

**EAST WANNEROO CELL 9 — PROPOSED STRUCTURE PLAN NO. 57**

*Grievance*

**MS R. SAFFIOTI (West Swan)** [9.13 am]: My grievance is to the Minister for Planning and regards “Proposed Structure Plan No. 57 – East Wanneroo Cell 9”. I acknowledge that some Landsdale residents are in the public gallery. I will provide a brief history of this issue and outline where we are at now. I seek the minister’s assistance in this matter.

In 2007 the “Draft Proposed Structure Plan No. 57 – East Wanneroo Cell 9” was submitted to the City of Wanneroo. The plan included, amongst other things, turning a number of culs-de-sac into through roads. The culs-de-sac designated to become through roads are Kevo Place, Grayswood Court, Rosebud Court, Mossfiel Retreat and Strathpine Chase.

In 2008 I met a number of residents who were angry about the proposed plan. They were angry that the culs-de-sac on which they live are designated to become through roads. They became engaged in a community campaign to try to save the culs-de-sac and ensure that they were not replaced with through roads. There are a number of key issues about that campaign. During the time that the residents purchased their properties and established their homes, they were never told that the culs-de-sac could become through roads. They built their homes and set up their lifestyles on those culs-de-sac without being told that there was the possibility that the culs-de-sac could become through roads. As I said, they bought houses in those locations because of the lifestyle they offered. They had a number of options to choose from when buying their homes, but they chose houses on culs-de-sac because they thought that the lack of traffic would mean that their children would be safe and that they could live peacefully. They would not have to be concerned about trucks, buses and cars passing on a daily basis. They bought houses on those culs-de-sac for particular reasons. Indeed, they are very happy there.

During the consultation on the draft structure plan, the City of Wanneroo received 33 written objections and a petition containing 166 signatures. In November 2008, the City of Wanneroo decided to delete the connections to Kevo Place, Grayswood Court, Rosebud Court, Mossfiel Retreat and Strathpine Chase to the satisfaction of the City of Wanneroo. As a result of community action, the City of Wanneroo amended its draft structure plan. It deleted the through roads and replaced them with public access ways. Some residents were not happy with the proposed public access ways, but they were seen as a good compromise. The public access ways are a good compromise because they will allow new east Landsdale residents pedestrian access to shops and other facilities. The plan also meant that there was still enough road for vehicles. A number of east–west connections will be able to take vehicle traffic. The City of Wanneroo met with the residents, took up their issue and developed a compromise that resulted in deleting the proposed through roads and replacing them with public access ways.

On 30 June 2009, the City of Wanneroo adopted the plan and submitted it to the Western Australian Planning Commission. The Planning Commission considered draft structure plan 57 and resolved to adopt it, but with some modifications. Those modifications include replacing the public access ways with through roads. Those involved in saving the culs-de-sac are now faced with the Planning Commission’s decision to replace them with through roads. That is a huge disappointment for everyone involved. Everyone involved—the residents, the City of Wanneroo and I—were of the opinion that because the council had agreed to keep the culs-de-sac and to put in public access ways, there would be no through roads allowing vehicle traffic. The Planning Commission has thrown that into doubt. The suggested road connections are unnecessary and unacceptable. There is significant community unrest and dissatisfaction with the Planning Commission’s decision. The lifestyle of the residents will be significantly affected if the culs-de-sac are replaced with through roads.

As the minister would be aware, my office has contacted his office via a letter. The City of Wanneroo has also sent him a letter about this issue. The Western Australian Planning Commission’s decision will go before the City of Wanneroo for its consideration mid November. As I understand it, the council will reject the Planning Commission’s decision to delete the public access ways and replace them with through roads. Clearly the council is on the residents’ side. It does not want the through roads reinstated on the plan.

We are seeking the minister’s assistance in this matter. We ask the minister to become familiar with the issue and to intervene. More importantly, in coming weeks the residents want to discuss this issue at a public meeting. I ask the minister to spare the time to attend that public meeting so that he can meet with the residents and attempt to understand their concerns and issues. If the minister walked the streets concerned, he would see that through roads are not necessary. There are enough east–west connections for vehicle traffic. Policy principles are overriding sensible decision making in this matter. The residents of Landsdale and I seek the minister’s assistance in this matter. We ask him to consider the matter and to attend the public meeting.

