fund its infrastructure for the use and benefit of its residents and its businesses.

Infrastructure for the benefit of residents and businesses outside the City should be developed and funded by state or other local governments.

Suggest: Infrastructure that keeps pace with growth of the City's population and businesses to support Cockburn as a resilient and liveable place to work and live.

13. City response: While the intent behind the change is noted (ie. that the City should develop and fund its infrastructure for the use and benefit of its residents and its businesses), it must be recognised that people regularly cross local government and suburb boundaries, and infrastructure will need to keep pace with any growth and movement that affects Cockburn, therefore no wording change is recommended.

Highlighted Text

Action

- 1.3 Identify ways to support and strengthen the unique character, identity and amenity of rural and rural living areas, including placemaking opportunities.
- 2.1 Identify an appropriate range of land uses in the City's rural zones to provide for rural pursuits while protecting rural lifestyle amenity and character, and environmental values of the area.
- 3.1 Define the future intended character and identify an appropriate range of land uses in the City's 'Rural Living' zone to protect that character and the rural lifestyle amenity.
- 6.1 Require structure plans to identify measures to respond to ecological corridors and to identify and retain areas of natural vegetation within new areas of public open space whenever possible.
- 6.3 Ensure any Metropolitan Region Scheme (MRS) proposals that

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

substantially alter subdivision or development potential identify upfront how environmental values will be protected.

4.0 Infrastructure

Highlighted Text

Planning Directions

8. A freight network that is suitable for future needs to support economic growth and commercial activity, as well as contributing to a safer road network.
9. A balanced approach to regional road and local needs, providing for freight while considering the impact on landowners and the environment.
10. Access to high quality telecommunications and internet coverage for all businesses and residents of Cockburn.

BRG Comment

The City should develop and fund its road network for the use and benefit of its residents and its businesses.

Traffic passing through the should be directed to use Main Roads managed roads.

Suggest: A freight network that is suitable for future needs to support economic growth and commercial activity of the City's residents and businesses, as well as contributing to a safer road network.

Suggest: A balanced approach to regional road and local needs, providing for freight used within the City while considering the impact on landowners and the environment.

14. City response: The intent behind the proposed changes are noted, however the City cannot plan in isolation, and connectivity is important for residents of the City of Cockburn also. These are high-level, City-wide planning directions, making it clear that a balanced approach is required to these matters. No change is therefore recommended.

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

Highlighted Text

Actions

- 1.1 Work with State Government to develop an integrated movement plan, incorporating a 'whole of journey' approach, with improvements to the efficiency of the public transport network a key aim.

- 10.1 Lobby for better telecommunications, internet coverage and forward planning for Cockburn, including strategically positioned infrastructure.

BRG Comment

The City should develop and fund its road network for the use and benefit of its residents and its businesses.

Traffic passing through the City should be directed to use Main Roads managed roads.

Suggest: Work with State Government to develop an integrated movement plan, incorporating a 'whole of journey to or from destinations in the City' approach, with improvements to the efficiency of the public transport network a key aim.

15. City response: The intent behind the proposed changes are noted, however the City cannot plan for transport networks in isolation. In particular, noting these are high-level City-wide planning directions, consideration of multi-modal solutions will require good coordination and planning to underpin a transport network which is safe, efficient, resilient, accessible, and sustainable. No change is therefore recommended.

5.0 Governance

Highlighted Text

Planning Directions

1. An evidence-based approach to land use planning and decision making that responds to the local planning framework and considers community benefit.

2. Appropriate flexibility in the planning framework to respond to changes over time while ensuring the intent of this Strategy and the community's needs are considered.

BRG Comment

This might be appropriate for greenfields developments. However, for urban infill and potentially rezoned areas such as Banjup and rural Jandakot and Treeby where there are existing residences, this could lead to the interests of the hundreds being over-ridden by those of the thousands, many of whom are not yet residents of the City of Cockburn.

Suggest: An evidence-based approach to land use planning and decision making that responds to the local planning framework and considers community benefit, while accommodating the interests of existing landowners within and neighbouring the lands that are being planned.

