

15-21 Edney Road Land Asset Maximisation – Submissions

Submission	Summary of Remarks	Officer Comment
Do Not Support	- No more buildings are required here. - Keep it as open space.	Not supported. The site has been zoned Residential since 2013 and has not been identified as required by the City for a strategic or operational purpose, including open space. City Officers consider that the site has strong potential for activation through the creation of additional housing stock, which in turn will generate additional revenue for the City. The City's Public Open Space Strategy identifies that there is an adequate supply of public open space in High Wycombe based on existing and future provision. Where new public open space is required in new subdivision proposals, the Strategy recommends payment of cash-in-lieu, with those proceeds used to fund improvements to existing parks and open spaces in the local area.
Support	- Strongly support - More housing is needed. - Fantastic to see City unlocking lazy land. - Great to see consideration of tree retention and expansion of tree canopy.	Supported. A residential development of the property will (in terms of the Major Land Transaction) create 18 additional housing units in the High Wycombe area, which aligns with State government objectives and supports implementation of the City's Local Housing Strategy. If implemented, the proposal will allow for optimisation and activation of underutilised City land that is surplus to operational requirements.

		The proposal seeks to retain existing trees on the site where reasonable and practicable, with scope to off-set loss of existing trees with new trees.
Comment Only	I have concerns on proposed subdivision plan - particularly lot 1. Berly Way is quiet busy at school times/ work times as people use it to get to the highway and also a Edney primary school located on Edney Road. also speed limit at Berly way around the corner is 10kmph as it is very tricky corner. it looks like lot 1 has to gain access from this dangerous corner. (corner of Berly way and Edney rd) there are also mature trees on site. all these factors creating a safety risk for the road users and lot one occupiers. my suggestion is to create the lot one to open space or include it in the open space. you can take 63sqm out of lot one and add it to the lot 2 and it will make it a nice 500sqm lot2. Also considering its a 18lot subdivision we need more open space. other than the safety concerns for lot 1, proposed open space is not sufficient for a 18 lot	Partially supported. A Preliminary Transport Impact Statement (TIS) prepared for the proposal affirms: It is expected that the number of vehicles generated during the peak hour will be modest. The level of transport generation is therefore considered to be a 'moderate impact' development according to the WAPC Guidelines. A "moderate impact" development is one that generates between 10 - 100 additional vehicle trips in the development's peak hour and would only require a brief TIS The proposal is expected to generate approximately 144 vehicle trips per day (including 19 vehicle movements during peak hours). No further technical analysis is therefore required. These trips would be distributed to the two cul-de-sac or directly onto Edney Road. The low number of additional movements forecast in the peak periods are not expected to result in any significant impact to the surrounding road network in terms of road capacity. The two options for the proposed 18 subdivision development are acceptable from a traffic and road safety perspective. The acceptability of the proposal does not prevent the City from considering further improving arrangements.

	subdivision as part of it is verge and public access road/trail. (it's not 715sqm at all) Further if you see Edney Road on a normal day everyone parks in the verge currently. this major subdivision is going to create more traffic and more verge parking. it is suggested to arrange the proposed cul-de-sac area for visitor parking space if possible. (one or two spaces)	Further improvements that could be considered are the location of driveways in relation to retained trees, traffic management near the large street tree on the kerb near the Edney Road and Cygnet Court intersection, and installation of a new footpath on the south side of Edney Road. The City's Public Open Space Strategy identifies that there is an adequate supply of public open space in High Wycombe based on existing and future provision.
Support	In principle I support the proposal. However, I believe as part of the proposal due course needs to be given to: -Providing a park for kids to play in within the development as the houses are likely to have young families. This will also keep the proposal in line with the public open spaces around this area of High Wycombe. -With the increase in housing extra vehicles will be travelling along Edney Rd. Traffic management should be considered as Edney Rd it is a short cut (RAT RUN) for folks to get to Madia Vale Rd/High Wycombe	Partially supported. If implemented, the proposal offers scope to seek to provide an area of green space that has the potential to be enhanced through additional tree planting and landscaping. No capital improvements will be made to the park, as funds for these improvements are best directed towards other parks that are larger and have a greater residential catchment. A Preliminary TIS prepared for the proposal affirms the proposal is acceptable on traffic and road safety perspective. The proposal is expected to generate approximately 144 vehicle trips per day (including 19 vehicle movements during peak hours), which is not anticipated to result in any significant road capacity or safety concerns. City Officers support the recommendations of the Preliminary TIS.

	Train Station from Kalamunda Rd. There is also a lot of speeding vehicles. Consider traffic calming along the road or some other means to reduce traffic speed and frequency of not resident vehicles. Kids walk along the road to get to the primary school or day care centre. The foot paths are not adequate for bikes and in some parts foot traffic. The footpaths along Edney and Berle way and should be upgraded along with the street lighting along Berle way. That it preserves the greatest number of trees that are currently on the proposal land. Thank you for allowing us to comment and taking the time to listen (or read).	In addition, consideration can be given to additional improvements for the proposed development, such as traffic calming (eg one (1) speed bump) on Edney Road in the vicinity of Cygnet Court to assist with traffic calming.
Support	• Support Option 2. • Retaining the tip of open space is a great idea. The pointy tip of Lot 1 is useless.	If the open space proposal is implemented, the proposal will formalise an area of green space that has the potential to be enhanced through additional tree planting and landscaping, which had the added benefit of creating a more regular lot shape for Lot 1.