**MR J.H.D. DAY (Kalamunda — Minister for Planning)** [9.20 am]: I thank the member for West Swan for raising this issue as a grievance; that is part of her role as a local member, and I acknowledge the concerns and

the interests of her constituents. I also acknowledge that, in addition to the member for West Swan raising this issue with me, the federal member for Cowan, Luke Simpkins, has also taken up the matter on behalf of the local residents; I understand that he made a submission on the issue to the City of Wanneroo in November 2008.

As the member has said, these concerns relate to the modifications requested by the Western Australia Planning Commission to the east Wanneroo cell 9 local structure plan 57. The role of the WA Planning Commission is to consider the concerns, views, needs and interests of not only the current residents, but also the future residents of the east Landsdale area. From the map that I have here, I can see that ultimately approximately as many people will live to the east of the current development in Lansdale as now live in the western part of Lansdale, so all their needs must be taken into account also.

The Planning Commission has required a number of modifications to the structure plan, including a requirement that the proposed pedestrian connections on the western side of the structure plan be replaced with road connections. The essential point is that in the overall planning for the area, it was always intended to establish road connections along some of the roads in question. The original structure plan proposed road connections between the existing residential area and the adjacent structure plan area, and was advertised in accordance with the City of Wanneroo's district planning scheme. During the advertising, as the member has indicated, a number of submissions objecting to the proposed road connections were received. In response, the Wanneroo city council resolved on 18 November 2008 to replace the westward road connections—with the exception of Queensway—with pedestrian access ways. It is fair enough for the local council to respond to concerns that are raised with it, but, as I said, the Planning Commission needs and has the responsibility to take a long-term view and consider the best interests of planning for a good outcome for all residents in the area, both current and future.

Residents whose properties adjoin the western boundary of the structure plan, as the member has mentioned, have been concerned about their streets being extended to service the newly developing east Landsdale area. However, as I have just indicated, this was always the intention, as is clear from the street pattern viewed on a map. I am not sure whether the member has done that, but from the street directory that I looked at last night, and from the other map that I have been provided with, it is pretty clear that most of these roads were always intended to be constructed on a through basis.

The roads on which the member's constituents live were never designed to be culs-de-sac in the long term and it was always intended to extend them further eastwards. Deliberate culs-de-sac are designed with lots radiating from the turning circle at their end. However, I am advised that these roads continue to the eastern boundary because they were always intended to facilitate future road connections. Obviously, I do not know whether the residents were told something different when they bought their lots; I hope that they were not given misleading information by anyone. The member has said that they were not told that these roads were to be connected through —

**Ms R. Saffioti:** They weren't, minister; they weren't.

**Mr J.H.D. DAY:** They may not have been, but I would say that that is primarily the responsibility of whoever was responsible for selling the land in the first place. I believe that people who are selling land have a responsibility to present the overall intended outcome once full development occurs in the area.

In assessing and recommending this modification to structure plan 57, the Planning Commission was mindful of fundamental planning principles that seek to create connected communities with an interconnected street network. One of the primary objectives of the City of Wanneroo's adopted structure plan is to provide an interconnected movement network, with convenient and safe linkages for vehicles, cyclists and pedestrians to and throughout the residential areas, activity centres, open space and other areas of interest within or adjoining the development. I believe that the Planning Commission's decision is consistent with its liveable neighbourhoods policy, which very much guides urban subdivision design and aims to deliver the best overall outcome for all the residents, both current and future.

I understand the local residents' concerns, but it was never intended that these roads remain as culs-de-sac in the long term; and, if those residents have been given the impression in the past, that is regrettable. However, from the member for West Swan's point of view, she will ultimately have a whole lot of constituents living in the east Landsdale —

**Ms R. Saffioti:** And they also bought their land thinking that they would have culs-de-sac. That is the problem, minister. Everyone bought land thinking that they would have culs-de-sac.

**Mr J.H.D. DAY:** Based on the advice that I have been given, if people thought that they would have culs-de-sac there in the long term, they were given misleading information, because, as I understand it, all along the clear

planning intention has been to ensure that there would be some east–west road connections so that people would have a properly functioning neighbourhood.

**Ms R. Saffioti:** Will you come to a meeting, minister?

**Mr J.H.D. DAY:** I do not think that would achieve anything.