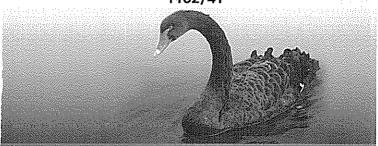


Seplember 2009

Metropolitan Region Scheme Amendment 1162/41



Claremont North East Precinct

Submissions 100 - Late Volume 2 of 2

Town of Claremont



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Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

Submissions 100-Late

Town of Claremont



Volume 2 of 2

September 2009

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Planning and Development Act 2005

Section 41 Amendment (Substantial) Form 41

DEPARTMENT FOR PLASHING AND INFRASTRUCTURE 2 4 APR 2009

Submission

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Western Australian Planning Commission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

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Form 41

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Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

ORFICE DISE ONLY SUDMISSION NUMBER Submission101

To: Secretary
Western Australian Planning Commission 489 Wellington Street Parth WA 8000

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Address & GLOV ST WEST LEEDERVILLE Postcode 6
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Submission

Metropolitan Region Scheme Amendment 1162/41



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Claremont North East Precinct

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Metropolitan Region Schome Amendment 1162/41

Clarement North East Precinct

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Submission	103

Te: Secretary Western Australian Planning Commission 489 Wellington Street Parth WA 5000

Name WILLIAM GEORGE SAWYER
Address 3/16 G. ADS DOW ST. COTTESLOE. Postcodo
Contact phone number , 9384, 2951 Email address
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Western Australian Flanning Commission

Claremont North East Precinct

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Submission

Metropolitan Region Scheme Amendment 1162/41 Claremont North East Precinct

To: Secretary Western Australian Planning Commission 469 Wellington Street

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Metropolitan Region Scheme Amendment 1162/41

Clarement North East Precinct

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to: Secretary

Wastern Australian Planning Commission 459 Welfangton Street Perth WA 5000	Submission 108
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Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

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Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

To: Secretary

469 Wellington Street Pertir WA 6000

Western Australian Planning Commission

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Name NARELLE MANSER - SMITH Address 83 HARDY RD NEDLANDS Contact phone number, 0430, 20 8720 Enall address MUNSU-Smith Westnet com a Submission (Please attach additional pages if impured. It is preferred that any satisficinal information be toose rather than bound) I have read the submission prepared by Greg Rowe and Associates dated 20th April 2009. Lagree with this submission and wish to register my support for the proposed amendment.

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Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

OFFICE USE ONLY SUBMISSION NUMBER

Fo: Secretary Western Australian Planning Commission 469 Wellington Street Pents WA 6000

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Submission

Metropolitan Region Scheme Amendment 1162/41

To: Secretary
Western Australian Planning Commission
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Claremont North East Precinct

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Submission

To: Secretary

469 Wellington Street Perth WA 6000

Western Australian Planning Commission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

DEPARTMENT FOR PLANNING AND RIBHASTRUCTURE

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Submission 113

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Submission 114

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Submission

Metropolitan Region Scheme Amendment 1162/41

Clarement North East Precinct

In: Secretary

Western Australian Planning Commission

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Name XUSAIVA WOOL)	
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Metropolitan Region Scheme Amendment 1162/41

Clarement North East Precinct

To: Secretary

Porth WA 6000

Western Australian Planning Commission 469 Wellington Street DEPARTMENT FOR PLANNING AND INFRASTRUCTURE

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Submission 115

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Submission

Metropolitan Region Scheme Amendment 1162/41

Clarement North East Precinct

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DEPARTMENT FOR PLANNING AND INFRASTRUCTURE

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DEPARTMENT FOR PLANNING

Submission

To: Secretary
Western Australian Planning Commission

459 Wellington Street Parth WA 6000

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

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Submission 117

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Submission



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Metropolitan Region Scheme Amendment 1162/41 Claremont North East Precinct

To: Secretary Wostern Australian Planning Commission 469 Verlängton Street Perth WA 6000	Submission 118
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Submission

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Clarement North East Precinct

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To: Secretary Western Australian Planning Commission 480 Wellington Street Parts WA 6000

Submission 119

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Contact phone number 9412, 273, 222 Email address. 4540FF_viertion@.hatmoid_tec	^
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Clarement North East Precinct

To: Secretary

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Submission

Metropolitan Region Scheme Amendment 1162/41

Clarement North East Precinct

DEPARTMENT FOR PLANNING AND INFRASTRUCTURE

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To: Secretary Western Australian Planning Commission 489 Wellington Street Parth WA 6000 Submission 121

Nome Michael West
Address 36 LENDRI ROAD Gosselfely Hu Postcode 6076
Contact phone number
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Claremont North East Precinct

Fo: Secretary Western Australian Planning Commission 469 Wellington Street Peith WA 5000

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Submission 122

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Claremont North East Precinct

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fo: Secretary Western Australian Planning Commission 469 Wollington Street Perth WA 6000

Submission 123

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Submission

To: Secretary Western Australian Planning Commission

469 Wellington Street Porth WA 6000

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

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Submission 124

Name Anntra Tadsaraprasitival
Address 29/569 Wellington Street Postcode 6000
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Submission Metropolitan Region Scheme Amendment 1162/41

DEPARTMENT FOR PLANNING AND INPRASTRUCTURE

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Claremont North East Precinct

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To: Secretary Western Austrelian Planning Commission AB9 Wellington Street Porth: WA 5000

Submission 125

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I have read the	submission prepared by	Greg Rowe and As	sociates dated 20th A	April 2009.
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Clarement North East Precinct

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Fo: Secretsry
Western Australian Planning Commission
400 Wellington Street
Perth. WA. 6000

Submission 126

Name MCNEUE SCHOENCEN
Address Linul 6/7 George ORSLENC BICTUM Postcode
Name : 1990 W. 6/7, YR OV 1) DESCENDE BICTON Postcode Contact phono numbe 124: 00236.48 Email address MIChalle SCholeman 24 Who
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Submission Metropolitan Rogion Scheme Amendment 1162/41 DEPASTMENT FOR PLANNING AND INFRASTRUCTURE

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Claremont North East Precinct

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Submission 127

To: Secretary
Western Australian Planning Commission
489 Wellington Street
Ports WA 6000 Contact phone number ... 941X 944 41X Email address Submission (Pease attach additional pages if required, it is preferred that any additional information be loose rather than bound) I have read the submission prepared by Greg Rowe and Associates dated 20th April 2009. Lagree with this submission and wish to register my support for the proposed amendment

Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

AND INFRASTRUCTURE

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To: Secretary
Western Australian Planning Commission
469 Wolfsepton Street

Submission 1.28

Piette WA 6000

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Address & Gostiank Place Hundingdale Postcode 6110
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DEPARTMENT FOR PLANNING 2 4 APR 2009

Submission

To: Secretary

Western Australian Planning Commission

Metropolitan Region Scheme Amendment 1162/41

Clarement North East Precinct

SUBMISSION NAMED Submission 129

469 Wellington Street Parth WA 6000 Contact phone number 9407 8000 Email address PAVI @ boraf . COM Submission (Please attach additional pages if required, it is proferred that any additional information the bose rather Stan bound) I have read the submission prepared by Greg Rowe and Associates dated 20th April 2009. Lagree with this submission and wish to register my support for the proposed amendment.

Submission Metropolitan Region Scheme Amendment 1162/41 Clarement North East Precinct

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fo: Secretary Western Australian Planning Commission 469 Wellington Street Perin WA 6000

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To: Secretary

Submission Metropolitan Region Scheme Amendment 1162/41

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Claremont North East Precinct

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Submission 131

Western Australian Planning Commission 469 Welfington Street Pontr WA 6000 Name OWEN POTGETER... Address 54 COLLINS STREET YOKKE NA Contact phone number 9412 856 039 Email address Odlipo @ lingond net au Submission (Passe attach additional pages if required. It is preferred that say editional Information be been rather than bound) I have read the submission prepared by Greg Rowe and Associates dated 20th April 2009. I agree with this submission and wish to register my support for the proposed amendment

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fo: Secretary

469 Wellington Street

Western Australian Planning Commission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

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Submission 132

Posts WA 6000 TANIA PERRELLA 4/69 POLLARD STREET Contact above number 041/791 862 Email address Jania - Marcus - Max Q Submission (Please attach additional paper if required, it is employed in I have read the submission prepared by Greg Rowe and Associates dated 20th April 2009. Lagree with this submission and wish to register my support for the proposed amendment

Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

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2 4 APR 2009

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To: Secretary
Western Australian Planning Commitsion
409 Wellington Street
Porth WA 6000

Submission 133

Name PRUTHYISH V PATEL	
Address / KOOKABURKA STREET Postcode 6021	
Contact phone number 94.892271 Email address PROCL @OACUCL CO	
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Submission

Metropolitan Region Scheme Amendment 1162/41 Claremont North East Precinct

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To: Secretary Western Australian Flanning Commission 469 Wellington Street Pertit WA 6000

PLEAST INCHES AND STANFOLD Submission 134

Name REGECCA ANN HEEMS OF TRANSPORTERS
Address UNIT 50 2 ECIGHTON CD CVERVALE Postcode 6103
Contact phono number. 0428 839 258, Email address, tiplika Whotmail.com
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Motropolitan Region Scheme Amendment 1162/41

To: Secretary

Claremont North East Precinct

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Western Australian Planning Commission 469 Wellington Street Porth: WA 6000	Submission 135
Name Gareth Murphy Address 315 Fliders Tre, Norlan	(->>>
Address 315 Flivelers Are, Nollan	RCG Postcode 6016
Contact phone number .04,2,33502.552 Email a	odness Mrepidalj@hatiwail.com
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Metropolitan Region Scheme Amendment 1162/41

Clarement North East Precinct

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To: Secretary
Western Australian Planning Commission 469 Wellington Street Penh WA 6000

Nome Adrienne McCaffreil.

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To: Secretary
Western Australian Planning Commission

Metropolitan Region Scheme Amendment 1162/41

Clarement North East Precinct

DEPARTMENT FOR PLANNING AND INFRASTRUCTURE

469 Welfington Stroot Penth WA 6000	Outsill Sold Lot
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Address 24 Specington Road C	ireenwood). Postcode 6024
Contact phone number C+51, 421,008	Email address JAWSA42002 @Yahoo com a c
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DEPARTMENT FOR PLANTING AND REPRASTRUCTURE 2.4 APR 2009

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Metropolitan Region Scheme Amendment 1162/41

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Claremont North East Precinct

To: Secatary Western Australian Planning Commission 469 Wetkington Street Perth WA 6000	Submission 138
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Metropolitan Region Scheme Amendment 1162/41

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Claremont North East Procinct

To	Secretary	1 Shipwasson inmedia
	Western Australian Planning Commission 469 Wolfington Street Perth WA 6000	Submission 139
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Add	tross 52. HARFY BEAR, NEDLO	MRSYVAS Postcode
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Submission

Metropolitan Region Scheme Amendment 1162/41

To: Secretary Wastern Australian Planning Commission 469 Wallington Street Penh WA 6609

Clarement North East Precinct

DEPARTMENT FOR PLANTING AND INFRASTRUCTURE

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Submission 140

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Metropolitan Region Scheme Amendment 1162/41

Clarement North East Precinct

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Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

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To: Secretary
Western Australian Planning Commission
489 Wellington Street
Perth WA 6004

Name TELL LING GROSSINGALIAN STREET CONTRACT CON
Address 72.19 St. 1884 Ref 1886 J Postcode 2.199
Contact phone number 042847440.B. Email address Abd-Ung Cyclog.com
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Submission

Metropolitan Region Scheme Amendment 1162/41

Clarement North East Precinct

To: Secretary
Western Australian Planning Commission

469 Wellington Street

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Submission 143

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Petin WA 6000	. , ,
Name Joseph Limerica	1
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DEPARTMENT POR PLANNING AND PERASTRUCTURE Form 41 24 APR 2009

Submission

To: Secretary
Western Australian Planning Commission

469 Wellington Street

Metropolitan Region Scheme Amendment 1162/41

Clarement North East Precinct

DEVICE USE ONLY DUDNISSKYLMINISE Submission 144

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Name Alex I. Chartat Address 174 Laborder Rosel, South Both Postcode 6151
Address 174 Labordon Road, South Ports Postcode 615/
Contact phone number 04.05174566 Email address 4 m & ockard. Com. am
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Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Procinct

fo: Secretary Western Australian Planning Commission

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Wostern Australian Planning Commission 409 Wellington Street Porth WA 6000	Submission 145
Name Ginseppe Lenze	
Name GIMSEAR LENGE DEFENDENCE OF RANGE MANAGEMEN	Postcode 6065
Centact phone number Email addre	988
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Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

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	Myself - My telephone number (business hours):
	or
	A spokesperson
	Name of spokesperson: Contact telephone number (business hours): Postal address:
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To be slanged by person(s) making the submission

Signature Date 15/4/09

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ANDINFRANTAUCTURE

Inspantment FOR PLAINING 2.4 APR 2009

FILE 807/2/2/2/2P2

Submission

Metropolitan Region Scheme Amendment 1162/41 Claremont North East Procinct

To: Secretary
Western Australian Planning Commission

469 Wellington Street Porth WA 6000

	OFFICE BOD BHAY		
r	SUCHERSION NUMBER	ì	

Submission 147

CARO YIN LEE Address U6 / 1-3 CLARED ST, EAS CANNINGEN UPPOSTEDE 6189, Contact phone number 0402, 925 \$33 Email oddress CLEE @ OCARCH, COM, ALL Submission (Picase attach additional pages of resorted, it is preferred that any additional information be focus rather than bounds I have read the submission prepared by Greg Rowe and Associates dated 20th April 2009. Lagree with this submission and wish to register my support for the proposed amendment.

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	Yes	I wish to speak at the hearings. (Please complete the following details)	
		I will be represented by:	
		Myself My telephone number (business hours):	
		or	
		A spokesperson	
		Name of spokesperson:	
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To be signed by person(s) making the submission

Signature .	clya	Date 15.64,249
		d by the advertised closing date, being close of Late submissions will NOT be considered.

DEPARTMENT FOR FLATINIO AND INFRASTRUCTURE 2 4 APR 2009

Submission

Metropolitan Region Scheme Amendment 1162/41

FILE 809/2/2/2 PZ

Clarement North East Precinct

Submission 148

To: Secretary Western Australian Planning Commission 469 Weltegton Street Parts WA 6000

Name ANNS	LEE	(PERASE PRINT CLEANIN)	
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Submission 🙉	ease atach Addional pag	ss if required, it is preferred that any	additional information tro leasa rather than to unal
			Associates dated 20th April 2009.
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DEPARTMENT FOR MAINING AND SURRESTRUCTURE Z 4 APR 2009

Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

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ON YOU USE ONLY

To: Secretary
Western Australian Planning Commission
469 Watington Street
Porth WA 6000

WILL HELEN' FRANCES KRIPPA.

