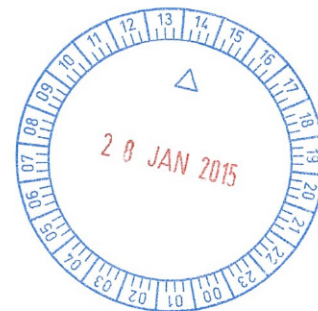


The Honourable Catherine (Kate) Esther Doust MLC
Chairperson
Uniform Legislation and Statutes Review Committee
Legislative Council of Western Australia
Parliament House
WEST PERTH WA 6005

E-MAILED
28/01/15



28 January 2015

Dear Ms Doust

Submission - Parliamentary Inquiry: Planning and Development (Development Assessment Panels) Regulations 2011

I wish to add my support to Striker Balance group who is writing a separate submission.

The comments below are my belief and opinions regarding two properties.

1. 94 Kitchener Road, Alfred Cove
2. Irwin Estate, Cnr Irwin Street and Canning Highway East Fremantle (which I assume had to go through this process.

Content removed by authorisation of the Committee

Kitchener Road

The Sun Factor

1. My major concern is the lack of regard for the northern sun for those living south of the development. This aspect is one that is most important in Perth as it provides the warmth in winter. All other builders have to consider the passage of the sun over the neighbours and the DAP have not considered it. I feel that this is a failure to consider the well-being of the neighbours (and their property values).
2. In a similar fashion, those neighbours east and west have a problem with cool easterlies and/or the sea breeze in summer as the building will block these as well as overshadow their properties.

Parking

3. Resident parking is a factor which should have meant that the development was rejected. There is one car parking spot for each one bedroom apartment and two for the others. This allocation may not be adequate for the residents as with the cost of the apartments (and their rentals) more than one couple or families with older teenagers may have more vehicles.
4. There is only one entry and exit onto a very narrow street: 140 cars in and out in peak hour is impractical and, no doubt, dangerous as people will be frustrated.
5. Visitor parking is not taken into account at all. Kitchener road is a busy road and the surrounding streets are too narrow to have parking on one side (let alone two) without serious delays. I wonder if the developers are counting on the parking available at the local oval as an overflow parking area or, indeed, the small park next to St Ives where the bollards could be easily breached. The oval is very busy on weekends and often during the week.

6. The parking issue will cause great disruption to local roads and I am concerned that streets around the development will become 'a rat run' in peak hours as the traffic on North Lake Road continues to increase.
7. If current residents were to apply for resident only permits then the parking issue has no solution.

Infrastructure

8. The cost or maintenance to Kitchener Road will be borne by people other than the developers.
9. The upgrade to water, sewerage and other infrastructure will also not be borne by the developers but by tax and ratepayers.
10. The Myaree Shopping Centre car park capacity will not be sufficient for up to 140 cars (though not all will shop there).

Aesthetic Qualities

11. The very high number of apartments has compromised the look of the development.
12. The development takes up the whole site and would create a 'block' feel to the area that is not in keeping with the ambiance of the suburb.
13. I have looked at the plans on the developer's website and they appear very small: no dimensions are given. The sketches of the inside have misleading aspects: dining room has six chairs but the lounge room only has room for a three seater very close to the front door. Although this aspect may not be covered by JDAP, it indicates the developers' desire for maximum profit with less concern for the lives of people living in the building.

Selling price of apartments and socio-economic factors

14. I have done some preliminary figures on the prices of these apartments and they appear overpriced. Surely, one of the reasons for high density must be to allow people of all demographics to live in an area. Rents from these prices would preclude those on low incomes. The property has none of the features such as a pool or gym that characterises the developments in Burswood (at a distance similar to CBD) available for similar prices. (I'm not saying these are desirable on this site but it is interesting to note that JDAP appears not to have considered how the development could have been improved).

15. Some figures: 1 bedroom apartment at \$437,000 (I can't double check the price as the website seems to have disappeared).ⁱ

Assume: $56\text{m}^2 = \$7803\text{m}^2$ (My mother's 1 bedroom, 1 bathroom retirement apartment in City Beach has care, gym, pool, restaurant and various lounges was \$340,00 for 56m^2 18 months ago)

$$80\text{m}^2 = \$5462\text{m}^2$$

$$200\text{m}^2 = \$1748\text{m}^2$$

A 5 bed, 2 bath, pool rear property for sale at 68a Lamond for \$1,140,000. It hasn't sold yet.

$$714\text{m}^2 = 1596\text{m}^2$$

I think that the development is unviable because of the high cost of construction and the resultant selling prices.

The selling price must reflect the cost of building (and, I suspect, a substantial profit), a less ambitious design of 34 or less dwellings would mean a lower building cost and more access for a range of people.

It may be that you think that the price of the apartments shouldn't concern me but it does because I believe that all suburbs should have a range of accommodation available for people in different circumstances.

Landscaping

The development has little room for landscaping and several large significant trees will have to be cut down. A different development would have made a feature of these mature trees. This suburb is renowned for its leafy feeling and resultant coolness and without these trees the nature of the suburb changes.

I am in support of higher density but to 'retro-fit' suburbs without working in collaboration with councils and communities to earmark areas appropriately is detrimental to the ongoing viability of the suburb.

The development at 94 Kitchener Street, Alfred Cove represents a failure of JDAP to consider **whether or not it is suitable** rather than whether or not it is possible.

I urge your Review to suggest that the development be reconsidered.

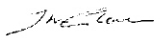
Irwin Street, East Fremantle

I will be brief, as this property has been developed.

1. Large well designed units but very close together. These units are suitable for families with children especially older teenagers. Although there are double garages, there is no provision for car parking for these extra inhabitants.
2. No gardens and no shared space for tall plantings of any kind. There is a park over the road but the development will look and be hot despite the five trees on the north verge. Radiant heat will also affect the nearby residents. The lack of greenery reduces the appeal of the area considerably.
3. No visitor parking at all and there are some 12 or so apartments and the parking at the park is designed for very few cars.
4. Only one entry and exit driveway when there were ways of having a number of entrances and exits. The likely congestion represents a risk to people at the park, neighbours backing out and vehicles turning from Canning Highway.
5. Little parking is available on street which is quite narrow and can't have parking on both sides
6. Upgrading to parking will be borne by rate payers.
7. The old shop and house on the corner was demolished which has reduced the heritage aesthetic of the area.

As you can tell, I am disappointed with the operation of JDAP not only because it affects me but I feel that it is biased towards developers and profit. I believe that its, admittedly very difficult, role should be to ensure that Perth retains its cool tree-lined suburbs and yet builds innovative, environmentally sustainable accommodation for all demographics. I feel that it has failed with the two developments outlined here.

Yours sincerely



T M Glover

¹ It is worth noting that I cannot find the website for *Alfred Cove Apartments* anymore. I was examining the plans last week and the website came up quickly. I attempted to email the developers for the dimensions but the link to the email wasn't working. I emailed their real estate managers (after a search of realestate.com.au where the apartments appeared but they referred me to the developers. Has this site been taken down to frustrate the submission process? Perhaps they have just had problems with it.