Do Not Support	We don't need any more buildings there, just keep as an open space.	Releasing the Property for residential development will be consistent with meeting critical housing needs in line with the City's Local Housing Strategy 2021 and State Government Housing initiatives, at a time of significant shortage of available residential land. There is no current or future projected need for additional public open space in the area.
Support	Strongly support this plan. We need more housing, so it's fantastic to see the City is unlocking 'lazy land' like this. Great to see consideration has also been given to retention and expansion of tree canopy.	Support noted and as above.
LATE SUBMISSION (ACCEPTED BY CITY OFFICERS)		
Comment Only	Following up from my recent conversations with your staff re the above proposal I would like to take this opportunity to provide in writing the two main concerns that we have with the Proposed Development, that I trust you will forward to the relevant departments for their perusal & hopefully satisfactory action. EXISTING MATURE TREES:	Partially supported. The site has been zoned Residential since 2013 and is not strategically or operationally required for public open space. City Officers have attended the site and addressed the maintenance matters raised in the submission. A maintenance attendance has been scheduled. The City has procured an arboriculturalist to provide advice around on-going management of the retained trees in relation to proposed development.

	Our main concern is the state of the predominately Red Gum Trees (as shown on the proposed Lot 17 on the proposed subdivision plan) and are opposite our HN 6A Cygnet Crt. Four of the clump of trees are of excessive height however the tree with it's top leaning towards our Garage / Porch area is of our main concern together with other tree branches overhanging the road . Various branches have recently dropped especially during the seasonal strong NE winds predominate in this area of the foothills. There is evidence on the tree which we have noted as our main concern. Furthermore, over hanging branches in the vicinity of the power lines should be considered dangerous. Having lived in the hills for many years and worked both as a Builder and a Building Inspector/Building Surveyor with the Shire of Mundaring I have witnessed the damage caused by lightning and the unexpected collapse of trees &	The City will notify all respondents and surrounding landowners / residents of the Council meeting.
--	--	--

	branches (mainly Red Gums) in properties and over access roads and it is through those experiences we lodge our concern. We acknowledge that the City of Kalamunda has a duty to maintain & protect trees where possible, however hopefully the professional services of the City's Park & Landscape department by inspecting the site will acknowledge our concern and consider remedial action to prevent any further damages that we currently foresee. In lieu of removing the trees, possibly a trimming to the top of trees nearest the kerb at approximately power line height maybe a satisfactory option. MAINTAINING CURRENT UNDEVELOPED AREA. During the last 7 plus years that we built our house & resided here we have joined with other neighbours and citizens to refer to the the above undeveloped lots as a Park and even assisted in planting some trees along	
--	---	--

the eastern boundary. In that time the park has been generally adequately maintained and on the 2 different occasions I lodged a small complaint at your office the noted areas were tidied up as requested promptly.

Recently it appears some of the grass areas have been poisoned. There are also some dead trees & bushes, and the base of some trees have not been cleared /cleaned up. Until the sale of land commences can we kindly request that our Park is maintained and kept tidy by your Parks & Landscaping Departments to a satisfactory condition as previous,

Furthermore, can we please be advised when the Council Meeting to discuss the above Business Plan is scheduled and trust we will be able to attend

Trusting you give our concerns serious consideration & we look forward to your favourable response.

Do Not Support	Thanks so much for calling me yesterday to discuss my concerns. As mentioned, we have concerns regarding the following key points • Traffic Management Plan • The corner of Berle and Edney road already has a high volume of traffic, and the speed limit is not adhered to, particularly around that corner. Are you able to advise what safety precautions will be put in place to reduce the risk ie speed bumps etc • Where will the exit points be for the residents to depart their homes • How many cars will be allocated for the residents, and will there be additional parking bays available for visitors • Who will be developing the land – will the be a private or government-based project? • Security	The City's traffic consultant has provided various advice set out above, including: The low number of additional movements forecast in the peak periods are not expected to result in any significant impact to the surrounding road network in terms of road capacity. The two options for the proposed 18 subdivision development are acceptable from a traffic and road safety perspective. Exit points for driveways will be subject to further detailed consideration. Parking provision will be subject to usual development processes. No specific off street parking bays are envisaged at this time. The Major Land Transaction envisages that the City would subdivide the Property and procure contractors to undertake works. In the event of sale of subdivided lots the purchaser of each lot will be responsible to construct a home on the lot. No ongoing security measures such as patrols would be provided for 18 houses. The hours during which works are undertaken would be subject to usual controls. A relatively small 607 square metre portion of the land located at the corner of Cygnet Court and Edney Road was purchased by the City from
-----------------------	---	--

	• With 18 houses being developed in such close proximity of each other, will there be any security measures put in place to mitigate the risk • Works • Will there be day shift and night shift? As a resident that was living through the Roe highway extension, the noise and damage it did to our home was not good I have heard that the land was donated to the council under the condition that it would not be developed – are you please able to follow up	the State of WA on 4 June 2013 for \$9,267 inc. GST. Prior to the City's purchase, this 607 square metre portion only had been a small reserve for public recreation. The terms of the purchase of the 607 square meter portion included an express condition that the land be conveyed to the City "free of encumbrances". No condition of the nature referred to is recorded in the purchase document; Landgate documentation confirms that the reserve for public recreation over this 607 square metre portion of land was cancelled. This is consistent with the "free of encumbrances" purchase referred to above and the transfer of this 607 square metre portion of land to the City in freehold.
--	---	---