Submission 149

(PERCENT)
Address 15 CARMODY COURT BULLREEK Postcode 6149
Contact phone number .931925.78 Email address Krupa @ linet.Net. Au
Submission (Paase atach additional pages if required, it is profored that any solidanal information be below nation than bound)
I have read the submission prepared by Greg Rewe and Associates dated 20th April 2009.
agree with this submission and wish to register my support for the proposed amendment
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For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

	Please choose one of the following:		
	No, I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)		
OR			
	Yes, I wish to speak at the hearings, (Please complete the following details)		
		I will be represented by:	
		Myself My telephone number (business hours):	
		or	
		A spokesperson	
		Name of spekesperson:	
		Contact lelephone number (business hours):	
		Postal address:	
		I would profer my hearing to be conducted in:	
	[]	Public (members from the general public may attend your presentation)	

You should be aware that:

OR

permitted to attend)

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To be signed by person(s) making the submission
Signature W. Kropa Date 15-4-09.
Note: Submissions MUST be received by the advertised closing date, being close of business (spm) on <u>24 April 2002</u> . Late submissions will NOT be considered.
Contacts: Telephone - (GB) 9264 7777; Fax - (GB) 9264 7566. Const mus@walec.wa gov.au, Webane - http://www.wapo.wa.gov.au

DEPARTMENT FOR PLANDINGS
ALIGHERAL STRUCTURE

2.4 APR 2009

Submission
Metropolitan Region Scheme Amendment 1162/41

==809/2/2/2/2 PZ

Clarement North East Precinct

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Su	bmission	150	

To: Secretary
Western Australian Planning Commission
489 Wellington Street
Parti WA 6000

Namo CHICI POPEN MELANIN
Address 15 Chemony Count BLLLANCET WA Postcode 6/47
Contact phone number 237.9.25#8 Email address . Httl: P. Linet-Oct., e.u.
Submission (Please artach additional pages of required, it is professed that any subditional information be Mose rather than bound)
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OR		
Ī	Yes, I wish to speak at the hearings. (Please complete the following details)	
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		Name of spokesperson:
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To be signed by person(s) making the submission

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OVER USE ONLY

Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

fo.	Secretary	PROWED HONORS
	Western Australian Planning Commission 499 Wellington Street Penh. WA. 6000	Submission 151
Vam	18 JAHN KONG PREASE MIND GELVEN, 1855 W CARDAN CIR KARWALA	- #13*#1/41*E1##3**\11##4.#-#11*#5**\10##4
Cont	tacl phone number . P.Y.E.S. & P. Y. & & S Email add	iross johnbsk16@optumet.com.au
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	we read the aubmission prenared by Greg Rowe and	Associates dated 20th April 2009.
agi	ree with this submission and wish to register my sup	port for the proposed amendment,
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Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

Western Australian Planning Commission 469 Wellington Street Perm WA 6000	Submission 152
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I have read the submission prepared by Greg Rowe and	Associates dated 20th April 2009.
j agree with this, submission and wish to register my supp	ort for the proposed amendment,
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Signature

Date 18th April Cal

business (Spm) on 24 April 2009. Late submissions will NOT the considered.



24 APR 2009

DIFFCE USE ONLY

Submission

Metropolitan Region Scheme Amendment 1162/41

Clarement North East Precinct

To: Secretary		DOGWERALKWER		
Western Australian Planning Commission 409 Wellington Street Parth WA 6000		Submission 153		
Name JANICE KNYVET	THEASE MAN SECANDA			
Address 28 KARRI WAY	FERNDAIE	Postcode 6148		
Contact phone number 9350 67	90 Email address			
Sulmission (Please atlach additional pages if	"squiad, it is preferred that any additional	enformation be loose rather than bound)		
I have read the submission prepare		iates dated 20th April 2009.		
Lagree with this submission and wis	h, to register my, support fo	r the proposed amendment		

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	OR
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Signature	33 Kmy sett	Date 15-11-09
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DEPARTMENT FOR PLATRING
MID INFRASTRUCTURS

2.4 APR 2009

CHAIGE DEFIDALLY
SUDDESSENTABLES

11807/2/2/21

Submission Mistropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

Te: Secretary Western Austrofian Planeling Commission 469 Welliagten Street Porth WA 6699	Submission 154
Nome DENTS MUNERNEL Address 60 LABOCHERE KD. 527	Apr
Address 60 LABOUCHERE RD. 50	Postcode 6151
Contact phone number 0892757222 Email add	iress clenis le MPORD Com
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I have read the submission prepared by Greg Rowe and	
Lagree with this submission and wish to register my sup	port for the proposed amendment.

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		OR
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To be staned by sergon(s) making the submission

Signature Date 18: 4-09.

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2.4 APR 2009 FILE 807/2/2/2 F2

OFFICE HAR GOLD

Submission Metropolilan Roelon Scheme Amendment 1162/41

Clarement North East Precinct

SURMISSION FAIRMER To: Socretary Western Australian Planning Commission Submission 155 469 Wellington Street Perm WA 6000 KENNEY IFERAGE PRINT CLEARING MADENDENAL POF BALLONDEAN Contact phone number DY13912 3-66 Submission (Pleaser attack additional pages if required, it is professed that any additional information to loose righer than bound) I have read the submission prepared by Greg Rowe and Associates dated 20th April 2009. Lagree with this submission and wish to register my support for the proposed amendment

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To be signed by person(s) making the submission

Signature	, Date/k//k///
Note: Submissions MUST be received by the advertise business (Spot) on 24 April 2009. Late submission	ed closing date, being close of

24 APR 2009

OFFICE USE ONLY

Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

To:	Secretary Wastern Australian Planning Commission 469 Wolfangton Strest Parit WA 6090	Submission 156
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No. I do not wish to speak at the hearings, (Please go to the bottom of the form and sign	n)

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	I will be represented by:
	Myself My telephone number (business hours):
	or
	A spokesperson
	Name of spokesperson: Contact telephone number (business hours):
	Postal address:
	I would Prefer my hearing to be conducted in:
	Public (members from the general public may attend your presentation)
	OR
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To be signed by person(s) making the submission

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Form 41

DEPARTMENT FOR PLANNING AND PURBLETBUCYURE 2 4 APR 2009

Submission Metropolitan Region Scheme Amendment 1162/41 Clarement North East Precinct

To: Secretary

Western Australian Planning Commission 469 Wellington Street Pertn. WA 6000

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	PROMISSION FRANCES	
Sub	mission	157

Name CHui, CHui, KHO
Address 14.A. Legg. ST., BENTLEY IN A. Postcode 6102
Contact phone number .0402.64.29.93 Email address . Chui 58.8 @ hotmail .com
Submission (Pieces attach Additional players of required. It is professed that any additional information be bose rather than bound)
have read the submission prepared by Greg Rowe and Associates dated 20th April 2009.
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To be signed by person(s) making the submission

Signature 2009
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Contacts: Felaphone - (03) 9764 7777; Pax - (03) 9294 7566; Emist - quasignosis wargov.air. Website - http://www.nepo.wargov.au

Submission

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Metropolitan Region Scheme Amendment 1162/41

Claremont North East Presinct

DEPARTMENT FOR PLANNING

2 4 APR 2009

4 MEN 2009

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To: Secretary
Western Australian Planning Commission
469 Wellington Street
Perth WA 6000

Submission 158

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Submission

Metropolitan Region Scheme Amendment 1162/41

24 APR 2009

Claremont North East Precinct

Submission 159

To: Secretary Western Australian Planning Commission 469 Wellington Street Perit WA 6000

Nome Brenton Holdaway Address 11 ^A BarkerSt Bedford Postcodo 6052
Address 114 Barker St Bedford Postcode 6052
Contact phone number 9275 4658 Email address digC2higpond
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DEPARTMENT FOR PLANNING AND RIFFASTRUGTURE

Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

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Sub	mission	160

To: Secretary Western Australian Planning Commission 469 Waltington Street Porth WA 6000

Name HEIUTE GETTEE GUILLE PROTECTION Address 17 CLILITOU STEWER POSTCODE 6026 Contact phone number 0.408, 144,83/, Email address Shiente Degras Se
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DEPARTMENT FOR PLANTING
AND INFINANTALIZATION
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OFFICE USE ONLY

Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

To	Secretary	зиомац <i>ёрн пъвн</i> ася
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Submission

24 APR 2009

OFFICE USE ONLY

Métropolitan Region Scheme Amendment 1162/41 Claremont North East Procinct

SUBMISSION NAMED IS For Secretary Western Australian Planning Commission Submission 162 469 Welfington Street Perils WA 6000 Address 53 THIRD AVE, LET LANGLEY, POSTCOde 6000 Contact phone number CACT 102-957 ... Email address profit hate & greater met an Submission (Piease attach additional pions of required, it is professed that any additional information be been rather than bounds I have read the submission prepared by Greg Rowe and Associates dated 20th April 2009, Lagree with this submission and wish to register my support for the proposed amendment

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Signature Carl III Date 17.64.2541
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Submission

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AND MERASTRUCTURE

2.4 APR 2009

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Metropolitan Region Scheme Amendment 1162/41 Claremont North East Precinct

To: Secretary
Western Australian Planning Commission
469 Westington Street
Plank 8000

Submission 163

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Name MY VO NG GOMGO
Address VIU.A. 6, 5-3 DAMES ST. CANAMETON Postcode WA 6107
Contact phone number . 9.130 . 218. 31. 9 Email address ng gomes@ (y cos: com
Submission (Pleaso attach additional pages of Arquired, It is preferred that say additional information has bleas sother than bound)
l have read the submission prepared by Greg Rowe and Associates, dated 20th April 2009.
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To be signed by person(s) making the submission

Signature	yludy	Date 17 APRIL 2009

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Form 41

2 L APR 2009

REPURTURNY FOR PLANISIG AND INVOIST PRICTURE

Submission Metropolitan Region Scheme Amendment 1162/41

Claremont North East Procinct

To: Secretary
Western Australian Planning Commission

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Submission 164 469 Wellington Street Posts WA 6000 BOYER GREGISON Submission (Please attach additional pages if required, it is preferred that any additional internation I have read the submission prepared by Greg Rowe and Associates dated 20th April 2009. Lagree with this submission and wish to register my support for the proposed amendment

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Signature.

Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

ISTPARTMENT FOR FLANWING AND REPRESTRUCTURE

2 4 APR 2009

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Submission 165

To:	Secretary Wasten Australian Flamming Commission 489 Welfungton Street Perm WA 6000	Submission 16
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# Submission

### Metropolitan Region Scheme Amendment 1162/41

2 4 APR 2009

DOPAGE VEHI FOR PLANNING

Clarement North East Precinct

To: Secretary
Western Australian Planning Commission
499 Wishington Street
Point WA 6000

Submission 166

Name HUTH GITTAM GIV
Address IV Wiskwick 41 1451 Uttomblue Postcodo 6557
Contact phone number 947.79465 Email address Light Oca. au au
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To be signed by person(s) making the submission

Signature Date 15 AVEU 2009				
Note: Submissions MUST be resolved by the advertised closing date, being close of business (5pm) on <u>24 April 200</u> 9. Late submissions will NOT be considered.				

DEPARTMENT FOR PLAINING AND INFRASTRUCTURE

Submission Metropolitan Region Scheme Amendment 1162/41

CKL-CE FISE QUEA SUBMISSION INDIANCER

### Claremont North East Precinct

To: Society Waster lan Planning Commission 469 Wastern Australian Planning Commission 469 Wastergton Stoot Perth WA 6000	Submission 167
Name BARBARA GILL	**************************************
Address 14 MARWICK STREET	
Contact phone number	address bearby still he translationer
Submission (Prose attach additional pages it required it is profesed that	t any additional information tie foose rather than bound)
I have read the submission prepared by Greg Rowe a	nd Associates dated 20th April 2009.
agree with this submission and wish to register my s	upport for the proposed amendment,
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Please choose one of the following:

No. I do not wish to speak at the hearings, (Please go to the bottom of the form and sign)

OR				
	Yes	I wish to speak at the hearings. (Please complete the following details)		
		I will be represented by:		
		Myself - My telephone number (business hours):		
		or		
		A spokesperson		
		Name of spokesperson:		
		Contact telephone number (business haurs):		
		I would prefer my hearing to be conducted in:		
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To be signed by person(s) making the submission

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	Note: Subinissions MUST 1	se received by the a	dvertisod clasing d	late, being close of	
	business (5pm) on 24 A	pril 2009, Late sub	TOM lifty encleatin	be considered.	

Godsids. Telephone - (09) 9294 7777, Fax - (09) 9294 7556; Emisi - mis@aupc.wa.gov.au; Wapaite - http://www.wupc.wa.gov.au

Form 41

OSPACIONENT FOR PLANNING AND DICHASTRUCTURE 2 4 APR 2009

# Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

OF FIRST USE ISHLY SIGNASSKMINIMOLR Submission 168

Ta: Secretary Western Australian Planning Commission 469 Wellengton Street Parth: WA 6000	Submission 168
Name Rousen Gilbert	and the second s
	Postcode 60/f
Contact phone number . 0400 . 630 . (60	Email address rgilbution o karch .com.am
Submission (Please starth additional pages if required, it is pre-	ferrid that any additional information for boose rather than bound)
I have read the submission prepared by Greg I	Sowe and Associates dated 20th April 2009.
Lagree with this submission and wish to registe	r.my support for the proposed amendment
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	or				
	A spokesperson				
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	Yes.				

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To be signed by person(s) making the submission

Signature Assess	Date 16 April '09			
Note: Submissions MUST be received by the advertised closing date, being close of business (Spm) on <u>24 April 2009</u> . Late submissions will NOT be considered.				

DEPARTMENT FOR PLANKING AND INFRASTRUCTURE

2.4 APR 2009

## Submission

Metropolitan Region Scheme Amendment 1162/41

### Claremont North East Precinct

		CHANGE DESIGNATION
To: Secretary		SASOMAISSININ BADANIS III
Western Australian Planning Commission 469 Wellington Street Perth WA 6600		Submission 169
Name CAMMM. A.	GAING.	
Address 22 SEAZY	A. Po	estcode 69/4
Contact phone number 04/7 96/	o % Email address . I Ja	urt @ okasch . am.
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No. I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

OR				
	Yes	I wish to speak at the hearings. (Please complete the following details)		
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	To be sign	ed by person(s)	making the submission			
Signature	J. J. J		(Into /	17/4/94		
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DEPARTMENT FOR PLANUING AND INFRASTRUCTURE

## Submission

fo: Secretary

Metropolitan Region Scheme Amendment 1162/41

### Claremont North East Precinct

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OFFICE USE BRILLY CHRONOSQUEN NEWAYER

Western Australian Planning Commission 469 Wetangton Street Parts WA 6000	Submission 170
Name Juanita Ewing	120000000000000000000000000000000000000
Namo Juanita Ewing Address 1728 Crawford KA Dianella	1
Contact phone number .011992.1780 Email	addressV/A
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I have read the submission prepared by Greg Rowe :	
Lagree with this submission and wish to register my s	upport for the proposed amendment,
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To be signed by person(s) making the submission

Signature January Carin	Date 15/04/09
Note: Submissions MUST be received by the business (5pm) on 24 April 2009. Late se	advertised closing data, being close of

DEPARTMENT FOR PLATINING MED THEAT HUCTURE

2.4 APR 2009
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DEFECT USE ONLY

### Submission

### Metropolitan Region Scheme Amendment 1162/41

### Clarement North East Precinct

10: Society Wasten Australian Planning Commission 489 Wettagkin Street Parth WA 6000	Submission 171
Name TAN 125 EE	
Address 14-A Lista Street . Beatley . List Address 14-A Lista Street . Beatley . LiA	Postcode 6102
Contact phone number . ** \$35 \$ \$14 1 Emril ado	iress treevoris @ hormail com
Submission (Piesse altern additional pages if required, it is preferred that an	y sedesisarian information be soose rather than bound)
I have read the submission prepared by Greg Rowe and	
agree with this submission, and wish to register my, sup	port for the proposed amendment,
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		OR
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		A spokesperson
		Name of spokesperson:
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		Postal address:
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To be signed by person(s) making the aubmission	
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Contacts: Telophone - (09) 5264 7777; Fax - (09) 5264 7566; Emast-niss@mapowa.gov.au; Wabsta - http://www.wsfc.ws.gov.au

