

Ordinary Council Meeting

19 April 2022

Deputations Submitted by the Public

The information contained in this Agenda is made available free to any member of the public.

Subject to copyright restrictions, members of the public may obtain copies of reports, attachments and tabled documents in accordance with the provisions of the *Local Government Act 1995*.

NB: Plans are generally not permitted to be copied due to copyright restrictions.

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1.	DEPUTATIONS SUBMITTED BY THE PUBLIC	1
1.1	Burgess Design Group on behalf of Richard Noble and Company.....	1

1. DEPUTATIONS SUBMITTED BY THE PUBLIC

A Deputation was submitted to the Ordinary Council Meeting by the following member of the public.

1.1 Burgess Design Group on behalf of Richard Noble and Company

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

General Comments

We appreciate the report and positive recommendations of the Officers of the City of Canning (City) regarding the Local Scheme Amendment (Amendment) and Local Structure Plan (LSP) pertaining to the above-mentioned land.

Elected Members will be aware that these documents are the culmination of a long history of discussion with the City, the Western Australian Planning Commission, and the Christian Brothers of Western Australia. These documents will assist in finalising the ceding of 12 hectares of privately held land to the Crown as Parks and Recreation Reserve. It should be clearly noted that the Brothers are gifting this land to the State and foregoing millions of dollars in potential compensation that the State would be required to pay to acquire this privately owned land.

The Brothers have always maintained their local contribution to the wider community by permitting unfettered access to this land. This public access and further use by the Castledare Miniature Railway ultimately cost the Brothers over \$1,200,000 in remediation costs due to the introduction of asbestos on the site.

Whilst we appreciate the Officers positive recommendations for the Scheme Amendment and Structure Plan we are somewhat disappointed by a number of the recommended modifications that require further documents to be prepared at the Brothers expense or require additional embellishment to be undertaken to the gifted land. Any further imposition of costs not only means that the Brothers (who have currently chosen to forego significant compensation for the land) would then have to further pay for the privilege of gifting the land to the people of Western Australia.

Whilst we accept that the handing over of the land has been part of a long standing agreement that allows the partial redevelopment of some of the remaining land in the Brothers ownership (although we reiterate that has come at significant cost for rehabilitation and years of planning processes) we consider that the requirement for further planning and embellishment of the Reserved foreshore land should be at the expense of the WAPC/ Government of Western Australia given the windfall they are receiving for not paying for 12 hectares of privately owned land.

Scheme Amendment/Structure Plan

It is highlighted that these documents only relate to the land associated with the future development of residential properties, as shown in the Amendment maps and LSP. The LSP facilitates the development of 44 residential lots split into two different cells of 20 and 24 lots.

We have considered the public submissions and provide the following general comments for Council regarding the three main items identified:

- **Traffic:** The development will result in a small (less than 1%) increase in the overall traffic volumes on the surrounding road system. Therefore, as per the Traffic Engineering report and the design of the existing road network (traffic volumes), the LSP does not generate the need for modifications to the existing road infrastructure. The development has been designed to generally split the traffic into two distinct directions to minimise the traffic volumes on the existing road system.

It is noted that a link between the two residential cells has been provided to meet bushfire emergency access requirements. This link is for emergency purposes only and can be managed with gates or bollards to limit unnecessary access or “rat-running” between the two cells.

- Tree retention: The development proposes to retain all the existing significant trees onsite following the Australian Standards, except where safety or construction imperatives require trimming or removal. A Tree Protection Plan has been provided to the City, ensuring the protection and retention of existing trees. It is highlighted that the site's development will involve planting additional trees (generally one per residential lot), further increasing the urban canopy. Our Client also has considerable experience with constructing infill sites with significant trees.
- Asbestos: Several submissions have raised concerns regarding the historical asbestos on the site. We can confirm that the Christian Brothers has addressed this issue by remediating the site (at great expense) and has met all relevant statutory requirements to the highest possible standard. Suitably qualified consultants and contractors undertook the remediation process in consultation with the City, the Department of Health and the Department of Water and Environmental Regulation.

We thank the City for the favourable recommendation and seek the support of the Elected Members for the endorsement of the Amendment and LSP.