



mainroads
WESTERN AUSTRALIA

Enquiries: [REDACTED]
Our Ref: 21/253 (D21#80940)
Your Ref: [REDACTED]

20 January 2021

Chief Executive Officer
City of Kalamunda
PO Box 42
KALAMUNDA WA 6926

Email: enquiries@kalamunda.wa.gov.au

Dear Sir/Madam,

**PROPOSED DEDICATION OF PUBLIC ACCESS WAY [PORTION OF LOT 56
COURTNEY PLACE, WATTLE GROVE ABUTTING WELSHPOOL EAST ROAD]**

In response to the email received on 7 January 2021, Main Roads objects to any modification or removal of the Public Access Way (Lot 56 on Diagram 65526) which currently prohibits access to a State Road.

Refer to enclosed information for further examination.

Main Roads requests a copy of the City's final determination on this proposal to be sent to planninginfo@mainroads.wa.gov.au quoting the file reference above.

Yours sincerely

[REDACTED]

Inc:

- Letter to WAPC dated 16 June 2020
- Email to City of Kalamunda dated 17 October 2019
- Letter to City of Kalamunda dated 3 December 2019
- Letter WAPC dated 14 May 2020

Main Roads Western Australia
Don Aitken Centre, Waterloo Crescent, East Perth WA 6004
PO Box 6202, East Perth WA 6892

mainroads.wa.gov.au
enquiries@mainroads.wa.gov.au
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Enquiries: [REDACTED]
Our Ref: 19/7001 (D20#496755)
Your Ref: 24-50172-1

16 June 2020

The Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

COPY

Email: referrals@wapc.wa.gov.au

Dear Sir/Madam,

RE: 24-50172-1 PROPOSED FAST FOOD OUTLET – LOT 10 (30) AND LOT 56 AND LOT 9001 (51) COURTNEY PLACE, WATTLE GROVE WA 6107

Further to the additional information provided by the WAPC on 21 May and the MS Teams meeting held on 21 May 2020, Main Roads reaffirms our objection to a proposed left-out only crossover to Welshpool Road East as proposed as part of the above development. If this access point is approved it will compromise the State's intention to develop Welshpool Road East into an expressway.

It is not Main Roads intention to respond to each point in Taylor Burrell Barnett's letter dated 20 May or to repeat each point of our opposition to the proposed access in this letter but we note that the reasons for Main Roads' objection has been detailed in the following correspondence (copies attached):

1. An email to the City of Kalamunda dated 17 October 2019 in response to a referral for comment of DA19/0459 for a Fast Food Outlet;
2. A letter to the City of Kalamunda dated 3 December 2019 in response to additional information received from the City for the above development application; and
3. A letter to the WAPC dated 14 May 2020 in response to a request for urgent comment on the development application.

It is noted that an aerial photograph, titled Attachment 3 – Road Access Context, was included in the additional information received on 21 May. In that photograph a number of existing vehicle crossovers have been identified on Welshpool Road East but the presence of those access points is not considered a valid argument to support the proposed new access to Welshpool Road East from the subject development site on Courtney Place for the following reasons:

1. The presence of the majority of those crossovers is historical, stems from a time when there were no access alternatives to fronting land parcels, and would predate current planning controls for regional roads and the State's intention to develop Welshpool Road East as an expressway

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2. Where the lots serviced by Welshpool Road East crossovers have since been provided with alternative access, such as to side streets, future access to those properties is likely to be required to be modified as part of any future development and to be from the side/rear streets, in accordance with WAPC Development Control Policy 5.1 Regional Roads (Vehicular Access) and Main Road Driveways policy;
3. The section of Welshpool Road East, east of Tonkin Highway, is classified as an Other Regional Road in the Metropolitan Region Scheme and is currently managed by the City of Kalamunda. Main Roads is currently preparing a response to the City in regard to their draft Crystal Brook (Wattle Grove South) Concept Plan and will be recommending that the City prepares an Access Strategy for that road to protect its regional road function and importance as a heavy vehicle route by minimising and managing direct access to the road;

Whilst Main Roads has presented a number of reasons why the proposed crossover on Welshpool Road East is not supported concern is also raised regarding proper and orderly planning. This proposal does not represent sound transport and land use planning principles.

There is a clear planning direction not to facilitate vehicle access between the subject site and Welshpool Road East. Any support for access in this location will threaten the ongoing safe and efficient operation of an important regional road and create a precedent for further undesirable vehicle access to this and/or other regional roads.