DEPARTMENT FOR PLANKING AND INFRASTALISTINS 2 4 APR 2009

### Submission

To: Secretary Western Australian Planning Commission

469 Wellington Street

### Metropolitan Region Scheme Amendment 1162/41

Clarement North East Precinct

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CHYCL USE OUGY		

Submission 172

Peth WA 6000 Name Kote Daymond Address II AMY LOOP Craigie Postcode 025 Contact phone number 0482 261 68 Email address Kate_8196@hofmau.com I have read the submission prepared by Greg Rowe and Associates dated 20th April 2009. Lagree with this submission and wish to register my support for the proposed amendment

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Signature Kala Daymord	Date 17/4/09
Note: Submissions MUST be received by the a business (5pm) on <u>24 April 2009</u> . Late sub	



OFFICE USE ONLY

# Submission

## Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

To: Societary	ZONENSZEON MORIDER
16: Southery Wostern Australian Planning Commission 469 Wolfington Struct Parits WA 6000	Submission 173
Name CIUSEPPE COSTA-ZO ORASSIMISTA LAT , NOU AMACA	
Address IS HOWEN WAY, NOW AMARA	Postcode
Contact phone number . C439, \$29, 306 Email address	s g. costange 840 holmail c
Submission (Pisase attach additional pages of required, it is preferred that any add	idonal information be loose rather than bound)
I have read the submission prepared by Greg Rowe and As Lagree with this submission and wish to register my suppor	
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	OF	
	A spokesperson	
	Name of spokesperson; ,,	
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To be signed by person(s) making the submission

Signature Date 17/4/09

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24 APR 2009 FL807/2/2/2P

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### Submission

### Metropolitan Region Scheme Amendment 1162/41

### Claremont North East Precinct

	Secretary Western Australian Planning Commission 489 Wallington Street Parts WA 6000	Submission 174
Nan	ne PETER WARREN	Cally
Add	ress UVIT c/56 PTAYF	CECK. TOLOGO NAUK. T. VICTORIA PÓSICODO 6100
Cdn	tact phone number .9445 \$02.668	Email address polar w. cocky yahoo a com.
Sub	<b>Mission</b> (Pieoso attach additional pages if required. It	is preferred that any additional information be loaze rather than bound)
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Please choose one of the following:

No. I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

OR

Yes, I wish to speak at the hearings. (Please complete the following datails)

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	or
	A spokesperson
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	I would prefer my hearing to be conducted in:
	Public (members from the general public may attend your presentation)
	OR
	Private (only the people nominated by you or the hearings committee will be permitted to attend)
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Note: Submissions MUST be received by the advertised closing date, being close of business (spm) on 24 April 2009. Late submissions will NOT be considered.

Signature

24 APR 2009

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# Submission

### Metropolitan Region Scheme Amendment 1162/41

### Clarement North East Precinct

To: Secretary	E CONMUNICAM REPORTER
Western Australian Planning Commission 469 Wellington Street Perth WA 6000	Submission 175
Name YEAN CHUAN SENG	
	Postcode G10 2
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Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on <u>24 April 2005</u> . Late submissions will NOT be considered.	
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# Planning and Covelopment Act 2005 Section 41 Amendment (Substantial) Form 41

2 4 APR 2009

## Submission

To: Secretary

Western Australian Planning Commission

#### Metropolitan Region Scheme Amendment 1162/41

#### Claremont North East Precinct

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469 Wellington Street Perth WA 6000 KIH 45 KING SERGE ST: Postcode 6100 Contact phone number 9472 9671 Email address wikeful Dhormail. co Submission (Passe stath additional pages if required, it is preferred that any additional information the toosa rather than bound! I have read the submission prepared by Greg Rowe and Associates dated 20th April 2009, Lagree with this submission and wish to register my support for the proposed amendment.

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Please choose one of the following:		
Ø	No.	do not wish to speak at the hearings. (Please go to the bottom of the form and sign)
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	Yes	I wish to speak at the hearings. (Please complete the following details)
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		A spokesperson
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## Plunning and Development Art 2005 Section 41 Amendment (Substantial)

2 4 APR 2009

## Submission Metropolitan Region Scheme Amendment 1162/41

## Clarement North East Precinct

To: Secretary
Western Australian Planning Commission
469 Wetlington Street
Ports WA 6000

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#### Planning and Development Act 2005 Section 41 Amendment (Substantial) Fors 41

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#### Submission

#### Metropolitan Region Scheme Amendment 1162/41

#### Claremont North East Precinct

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Wastern Australian Flanning Commission 469 Waltington Street Perth WA 6000	Submission 178
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Address 2 / 29 WEAFONESS RD, SCATTSCROUGH	Postcode .4919
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#### Planning and Davelopment Act 2005 Section 41 Amendment (Substantial) Form 41

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2.4 APR 2009

## Submission

#### Metropolitan Region Scheme Amendment 1162/41

#### Clarement North East Precinct

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SUBMISSION NUMBER To: Secretary Western Australian Planning Commission Submission 179 469 Wellington Street Peth WA 6000 Name Rettecca. Gra. Address 24 Shevington Road, Greenwood Postcode 6024 Contact phone number CH37. 82 28. Email address becky booh-22@hotmcil.com Submittation: (Please attach additional pages of required, it is professed that any additional information be toose rather than bound; I have read the submission prepared by Greg Rowe and Associates dated 20th April 2009. Lagree with this submission and wish to register my support for the proposed amendment

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Signature Date 15 April 2009.		
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#### Planning and Development Act 2005 Section 41 Amendment (Substantial) Form 41

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2.4 APR 2009

## Submission

#### Metropolitan Region Scheme Amendment 1162/41

#### Claremont North East Precinct

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Contage: Telephone - (09) 9364 7777; Fax - (09) 9264 7566; Email - mrsšījuspawa gov.au; Wobste - http://www.wapawa.gov.au

#### Planning and Development Act 2005 Section 41 Amendment (Substantial) Form 41

2.4 APR 2009

#### Submission

#### Metropolitan Region Scheme Amendment 1162/41

#### Claremont North East Precinct

ia: Secretary

469 Wellington Street Penh WA 6000

Wastern Australian Planning Commission

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# DEPARTMENT FOR FLAMFING AUD INFRASTRUCTURE 2 4 APR 2009

#### Planning and Dovelopment Act 2005 Section 41 Amendment (Substantial) Form 41

## Submission

## Metropolitan Region Scheme Amendment 1162/41

Clarement North East Precinct

Fo: Secretary Wastern Australian Planning Commission 459 Wellington Streat Parth WA 6000

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Submission 182

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#### To be signed by person(s) making the submission

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Note: Submissions MUST be received by the adv business (5pm) on <u>24 April 2009</u> . Late subm	

Planning and Development Act 2005 Section 41 Amendment (Substantial) Form 41

DEPARTMENT FOR PLATMING AND HERIAS FRUCTURE

24 APR 2009

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Submission

Metropolitan Region Scheme Amendment 1162/41

Clarement North East Precinct

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Fo: Secretary Western Australian Planning Commission 469 Wellington Street Penn WA 6000

Name MARC BETTENHAUSEN

Submission 183

(PLEASE PROTESTAGES)	
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Planning and Development Act 2005 Section 41 Amendment (Substantial) Form 41

DEPARTMENT FOR PLANING AND INFRACTING THE 2009

Submission

Metropolitan Region Scheme Amendment 1162/41

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Claremont North East Precinct

DECACE USE CHILY

SUCHWISHOW NUMBER

To: Secretary Western Australian Planning Commission 469 Wellington Street Pentr WA 6000

Submission 184

Name ABIGAIL BARRY	
Address 35 TOURTH AVENUE, MT LAWVEY Postcode 6050 L	
Contact phone number 61618688 Email address Jumplebecky @ hot	mail.
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For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

Please choose one of the following:

No, I do not wish to speak at the hearings, (Please go to the holtom of the form and sign)

OR					
Yes,	I wish to speak at the hearings. (Please complete the following details)				
	I will be represented by:				
	Myself - My telephone number (business haurs):				
	or				
	A spokesperson				
	Name of spokesperson: Contact telephone number (business hours): Postal address:				
	I would profer my hearing to be conducted in:				
	Public (members from the general public may attend your presentation)				
	OR				
	Private (only the people nominated by you or the hearings committee will be permitted to attend)				

You should be aware that:

- The WAPC is subject to the Freedom of Information Act 1992 and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC discessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
- All hearings are receited and franscribed. The transcribe of all hearings, along with all written submissions, are labled in Parliament and published as public records should be Governor approve the proposed amendment. The WAPC accommendations are similarly published in a report or automissions and tabled in Parliament.

To be signed by person(s) making the submission

Signatura	Muzulary	Date 17.44.09
		d by the advertised closing date, being close of Late submissions will NOT be considered.

Costaçta: Telophono - (08) 9264 7/77, Fax - (08) 9264 7566; Emad - Intraffugge, wa.gov.au; Website - http://www.wage.wa.gov.au

Planning and Development Act 2006 Section 41 Amendment (Substantial)

Form 41

GEPARTMENT FOR PLANARIO AUD SIEBASSBIJGTURE

2 & APR 2009

Submission

To: Secretary Western Australian Planning Commission

469 Wellington Steel Peth WA 6000

Metropolitan Region Scheme Amendment 1162/41

Clarement North East Precinct

OFFICE USE ONCE NICHOLOGICANOUS

Submission 185

Name MARCHS ARNOLD Address 4/69 Pollar a St Glendalogostocic 6016 Contact phone number 0423617972 Email address Ferna - March - Mac Submission (Const. Const.)
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Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. You do not have to attend a hearing. The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

Please choose one of the following:					
No. I	de not wish to speak :	at the hearings	. (Please go to the	bottom of the f	orm and sign)

	OR				
Yes, I wish to speak at the hearings. (Please complete the following details)					
I will be represented by:					
	Myself My telephoné number (business hours):				
	or				
	A spokesperson				
	Name of spekesperson:				
	Contact telephone number (business hours): Postal address:				
	I would Prefer my hearing to be conducted in:				
	Public (members from the general public may attend your presentation)				
	OR				
	Private (only the people nominated by you or the hearing's committee will be permitted to attend)				

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To be signed by person(s) making the submission	
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Note: Submissions MUST be received by the advertised closing date, being close of business (Spm) on <u>24 April 2009</u> . Late submissions with NOT be considered.	-

Planning and Development Act 2005 Section 41 Amendment (Substantial) Form 41

DEPARTMENT FOR PLASHING AND ITHAASTRUCTURE 2.4 APR 2009 FLL801 /2 /2 /2 /2

Submission

Metropolitan Region Scheme Amendment 1162/41

Clarement North East Precinct

Td: Secretary
Western Australian Planning Commission 469 Wellington Street Perh WA 6000

Mark Arkley

Submission 186
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Address 49 FLORENCE ST COTTESLOS Contact phone number 0459 850 860 Email address MGC Submission (Please attach additional pages if required, it is preferred that any additional informat I have read the submission prepared by Greg Rowe and Associates of Lagree with this submission and wish to register my support for the proposed amendment

Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. You do not have to attend a hearing. The comments presented by you in this written submission will be considered in determining the recommendation for the processed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

Please choose one of the following: No 1 do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

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		A spokesperson		
		Name of spokesperson:		
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Contacta: Telegrong «(06) 9264 7777; Fax «(08) 9264 7506; Email «neségwapo wargov.au, Wokato « http://www.wapo.wa.gov.au

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 24 April 2009. Late submissions will NOT be considered.

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Planning and Development Act 2005 Section 41 Amendment (Substantial) Form 41

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Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

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Western Austrollan Piereiing Commission 409 Wellington Street Potth WA 6000	Submission 187
Name RINA AGUSTAUIA	
(利達及26 MPSAT 5月 FAREY)	
Address 10794 Alberton - Courte Parking	
Contact phone number 93G81345 Email add	ross R Agustaniaa Gmail Com
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Plansing and Development Act 2005 Section 41 Amendment (Substantial) Form 41

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2.4 APR 2009

Submission

Metropolitan Region Scheme Amendment 1162/41

Clarement North East Procinct

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	COMPRESSORES		

To: Secretary
Western Australian Planning Commission
469 Wellington Street
Parth WA 6000

ZEE WEI GONG

Submission 188

Name CEE VUEL GO	(PLEASE PRINT CLEARLY)		
Address 9A DUFF ST	EENTLET	Postcode	6102
Contact phone number 0402.2	78191 Em	all address 7627001v) @	notmail.com
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		Contact telephone number (business hours):
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		Public (members from the general public may attend your presentation)
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Planning and Development Act 2005 Section 41 Amendment (Substantial) Form 41

24 APR 2009

Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

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To: Secretary Western Austrollan Planning Commission 409 Welfington Street Peth WA 6000

Submission 189

Name Alkan World presspress strains Address 5 BACANA ARCHIT, KAGNACA Postcode 6.152
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Planning and Dovelopment Act 2005 Section 41 Amendment (Substantial) Form 41

24 APR 2009

Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

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To: Secretary
Western Australian Planning Commission
469 Wellington Street
Parts WA 6000

Submission 190

Name 266 Xeon Gorda messerostrosa
Address 9A Pake Smill Postcode 6102
Contact phone number 0.4.1393. 7.421 Email address
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I have read the submission prepared by Greg Rowe and Associates dated 20th April 2009.
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	Not	o: Submissions MUST be received by the auvertised closing date, being close of business (5pm) on 24 April 2009. Late autorities ons will NOT be considered.	

#### Submission 191

#### Smith, Diana

From: Dolby, David on behalf of corporate Sent; Tuesday, 28 April 2009 9:26 AM

To: Smith, Diana

Subject: FW: SUBMISSION: Metropolitan Region Scheme Amendment 1162/41 Claremont North East

Procinct

From: Nikola Horley [mailto:nikola.horleviituwa.edu.au]

Sent: Friday, 24 April 2009 5:01 PM

To: corporate

Subject: FW: SUBMISSION: Metropolitan Region Scheme Amendment 1162/41 Claremont North East

Precinct

Please replace previous submission with below ~ due to typographical error leading to confusion of meaning:

From: Nikola Horley

Sent: Friday, 24 April 2009 5:00 PM

To: 'corporate@wapc.wa.gov.au'

Subject: SUBMISSION: Metropolitan Region Scheme Amendment 1162/41 Claremont North East Precinct.

13 Whitney Grescent Mt Claremont 6010

RE: Metropolitan Region Scheme Amendment 1162/41 Claremont North East Precinct

I wish to fedge an objection to the above MRS Amendment

The two main reasons for my objection are:

#### arking

I object to any decrease or relocation of the free vehicle parking south of the rasivay line.

I also object to any reduction in normal parking requirements for any development in the area.

#### Vehicular Access:

I object to any vehicular obstructions or traffic colming. Unimpelied which access to the solway is imperative. Some of the reasons include the regional significance of Strenton Road, and the linited number of raskay crossings in the area; the fact that this subway is the most well designed and accessible railway crossings in the area; that recent developments in the area have created traffic congestion on perallel streets (Gugen Street for example); and that the new Karakatta underpass wit create additional presence on the parallel affice (Figure 1).

Regards Nikela Herley Ceastal Ward Counciller City of Nedlands

Page 1 of 2

Rev MRS 1162/41 - Claremont North East Precinct

## Smith, Dlana

From: Nikola Horley [nikola.horley@uwa.edu.au]

Sont: Monday, 25 May 2009 9:46 AM

To: Smith, Diana

Subject: FW: MRS 1162/41 - Clarement North East Precinct

Importance: High

#### Hi Diana

I rang last week and explained that I had made a mistake in my email submission to the WAPC regarding the Claremont NEP MRS amendment. As per our discussion, unfortunately in my submission I put "south" of the railway line, when I realised later that the direction is actually NORTH, and so my submission would be misinterpreted!

I would greatly appreciate it if you could please after my submission to more accurately reflect my concerns: (i.e. by replacing the word south with "north"). I would be most refleved.