16. City response: The intent behind these high-level planning directions is to provide for an appropriate level of flexibility (for example through a range of permissible uses), and an evidence-based approach to decision making. It is not considered appropriate to state 'while accommodating the interests of existing landowners within and neighbouring the lands that are being planned', as this may not be possible. For example, the interests of existing landowners could be diverse and fall outside what can be accommodated in particular circumstances. An example of this would be if an area was rezoned and existing lawful uses were no longer permitted under the new zoning – those existing lawful uses would be afforded non-conforming use rights which allow for continuation of the use but restrict expansion.

It is considered that 'community benefit' captures this appropriately and no changes are recommended.

Highlighted Text

Actions

- 1.6 In preparing a new Scheme consider including a range of uses for the groundwater protection area in the Scheme that is consistent with the State Planning Framework, to provide clarity around the range of permissible uses.
- 2.1 Create a transparent local planning framework that provides clarity around how planning decisions are made, including when we will use discretion and depart from policy using an evidence-based approach.
- 4.2 Respond to the requirement for buffers or impact areas to be provided by providing a clear framework for appropriate uses.
- 4.4 Balance the operational needs of the Jandakot Airport with the amenity expectations of sensitive land uses and physical

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

environmental constraints.

- 4.6 Identify an appropriate range of land uses in the City's rural zones to provide for rural pursuits while protecting rural lifestyle amenity and character.
- 4.8 Undertake an appropriate response to the City wide high-level Strategic Bushfire Assessment by preparing an action and implementation plan.
- 7.2 Advocate for the State Government to undertake the investigations for the 'Planning Investigation Area' identified in Perth and Peel @ 3.5 million.

BRG Comment

To avoid doubt as to the intent, for full transparency the "how" and the "when" should be complemented by the "why".

Suggest: Create a transparent local planning framework that provides clarity around how and why planning decisions are made, including when and why we will use discretion and depart from policy using an evidence-based approach.

17. City response: Supported. Recommend rewording accordingly.

In September 2022 Council adopted 8 Banjup Preservation Principles that should be reflected in this LPS.

Further, if the government review of the Jandakot and Treeby PIA should leave unchanged the zoning of some areas, then those Principles should apply equally to them.

Suggest: Identify an appropriate range of land uses in the City's rural zones to provide for rural pursuits while protecting rural lifestyle amenity and character in accordance with the Banjup Preservation Principles adopted by Council in September 2022.

18. City response: This action is intended to refer to all of the City's rural and rural living zones under TPS3, not the 'Resource' zone, given the Rural Water Protection area land uses are outlined in SPP 2.3. Recommend clarifying this by rewording to 'TPS3 rural and rural living zone areas', and rewording action 1.3 to state "Identify ways to support and strengthen the unique character, identity and amenity of rural, rural living and rural water protection areas, including placemaking opportunities." It is not recommended that reference be made to the Banjup Preservation Principles adopted by Council as these were not subject to consultation with the community. Identification of the character of areas will be subject to future consultation.

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

Jandakot and Treeby rural residents want an escape from the planning blight that has soured their amenity for 7 years. They want the City to more than “advocate” for the investigations, they need the City earnestly to recommend urban zoning to the WA Planning Commission.

Suggest: Advocate for the State Government to undertake the investigations for the ‘Planning Investigation Area’ identified in Perth and Peel @3.5 million and earnestly recommend urban zoning to the WA Planning Commission.

19. City response: Not supported. Until the investigations are complete it is unknown whether an urban zoning is appropriate for the area. The City is seeking a timely decision on the matter to provide certainty for landowners. No change recommended.

If the protection of the Jandakot groundwater is discontinued, then urban zoning will likely follow.

There are 600 hectares in the Jandakot PIA and 1,200 hectares of private land in Banjup, so full urbanisation of the localities would take 10 or even 20 years to complete, even if all existing landowners agreed to sell to developers.

This could lead to a mosaic of urban and rural lands in the Banjup, Jandakot, and Treeby of the future. If so, then the amenity of the remaining rural landowners needs to be preserved and protected.