Yours sincerely



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From: [REDACTED]
Sent: Thursday, 17 October 2019 2:51 PM
To: [REDACTED]
Subject: RE: Proposed Fast Food Outlet – Lot 10 (30) and Lot 56 and Lot 9001 (51) Courtney Place, Wattle Grove WA 6107 – Notification and Referral of DAP Application

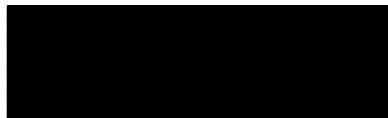
Good Afternoon [REDACTED]

Main Roads does not support the proposed development as presented.

-  The proposed crossover for left-out onto Welshpool Road is not supported.
-  It is important for the applicant to be aware that approval of this crossover is beyond the powers of the Development Assessment Panels.
-  Construction of this crossover requires formal approval via main roads Metropolitan Region through a 'works by others' application, Main Roads would not approve this proposal.
-  The State Planning Framework - Development Control Policy 5.1 states '*Where alternative access is or could be made available from side or rear streets or from rights of way, no access shall be permitted to the regional road unless special circumstances apply*'
-  The Transport impact assessment needs to be modelled without the proposed access to Welshpool Road East, prior to assessment by Main Roads.

Should you wish to discuss the above information please do not hesitate to contact me on the below number.

Kind regards



W: www.mainroads.wa.gov.au



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*We're working for
Western Australia.*



From: [REDACTED]
Sent: Thursday, 3 October 2019 3:34 PM
To: Planninginfo <planninginfo@mainroads.wa.gov.au>
Subject: Proposed Fast Food Outlet – Lot 10 (30) and Lot 56 and Lot 9001 (51) Courtney Place, Wattle Grove WA 6107 – Notification and Referral of DAP Application

Afternoon,

Please use this link to access the MRWA referral for a proposed Fast Food Outlet on Courtney Place, Wattle Grove.

Please provide a receipt of referral once received.

Kind Regards,



W www.kalamunda.wa.gov.au

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Enquiries: [REDACTED]
Our Ref: 19/7001 (D19#1025000)
Your Ref: DA19/0459

3 December 2019

Chief Executive Officer
City of Kalamunda
PO Box 42
KALAMUNDA WA 6926

Email: enquiries@kalamunda.wa.gov.au

Dear Sir/Madam,

DA19/0459 - PROPOSED FAST FOOD OUTLET – LOT 10 (30) AND LOT 56 AND LOT 9001 (51) COURTNEY PLACE, WATTLE GROVE WA 6107 – NOTIFICATION AND REFERRAL OF DAP APPLICATION

In response to your correspondence received on 18 July 2019, regarding the abovementioned proposal and additional information received 12 November 2019.

Main Roads rejects the support of the proposed access B as presented, to Welshpool Road East (the Road). It is Main Roads understanding the authority to issue approval to modify the Road does not extend to the City or the JDAP with respect to this development application, thus any support of approval is ambulatory in nature and lacks certainty and finality.

The following information is provided in respect of risk to a nonoperational approval:

1. Proposed access B is not approved.
2. The Structure Plan does not provide any direct access to Welshpool Road East.
3. Lot 10 Courtney Road has an established access road.
4. The proposal contravenes Development Control Policy 5.1.
5. There are no current additional access approvals to the Road and this Road is planned to be an expressway.
6. Construction and access within this Road requires application to Main Roads and no application has been received.

Advice to the City of Kalamunda.

1. Modifying this Road requires approval pursuant to section 15 of Main Roads Act 1930.
2. In regards to advice note 1, Main Roads refers the City to the recent Supreme Court decision: *HUMICH NOMINEES PTY LTD -v- COMMISSIONER OF MAIN ROAD* WASC 293 (Aug 2019) in respect of a JDAP decision.

Main Roads Western Australia
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PO Box 6202, East Perth WA 6892

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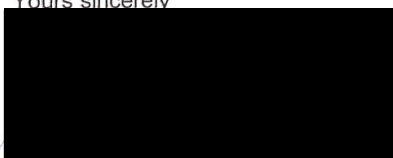


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Should the City disagree with or resolve not to include as part of its conditional approval any of the above conditions or advice, Main Roads requests an opportunity to meet and discuss the application further. Should you require any further information regarding the above, please do not hesitate to contact the officer above or planninginfo@mainroads.wa.gov.au quoting the file reference above.