Thank you very much.

Kind regards.

Nikola Horley 13 Whitney Crescent Mt Claremont 6010

From: Nikola Horley

Sent: Friday, 24 April 2009 5:00 PM To: 'corporate@wapc.wa.gov.au'

Subject: SUBMISSION: Metropolitan Region Scheme Amendment 1162/41 Claremont North Fast Precinct

13 Whitney Crescent Mt Claremont 6010

RE: Metropolitan Region Scheme Amendment 1162/41 Claremont North East Precinct

I wish to todge an objection to the above MRS Amendment

The two main reasons for my objection are:

#### Parking:

Lobject to any decrease or relocation of the free vehicle parking north of the railway line.
Lates object to any reduction in normal parking requirements for any development in the great

#### Vehicular Access:

I object to any vehicular obstructions or traffic calming. Unimpeded vehicle access to the schovay is imperative, some of the reasons include the regional significance of Shenton Road, and the limited number of raisvay crossings in the area; the foct that this subway is the most well designed and accessible reliavay crossings in the area; that foce the control of the control o

Regards Nikela Horley Ceastal Ward Councitor City of Neofands CONFIDENTIAL COMMUNICATION: The information in this ernal, together with any attachmenta, is

confidential introduct for the natural addresses only, and protected by pulsage. You must attract, reporting many any analysis of protection of the pulsage 
#### Radley, Steven

From: Ariaan Purich (ariaanp@gmail.com)
Sent: Friday, 24 April 2009 11:00 AM

To: ma

Subject: Rezoning Claremont Train Station Park 'n' Ride

To Whom It May Concern

#### Re: Rezoning Claremont Train Station Park 'n' Ride

I am emailing you to express my concern at the Town of Claremont's application to rezone the area of land to the north of Claremont Train Station from parks and recercation to primarily urban zoning.

The area of land north of Cloremont Train Station is currently used by a large number of commuters as a free car park on a daily basis (Monday to Friday). Providing free parking for a large number of people encourages people in the Claremont Train Station catchment area to drive to the train station and catch the train to their final destination (in most cases, into Perth city for weekly commuters), rather than the alternative of driving into the city.

The use of public transport is very important as it reduces the number of cars travelling into the Porth city, helping traffic congestion problems in the city centre and also reducing the amount of carbon diexide emitted.

Currently the free car park allows people who live further than walking distance from Claremont Train Station to have easy and convenient access to the Fremantle Train Line, and thus encourages people commuting to the city to do so via the train with benefits as described above.

If the area of land to the north was rezoned and the area available for parking moved further from Claremont Train Station, changed to paid parking and significantly reduced in size, this would increase the time taken for commuters who Park in flide to get to their final destination as well as increase the price of parking and using public transport compared to driving to their final destination. These factors would likely decrease the number of people using public transport on the Fremantle Line, having adverse effects on traffic confession and carbon dioxide emissions.

Although it is possible for people to catch buses to Claremont Train Station and interchange to the train, this again decreases the appeal of public transport by increasing commuting time and decreasing commuter flexibility. The proposed changes to the parking arrangements at Claremont Train Station would likely increase the number of people catching a bus and interchanging at Claremont Train Station, but due to its inconvenience, it would not encourage people in general to use public transport, and it is likely that overall, the number of people utilising Claremont Train Station would decline, with the detrimental effects as described above.

lurge the Planning Commission to consider the environmental and social impacts of exoning the area of fand to the north of Claremont Train Station, as I feel that it highly beneficial to the community if this area remains available for free parking for train users.

Regards,

#### Arlaan

#### Arisan Purich

BSc, BEng [Hoos), GravitAust Environmental Legineer

Address: 50 kiley Rd, Daikelth WA 6000 Wobiler 461 407 906 318 Email: arlasep@gelail.com

#### Radley, Steven

From: John Franklin [jfranklin@sentinetgroup.com.au]

Sont: Friday, 24 April 2009 3:22 PM

To: mrs

Subject: Claremont Park 'n Ride

To whom it may Concern.

I am emailing to express my concerns at the proposed rezenting of the Claremont Park in Ride area. I use the carpark daily to commute daily on the train to the City. My understanding is the proposed rezoning would strictly restrict the number of car bays and this would force me to drive into the City where parking is already at a premium. There are a very restricted number of car spaces at other stations close to Claremont so there is no option of switching to somewhere less convenient. The City car park I would use would be on Riverside Drive and this is normally full by J8.30 a.m. This action would force many other commuters to do the same and just adds pressure to already congested city parking. Other plans for increasing residential homes in the area will put further pressure on restricted car bays and surely the train system will be used less if people cannot get access to it and this would change the economics of the system.

Kind regards

iohn

John Franklin Investment Adviser (08) 9225 0021

Sentinei Financial Group Level 20 St Martins Tower 44 St George's Terraco PERTH WA 6000

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#### Radiov, Steven

From: varunsingh21@acl.com

Sent: Friday, 24 April 2009 3:34 PM

To: mrs

Subject: Changes to Claremont Train Station car parking

To whom it may concern.

This letter is in relation to the proposed amendments to the Claremont Train Station car parking. Just by way of background! have lived in Claremont my whole life and went to East Claremont Primary School and then Christchurch Grammar School. As a result I call myself a local and believe my voice should be heard.

I use the train station on a regular basis and use the the adjacent car parking bays. The proposed changes will greatly reduce the expactly to below what is needed and to a location that is highly inconvenient. The current arrangement is adequate to the needs of the users (such as myself) and believe there should be no such significant changes. I work in an industry where I'm required to take largage to and from work, therefore the argument that I should ride my bike or walk to the train station is irrelevant as I also live a distance that is not considered anywhere close to walking distance. Using Public Transport should be encouraged and such changes proposed achieves the onnosite.

If the council is interested in improving facilities to rate payers such as myself they then should spend money to improve not change the current arrangement. The only argument I agree with the council is the areas appearance, however it is the council's responsibility to improve this and not have a detrimental effect to my use of the train. This can be done by paving the area and planting native plants.

I would like to conclude by saying that the changes should <u>not be</u> approved as it severely affects the usage of the train for people who really need it. The Park 'n Ride facility should remain as it is today and also remain free. The changes proposed will greatly reduce the attraction for using public transport and would motivate me to use a car.

Sincerely

Concerned User

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From: Clive & Barbara Brans (bransant@inet.net.au)

Sont: Friday, 24 April 2009 10:29 AM

To: mrs Subject: Clarement Park & Ride

I am shocked to learn that you are considering getting rid of parking space at this time who we should be encouraging people to use the trains to have the entronment. Of course they should leave their cars at home but in this busy life at least leaving them at the station is one step towards saving tush. As for charging them that is definately taking a backwards step. If they have to pay they will see no reason not to drive to towe 6 perk near work, less people will use the trains, more fuel waisted, trains will not pay, no one wins except the parking businesses in Perth. I hear you want to build cheaper dwellings Brave that is good planning but not at the expense of the present parking. I also hear you resent having to cater for people like me who is not a Clarecent rate payer. That's because our stations do not provide easiey barking for us k your station is a major one in that all trains go there. There are several options that could help. Maybe you should provide parking it was the twice the your should review parking it was the stought of the decourage us from continuing to Porth. Maybe you could do a deal with neighbouring councils that because you are the major station in the area they should help maintain the parking area.

I did hear mention that people could park in the side streets. As a business proprietor in Mosman Park, we know how frustrating this can be to find care parked all day in front at your shop. If obstesses can't find an easy park they will not stop. Surely the Charemont businesses other than Coles complex would also suffer greatly should you carry out proposed cuts in parking. You have good shops that all us neighbours frequent but if we canyt park we will carry on to Floreat or Fromantlo, Barbara Brans

5 Bayvlew Terrace , Mesman Park 6012

Chris Payne (cpayne@waimr.uwa.edu.au) From:

Friday, 24 April 2009 9:35 AM Sent:

To: mss

Sublect: Claremont Park 'n Ride

#### Hello.

I've been informed that the Town of Cigremont plans to abolish the parking at the Claremont train station and replace with a very small area of paid parking, and I'd like to strongly urgo reconsideration of this matter

Recently the parking at Fremantle train station was changed from free parking to paid parking. Now Claremont wants to follow suit. Is this a way to actively discourage people from using the public transportation? It is obvious that hundreds of people use the Claremont parking area every day and seems entirely without logic or reason to inconvenience all these people who are just trying to get to their jobs and earn a living in a way that is environmentally conscious.

The large car park, aside from being essential to these commuters, is also used extensively on weekends and public holidays for sporting events.

Again, I hope the Town of Claremont reconsiders this terrible plan and leaves the parking arrangements at the Claremont train station exactly how they are.

Thank you for your attention. Sincere remards. Dr. Christine J Payne

From: Milne, Molra [Moira.Milne@justice.ws.gov.au]

Sont: Friday, 24 April 2009 8:20 AM

To: mrs

Subject: Metropolitan Region Scheme Amendment 1162/41 Claremont North East Precinct

#### To Whom it may concern

I wish to advise that I am concerned about the proposed amendment which will stash available parking at Claremont. This parking is used for both public transport and for events at the Royal Show Grounds.

- 1. It is not possible for the public transport to be properly utilised if there is no parking available. The method by which all the trains stop in Claremont clearly indicates this is the way it SHOULD be used.
- It is not always possible to take a bus or bicycle to the train (when going to work clothing is not appropriate for bike riding and the facilities are not always available for changing even ignoring the trouble of carrying extra clothing on your commute)
- 3. Events parking is essential for those who cannot reach the train line and a fee can be and is charged.
- 4. The councils need to consider the larger community when making their plans as the whole community (eg other councils and suburbs) are affected and this is not just about their balance sheet. (perhaps it will change if amalgamations are forced anyway)

I hope you will consider my complaint about this plan.

regards

# Moira Miline Outside Clerk | phone: (06) 9222 6700 | fnx: (08) 9221 0093 email: [moira:miline@justice.wa.gov.au] www.publicirustee.wa.gov.au



#### PUBLIC TRUSTEE

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Littles explority activated, the opinions expressed are pressed. The contents of this e-mail travertication are intended solely for the named recipientist, may be confidential, and truly be preliminate or otherwise processed are destination of the contents of this e-mail transmission by any previous day in the operand expension by the proceedings are previous day in the content of the contents of this e-mail transmission by any provision by the proceedings of the proceedings and the contents of the conten

From: manda keat [mandykeat@hotmail.com]

Sent: Thursday, 23 April 2009 9:48 PM

To: mes

Subject: Loppose rezoning Claremont Train Station carpark

#### To whom it may concern,

I am just wishing to add my submission opposing the rezoning. Taking away the Claremont train station free parking would be ludicrous,

WHY take away all the free parking space that is clearly utilised every day. I use this car park and Claremont train station five days a week (to travel to work in the city) and know it is ESSENTIAL for the claremont area. If this free carpark is taken away i will not come to claremont any more. I therefore will not use the surrounding claremont shops, bakery and supermarket etc for shopping, which I do at least three times a week. This free carpark is what brings me and many other people (the 500 or so I share the carpark with everyday) into claremont. If its not there I will choose another suburb to go to and spend my money somewhere else.

To hear that carparks will be taken away and what parks do remain, we will have to yet again shell money out for in these tough economic times makes me very angry. Where is everone supposed to park? what a loke.

Yours sincerly

Amanda Keat

check out the rest of the Windows Live™. More than malf-Windows Live™ goes way beyond your inbox. More than messages

# Submission 199

## Radley, Steven

From: Warwick Hill [wdhill@tpg.com.au]
Sont: Thursday, 23 April 2009 7:10 PM

To: mrs

Subject: Claremont Station car park

On the matter of the planned closure of the car park at Claremont Train station being a regular user of this facility. Lam very concerned that the suggested replacement facilities will be woofully inadequate.

What formal assessment has been done of the expected impact of these changes.

regards

Warwick Hill

#### Planning and Development Act 2005 Section 41 Amendment (Substantial) Form 41

#### Submission

#### Metropolitan Region Scheme Amendment 1162/41

#### Clarement North East Precinct

CATACC USE ONLY

Submission 200

To: Secretary
Western Australian Planning Commission
469 Westington Street
Perty WA 5604

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Contact phone number
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turn over to complete your submission

#### Hearing of submissions

Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. You do not have to attend a hearing. The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

#### Please choose one of the following:

	OR
J 1	es, I wish to speak at the hearings. (Please complete the following details)
	I will be represented by:
0	Myself - My telephone number (business hours):
	or
[	A spokesperson
	Name of spokesperson:
	Contact telephone number (business hours):
	Postal address:
	I would prefer my hearing to be conducted in:
E	Public (members from the general public may attend your presentation)
	OR
[	Private (only the people nominated by you or the hearings committee will be permitted to attend)

You should be aware that:

- The WAPC is subject to the Freedom of Information Act 1992 and as such, submissions made to the WAPC may be subject to applications for access under the cot.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
- All hearings are recreded and transcribed. The transcribed of all hearings, along with all written submissions, are tabled in Parliament and published as public records should the Governor approve the proposed amendment. The WAPC recommendations are similarly published in a seport on submissions and tabled in Parliament.

Signature Date 24/4/07

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on <u>24 April 2008</u>. Late submissions will NOT be considered.

#### Community Submission Emailed to: mrs@wapc.wa.gov.au

Re: The West Australian Planning Commission amendment to the Metropolitan Region Scheme Amendment 1162/41 Claremont North East Precipit.

I wish to: (a) ladge my objection to the Town of Claremont proposal:

- (b) request permission to make a verbal presentation:
- request the right to table supportive photographs at my verbal presentation; and
- (d) I also request that the WAPC initiate a road transport study to ensure major road transport routes to and past the Charemont railway station are not clocked off to commuter traffic for communities living west of Claremont. This has been caused by the Town of Claremont's planned down grading of Shenton Road and by extra traffic lights, plus recent and planned road changes to Guger! Street.
- I support the concept of increasing residential density around major transport nodes.
- I support the rezoning of the land, from recreation to residential, for land around the Claremont football ground, up to but not including Shenton Road, i.e. west of Shenton Road.
- I oppose the rezoning of the PTA land, which is part of the Claremont Park and Ride for over 500 cars.
- I also oppose the rezoning of the smaller 36 car bay Park 'n Ride next to the Underpass at the northern end of this land.
- I also oppose the loss of the Claremont Park and Ride bays for 64 cars north west of the Claremont Railway Station.
- I oppose the three and separate, Park 'n Ride car parks on Gugeri Street on the southern side of the railway land.
- The Town of Claremont's requested amendment Commission to the Metropolitan Region Scheme Amendment 1166/41 Claremont North East Precinct from recreation to residential must not be seen in isolation.
- This property development, misleadingly called 'a Transport Oriented Development' is one of four adjacent major rezoning and property developments on community facilities sought by the Town of Claremont.
- Three of these major developments are on adjoining land. The fourth higher density and very large residential development is on a very large area of land less than a kilometer away.
- Adjoining developments that have been initiated and sought by the Town
  of Claremont are:

- (i) The redevelopment of the Claremont shopping Centre with Hawaiian shopping centre. This also includes significant residential development, or a large number of up-market apartments;
- (ii) Redevelopment on the Claremont Tennis Club; and
- (iii) Development on the Claremont Park and Ride and also around the Claremont Football Ground.
- The fourth almost adjacent development sought by the Town of Claremont, is a series of very large residential developments, which may be separate suburbs, on the Claremont Golf Course.

(The Town of Claremont has also rezoned and is currently selling off a large parcel of residential land on the former Swanbourne Drive In. This residential development will create even more pressure or demand for increased and not decreased parking bays at the Claremont railway station Park in Ride).