A district structure plan for a transitional or mosaic rural areas should reflect these realities and ensure that urban developers do not prejudice the rural amenity of the remaining small property owners. Early consultation with rural landowners will be essential.

Suggest: New task 7.3 Involve local residents in preparing district structure plans for the Jandakot PIA and for a potential Banjup PIA so to ensure that they are sympathetic to the long-established amenity and lifestyle of residents of properties in each district that are not subject to new developments.

20. City response: District structure planning would consider achieving the logical staging of development, including appropriate interfaces between rural and urban or industrial zoned land, and public engagement is a standard requirement for local and district structure plans.

The draft Strategy also includes the following Planning Direction: *3. High levels of amenity across the City through appropriate interfaces between land uses, and mitigation of land use conflict*

Given the outcomes of the PIA are not known, and there is no proposed change identified for Banjup, it is not considered that additional action is required.

It should be noted that maintaining rural amenity on existing lots within an area that has been rezoned to ‘urban’ will be challenging and may not be achievable to meet expectation. For example, new residential subdivisions containing smaller lots will inevitably change the character of the area, including through construction of additional local roads (and generation of additional vehicle movements), increased activity. If the whole area were to be rezoned to ‘urban’, then a ‘rural’ character would no longer be applicable.

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

Planning Area B: Jandakot/Treeby Planning Investigation Area

BRG Comment

Jandakot and Treeby rural residents want an escape from the planning blight that has soured their amenity for 7 years. They want the City to more than “advocate” for the investigations, they need the City earnestly to recommend urban zoning to the WA Planning Commission.

Suggest new task: Advocate for the State Government to undertake the investigations for the ‘Planning Investigation Area’ identified in Perth and Peel @3.5 million and earnestly recommend urban zoning to the WA Planning Commission.

21. City response: Not supported. Until the investigations are complete it is unknown whether an urban zoning is appropriate for the area. The City is seeking a timely decision on the matter to provide certainty for landowners. No change recommended.

PART 2 – Background, Profile and Analysis

Highlighted Text

2.1.1 Towards a Green Network – *Improve land use provisions to protect and retain natural areas and increase vegetation within ecological linkages* (pg 23)

- Engage expert advice to assess the impacts of landscape permeability to local fauna when considering land use changes affecting ecological linkages.

2.1.2 Rural land and linkages (pg 23) - To increase the likelihood of retention, greater provisions in the local planning framework need to be introduced, seeking to limit further fragmentation with alternative rural subdivision design and land management practices that reduce vegetation loss.

The objectives of SPP 2.3 Jandakot Groundwater Protection Policy (SPP 2.3) include maintenance and increase in vegetation cover over the policy area to facilitate the key objective of long-term protection and maintenance of groundwater for public supply and maintenance of associated ecosystems while facilitating compatible land uses. However in these areas subdivisions on lots up to 2 hectares are listed as compatible land uses in the SPP 2.3. While vegetation retention might be a development condition, experience shows that in the long-term vegetation becomes highly fragmented due to activities such as fencing, access and fire risk management.

‘Towards a Green Network’ modelling demonstrated incremental loss recorded on these lands despite the provisions of the SPP 2.3, suggesting that the City of Cockburn Town Planning Scheme No. 3 (TPS3) ‘Resource’ zone provisions are insufficient to ensure long term retention and protection of vegetation on and protection of vegetation on these lands.

Therefore, to maintain connectivity where rural subdivisions are permitted (on larger lots) fragmentation should be minimised and include requirements for long-term management of native vegetation and wetlands to maintain their viability. Some lots within the TPS3 ‘Resource’ zone have building envelopes, but many do not. The City will investigate inclusion of ‘building exclusion’ areas across this area to reduce clearing.

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

Targeted incentives to increase vegetation cover on private lands within ecological linkages may help to encourage vegetation restoration. The types of incentives that could be considered include free advice on bushland and wetland management for conservation; fauna sensitive fencing; threat reduction; access to subsidised local plants; and facilitation of networking and information exchange among land holders. Promotion of the DBCA (Parks and Wildlife service) Land for Wildlife Program might also increase appreciation of native vegetation retention as fauna habitat.

BRG Comment

What is the evidence that vegetation is "highly fragmented"?

