

Agenda Briefing

12 April 2022

Deputations Submitted by the Public

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1. DEPUTATIONS SUBMITTED BY THE PUBLIC

Deputations were submitted to the Agenda Briefing by the following members of the public.

1.1 Mr Domenico Bono, Crawford Street, Cannington

Item: CC-017-22 Prospective Purchase of 143 Crawford Street, East Cannington.

Thank you for the opportunity to make a deputation to the Agenda Briefing. My name is Domenico Bono and I am the owner of 143 Crawford Street Cannington. I have lived in the East Cannington area all my life and I have been at the current address for over 40 years. It is a single residential house on a 2,500 sqm property and my only property asset.

My property has been significantly impacted by the reservation requirements of Council's Town Planning Scheme 21. These impacts include future road requirements and Public Open Space. The roads (a scheme road and two subdivisional roads) impact on three of my boundaries. These roads are major components of the future local road system. The Public Open Space component on my property will complete a local park on the corner of Terek Way.

Prior to the current proposed amendments to TPS 21 over 55% of my property was affected by these reserves. They made my property unviable and almost impossible to sell. I was approached by Council five years ago to buy the Public Open Space portion and I suggested that they buy the entire property but this was not supported.

In February/March 2021 Council initiated a TPS amendment to realign the northern extension of Terek Way which will go through my existing house. There are planning benefits from this alignment which I strongly support. These benefits include improved intersection with Crawford Street, improved sightlines along the road, improved lot configuration on the northern side of the road and still yields a net development area following the reservation requirements. In proposing the amended alignment Council recognised these and other benefits.

I wrote to Council during the submission period and expressed my support for the amendment. Since then I have also met with Council officers and Councillors to advocate my support. I understand my neighbour on the northern boundary has also supported the amendment. When the Council advertised the amendment in February/March 2021 I was in hospital for six weeks with a number of significant health issues. I was diagnosed with terminal cancer. Since then I have been undergoing chemotherapy on a more or less weekly basis.

The current property is beyond my ability to manage and I need to obtain more appropriate accommodation for the next stage of my life. Council is the only likely buyer of the property. My health continues to deteriorate and the stress from this situation is further impacting my health. Due to these circumstances, I need to get my affairs in order and get timely resolution of this matter.

I am deeply grateful for Council's consideration of this matter and look forward to a favourable outcome. All I am seeking is a fair and reasonable price for the property.

I would like to thank Council officers, in particular Chris O'Connor, for his understanding and consideration of these matters.

1.2 Mr Russell Gorton, Fern Road, Wilson

Item: CD-010-22 Local Planning Scheme No. 42 Scheme Amendment No. 5 and Local Structure Plan for Lot 4 Fern Road and Lots 100 and 102 Castledare Place, Wilson - Outcomes of Advertising.

As a consequence of future development plans at the Castledare estate there will be some minor increases in local traffic movements in both directions in and out of the estate and any impacts should be shared across all local roads, the following roads will be directly affected particularly during peak morning and afternoon periods: Castledare Place, Fern Road, Bungaree Road at the roundabout, Bow Street, Bywater Way and adjoining roads not mentioned.

This year, Main Roads Western Australia are modifying the Braibrise Road- Leach Highway intersection to allow vehicles to only turn west onto Leach Highway. This restriction will redirect traffic from the south-east Wilson section (this part of the suburb of Wilson is described as the section bounded by Leach Hwy, Manning Road, Fleming Avenue, Fern Road and Bungaree Road.

The majority of the traffic from this section of Wilson wanting to access Leach Highway traveling towards Welshpool will be forced to exit this section of Wilson via only two roads.

Vehicles will travel along Fern Road in either direction towards either Fleming Avenue or Bungaree Road Roundabout, this redirected traffic flow will have a compounding effect to traffic movements at the Bungaree Road Fern Road Roundabout which also accommodates the Castledare Place exist.

It is important that the City of Canning Council implement a traffic management survey to understand all of the southern part of Wilson areas which are going to be affected by both the Main Roads development and the Castledare Estate development.

This deputation asks that the City of Canning Council endorse that the City undertake a comprehensive traffic management survey both prior to and after these two developments are completed in order to further direct traffic management solutions should any action be required into the future.

There is some talk in community that some within South Wilson would have the City consider closing off the proposed Bywater Way entrance to the western end of new development and redirect all traffic from the 44 proposed properties via Castledare Place.