- Finally, it would appear to be ad doc and poor planning, for the Town of Claremont to seek WAPC consideration and approval of each of these large residential development projects in isolation, or one at a time.
- 13. Several planned new housing estates on the Claremont Gold Club are a key reason for retaining the Claremont Park 'n Ride, as the large new housing estates will also require more and not less car bays at the Claremont Park /n Ride, especially as this development extends north and beyond walking distance to Alfred Road and then west towards the coast.
- 14. In addition, the City of Nedlands is proceeding with a large adjacent resident development on the western side of the Claremont Golf Course on the former Swanbourne High School site. This will add further pressure for increased parking bays at the Claremont railway station Park in Ride.
- 15. Even if the Claremont community is fortunate to save the Claremont tennis courts, opposite the Claremont Railway station, the Town of Claremont's other sought developments will fulfill requirements to increase housing density near transport nodes and importantly, without eliminating the Claremont Park in Ride.
- The Town of Claremont's community consultation for residential and office developments on the Claremont Park 'n Ride was fundamentally flawed. Ratepayers and the community were not provided with all essential information to make an informed assessment and decisions.
- 17. None of the Town of Claremont's consultation information informed people that all, or any of the car parking bays in the Claremont Pak 'n Ride would be eliminated. No mention of a reduction of parking bays was mentioned on either side of the railway line.

- Nor was a bigger picture of increased future residential pressure for more car bays at the Claremont Park 'n Ride provided to Ratepayers.
- Instead of rezoning the Claremont Park in Ride from recreation to residential, as an alternative, I also support a compromise proposal that would not eliminate essential community assets and services. A compromise could include:
  - (i) rezoning to higher density accommodation of greater than four stories, the large area of vacant land on the north east side of the Astion Street Bridge, immediately east of the entrance to the show grounds, which adjoins the Loch Street Railway Station:
  - (ii) residential development around the Claremont Football ground without moving Shanton Road would help to achieve the same result of increasing density around major transport nodes, while preserving all current free car parking bays in the five car parks that form the Claremont Park 'n Ride:
  - (iii) rezoning the latge unused shed and yard, on the north side of the Claremont Railway station to greater than four stories, that is between the Park 'n Ride car parks.

(This site is set well back from Shenton Road and Gugeri Street and looks onto tennis courts to the north on the other side of Shenton Road, with car parks to the east and west and the railway station and Gugeri Street to the south. There are no architectural redeeming features of any kind with this fin shed and large unused yard).

- The four car parks that make up the Claremont Park 'n Ride have been independently assessed by the City of Nedlands to have a total capacity of:
  - 68 car bays in the sealed north western car park, west of the Railway station on Shenton Road;
  - Approximately 500 plus car bays in the larger northern and unsealed Claremont Park 'n Ride that was formerly the Claremont marshalling yards;
  - (iii) 36 sealed car bays in the sealed car park north of the reilway line next to the underpass at the eastern end of the northern unsealed car park;
  - (iv) 41, 12 and 8 car bays in the three car parks on the southern side of the railway line on Gugeri Street that also form part of the Claremont Park and Ride.
  - Only the smaller eastern car park, for 36 car parking bays was not used/filled with parked cars in the week ending April 24.

These car parks are not empty and this evidence demonstrates that they
are almost full. Clearly, elimination of these car parks would create very
significant community disruption.

For example, during the week ending April 24, these three southern car parks were full with cars being parked illegally in the car parks south of the railway line in Gugeri Street to create more car parking bays and these motorist were not prosecuted.

- 22.1. The main northern unsealed car park had over 400 cars all day from Monday to Friday in the week ending April 24, 2010.
- 22.2. An additional 100 car bays (approx). at the very eastern end of this car park were not used, mostly because this area is used for large piles of recycled woodchip waste for gardening.
- 22.3. These figures were independently verified by the City of Nedlands in the attached Memo.
- 22.4. It must be stressed that only a very small number of construction workers parked in the Claremont Park in Ride during this week. The shopping centre has been completed and operating and construction workers were only involved in using very large demolition machinery to clear the rest of this Hawaiian site for residential development.
- Housing and office development of the Claremont Park 'n Ride on the old Claremont Marshalling yards cannot be compared with developing the old Leyton Marshalling yards, which was idle vacant land.

- The Claremont Park 'n Ride is used by the Claremont residential and business community and by residents throughout the Western suburbs which include:
  - (i) Staff working in the large Claremont shopping centre in a variety of shops. Shop attendants park in the Claremont Park ' Ride so that parking in front of and near shops are left vacant for shoopers. Leading members of the Claremont business community led a delegation to the Town of Claremont to oppose the loss of the Claremont Park 'n Ride. The Town of Claremont told these shopkeepers to lease bays in the new Hawaiian Centre development for their staff. The business community replied that these parking bays are prohibitively expensive and this solution would lead to staff retrenchments with rent equating to shop space. The Town of Claremont then told these business leaders to tell their staff to park further down the Fremantle to Perth Railway line and get a train to work at the Claremont shopping center. Parking bays elsewhere along the railway line do not exist. Available space and a significant new PTA budget for this alternative car parking solution is both problematic and questionable;
  - (ii) Office commuters paik at the Claremont Park 'n Ride so they can ride the train to work in the Perth CBD, at Subiaco, West Perth and Fremanlle. Commuters travel from as far afield ad Dalkeith. Hollywood. Claremont. Mount Claremont, Peppermint Grove, Swanbourne, Cottestoe Nedlands, and Mosman Park. (City of Nedlands residents live in suburbs that surround the Claremont railway station to the east, north and northwest).
  - (iii) Families and retired people require parking as close as possible to the Claremont railway station:
  - (iv) Sports fans in the weekends for both the Claremont football ground and also for the Sublaco Oval, where every possible available parking bay is used. Special trains take sports fans from the Claremont Park and Ride to the Subjaco railway station, where fans then walk across the road to the Sublaco football starilium:
  - (v) Those visiting almost weekly, weekend and evening events at the Claremont show grounds. Visitors to these regular events also use every possible parking space at the Claremont Park 'n Ride. Events include: the recent four wheel drive and camping show, constant trade shows and youth musical events; and
  - (vi) The annual Perth Royal Show, where the Claremont Park 'n Ride is used by competitors to park horse and cattle floats, plus all Park 'n Rides are fill to capacity and used as a revenue source for local charities selling parking.

25. Other railway lines to the city from Mandurah and from Joondailup all have very large Park 'n Rides for commuters, in conjunction with a series of railway station with only minor parking, just like the Fremantle to Perth Railway line.

Does the WAPC support or agree to this loss of community public transport facilities on the Perth to Fremantle line for residents living in western suburbs?

- 26. Will the Town Planning Commission also now also agree to consider redevelopment rezoning applications for the other Park 'n Rides on the other commuter railway lines to the Perth CD, or would that cause political intervention in the planning process ? I am keen to get an answer from the WAPC on this issue.
- It is not clear why rezoning of the Claremont Park 'n Ride is even under consideration by WA Government agencies.
- 28. Has the Hon. Premier. Coin Barnelt, passed on his public and televised promise to the WAPC, or has the Hon. Premier not passed on to the WAPC this public new policy promise, that the incoming Barnett Government would not allow and would prevent any reduction in Park in Rides ? (This commitment was made when the Hon. Premier faunched the Liberal park's election campaign).
- The loss of the Claremont Park 'n Ride will make it almost impossible for many of the current users living across the western suburbs of the train service to get to the city.
- (The big difference is that some members of the former Labor Government didn't care about a loss of facilities in the western suburbs and even pressured the Town of Claremont into this misguided development).
- 30. A dramatically smaller and paid Park and Ride will simply mean that commuters living closer to the Perth CBD in the western suburbs, including myself, will drive to work, especially if car parking is not available. This means that railway commuters will stop using the excellent public transport train service from Claremont.
- 31. Unlike other Park 'n Rides on other rail routes, the Claremont Park 'n Ride is comparatively close to the City of Parth. As a result, driving time to the City, compared with driving to the Claremont Railway station and using a train to work is currently almost comparable at 20 to 25 minutes compared with 12 to 15 minutes on the train. Simply making it harder for commuters to use the train with the loss of parking makes driving to the city from an inner suburb more time and cost effective until the roads are choked with increased traffic.
- Re-routing busses to the train instead of to the city are both desirable and helpful. But it would have a limited impact on getting large numbers of commuters to the Claremont railway station and problematic for a high-density multi radial service.

- Busses and budgets for more busses are severely limited. Busses are also urgently required for less well served newer housing developments elsewhere across the greater Perth metropolitan area.
- 34. For example, the previous government decreased the bus service to Mt Claremont by deleting the bus to Cottesloe and Fremantle. As a result, many people from areas beyond Claremont use the Claremont train station.
- 35. Bussing to the city from Claremont/western suburbs, instead of catching the train takes three to four times the time. Buses to the city from Claremont take 45 minutes to one hour, compared with 12 to 16 minutes for the A and B train service.
- All trains stop at the Claremort railway station, whereas the other stations along the Perth to Fremantle line are occasional stops for the A, B, C, D & F services.
- The certainty of always being able to catch a train and not being late to
  work by catching any train from Claremont has made the combination of
  the Claremont Park 'n Ride and the Claremont railway station a very
  popular and essential community facility.
- Ad a result, the Claremont Park in Ride and the Claremont railway station have become the transport hub for the western suburbs.
- (e.g. The 10 minute A Service Stops most stations between Fremantle and Claremont, then non-stop from Claremont to Subiaco, West Parth and the city. The B Service – is a non-stop from Fremantle to Claremont and then stops all stations to the city).
- A dedicated University of Western Australia/City of Subiaco bus service from the Subiaco Railway station exists. But this direct route bus service cannot be compared with busses winding through suburban streets to the Claremont Railway station.
- Bussing to the railway station is good in theory, but would increase total commuting time by 200% to 400% and is not supported for time sensitive office commuters with a Park in Ride in a comparatively inner suburb.
- 41. There is a strong feeling amongst Claremont Ratepayers that the Town of Claremont's request for this amendment for rezoning, plus similar parallel requests to rezone the adjacent Claremont tennis club courts and the Claremont golf club, are simply rezoning to increase the rate base for a small council at the expanse of essential community facilities.
- 42. Given the imminent rezenting of the nearby Claremont Golf Course, this request to increase housing density at the expense of an essential and integrated transport service seems both unnecessary and unneeded to increase density near a transport node.

43. I also request that the WAPC initiate a road transport study to ensure major road fransport routes to and past the Claremont railway station are not choked off to the substantial detriment of residents living west of Claremont.

For example, published DPI studies for expansion of QE 2 have found that Stirling Highway is already at maximum flow and already choked off at the Claremont shopping precinct.

- 44. Some of the transport issues include:
- (i) The proposed traffic calming measures and pedestrian priority will impact on the current crucial vehicle access to the Shenton Road subway underpass;
- (ii) Unrestricted access to the railway underpass from Shenton Road is essential to the area, as it is one of only a few underpasses on the Fremantle line and one of the most functional;
- (iii) The traffic calming measures if implemented will impact upon other roads in the area:
- (iv) There are already (or even before the new developments) long standing traffic congestion problems on parallel streets, Alfred Road and Gugeri Street;
- (v) Alfred Road will be negatively impacted upon and made even busier due to projected large increases in traffic from motorists using the new underpass near Aberdare Road. Alfred Road will not have the capacity to facilitate increased traffic from the choking off of Gugeri Street and Shenton Road;
- (vi) Gugeri Street traffic flow, as an arterial road has effectively been ended and been choked off by the Town of Claremont's road changes and traffic lights for the supermarket Hawaiian development. This will be further aggravated by the Town of Claremont's planned additional changes to this road and also to Shenton Road.
- (vii) The proposed amendment of the MRS also downgrades Shenton Road from its regional status;
- (viii) This will further isolate West Australians living west of Claremont and downgrade residential properties and their lifestyle, as traffic flows along through Stirling Highway has peak capacity at Claremont and the parallel roads, Gugeri Street and Shenton Road are being very severely restricted:
- (ix) In 2009, the Department of Planning and Infrastructure (DPI) published a Report on traffic flows to an expanded QE 2 Medical Centre. This found that traffic on Stirling Highway is already choked at peak hours and that no more cars can flow down Stirling Highway, through Claremont:
- Clearly, these Claremont only focussed changes by the Town of Claremont will place those living west of Claremont at a significant disadvantage;

- (xi) Instead, the two underpasses onto Gugeri Street immediately east and west of the Claremont Railway station must now be expanded to facilitate increased traffic from already cited residential developments and to an upgraded and very significantly expanded Claremont Shopping Centre;
- (xii) Significantly better road access is provided to other large shopping centres in the porthern suburbs; and
- (xiii) However when this I questioned the Town of Claremont's transport consultant for the expanded shopping centre and the North East precinct (development on the Claremont Park 'n Ride, I was told that: "well, we don't want to make it easy for motorists".
- The Town of Claremont and the WA Government's replacement parking plans appear to reduce the Claremont Park'n Ride for those living in the western suburbs by approximately 400 plus cars, or by over 70%.
- Both plans provide totally inadequate and significantly less than currently used parking bays. These parking bays are used on weekdays and for other events listed earlier in this submission.
- The Town of Claremont plan is to relocate parking to the corner of Graylands Road on the current Claremont Depot site that is opposite the entrance to the showgrounds.
- 48. Both sets of solutions and alternative plans by Town of Claremont and the WA Government are a double setback for Claremont Ratepayers like myself and also for the surrounding community in the electorates of Cottestoe and Nedlands.
- Replacement plans are for small multi-storey paid parking instead of a large and free parking in a no cost Park 'n Ride.
- The cost is expected to be \$3.50, \$5 or more much more per day, which
  more than doubles the cost of commuting to the city by train. It is
  obvious that this will discourage use of the train from Claremont.
- 51. The Town of Claremont's proposed parking station will be located about % of a kilometre from the station, or beyond the current Park 'n Rides, which are adjacent and much closer to the station platforms.
- 52. The Town of Claremont's property development plans will virtually prevent elderly people and families from using this train service, especially if they are required to walk this distance in the sun or in the rain and also to cross a busy Shenton Road.
- This assumes that these groups can find a car-parking bay in a dramatically smaller car parking station.

- 54. At this early stage, the Town of Claremont has not yet appreciated that a pedestrian crossing with button-activated lights will be required on Shenton Road, which will further restrict traffic flow.
- 55. People fiving and working in Clarement and throughout the western suburbs are reliant on the parking at the Clarement train station, particularly as there is very limited or no parking at reliway stations further slong the railway line towards Perth and Fremantle.
- The Claremont railway station has regional status that has not been included in the rezoning request by the Town of Claremont.
- Railway stations east and west of Claremont do not have vacant additional parking bays and any available bays are already filled.
- 58. It is desirable to encourage people to use public transport, and deleting the currently available free parking adjacent to the station will be highly detrimental to the accessibility and usage of the Claremont railway station.
- Instead, removal of parking access to this station suggests that the Clarement should probably be downgraded to occasional stops, like the other stations on this railway line.
- 60. The Town of Claremont's Transport Oriented Development, with its pedestrian and cycle focus, ignores the regional importance of the Claremont train station and its regional users who rely upon and require the easily accessible and free parking.
- It has not been accepted or appreciated that only a percentage of users have time or the ability to walk or ride to the Claremont railway station's new Transport Orientated Development.
- The WAPC has formal opposition from the surrounding City of Nedlands to any change in its MRS status.
- The City of Nedlands represents residents living on three sides of Claremont to the east, northeast and northwest. (See attached).
- 64. The locus standi or standing and legitimacy of the Town of Claremont to seek this rezoning amendment must be guestioned.
- 65. I ask that this rezoning request be adjourned by a few months, or until the status of the Town of Claremont is clarified.
- 66. This request is due to quite abnormal and extraordinary circumstances for any rezoning application to the WAPC, which has not before considered a rezoning proposal for a council that is facing imminent amalgamation with surrounding local government agencies that oppose its plans.

