

17 September 2018

Hon Matthew Swinbourn MLC
Chair
Standing Committee on Environment and Public Affairs
Legislative Council Western Australia
Parliament House
4 Harvest Terrace
West Perth WA 6005

Dear the Hon Matthew Swinbourn,

Ref: A707392, Petition No. 078 – Dianella Industrial Precinct

On behalf of many of the residents ("Dianella electors") living closeby to the Dianella Industrial Precinct, I thank you for the opportunity to lodge a written submission to the Standing Committee on Environment and Public Affairs. The submission can be found at **Attachment 1**.

Please note that we have not referred our concerns to the Parliamentary Commissioner for Administrative Investigations (Ombudsman).

Please do not hesitate to contact me or Matt Gent if the Committee requires further information to assist with its preliminary investigations regarding Petition No. 078 – Dianella Industrial Precinct.

Kind regards,



Natalie Wray

Background

The Dianella Industrial Precinct (DIP) encompasses the area bounded by Elsegood Street, Harold Street, Cleveland Street and Walter Road West in Dianella -City of Stirling. The southern, northern and western boundaries of the DIP are zoned residential and the surrounding residences are characterised by single and double storey houses on subdivided and original sized lots. The eastern (Bedford) boundary of the DIP backs onto the City of Bayswater and is characterised by small and double storey buildings being used for mixed business and residential purposes. The DIP is in close proximity to the CBD (9 km) with good public transport links.

The DIP is an old, defunct industrial precinct which is characterised by buildings used for non-residential purposes. There are a few businesses still operating in the precinct and there are also a few vacant buildings and lots.

Objective of the petition

The Dianella electors overwhelmingly support the redevelopment of the DIP because the area is badly in need of rejuvenation and residents living adjacent to the vacant lots have reported anti-social behaviour occurring there. However, the Dianella electors **DO NOT SUPPORT** the redevelopment occurring in accordance with Scheme Amendment No. 80.

The objective of the petition was to ask both Houses of Parliament to support the City of Stirling Council's unanimous resolution on this matter to – NOT SUPPORT – Amendment No. 80 to Local Planning Scheme No. 3 and to allow a proper planning process to occur prior to any rezoning of the DIP is finalised.

Our concerns

1. *The Minister has made a decision without an independent planning exercise involving community consultation*

Since the petition was tabled in both Houses of Parliament (16 August 2018) and a letter was sent to the Minister for Transport; Planning; Lands (dated 31 July 2018) advising her of our intention to table a petition in the Legislative Assembly, we have been made aware that the Minister has accepted the recommendation of the State Planning Commission. We, the Dianella electors, are disappointed that a decision has been made to rezone the DIP to R-ACO without a proper planning exercise being carried out prior. This is particularly disappointing given that the City of Stirling, as of 3 July 2018, formally allocated funding in their 2018/19 budget for a proper and independent planning exercise involving community consultation to occur.

In addition, the Council of the City of Bayswater "resolved at its Ordinary meeting held on 27 March 2018 that the City of Stirling will be requested to engage with the City of Bayswater as well as all businesses and property owners on the Bayswater side of Walter Road to be effected by Stirling's Walter Road Local Centre planning exercise."¹ The Dianella electors are not aware of the status of these consultations.

2. *Interface with existing residential area*

Given that the Minister has accepted the recommendation of the State Planning Commission to rezone the DIP to R-ACO, the residents have been left with much uncertainty as to the status of the Local Development Plan that originally accompanied Scheme Amendment No. 80. The draft DIP Local Development Plan, as advertised by the City of Stirling in 2017 alongside the proposed rezoning, contemplated the construction of 6 storey apartment buildings across the entire DIP and also allowed for ground floor commercial uses – with completely inadequate consideration given to the impact this would have on surrounding residents and the area as whole.

3. *Loss of Opportunity*

A critical issue with the rezoning of the DIP without proper planning is the potential loss of unexplored opportunities. There are concerns as to whether public open space (POS) can be incorporated into the area subsequent to rezoning.

¹ City of Bayswater Agenda Paper 12 June 2018.

Our understanding is that the area will not comply with existing POS requirements and in the view of Dianella electors, given the significant number of residents the redevelopment of the DIP will introduce into the area – the inclusion of POS as part of the redevelopment is absolutely necessary. The opportunity to increase POS in Dianella would certainly be in line with the City of Stirling’s Urban Forest Strategy and would provide residents with space to exercise, play and enjoy the great outdoors.

There are similar concerns in relation to road widening and/or road realignment – which seem unavoidable. An interesting aspect to the road widening issue is the impact the redevelopment will have on the residents of Inglewood immediately adjacent to the DIP that are part of a character retention area. This is certainly a concern that has been strongly voiced by Mr Paul Collins – the President of the Mount Lawley Society. There are additional comments re: road widening set out below in the section relating to “Traffic and road concerns”.

4. Existing services are inadequate

Consideration needs to be given to the ability for existing services to cater for added demands placed on power, water, sewer and refuse collection. Indeed, we already see from the submissions to the State Planning Commission that the Department of Education has advised nearby schools are already at capacity.

5. Environmental concerns

Many of the Dianella electors have lived in Dianella throughout their life. Residents remember a petrol station being on the corner of the Walter Road West and Cleveland Street and chemical suppliers on Cleveland Street. It is likely the DIP may have contaminated soil and ground water from industrial activity.

6. Economic concerns

It was only in 2009 that the then Department of Planning did not support the proposal to rezone the DIP because the Department was concerned about the “proposed commercial component, its potential to become a new activity centre and the potential impact on existing activity centres.”² This is a reasonable concern given that the City of Stirling already has industrial areas such as Malaga, Balcatta and Osborne Park, shopping centres such as Dianella Plaza, Morley Galleria, as well as high streets in Mount Lawley and Inglewood and small pockets of mixed businesses in walking distance from the DIP i.e. Walter Road West, Grand Promenade and Bayley Streets.

7. Traffic and road concerns

There is already a considerable amount of traffic volume from vehicles travelling through Elsegood, Cleveland and Harold Streets to the Australian Islamic College on Cleveland Street, as well as drivers rat running via these streets to avoid the traffic lights at the intersection of Grand Promenade and Walter Road West. Given the DIP’s close proximity to main roads (Grand Promenade and Walter Road West), traffic noise may also be something to consider.

Cleveland and Harold Streets between Walter Road West and Elsegood Streets are very wide. In the past this has enabled trucks to park easily on the street while loading and unloading supplies. However, in 2018, residents reported being aware of an increase in car accidents at the intersection of Elsegood and Harold Streets due to drivers being unaware of the street transitioning from wide to narrow. Consideration should be given to the appropriateness of the width of the streets within the DIP.

8. Safety concerns

The City of Stirling advocates for safe communities. We have spoken with our neighbours and are concerned about their sense of feeling “unsafe” if high density, multi-story dwellings are built as a consequence of the rezoning. A community consultation would enable the residents’ attitudes and understandings of safety to be understood by local and state government.

² City of Bayswater Agenda Paper 12 June 2018.