This should not be considered under any circumstances. Castledare Place must not be considered as the only option for all traffic to enter or exist from the Castledare Estate for the following reasons:

This road was described in the Conservation Plan as the former Castledare Boys Home, Wilson - as the "Main Driveway" into the former Castledare Boys' Home (page 33). The (Conservation Plan section 3.2, Page 35. Dot point 4.) identifies Lilly Pilly interplanted with Fiddlewood Avenue plantings with the conservation plan recommending to "Retain mature trees, avenue planting and significant individual specimens." Castledare Place is the narrowest local road in this immediate area located in South Wilson which is going to be affected by these two developments and there is no scope for widening of Castledare Place due to constraints such as the Castledare Estate entry statement and avenue trees aligning Castledare Place.

Castledare Place already provides for a significant amount of traffic for the following:

- Castledare Retirement Village independent living unit residents, visitors, staff, service vehicles and emergency services with parking provision for more than 100 vehicles;
- Parishioners of Our Lady of Perpetual Help Wilson Catholic Church; and
- Patrons of the Castledare Miniature Railway on their monthly open days, additional school holiday events and private functions.
- Additionally there has been further talk in the community that some within the community would have the City consider to develop an open through road access across the Castledare estate from

Bywater Way, to allow through traffic. If this is the case then I ask that that this suggestion should not be considered either.

This option would invite traffic movements to take advantage of the roundabout at Bungaree Road to exit from Bywater Way and create the opportunity for a rat run to occur across the estate through to the Bungaree Road roundabout via Castledare Place.

When considering the impact on traffic movements from the south east Wilson section towards Bungaree Road from the impending changes to the Braibrise Road/Leach Highway intersection mentioned previously, coupled with the suggestion of a through road across the estate, this would cause further congestion at the Bungaree Road roundabout particularly during peak morning and afternoon periods.

If this option was endorsed the local traffic impacts would be compounded, particularly in the morning, the Fern Road traffic traveling east will be held up at the roundabout for a longer period as these vehicles will have to give way to the right including additional traffic existing from south east Wilson section and also any additional traffic exiting via Castledare Place.

A through road development may also be at odds with the Heritage Council decision to maintain the Open Vista linked to Niana Homestead and the Canning River (ref Conservation Plan. Page 98) This Vista is listed as a “view/Vistas of Exceptional Significance” in the Conservation Plan.

This Deputation requests that any proposed alterations to the structure plan that would alter the intent of the development within this Vista be referred to the Heritage Council for further consideration.

A suggestion on how to manage traffic flow in and out of the Castledare Estate would be to:

- Install a narrowed entry point allowing single lane traffic only at the eastern end of Bywater Way with a Give Way sign at that junction providing priority for vehicles exiting the residential development. There is adequate clearance of 4.9 metres between the existing trees for this to be developed at this entry point of the estate.
- To remove the risk of a local “rat run” developing along Bywater Way through the Castledare estate and onto Castledare Place, the structure plan proposed by the developer should be adopted but with the addition of permanent lockable barrier gates installed at the western end of the proposed car park to be situated within the Vista of Niana.
- The barrier gate would be unlockable for access by emergency services across the estate in either direction case of any emergency; and special occasions such as community fairs or events and only by arrangement.

Road Width Measurements

The following measurements are averaged:

- Castledare Place 6 metres with a footpath adjacent and avenue mature trees.
- Bow Street 7.2 metres with a footpath adjacent.
- Hollis Road 7.3 metres with no foot path.
- Tamar Close 7.1 metres with no foot path.
- Watts Road 7.3 metres with a footpath adjacent.
- Surrey Road 7.3 metres with a footpath.
- Fern Road between Watts Road and Bow Street 9.1 metres with footpath and a 1.9-metre median strip.
- Bungaree Road 8.9 metres with footpath.

- Fern Road between Bungaree Road and Hyland Way 7.4 metres with footpath.

Reference - Conservation Plan. Former Castledare Boys Home Wilson. Prepared by Allom Lovell Hocking (Conservation Consultants) June 1996.

1.3 Occupants of Pharmacy 4 Less, Cecil Avenue, Cannington

Item: CD-010-22 Local Planning Scheme No. 42 Scheme Amendment No. 5 and Local Structure Plan for Lot 4 Fern Road and Lots 100 and 102 Castledare Place, Wilson - Outcomes of Advertising.

We are the occupants of Lot 88 Cecil Avenue, Cannington. We do not support the proposed laneway that is planned at this location. Up until now, we have not been informed about details of the development and how the laneway would be utilised. As occupants of the property for the over the last 20 years, we strongly feel the development will pose an extreme risk for the staff and clients of ours and surrounding businesses. As it is a medical complex, the area is frequently visited by elderly clients, who will find the traffic flow from the proposed laneway difficult to handle. In addition to the potential dangers of the laneway, we feel that it's development would ultimately affect our business, as our clients will seek alternate businesses to go to. As a business we have already suffered immense reduction in revenue due to the change in roads at the intersection of Cecil Ave & Pattie Street. Which we were never compensated for. We request that the matter be deferred and reviewed.