Over 40% of Banjup private properties is woodland.

30% of an average Banjup property comprises the residence and its asset protection zone, the driveway, and the firebreaks.

Suggest: While vegetation retention might be a development condition, experience shows that in the long-term vegetation becomes highly somewhat fragmented due to activities such as fencing, access and fire risk management.

22. City response: Whether vegetation becomes highly or somewhat fragmented is subjective, however this description has come from 'Towards a Green Network'. Recommend removing the word 'highly' so that it states that vegetation becomes fragmented.

Map 1 – City of Cockburn Ecological Corridors

BRG Comment

There are significant ecological corridors on private lands in Banjup. They should be recognised on this map.

Suggest: Show these and more private land ecological corridors.

23. City response: Map 1 shows ecological linkages through private land as depicted in 'Towards a Green Network'.

Highlighted Text

9.2.2 Future of Groundwater Protection Area (Pg 128) - many residents enjoy the rural lifestyle of the area and have chosen to live there for that reason. Many residents also strongly value the environmental values of the area.

Critically, any change to the MRS will require identification of bushland to be retained, and a comprehensive district structure plan demonstrating how the constraints can be addressed and how orderly and proper planning can be achieved. This would need to demonstrate how the existing road network and

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

land fragmentation can be dealt with. Community engagement will also be a critical part of any proposed MRS zoning change.

Figure 38. Threatened Ecological Communities (purple), 'Rural - Water Protection' zone

BRG Comment

Council recognises the appreciation that property owners have for their rural lifestyle and in October 2022 adopted a set of Banjup Preservation Principles that should be reflected into the LPS.

Should the resolution of the PIA in Jandakot result in some properties remaining rural zoned, then the same preservation principles should apply to them.

24. City Response: While it is recommended that the Banjup Preservation Principles be included in the Strategy, as outlined above it should be noted that maintaining rural amenity on existing lots within an area that has been rezoned to 'urban' will be challenging and may not be achievable to meet expectation.

Highlighted Text

9.3.3 'Water Protection' zone character snapshot (pg 130) - Much of the 'Water Protection' zone is heavily vegetated, with large areas of vegetated conservation reserves and wetlands which contributes strongly to a natural bushland setting.

Building envelopes on many properties have minimised the extent to which structures and hardstanding detract from the natural landscape and have minimised land clearing.

Most properties contain some remnant vegetation, and while some properties also include introduced landscaping such as tree avenues to driveways, or formal garden areas adjacent to the dwelling, the natural landscape is generally the dominant feature.

Generally fencing is low and open rural style fencing, such as post and wire, which contributes to the rural lifestyle character.

Roadside vegetation is typically remnant trees, however in some areas there are more formal plantings, such as native species or introduced species like conifers.

The curved rural-standard roads and culs-de-sac throughout this area add to the distinctive rural lifestyle and natural landscape character.

BRG Comment

Council at its October 2022 meeting affirmed 8 principles for the preservation of Banjup. They should be included here.

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

Suggest: *insert*: The City's continuing strategic intent for Banjup that its natural landscapes maintain a positive and memorable rural appearance;

Banjup is a highly appreciated, rural locality whose character and amenity will be preserved by the City;

Banjup will be advocated as a highly appreciated, naturally rich, rural locality to:

State and Commonwealth governments, particularly when planning its long-term future;

Property developers contemplating changes to Banjup's rural status.

The City will earnestly seek to resolve the zoning anomaly in the south west corner of Banjup;

The intended function of the roads in Banjup is for traffic within its local area and not for traffic between outside areas and they will be managed as such;

Reserves in Banjup will be preserved as accessible places of peace and quiet with rich flora and fauna;

Ecological linkages within and between reserves in Banjup will be developed and maintained for the enjoyment and amenity of residents and visitors;

The City will continuously encourage and inform Banjup landowners in the safe and sustainable stewardship and preservation of their lands so that future generations living in Banjup can enjoy increasingly richer flora and fauna.