- (For example, in just a few weeks in June 2010, The Town of Claremont is required to aubmit completed plans for amalgamation with the City of Nedlands and with other adjoining Councils).
- i.e. The Town of Claremont may not exist in the future and the WAPC may erroneously hand down a decision from and to a non-existent body.
- Any review of a rezoning request should be held after the new local government body is formed in a matter of months.
- A larger and more regional Council must be expected to have quite different invers and a more regional and strategic view than the Town of Claremont's myopic request for rezoning to the WAPC.
- The non strategic and short sighted. Claremont only focussed thinking and strategy of the Town of Claremont is highlighted by public comments by Claremont Councillors:

"You don't think we should be providing parking for people who don't live in Claremont do you "?

Also by the Mayor of Claremont, who has told critics of his plans that park and ride commuters who are unable to find somewhere to park should instead park in side streets, which he knows is not permitted.

Signed:

Maureen McGarry, Unit 23, 69 Melvista Avenue, Nedlands, 6009.

John Bell, 22A Senate Street, Claremont, 6010.

---- Forwarded Message

From: Mike Cole <mcole@nedlands.wa.gov.au>

Date: Tue, 21 Apr 2009 14:32:54 +0800

To: Councillor John Bell <dingdong@highway1.com.au>

Subject: Cars at Claremont

Hi John

While I was out and about today around noon, (April 21, 2010), I called past the Claremont Railway Station.

Knowing your interest in this area, I drove through the free parking side and counted 417 cars parked in the unsealed main car park area and 80 in the sealed and marked western car park near the pedestrian walkway. A total of just under 500 cars. There was still some room at the eastern end for at least another 50 cars. The patrons should be congratulated on the neat way they park in this non-marked and unsealed area.

(In addition, 41, 12 & 8 cars filed all three cars parks on Gugeri Street, which also appear for removal).

#### Regards

Michael Cole Director Corporate Services City of Nedlands T: (08) 9273 3510 F: (08) 9273 3670 TTY: (08) 9273 3646

mcole@nedlands.wa.gov.au www.nedlands.wa.gov.au <www.nedlands.wa.gov.au>



Please consider the environment before printing this e-mail

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Enquiries: Graham Foster

Our Reference: M09/7661 File No. ORN/009-04

23 April 2009

# 1301012100201122110111311122012311113

Secretary

Western Australian Planning Commission

469 Wellington St

PERTH WA 6000

Dear Sir/Madam

Metropolitan Region Scheme Amendment 1162/41 - Claremont North East Precinct

Our previous letter dated 3 March 2009 refers.

I understand our previous letter has been mislaid so write again to advise that Council considered this matter at its meeting on 23 September 2008 and resolved:

- In regards to the proposed Metropoliton Region Scheme amendment for the Claremont North East Precinct, specifically the following:
  - (a) The City of Nedlands opposes the proposed Metropolitan Region Scheme Amendment for the Claremont North East Precinct, specifically the following:
    - Any rezoning that will remove the "Other Regional Road" (ORR) Metropolitan Region Scheme (MRS) reservation on Claremont Crescent and Shenton Road:

- Any reduction of currently available unpaid vehicle parking alongside Claremont Reflway Station;
- (b) The Metropolitan Region Planning Committee is to be advised of the above,
- In regards to the proposed Structure Plan for the North East Precinct (NEP) project,
  - (a) The City of Nedlands provides the following comments on the proposed Structure Plan for the NEP project:

The City of Nedlands objects to the downgrading of Claremont Crescent and Shenton Road from MRS Other Regional Road reservation; and

- The City objects to any change in the amount and location of free park and ride facilities in close proximity to the Claremont Train Station as are currently available.
- (b) The Town of Claremont is advised of the above.

Yours sincerely

GRAHAM FOSTER

CHIEF EXECUTIVE OFFICER

# Submission 201

#### Radley, Steven

From: Susan Mutua [Susan@thorntonpartners.com.au]

Sent: Friday, 24 April 2009 4:47 PM

To: mrs

Subject: Save Claremont Park n Rides

The claremont park in ride is an important service to the community living in claremont and the surrounding areas.

Tive in Mosman Park, and work in the city. I drive everyday to park at claremont, because all trains stop here during peak times.

I suspect alot of people do the same as the parking is often fairly full on most days.

The parking facility is also very useful to families who drive to the claremont show.

Clarement council should reconsider rezoning the passing facility.

Sincerely Susan Mutua

# Thorntonparmers chartered accountants

1 (68) 0421 1722

F (06) 8421 1744

E: susan@thomtorpartners.com.su W: www.bomforpartners.com.su

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23 April 2009

Secretary Western Australian Planning Commission 469 Wellington Street Perth WA 6000

DEPARTMENT FOR PLANNING ALCO INFRASTRUCTURE 2 & APR 2009 Articles of the latter than the second

Dear Sh

#### METROPOLITAN REGION SCHEME AMENDMENT 1162/41 CLAREMONT NORTH EAST PRECINCE

This submission is prepared on behalf of the Town of Claremont (ToC), in relation to the Metropolitan Region Scheme (MRS) Amendment 1162/41 for the Claremont North East Precinct. currently on advertising until 24 April 2009.

The purpose of this submission is to request minor modifications to the boundaries of the 'Urban' zone which have largely resulted from revisions to the Structure Plan for the Claremont North East Precinct.

#### BACKRGROUND

The MRS Amendment was submitted to the Western Austrollan Planning Commission (WAPC) in May 2008 primarily to zone the subject land to 'Urban' whilst retaining the Parks and Recreation reservation for the football gval. Under section 126(3) of the Planning and Development Act 2005 the ToC may request the Western Australian Planning Commission (WAPC) to concurrently rezone the subject land under Local Planning Scheme No. 3 (IPS3), to 'Development' zone or similar, Accordingly, the inclusion of the land within the 'Development' zone will occur in tandem with the Mits Amendment, with the support of the ToC Council.

The inclusion of the subject land within the 'Urban' zong under the MRS and 'Development' under LpS3 will enable approval of a Structure Plan over the site.

To enable the MRS Amendment to proceed, the boundaries of the proposed 'Urban' zone were based on a preliminary concept of the Structure Plan which was later subject to minor modifications acknowledging that this may be subject to miner adjustments and addressed during the advertising period to amend the boundaries of the 'Urban' zone to reflect the revised Structure Plan.

#### PROPOSAL

The attached plan illustrates the existing and proposed modifications to the MRS Amendment mon which reflects the revised boundaries of the Structure Plan. The plan consists of the following modifications described in detail below.

#### Size of the Oval

Modification No. 1: During the preparation of the Structure Plan the over was slightly increased following discussions with the Claremont Football Club. The increased size was determined following a review and comparison with football evals within the Perth Metropolitan Region. The proposed modified MRS Amendment map thus proposes to rerain a Broater area of the existing 'Parks and Recreation' reservation where the oval is proposed to be located. This is shown as point 1 in the cameo and on the attached plan.



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#### Southern Extent of the Urban Zone

Modification No. 2: The MilS Amendment was prepared and submitted on the assumption that the fonce line of the railway tracks followed the lot boundary of the railway reserve. Later investigation into the foration of the fence line found that it was located slightly south of the lot boundary. The modified MIS Amendment Map thus proposes a slight extension of the "Urban" zone southwards up to the fence line. This is shown as peint 2 in the cameo and on the attached plan.



Modification No. 3: An area within the south west portion of the site marked by point 3 in the cameo and on the attached plan is also proposed to be included within the 'Urban' zone, this was incorrectly omitted on the existing MRS Amendment map.



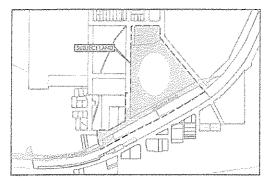
#### CONCLUSION

We trust you will undertake the above modifications to the MRS Amendment map to enable consistency with the proposed Structure Plan. Should you require any further information, please do not hesitate to contact the undersigned on 9382-2011.

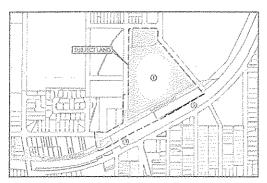
Yours faithfully TAYLOR BURRELL BARNETT

LOUISE HOWELLS

CC: Ben Rose - Yown of Claremont



EXISTING MRS AMENDMENT MAP (as per MRS Amendment No. 1161/41)



MODIFIED MRS AMENDMENT MAP











#### Planning and Development Act 2005 Section 41 Amendment (Substantial) Form 41

OSEPARTMENT FOR PLANTING AND INTERACTIONS

2.4 APR 2009

107-2-2-2 P.2

#### Submission

#### Metropolitan Region Scheme Amendment 1162/41

#### Claremont North East Precinct

	SERVICE LIST, CHICK	
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	STREETS SERVICE FUNDS IN	

Te: Secretary Western Australian Planning Commission 489 Wellington Street Portly WA 8000

Submission 203

Name Land Corp
Address Level 3 Westermary Home, An The Septemble Religionated 6000
Contact phone number
Submission (Fixase stach adastonal pages if required, it is preferred that any editional information be seen rather than bound)
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#### Hearing of submissions

Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. You do not have to attend a hearing. The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