1.4 Mr Tony Andrews, Bow Street, Wilson

Item: CD-010-22 Local Planning Scheme No. 42 Scheme Amendment No. 5 and Local Structure Plan for Lot 4 Fern Road and Lots 100 and 102 Castledare Place, Wilson - Outcomes of Advertising.

My name is Tony Andrews and I have resided in Bow Street Wilson since 1978. I feel compelled to contact the Council to urge consideration and responsible commitment to the future of local traffic management onto Bywater Way, Wilson. Fern Road is a busy road during normal peak hour traffic.

In October 2014 Mr Bill Johnston MLA for Cannington, described Fern Road as a 'Rat Run' and a 'disaster' for the people in Wilson East. This issue has continued to worsen since then, particularly in the southern end, people are having their lives badly impacted every morning by the incredible level of congestion on the street.

On weekdays, morning traffic can regularly be seen at a stop from the traffic lights at the intersection of Leach Highway and Bungaree Road almost to the roundabout at the intersection of Upnor Street. Many residents living in the area south of Fern Road exit west onto Fern Road and use the roundabout at Upnor Street to join the traffic to exit the area. The difficulty being trying to turn right to Bungaree Road. This seems to challenge effective, sustainable traffic management and development in the area.

I have observed daily how increasingly people have used Bow Street to access Fern Road in the morning peak hour. This means that Bow Street is already a busy road and it should not be considered an intersection to increase the volume of traffic using it. Since living in Bow Street, we have noticed this street go from a dead end street at the intersection of Bywater Way and Hollis Road to a busy street used to exit the area. According to this proposal it seems very possible that traffic will increase measurably and significantly given recent assessments of the impact on local traffic the Castledare development will have.

Submission Form (3A) Section 2 Traffic risk – increase traffic exposure high risk proposed Amendment 5 and the Castledare LSP-Burgess-256 Appendix 2 drawing KC008812.00_S06 revC indicates an increase of local traffic of an additional 153 vehicles per day along Bywater Way and an additional 122 vehicles per day along Bow Street.

There appears very little consideration to managing or reducing the impact and risk of this further growth in traffic in the short, medium or long term in this or the immediate vicinity.

There is no roundabout at the Bow Street intersection and it should be noted that there are no roundabouts on Fern Road from Riverton Bridge to Bungaree Road that allows traffic to exit from the southern section at Surrey Road, Watts Road, Hollis Road and Bow Street. This creates challenges that a further increase in local traffic will make considerably worse.

In view of the fact that a large amount of Bywater Way residents use Bow Street to exit East onto Fern Road, it stands to reason that residents exiting from the proposed Lot 105 and need to use Fern Road will use Bow Street in the morning peak hour traffic. If we assume the figures to be correct of 153 and 122 vehicles per day using Bywater and Bow surely it stands to reason that in future Bow Street will be taking a large percentage of that traffic in peak hours. This will also increase pressure on the wider area.

If the Canning City Council allow traffic from Lot 105 onto Bywater Way the outcome will hugely impact on local residents not only in the early development stages but also in the years that will take to finally complete the area. The estimated vehicle numbers will increase, they will be adding to what is already problematic traffic congestion.

Council should consider and demonstrate responsible commitment to residents as well as assist with sustainable local traffic management that is available, I would urge Councillors and committee members to consider this option both from their perspective as local residents as well as in scope of their formal duties.

Local residents feel consideration should be given regarding diverting traffic away from an already congested problem and have NO extra traffic entering Bywater Way and Bow Street. Traffic should be redirected from Lot 102 and Lot 105 through to Fern Road east of the roundabout at Castledare Place at the location of Cahill Court and Fern Road to use as entry and exit to the new development. This would mean moving the railway car park to the boundary of Bywater Way and Castledare. We understand this will affect the proposal of two blocks in this location by doing this and avoiding the inappropriate suggestion of having a locked secured gate for emergency vehicles on the existing proposal of the location of the car park, this proposal would also make Bywater Way and Bow Street a safer environment for residence and children playing.

The exit road from Lot 105 and both roads from Lot 102 actually exit from Fern Road and Cahill Court, traffic wishing to use Leach Highway can turn left and have right of way at the roundabout to proceed into Bungaree Road. Should this be agreed, Castledare Place can be deemed for use of residence in the Aged Care Facility and the Catholic church only, making this a quieter and safer environment.

Should this proposal be considered, the need for rate payers to fund road amendments to Bywater Way and Bow Street could be avoided.

I urge the Council to think about the impact this will have on the lives of the local community who love the area and call it home, keep the sub division within the boundaries of Castledare. Please do not make a decision that you walk away from and leave local residents with a huge problem. We understand the proposal will go ahead, but it should be passed in a way that respects the pressure on current residents as well as managing effective, safe and sustainable development for future residents as well.