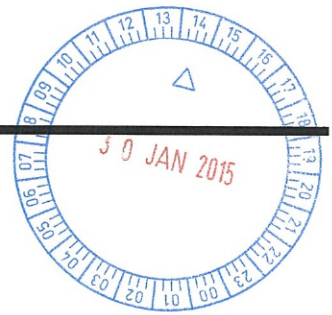


Legislation, Uniform

From: Lyle Lansdown
Sent: Friday, 30 January 2015 1:56 PM
To: Legislation, Uniform
Subject: Striker Redevelopment



To Whom It May Concern,

I am writing to express my dismay at the total disregard for R code guidelines, community wishes and impact on amenity that the redevelopment on 94 Kitcheder Road Alfred Cove poses. What roubles me the most is the actions of the JDAP, an unelected group of people comprising mostly of developers who have the power to authorise other developer's projects without any council or community involvement, submission or viewpoint. (The council member who sits on this panel is advised to make their own decision not necessarily the council's viewpoint-apparently).

The problem with the JDAP and its secrecy and total powers is its decisions could and are viewed very suspiciously. Their decisions especially when they approve developments that are a long way outside of existing R codes and are a long way outside of community interests give the impression that developers can and do whatever they want because their mates on the JDAP will approve their development. The JDAP members being developers themselves are obviously looking to develop and will approve other developer's proposals because that is in their psyche. Their powers are too great with no right of appeal or right to make submissions by councils or the public gives the opportunity for corruption and this seems very evident in quite a few recent developments and development proposals such as that at 94 Kitchener Road. These include the problems ongoing in Stirling (who are trying now to curtail development from years of over development of their area) and community anger with the proposed development in North Fremantle McCabe street for example.

I am not saying no to development but this proposal on Kitchener road is on a site that is R40 code however the allowed development is R100 (I think, it is actually higher). Surely a development that is at least 3 R codes higher than the proposed site must send alarm bells ringing that corrupt practices are in place.

I am writing to have the entire JDAP and its powers be reviewed and for all developments that have been approved by the JDAP that has met community anger be re-investigated. The members of the JDAP panel making these decisions must be made to give reasons to their decisions on why they can be so far outside of R codes. Ideally a balance needs to be made between these super-developments that are being approved and something that blends more into the surrounding community.

There is a push to increase density in Perth and I agree with this. We have the lowest density of any capital city in the world and this is the major cause of traffic chaos with increased need for cars and making it difficult to run a public transport system efficiently. It has also caused major deforestation of our bushland. A more sensible approach to higher density would be along existing corridors, i.e along Canning Highway rather than along a suburban street such as Kitchener Road which could not cope with the increase in traffic associated with 84 apartments.

Please review the JDAP before Perth becomes a haven for developers to make as much money as they can while the communities are left to suffer under their monstrosities.

Regards,
Lyle Lansdown