

Our Ref: PG-STU-035

6 October 2022

Chairman
Western Australian Planning Commission
Statutory Planning Committee
Via electronic lodgement

Dear Chairman

Written Deputation to the Statutory Planning Committee Meeting 11 October 2022 - Item 8.3 High Wycombe South (Forrestfield North) Residential Precinct Local Structure Plan – Amendment 1

Please include this correspondence as a written deputation addressing some key matters identified in relation to Item 8.3 of the Statutory Planning Committee (SPC) Agenda for the meeting dated 11 October 2022. The City of Kalamunda would appreciate this deputation be circulated to Committee members prior to the meeting.

In relation to Point 1 of the recommendation, the City wishes to reiterate the sound technical rationale for the advertised LSP Amendment and particularly the changes to residential density banding and expected lot yield. The spatial layout and road realignments to improve the functionality of the precinct also complement the adjoining High Wycombe South Transit Oriented Development Precinct Activity Centre.

The City also wishes to reiterate the additional modifications to meaningfully address the submissions received, and that issues and requested changes raised by some submitters are, however, beyond the scope of the LSP Amendment. Whilst the City would prefer the 'Potential Future Flyover' to be referenced as the 'Future Roe Highway Overpass', the City accepts the Department of Planning, Lands and Heritage's (DPLH) reasons for this recommended change.

In relation to Point 2 of the recommendation, the City can advise that it is continuing to investigate and address, through environmental health and development compliance processes, any off-site impacts from light industrial development south-west of Sultana Road West. This includes the City actively working with those operators and their appointed acoustic consultants to implement noise mitigating measures to ameliorate offsite noise impacts and ensuring the developments operate within the parameters of the City's Local Planning Scheme No.3, relevant state environmental and planning policies / guidelines, and existing development approvals.

The City thanks the DPLH for their preparation of the report to the Statutory Planning Committee and undertaking ongoing consultation with the City regarding the LSP Amendment.

The City supports the Officer's recommendation and would welcome the opportunity to make necessary modifications to the LSP for subsequent approval of the Western Australian Planning Commission.

Should you wish to discuss this deputation please contact Scott Donaldson, Senior Strategic Planner via 9257 9999 or via email enquiries@kalamunda.wa.gov.au.

Yours sincerely



Chris Lodge
Manager Strategic Planning