Please choose one of the following:
~~~~~ <del>~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~</del>
No, I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

	OR
Yes	I wish to speak at the hearings. (Please complete the following details)
	I will be represented by:
	Myself My telephone number (business hours):
	or
	A spokesperson
	Name of spakesperson:,
	Contact letephone number (business hours):
	Postal address:
	I would prefer my livering to be conducted in:
	Public (members from the general public may attend your presentation)
	OR
	Private (only the people nominated by you or the hearings committee will be permitted to attend)

You should be aware that:

- The WAPC is subject to the Freedom of Information Act 1992 and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
- Alt heurings are recorded and transcribed. The transcripts of all hearings, along with all written submissions, are tabled in Parliament and published as publis records should the Governor approve the proposed amendment. The WAPC recommendations are similarly published in a report on submissions and tabled in Parliament.

To be staned by person(s) making the submission

Signature .	4	city (an	hebulf of	Land Corp Date	
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Enquiries: Cart Williams Telephone: 9482 7548 LANDCORR

The Secretary
Western Australian Planning Commission
469 Wellington Street
PERTH WA 6000

Dear Sir/Madam.

SUBMISSION IN SUPPORT OF METROPOLITAN REGION SCHEME AMENDMENT 1162/41 CLAREMONT NORTH FAST PREGINCT

This submission is lodged in support of Metropolitan Region Scheme (MRS) Amendment 1162/41 to rezone approximately 9-that of land surrounding the Claremont Football Club Oval from 'Parks and Recreation (restricted public access)' reservation to primarily an 'Urban' zone in the MRS.

LandCorp was a representative on the project working group that reviewed the planning options, and preparation of the Claremont North East Precipct (NEP) Structure Plan and necessary rezoning under both the MRS and Town of Claremont Town Planning Scheme No. (TPS3).

The intent of the MRS rezoning is to facilitate future development opportunity for the Claremont NEP area and namely provides an opportunity for a transit orientated development and urban growth management consistent with Network City initiatives. WAPC Policy D.C. 1.6 Planning to Enhance Public Transport Use, the draft Claremont NEP Structure Plan.

It is anticipated that the MRS Amendment process will be closely followed by a proposed amendment to the Town of Claremont TPS3 to rezone the land to 'Development' zone or similar in order to reflect the proposed MRS rezoning the subject of this amendment. This process will also involve the assessment approved of a Structure Plan for the site which has been approved by the ToC Council and is now with the Western Australian Planning Commission (WAPC) for final endpresement.

LandCorp is confident that the draft Clarement NEP Structure Plan has been prepared with consideration to important elements such as:

- Residential/Mixed Use/Commercial Uses;
- Movement Network:
- · Streetscape;
- · Open Space/Recreational Facilities;
- · Rail and parking issues;
- Environmental issues;
- Contamination and Noise issues:
- · Herilage issues: and
- Urban Waler Management.

Therefore for the reasons outlined above, LandCorp supports the intent of the MRS Amendment 1162/41 to rezone approximately 9.4ha of land surrounding the Claremont Football Club Oval from 1Parks and Recreation (restricted public access)' reservation to primarily an 'Urban' zone in the MRS.

Please centact Carl Williams on 9482 7548 or 0430 195 422 should you wish to discuss the contents of this written submission.

Yours sincerely

Carl Williams PROJECT MANAGER

23 April, 2009

Submission 204



DEPARTMENT FOR PLANNING AND INFRASTRUCTURE

 TOWN OF CLAREMONT

Stirling Bighway Claremont Western Australia 6019

> PO Bax 54 Clarement Western Austrália 6910

Phone 9285 4360

Fax 9285 4301

Submission Metropolitan Region Scheme Amendment 1162/41 Claremont North East Precinct

Basis of submission

469 Wellington Street

Perth WA 6000

Secretary

The following key features form the basis for this submission and are discussed in turn:

- The land is well located for a Transit Oriented Development as it is within walking
 distance of the Claremont Town Centre and the Claremont Railway Station.
- The site containing the Claremont Football Club will undergo significant redevelopment and the oval will become accessible to the public. It is currently fenced and the public has restricted access.
- Informal overflow parking for the Claremont Railway Station park-and-ride will be rezoned to 'Urban' and form part of the development.

1. Transit Oriented Development (TOD)

Western Australian Planning Commission

The concurrent MRS / LPS3 attendatent will enable WAPC policies such as Network City and Development Control Policy 1.6 (Planning to Support Transit Use and Transit Oriemed Development) to provide for more sustainable residential densities and a mix of uses in and around a high frequency public transport node. This Amendment will also assist in encouraging alternative modes of transport that are non-ear based; such as walking, cycling and public transport.

TOD is focussed on providing people with the opportunity to live close to where they shop and recreate, as well as encouraging walking, cycling and public transport use. The NiPp project is an example of where TOD principles can be applied in an urban regeneration project, so that people can live in a more sustainable vanaer. For example, by living within walking distance to local shops, people have other ways of getting around rather thun religious solely on their car. Having a mix of housing types in a pedestrian friendly precinet, close to public transport, means that people do not need to use their car to get to where they work. Having quality public spaces also means that people can environmentally friendly way, whilst also promoting the local economy and connecting with their social community.

2. Claremont Football Club and Oval

The MRS Amendment will preserve Claremont Football Oval as a 'Parks and Recercation' Reserve and it is envisaged that modification to immediately adjoining MRS and LPS3 Reserves and Zones will make the site increasingly accessible to the public. Areas of local open space will also be introduced to provide for the needs of future, and existing (nearby), residents. This will be a significant benefit to all residents who will have a new 'village green' to use. The future of the Claremont Football Club is also given greater certainty as the development will provide funds to improve the current dilapidated fuefilities.

3. Informal Park and Ride

The way streets and parking are designed within an area serviced by good public transport is just as important as increasing the number of people living and working in the area to support the use of the public transport. Research undertoken through preparation of the MEP Structure Plan indicates that measures discouraging private ear ase and encouraging the use of alternative forms of transport are also required to reduce car dependence. These measures, which are incorporated into the urban design of a TOD and/or through management strategies, work together to achieve an urban environment that favours the pedestrian and evolist over the ear.

TOD has recently emerged as a way of having a more sustainable form of development, which also makes suburbs more liveable, increasing fuel prices and the threat of elimate change have made TOD more important as a way to enable people to live in a more ensuring blue manner.

The MRS Amendment will enable the current informal park-and-ride to be developed to make way for a shared path for pedestrians and cyclists, as well as urban development around a proposed transit plaza to the north of the train station. The development that will be facilitated by the Amendment will make a place that people can use in what is currently underntilised land that 'stores' cars for 8-10+ hours a day. Traditionally, the Fremande to Perth railway line was established as a walk-on catchment. This explains the short distance between train stations when compared to the rail network along the Mitchell and Kwinana Freeways. The MBP redevelopment will increase the catchment of the Claremont Train Station by provisions for those who require access to the train station by utilizing the park-and-dide facility.

Planning and Development Act 2005 Section 41 Amendment (Substantial) Form 41

Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

OFFICUST; OHLY

To: Socretary Western Australian Planning Commission 469 Weldington Street Pera: V/A 0050						
Name Town of Claremant STREET STREET Address 308 Stirling Highway Covernant Posteod	6010					
Address 308 Stirling Highway Comment Postcode 6010 Contact phone number 08 9285 4300 Email address tocal barament was gov.au						
Submission (Please stack additional pages of required. It is preferred that any additional information be	locse rather than bound)					
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Hearing of aubmissions

Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. You do not have to attend a hearing. The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

Please choose one of the following: No. I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

Yes	I wish to speak at the hearings. (Please complete the following details)
	I will be represented by:
	Myself My telephone number (business hours):
	or
	A spokesperson
	Name of spokesperson:
	Contact telephone number (business hours):
	Postal address:
	I would prefer my hearing to be conducted in:
	Public (members from the general public may attend your presentation)
	OR
	Private (only the people nominated by you or the hearings committee will be permitted to altend)

You should be aware that:

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- All hearings are recorded and transcribed. The transcripts of all hearings, along with all written submissions, are tabled in Parliament and published as public records should the Governor approve the proposed amendment. The WAPC recommendations are similarly published in a report on submissions and tabled in Parliament.

To be signed by person(s) making the submission

Signature Land Date 2.3. APR. 2009
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Note: Submissions MUST be received by the advertised classing date, being close of

business (Spm) on 24 April 2009. Late submissions will NOT be considered.

14.4 STRATEGIC PLANNING

14.4.1 CLAREMONT NORTH EAST PRECINCT - TOWN OF CLAREMONT METROPOLITAN REGION SCHEME AMENDMENT 1161/41 SUBMISSION

Aftachments:

WAPC Report on Amendment 1162/41

Form 41 Submission for Amendment 1162/41

File Na:

LND0202

Responsible Officer:

Ben Rose Principal Urban Planner

. ..

Renato Bruno

Author:

Strategic Urban Planner

Proposed Meeting Date:

21-Aur-2009

Purpose

For Council to lodge a submission with the Western Australian Planning Commission (WAPC) on Metropolitan Region Scheme (MRS) Amendment 1162/41.

Background

The purpose of this concurrent MRS amendment is to rezone approximately 9.4 bectares of fand surrounding the Claremont Football Oval from the 'Parks and Recreation (Restricted Public Access)' Reservation to primarily an 'Utban' Zone in the MRS. The amendment also removes the 'Other Regional Roads' Reservation from Shenton Road and Claremont Crescent. Minor rationalisation of the northern portion of the 'Railway' Reservation is also proposed.

The amendment will facilitate a transit oriented development for the Claremont North East Precinct (NEP), which is in close proximity to the Claremont Railway Station and Town Centre, following detailed local structure planning.

This Ordinary Council Meeting report will be utilised as the official submission to be appended to the prescribed Form 41 submission form.

The MRS is a Planning Scheme for land-use in the Perth metropolitan region. The MRS defines the future use of land for the region, dividing it into broad Zones and Reservations. It requires local government Local Planning Schemes (e.g. Clarement's Town Planning Scheme No. 3) to provide detailed plans for their portion of the region. These Local Planning Schemes must be consistent with the MRS.

An amendment to the MRS (commonly termed a "rezoning") changes the Zoning or Reservation of land to allow for a different land use. When the MRS is antended, the Local Planning Scheme must also be amended to match the broad Zonings and reservations of the MRS.

Stabitory Planning Context

A proposal has been presented to the WAPC from the Department for Planning and Infrastructure (DPI) to amend the MRS relating to the NEP project area, it is proposed that the project area, with the exception of the Claremont Football Oval (playing aurface), be excluded from the existing Reservations and included within an 'Urban' Zone, to facilitate a Transit Oriented Development (TOD).

In 2002, the WAPC's Sustainable Transport Committee (STC) authorised the DPI to negotiate with the Town regarding possible amendments to the MRS that would maintain regional connectivity, whilst permitting removal of the 'Other Regional Reads' Reservation over Claremont Crescent and Shoston Road. Since 2002, the State Government has adopted Network City as its overarching planning strategy for Perth and Peel. This policy notes that 'the major elements of Network City are activity certiform, activity certiform, activity certiform, activity certiform, activity certiform, activity certiform, activity certiform.

The recent work in relation to development of a TOD in the Claremont NEP reinforces the STC's resolution of 2002 to consider an amendment to the MRS that would tensore the 'Other Regional Roads' Reservation from Claremont Creasent and a portion of Shenton Road. Accordingly, the advertised MRS Amendment, to include the NEP within the 'Urban 'Zone, also involves the removal of the 'Other Regional Roads' Reservation. This will permit the area to function better as a TOD by increasing pedestrian, cycle and public transport access and removing a significant barrier between the NIP and the Claremont Train Station.

Land use and development within the Town is generally controlled by Local Planning Scheme No. 3 (LPS3), within which the majority of the MEP project area is identified as a MRS 'Parka and Recreation' Reservation. The Police and Community Youth Centre (PCYC) and the Town's Depot are reserved for 'Parka and Recreation (Restricted Public Access)', and the balance of the land is reserved 'Other Regional Roads', 'Railways' and zoned 'No Zone'.

Amendment 107 to LPS3, gazetted on 25 June 2008, created the provisions for a 'Development' Zone within the Scheme Text of LPS3. Those provisions predominantly related to the statutory process of Structure Planning. Under section 126(3) of the Planning and Development Act 2005, the Town requested the WAPC to esmourcently rezone the subject land under LPS3, to 'Development' Zone. Accordingly, the rezoning of the land to 'Development' under LPS3 will occur in parallel with the MRS Amendment.

Past Resolutions

There have been no specific past resolutions regarding this matter as a MRS amendment is initiated by the WAPC, at the request of the DPI. The NEP project has had numerous past resolutions, particularly regarding the Structure Plan and LPS3 Amendment 107, which are not specifically relevant to this matter.

The most recent Council resolution relevant to the NEP project was on 2 December 2008 (Resolution 346/08), where the NEP Structure Plan was approved.

Discussion

Basis of submission

The following key features form the basis for this submission and are discussed in turn:

- The land is well located for a Transit Oriented Development as it is within walking distance of the Claremont Town Centre and the Claremont Railway Station.
- The site containing the Claremont Poetball Club will undergo significant redevelopment and
 the oval will become accessible to the public. It is currently fenced and the public has restricted
- Informal overflow parking for the Claremont Railway Station park-and-ride will be rezoned to 'Urban' and form part of the development.

1. Transit Oriented Development (TOD)

The concurrent MRS / LPS3 amendment will enable WAPC policies such as Network City and Development Control Policy L6 (Planning to Support Transit Use and Transit Oriented Development) to provide for more sustainable residential densities and a mix of uses in and around a high frequency public transport node. This Amendment will also assist in encouraging alternative modes of transport that are non-car based; such as walking, eyeling and public transport.

TOD is focussed on providing people with the opportunity to five cluse to where they shop and recreate, as well as encouraging walking, cycling and public transport use. The NEP project is an example of where TOD principles can be applied in an urban regeneration project, so that people can live in a more sustainable manner. For example, by living within walking distance to local shops, people have other ways of getting around rather than relying solely on their car. Having a mix of housing types in a pedestrian fiferably precine, close to public transport, means that people do not need to use their car to get to where they work, Having quality public apaces also means that people can enjoy their local community. These are examples of where people can live in a more environmentally friendly way, whilst also promoting the local economy and connecting with their seefal community.

2. Claremont Football Club and Oval

The MRS Amendment will preserve Claremont Football Oval as a Tarks and Recreation! Reserve and it is envisaged that modification to immediately adoloning MRS and LPS3 Reserves and Zones will make the site increasingly accessible to the public. Areas of local open space will also be introduced to provide for the needs of future, and existing (nearby), residents. This will be a significant benefit to alt reddents who will have a new 'village green' to use. The future of the Claremont Football Club is also given greater certainty as the development will provide funds to improve the current dialplathed facilities.

3. Informal Park and Ride

The way streets and parking are designed within as area serviced by good public transport is just an important as increasing the number of people Bring and weeking in the area to support the use of the public transport. Research undertoken through preparation of the NEP Structure Plan indicates that measures discouraging private car use and encouraging the use of alternative forms of transport are also required to reduce car dependence. These measures, which are incorporated into the uthan design of a TOD and/or through transagement strategies, work together to achieve an urban environment that favours the pedestrian and evelist over the car.

TOD has recently emerged as a way of having a more austainable form of development, which also makes suburbs more liveable, hereasing fuel prices and the threat of climate change have made TOD more important as a way to enable people to live in a more sustainable manner.

The MRS Amendment will enable the current informal park-and-ride to be developed to make way for a charved path for pedestrians and cyclisis, as well as urban development around a proposed transit plaza to the north of the tain station. The development that will be facilitated by the Amendment will make a place that people can use in what is currently underutilised land that 'stores' cars for 8-10-hours a day. Traditionally, the Premantle to Perth railway line was established or a walk-on catchanent. This explains the short distance between train stations when compared to the tail network along the Mitchell and Kwinsana Freeways. The NEP redevelopment will increase the catchanent of the Claremont Train Station by providing more potential users within walking distance, yet still provide balanced car parking provisions for those who require access to the train station by utilising the naries and edid facility.

Submissions received by the WAPC

As at 8 April 2009, the Schemes and Appeals Team at the Department of Planning and Infrastructure advised the Town that ten submissions had been received by the WAPC. The WAPC will provide a detailed report on the submissions shortly after the closing date of 24 April 2009. In summary, the following submissions have been received:

- two 'objection' submissions (City of Nedlands and a member of the public);
- one 'support' submission; and
- seven 'general comment / no objection' submissions.

The main issue of objection has been the loss of car parking at the existing train station site.

Figureial and Staff Implications

As the Town has invested significant resources in progressing the NEP project, it is appropriate that it lodge a positive submission supporting this Amendment to the MRS.

Pulley and Statutory Implications

- Planning and Development Act 2005
- Towa Planning Regulations 1967
- Metropolitan Region Scheme 1963
- Town Planning Scheme No. 3

Publicity

Publicity (public consultation) for the Amendment is required to be coordinated and executed by the DPL

Under statute (Planning and Development Act 2005 and Town Planning Regulations 1967) the Town of Claremont is required to display notice of the Amendment at its Council offices during the three month public consultation period. This requirement is being compiled with. In addition, notice of the WAPC led public consultation process was advertised in the March 2009 edition of Town Talk, and will be advertised again in the April 2009 edition.

In addition to the Town's statutory / non-statutory public consultation efforts, the DPI has coordinated notice of the Amendment on the WAPC website (homepage presence) and recurring advertisements in the West Australian newspaper.

Urgency

Submissions must be received by the advertised closing date, being close of business (5.00pm) on 24 April 2009. Late submissions will not be considered.