25. City response: It is recommended that the Council adopted principles be included as an Appendices in Part 2 of the Strategy and referred to in 9.3.3. This should be entitled 'Principles for Preservation of Banjup (as adopted by Council October 2022). It is noted that these principles were not subject to community consultation and are not necessarily considered to reflect the view of the entire Banjup community, and a number of submissions received on the draft Local Planning Strategy expressed a different view. Therefore, the principles will be a starting point for identifying intended future character in Banjup.

The draft Local Planning Strategy is consistent with Perth and Peel @3.5million in showing Banjup as remaining rural, and it includes further actions to identify the intended future character.

Highlighted Text

9.3.4 Key intended future character (pg 131) –

- Site responsive development that does not intervene with the natural topography, sited to minimise retaining or fill and vegetation removal.
- Buildings/structures, fencing and hardstand areas sited and designed to be subservient to the natural landscape and vegetation as much as possible.
- Open, natural front setbacks and verge areas characterised by vegetation and trees.

OCM 13 April 2023 - Item 14.1.2 - Attachment 4 - Schedule of Submissions

- Maximisation of mature tree retention.

9.3.5 Rural character and identity (pg 131) - This lack of a clear boundary has the potential to undermine the identity and character of rural zones. In conjunction with the community, the City will investigate ways to better delineate rural areas, and to support and enhance the character and distinctiveness of these areas. As an example, public art and signage could be used to create a unique rural identity. This could also provide an opportunity to reflect the City's market gardening history as part of this placemaking.

There has also been community feedback that some of the City's rural areas lack amenity for residents, such as footpaths. The City will look at ways to address these issues whilst protecting rural character. This will require particular consideration to be given to landscaping and the design and material finishes of infrastructure to ensure it reflects a rural rather than suburban character.

BRG Comment

The community consultation in 2018 identified "peace and quiet" as an important characteristic and the summary of the meeting reflected that.

Suggest: *insert paragraph*: There is concern as to how to manage the interface of areas surrounding the Resource zone, in order to achieve a level of quiet enjoyment and amenity which is congruent with the strategic future of the Resource zone.

26. City response: Support with minor modification to reflect that there is concern from some of the community. Recommend inserting the following:

'There is concern from some of the community in the 'Rural Water Protection' zone as to how to manage the interface of surrounding areas, in order to achieve a level of quiet enjoyment and amenity which is considered congruent with the 'Rural Water Protection' zone.'

Highlighted Text

12.1.1 Regional Road Network - East-West Links – *Preserve and enhance* (pg151) – Russell Road and Rowley Road both provide an important function in terms of providing east-west connectivity across the City and access to existing and future industry and employment.

These roads need to be preserved and enhanced to provide improved road safety and active transport amenity, whilst minimising impacts on the surrounding environment and land use, particularly the City's urban areas.

BRG Comment

Access to these roads is facilitated by the Freeway. There is no existing or future industry or employment in Banjup.

Suggest: particularly in both the City's rural-and urban areas.

27. City response: Supported. Recommend rewording to state: These roads need to be preserved and enhanced to provide improved road safety and active transport amenity, whilst minimising impacts on the surrounding environment and land use, including the City's urban and rural areas.

Highlighted Text

15.2.2 Informing the Scheme - Zonings – Residential codings (pg 185) - Therefore, based on the assessment undertaken of existing residential areas there are no changes to residential codings of TPS3 proposed with the exception of consideration being given to a higher coding for the R5 lots located adjacent to Tapper Road in Atwell (see Figure 63).

These lots are adjacent to an R20 coded area, and there is an opportunity to achieve some infill in this area with a higher coding if consideration is given to how this can be undertaken in a manner that respects the current primary street frontages, and the interface with Tapper Road.

BRG Comment

Rural Banjup is on the opposite side of Tapper Road. The R5 lots serve as a buffer to the rural lifestyle of Banjup.

Suggest: ... and the interface with Tapper Road and the rural lots across the road to the east.

28. City response: While the R5 lots do not directly interface, and there is not a consistent buffer of lower density residential development along Tapper Road, it is recommended that reference be made to the rural water protection as follows to ensure it is given consideration:

“...in a manner that respects the current primary street frontages, and the interface with Tapper Road, and the rural water protection zone.”