Yours sincerely





Enquiries: [REDACTED]
 Our Ref: 19/7001 (D20#380911)
 Your Ref: 24-50172-1

14-May-20

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The Secretary
 Western Australian Planning Commission
 Locked Bag 2506
 Perth WA 6001

Email: referrals@wapc.wa.gov.au

Dear Sir/Madam,

PROPOSED FAST FOOD OUTLET – LOT 10 (30) AND LOT 56 AND LOT 9001 (51) COURTNEY PLACE, WATTLE GROVE WA 6107

In response to your email correspondence received on 7 May 2020 and the video conference on 8 May 2020 whereby the WAPC requested further information, Main Roads position is affirmed and no support of the proposed left-out only crossover to Welshpool Road East (State road) remains.

Main Roads is supportive for the vehicle access connections to Logistics Boulevard and Courtney Place, which the proposal currently enjoys and is consistent with the road hierarchy controls and WAPC Development Control Policy 5.1 – Regional Roads (Vehicular access).

Main Roads understanding of the authority to approve access to the State Road does not extend to the City, the WAPC, or the JDAP. If JDAP or WAPC support such access to a State road, Main Roads considers this ambulatory in nature and lacks certainty and finality.

Welshpool Road East

Main Roads objects to any modification or removal of the Public Access Way (Lot 56 on Diagram 65526) which currently prohibits access to a State Road. It is likely Main Roads will be consulted during a submission as an adjoining land owner for any modification to the Public Access Way (PAW). The PAW was created as a part of the land planning requirements of the adjoining lots at that time of subdivision. Main Roads is not supportive to undermine this planning requirement.

1. No additional access approvals to a State road will be entertained as that State road is planned to be an expressway.
 - a) An expressway is a high-speed road carrying regional traffic including laden road trains from the Wheatbelt (Brookton Hwy is not permitted for laden ascent).
2. It is important that the State road functions be protected to deliver efficient strategic east west links into Perth.
3. Acknowledgment of the larger urban expansion area to the east of this industrial precinct must be considered.
4. The proposed left-out only crossover to Welshpool Road East (Access B), as shown on the Linc Property/Gibb Group Site Plan (Drawing No DA-002(D), is not approved by Main Roads and no consultation has occurred with Main Roads.
5. The proposal contravenes WAPC Development Control Policy 5.1 Regional Roads (Vehicular Access) as the lot has existing access to Courtney PL.
6. The proposal is in conflict with the City of Kalamunda's Local Planning Policy 19, Kalamunda Wedge Industrial Area – Precinct 3A-Design Guidelines, Section 2.4, Welshpool Road East Interface, which states, "Direct access to Welshpool Road East is not permissible unless approved by the City and Main Roads WA". (P19).

Main Roads Western Australia
 Don Aitken Centre, Waterloo Crescent, East Perth WA 6004
 PO Box 6202, East Perth WA 6892

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7. As per the teleconference, the City acknowledges at full build out, the proposed left out crossover fails at some point into the future from the full build out.

Existing Access

1. Lot 10 Courtney Place has an established vehicle access to Courtney Place.

Geometry issues

1. The Highway Capacity Manual methodology for weaving analysis is not a geometry design document as described during the teleconference. It is an intersection capacity document.
2. Welshpool Road East, at the Hale Road/Logistics Boulevard intersection, in the future will require three stand up lanes as an expressway. Currently the proposal only considers two therefore is a fatal flaw as presented.

Technical items

1. The traffic signals at the Welshpool Road East/Hale Road/Logistics Place intersection have timing coordinated with other traffic signals for the Welshpool Road Corridor. Additional non-planned crossovers introduce turbulence on a State road thus reducing the road network efficiency.
2. Main Roads only received a copy of Cardno's revised Transport Impact Assessment (TIA) Revision E, dated 3 December 2019 (TIA), from WAPC on 7 May 2020. It is not possible to review a TIA in this time frame.
3. The SIDRA Intersection file(s) associated with the revised TIA have not been provided to Main Roads.
4. Cardno's TIA indicates that the proposed crossover will be obstructed by westbound traffic queues along Welshpool Road East, at least in the AM Peak hour.
5. The TIA and associated technical reports in respect of sight lines have excluded the measurement for service vehicles. Heights for service vehicles need to be undertaken at 2.4m and there are additional trees that are likely to require removal.

Advice to the Commission

1. Modifying a State Road requires approval pursuant to s.15 of *Main Roads Act 1930*.
2. The City also requires approval from Main Roads to modify this State road for access.

Should the WAPC disagree with or resolve not to include as part of its conditional approval any of the above conditions or advice, Main Roads requests an opportunity to meet and discuss the application further, prior to a final determination being made.

Main Roads requests a copy of the WAPC's final determination on this proposal to be sent to planninginfo@mainroads.wa.gov.au quoting the file reference above.

Yours sincerely



Cc City of Kalamunda