Voting Requirements

Simple majority decision of Council required.

Mayed Cr Leith, seconded Cr Camins

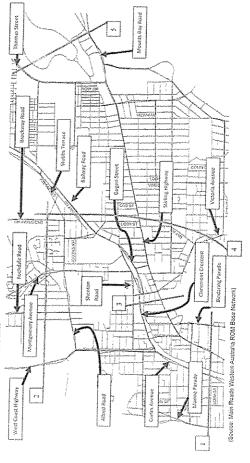
That Council authorises the Chief Executive Officer to:

- Lodge a submission of support for the Western Australian Planning Commission's Metropolitan Region Planning Scheme Amendment 1162/41, prior to close of business on 24 April, 2009; and
- Utilise this Ordinary Council Meeting report and Connell Resolution as the subulssion.

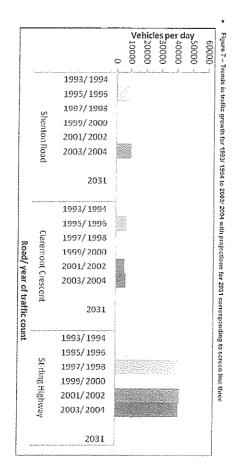
CARRIED (115/09) (NO DISSENT)

Charmonat Road Menorit Analysis (FRA), Study Sub-regional Road Menorit Evaluation Final report

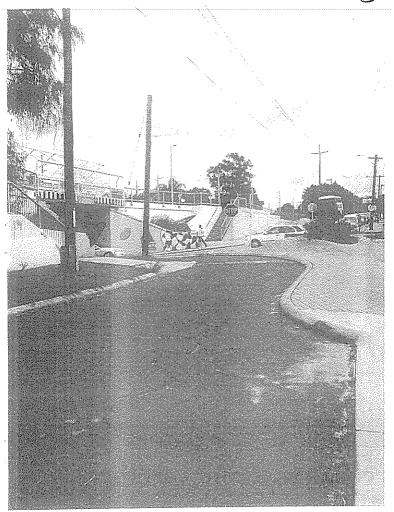
Figure 4 - Location of screen times



Claremont Road Network Analysis (RNA) Study Sub-regional Road Network Evaluation Final regard







Shenton Rd - Google Maps



Address Shenton Rd

Address is approximate



Page 1 of 1

Address Shenton Rd



Shenton Rd - Gwogle Maps



Submission 205

Your ref Our ref

809-2-2-2 Pt 1 : D09/0185574

Enquiries

Mr Tim Hillvard **Acting Secretary** Western Australian Planning Commission Albert Facey House 469 Wellington Street (Cnr Forrest Place) PERTH WA 6000

AGE IMPRASIBILICATION

2.8 APR 2009

809-2-2-281

Dear Mr Hillyard

Thank you for your letter dated 21 January 2099 regarding the Metropolitan Region Scheme Proposed Amendment 1162/41, Claremont North East Precinct.

The Department of Education and Training has no objections to this proposed amendment

If you require further information please do not hesitate to contact Mr Richard Bloor, Principal Consultant, Asset and Administrative Services Branch on 9264 4435.

Yours sincerely

Dutaffry PETER McCAFFREY A/DIRECTOR GENERAL

2 3 APR 2009

DEPARTMENT FOR PLANDING AND SUPRAGRADOLORS

29 APR 2009 207-2-2-28.2

Planning and Development Act 2005 Section 41 Amendment (Substantial) Form 41

Submission Metropolitan Region Scheme Amendment 1162/41

Clarement North East Precinct

COMMERCHIC ACMINER IN

To: Secretary Western Australian Planning Complasion 469 Wettington Street Pedn WA 5000

10.16

Submission 206

Name MICHAEL MONACHAN
Address 15 5 John 4. Nith Tree Postcode 6184
Contact phone number 9430+9554
Submission (Piease attach additional pages of required. It is professed that any additional information be issues rather than bound)
I have read the submission prepared by Greg Rowe and Associates dated 17th April 2009.
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Anyone who has made a written submission on the amendment has the Opportunity to personally present the basis of their submission to a sub-committee of the WAPC. You do not have to attend a hearing. The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

Please choose one of the following: No. I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

Ye	S, I wish to speak at the hearings. (Please complete the following details)
	I will be represented by:
	Myself - My telephone number (business hours):
	or
	A spokesperson
	Name of spokesperson: Contact telephone number (business heurs): Postal address:
	I would prefer my hearing to be conducted in:
	Public (members from the general public may attend your presentation)
	OR
	Private (only the people nominated by you or the hearings committee will be permitted to attend)

You should be awate that:

X

- The WAPC is subject to the Freedom of Information Act 1992 and as such, submissions made to the WAPC may be subject to applications for access under the act.
- . In the course of the WAPC assessing automissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
- · All hearings are recorded and transcribed. The transcripts of all hearings, along with all written submissions, are tabled in Parliament and published as public records should the Governor approve the proposed amendment. The WAPC recommendations are similarly published in a report on submissions and tabled in Parliament.

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Note: Submissions Mi	UST be received by the advertised o	losing date, being close of
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Planning and Development Act 2005 Section 41 Amendment (Substantial) Form 41

Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

To: Secretary Western Australian Planning Commiss 469 Wellington Street Porth, WA 6000	Submission 207
Nome JOAN CHARM ON Address 34 PACC OT Contact phone number 0.459.7	Town Planmark Court victory) (100 moralization (5 VO) Arto With Postcode 600.8 (5 737 Email address
Submission (Please alach additional page	s if required. It is preferred that any instational information by loose rather than bound)
I have read the submission prepa	red by Greg Rowe and Associates dated 17th April 2009. wish to register my support for the proposed amendment.
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Yes	, I wish to speak at the hearings. (Please complete the following details)
	I will be represented by:
	Myself - My telephone number (business hours):
	or
	A spokesperson
	Name of spokesperson:
	Contact telephone number (business hours): Postal address:
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To be signed by person(s) making the submission

Signature Date 24/4/09.

Note: Subinissions MUST be received by the advertised closing date, being close of business (5pm) on 21 April 2009. Late automissions will NOT be considered.

Planning and Dovelopment Act 2005 Section 41 Amendment (Substantial) Form 41

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AND IMPRASTRUCTURE

2.9 APR 2009
FILE 209-2-2-2-2

Submission

Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

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To: Secretary Western Australian Planning Commission ASS Wellington Street Porth WA 8000

Submission 208

Teans
Name ERENCE JOHN DRABBURY
Address 18 DARROW CR SUBINCO Postcode 6008
Contact phone number Oth 18 148 111 Email address Dradsubi@bij Dord. net.
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Please choose one of the following: No. I do not vish to speak at the heatings. (Please go to the buttom of the form and sign)

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	or
	A spokeaperson
	Name of spokesperson: Contact telephone number (business hours);
	Postal address:
	I would Prefer my hearing to be conducted in:
	Public (members from the general public may altend your presentation)
	OR
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To he signed by person(s) making the submission

Signature

Date

2.4440

Noto: Submissions MUST be recisived by the advertised closing date, being close of business (Spm) on 24 Anril 2009. Late submissions will NOT be considered.

29 APR 2009

Planning and Development Act 2005 Section 41 Amendment (Substantial) Form 41

Submission Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

office use only

Te: Secretary
Western Australian Flanning Commission
460 Wallington Street
Parth WA 8000

1601711

Submission 209

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Address 15 KINESSEA VIEW MOGRAN Postcode 60/2
Name SON COUTTON PARTY AND
Submission (Please attach additional pages frequised it is profuned that any edational information be toose rather than bound)
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Yes	I wish to speak at the hearings. (Please complete the following details)
	I will be represented by:
	Myself - My felephone number (business hours):
	or
	A spokesperson
	Name of spokesperson:
	Contact telephone number (business hours):
	Postal address;
	I would prefer my hearing to be consucted in:
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To be signed by corson(a) making the submission

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#### Planning and Davelopment Act 2005 Section 41 Amendment (Substantial) Form 41

DEPARTMENT FOR PLANNING AND BEFRACE PRICE TURE

29 APR 2009

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## Submission

#### Metropolitan Region Scheme Amendment 1162/41

Claremont North East Precinct

OFFICE USCIDALY SUBMISSION NUMBER

Te: Secretary
Western Australian Planning Commission
469 Westington Sitest
Porth WA 6000

Submission 210

Nome BERNYMAN MELLINE MycatAul
Address ZO HANSVAN ST Sweet Pensel Postcode 6151
Contact phone number 941995797/ Email address 509 @ ITANST NET ALL
Submission (Please stack additional pages of required, it is preferred that any adobtmal information be folial radii ratin pound)
I have read the submission prepared by Greg Rowe and Associates dated 17th April 2009.
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Yes,	t wish to speak at the hearings. (Please complete the following details)
	I will be represented by:
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Signature .		Date 24-04-09	
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	Note: Submissions MUST be received by the advertise business (Spm) on 25 Abril 2009. Late submission		

17 April 2009

Secretary Western Australian Planning Commission Albert Facey Flouse 469 Wellington Street PERTH WA 6000

AND INFRASTRUCTURE 29 APR 2009

Dese Sic / Madam

#### RE SUBMISSION IN SUPPORT OF PROPOSED MRS AMENDMENT 1162/41 -CLAREMONT NORTH EAST PRECINCT

Greg Rowe and Associates acts on behalf of Mrs J. Oldfield, the owner of No. 9 Cliffe Road, Claremont. We have been instructed by our Client to prepare and lodge a submission in support of proposed Metropolitan Region Scheme (MRS) Amendment No. 1162/41 - Claremont North East 3 Precinct ('MRS Amendment').

We have reviewed the Western Australian Planning Commission's (WAPC) Amendment Report ( dated January 2009 and understand that the MRS Amendment proposes the rezoning of land in the vicinity of the Claremont Football Club from "Parks and Recreation" to "Urban". We understand the MRS Amendment also proposes the rationalisation of regional road and railway reservations in

Having reviewed the Amendment Report, we are of the view that the proposed MRS Amendment represents a thorough and considered proposal that reflects contemporary planning principles and is consistent with State and Federal strategic planning cirectives. On this basis, we are of the opinion that the proposed MRS Amendment has considerable merit and should be approved by the WAPC and the Hon, Minister for Planning,

In support of the processed MRS Amendment, we provide the following comments:

The proposed MRS Amendment is consistent with the sims and objectives of a number of State The proposed PRIS Amendment is consistent with the aims and objectives of a number of State 3. Planning Policies (SPP). Development Control Policies and strategic/operational policies of the WAPC. These policies include:

SPP 3 Urban Growth and Settlement.

Network City (draft).

State Statishibility Strategy.

Liveable Neighbourhoods.

DC 1.6 Planning to Support Transit Use and Transit Orientated Development.

Each of these policies is discussed below in support of the proposed Amendment.

#### SPP 3 Urban Growth and Settlement

State Planning Policy No. 3 - Urban Growth and Settlement (SPP 3) is a broad policy of the WAPC that sets out the principles and considerations which apply to planning for urban growth and 5 METALLE OF PRESENCE CONTRACTION OF THE CONTRACT OF THE CONTRACTIONS OF THE CONTRACTION OF THE CONTR

settlement in Western Australia. Amongst its main aims, SPP 3 focuses on the need to create sustainable urban communities.

The proposed Amendment responds to this aim by facilitating a responsible and sustainable solution to the management of urban growth which:

- Facilitates a sustainable pattern of development which reduces energy and travel demand by virtue of its inner metropolitan location and proximity to public transport;
- Builds on an established community and concentrating investment in the improvement of services and infrastructure in that community; and
- 3. Sensibly manages growth and development by consolidating an existing urban area.

In this regard, the proposed MRS Amendment satisfies the purpose and intent of SPP 3 and should be supported on this basis.

#### Network City

The proposed MRS Amendment will facilitate the concentration of new housing stock into an existing urban area well serviced by public transport and a range of community amentures. In this regard the proposed Amendment responds to the three key principles of Network Car. Which are to:

- Enhance efficiency of urban land use and infrastructure:
- 2. Protect and rehabilitate the environment and improve resource efficiency and energy use: and
- 3. Enhance community vitality and cohesiveness.

The proposed Amendment also responds so the key objectives of Network City by aligning transport systems and land use to optimise accessibility by concentrating residential land uses in proximity so important public transport nodes thereby providing the opportunity for greater use of the existing public transport infrastructure.

The proposed MRS Amendment satisfies the principles and objectives of Network City and should be supported on this basis.

#### State Sustainability Strategy

In 2003, the State Government released its State Statiobarbility Stategy — a vision for quality of life in Western Australia (555). The SSS identifies a numbers of actions to guide the development of sustainable communities. These actions include:

- Ensure there is an increased commitment to sustainable urban design which creates community-orientated spaces and network, economically facilitates mixes of housing typos and business spaces, and ecologically sustainable development;
- Maximise the opportunity to increase residential, employment, retail, community and entergiament activity around key transport nodes and in major contrest;
- Improve land use around rail stations and public transport transit corridors, thereby maximislay the environmental and economic benefits of rail investment; and
- Encourage pedestrian and bicycle use through developing friendly environments in town contrest and improving pedestrian and bicycle access on local streets.

Many of these actions are reflected in urban granning guidelines issued by the WAPC such as Network City and Liveoble Neighbourhoods.

There is no doubt that the proposed MIS Amendment embraces the principles of sustainable development and fulfils the actions of SSS. The proposed development mosts the challenges of



urban sprawl through its central locale, renewal of an under-utilised brownfield site, accessibility to public transport, and land use mix.

The proposed Amendment will produce many environmental and social benefits in line with current local and State Government initiatives to promote sustainable urban development and reduce the adverse effects of urban sprawl. In this regard, the proposed MRS Amendment is consistent with the state Statefachility Strategy.

#### Liveable Neighbourhoods

Deable Neighbourhoods is an operational policy of the WAPC which provides parameters for the design and assessment of structure plans, the subdivision of new urban areas and the development of urban infill stars. The delivery of therable Neighbourhoods is also an integral element in activities the delivery of strategies and actions contained within the Network Cities Framework. Uvestile Neighbourhoods is therefore an important consideration in respect of the proposed MRS Amendment.

Liverble Neighbourhoods supports a number of 'principle aims'. Those aims considered relevant to the proposed Amendment are listed below.

- To provide for an urban structure of walkable neighbourhoods clustering to form towns of compatible mixed uses in order to reduce car dependence for access to employment, retail and community facilities:
- To ensure active street-land use interfaces, with building frontages to streets to improve personal safety through increased surveillance and activity;
- To facilizate new development which supports the efficiency of public transport systems
  where available and provide safe, direct access to the system for residents;
- To facilitate mixed-use urban development which provides for a wide range of living, employment and leisure opportunities capable of adapting over time as the community changes and which reflects appropriate community standards of health, safety and amenity; and
- To maximise land officiency whorever possible.

The proposed MRS Amendment satisfies the above principle aims of *Uvestle Neighboushoods* and therefore contributes to the development of more economically, socially and environmentally sustainable communities.

#### DC 1.6 Planning to Support Transit Use and Transit Orientated Development

The WAPC's Development Control Policy 1.6 ~ Ranning to Support Transit Use and Transit Orientated Development (CC 1.6) recognises the importance of intentifying activities and promoting new land uses which will make better use of transport infrastructure and services. The land the subject of proposed PIRS Amendment 1162/41 is located directly north of the Claremone Train Scation and is located within walking distance to the Claremone trainfunctationment procince which is identified as a Regional Centre under WAPC's State Planning Policy 4.2 "Metropoliton Centres Policy Statement for the Petch Materobian Resion".

As a result of the site's letation, the proposed Amendment will promote the use of public cransport as a more sustainable alternative to the private air for personal travel, enhance community accessibility to services, and improve equity in accessibility for those who do not own or fixer accessions of acr. In this regard, the proposed MIS Amendment is consistent with the objectives of DC 1.6.



#### Summary

The proposed MRS Amendment represents a thorough and considered proposal that reflects contemporary planning principles and is consistent with State and Federal strategic planning directives. The proposed Amendment compiles with the aims and objectives of documents such as SPP 3. Urban Growth and Settlement, Network City (draft), the State Sustainability Strategy, Liveable Neighbourhoods, and DC 1.6 Planning to Support Transit Use and Triansit Orientated Development by achieving the following:

- Facilitating a sustainable pattern of development which reduces energy and travel demand by virtue of its inner metropolitan location and proximity to public transport.
- Building on an established community and concentrating investment in the improvement of services and infrastructure in that community.
- · Sensibly managing growth and development by consolidating an existing urban area.
- Improving the officiency of orban land use and investment in public transport infrastructure,
- Protecting the environment by improving resource efficiency and energy use.
- Enhancing community vitality through improved access to services and facilities.
- Aligning transport systems and land use to optimise accessibility through the concentration
  of residential land uses in proximity to important public transport nodes.
- Providing opportunities for a diversity of accommodation in the area.
- Improving the general amonity of the area by reviatilising the built form.
- Maximising the opportunity to increase residential, employment, retail, community and entertainment activity around key transport nodes and in major centres.
- Improving the efficient land use around rail stations and public transport transit corridors, thereby maximising the environmental and economic benefits of rail investment.
- Reducing the adverse effects of urban sprawl by concentrating development within an existing urban area.

On the balls of these considerations, we are of the opinion that the proposed MRS Antendment, has considerable merit and should be approved by the WAPC and the Hon. Minister for Planning. The comments contained within this submission refloct our client's support of the proposed Aniendment and it is uterafore requested that these comments be given due consideration by the WAPC in its assessment of MRS Amendment 1604/1.

Should you have any queries regarding this submission or wish to discuss any of the comments contained above, please do not histiate to contact the undersigned on 9221 1991.

Yours faithfully GREG ROWE AND ASSOCIATES

*CLAIRE RÍCHARDS* 

ec Cliens



# Late Submission





ASSIC 50 869 676 621

Enquiries: Our Ref: Your Ref: Andrew McClard on (08) 9323 4104 99/373 (D09#104398)

809-2-2-2 Pt 1

22 April 2009

The Secretary Western Australian Planning Commission Albert Facey House 469 Wallington Street PERTH WA 6000

DEPARTMENT FOR FORUME AND INCRASTRUCTURE 04 MAY 2009 0.809-2-2-271

ATTENTION: ANTHONY MUSCARA

Dear Sir/Madam

#### METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1182/41 CLAREMONT NORTH EAST PRECINCT

Thank you for your feller dated 21 January 2009, requesting Main Reads nomments on the above proposal.

Main Roads has no objections to the proposed amendment. However, as this amendment will facilitate a transit oriented development for the Clarement North East Precinct, future local structure planning, particularly those affecting the intersections of West Coast Highway/Curtin Avenua/Claremont Crescent and Servelus Street/Claremont Crescent, will need to be referred to Main Roads for comment.

Please forward a copy of the Commission's that determination on this proposed amendment, qualing file reference 09/373 (D09#104398).

If you require any further information please contact Mr Andrew McClurg on (08) 9323 4104.

Yours falthfully

Lindsay-Breathurst

MANAGER ROAD PLANNING



## Late Submission

AST ...

Your Ref; Our Ref; 909-2-2-2 Pt1 04695VOL165(F26)

Enquiries:

Grace Perrozzi

Phone: Email: 9326 2510 Fax: 9326 2016 grace-periozzi@pta.wa.gov.au

April 28, 2009

WAPC Albert Facey House 469 Wellington Street Perth WA 6000

Attention Anthony Muscara

Dear Anthony

Metropolitan Region Scheme Proposed Amendment 1162/41 - Claremont North East Precinct

I refer to your letter dated January 21, 2009 regarding the above and advise that PTA has no objections to the MRS proposal.

Yours faithfully

Grace Perrozzi A/Lands Officer Track and Civil

> Public, Benapors Contre Wast Faredo Porth Western Apstralia 6000 PO Sax 6125 Porth Business Centro Wastern Apstralia 6846 Tolephane (08) 9226 2800