

Submitter No.	Submission	Applicant's Response
1.	<p>NOTE: I AM A CITY OF KALAMUNDA RATEPAYER ON MULTIPLE COK PROPERTIES</p> <p>I object strongly to approval of the application, it is detrimental to the rural zone and erodes the rural amenity of the surrounding area.</p> <p>Rural zone residents choose to live in a rural zoned area for a rural lifestyle. Because of the nature of rural living every resident in the rural zone is affected by activity that is not a rural activity. Rural zone residents that do not live in the immediate vicinity of an applicant property are none-the-less affected by an application.</p> <p>Valcan Road is a no-through road, partway down the no-through road is a boundary point between the City of Kalamunda and the City of Gosnells. Eastern and western boundaries of Valcan Road COG properties share their boundaries with Kelvin Road COK, Victoria Road COK and Emmanuel Court COK. Residents of the City of Gosnells can only access their properties by entering the no-through road in COK to the council area boundary point part way down Valcan Road. Every COG ratepayers on each side of Valcan Road shares a boundary with a COK property and is accordingly affected by any activity on surrounding COK properties.</p> <p>I strongly object to commercial zone activity in the rural zone.</p> <p>At the start of this year the applicant put in a new entry point to the property and an additional driveway to the rear of the property and a large outbuilding and commenced commercial activity, the outbuilding is very evidently workshops. The property owner did not seek approval prior to commencing commercial activity. The commercial activity is very evident and I see tradespeople in fluro gear come and go from the property at all times of day.</p>	<p>REGARDS Rural life style</p> <p>People choose to live in a semi-rural for many reasons. I have lived here for 37 years and enjoy the space and trees. I disagree that a parking permit for two vehicles will erode anybody's lifestyle</p> <p>REGARDS Property entry points</p> <p>I Do have two entry points onto my property.</p>

	<p>The submission data for the application does not state the number or type of commercial vehicles. Throughout the day multiple commercial vehicles and workmen are seen entering and leaving the property.</p> <p>Commercial activity in the rural zone is increasingly ignored by council, [REDACTED]</p> <p>[REDACTED] the current owner of the property does not live there, created a hardstand area and uses the property for parking school buses. The agent advertising says: 'The owners have built an impressive double carport and there are two gated driveways for access and parking of heavy vehicles, and plenty of scope to further develop on the block'. I have discussed the rural zoning of the area with the agent who declines recognition of the rural zoning.</p> <p>City of Kalamunda Local Planning Policy 1 (LPP1) Commercial Vehicle Parking applies to the parking of a vehicle only. If the criteria of LPP1 are not met then planning regulations determine it is classed a Transport Depot.</p> <ul style="list-style-type: none"> <li>• The council has no idea of the commercial / industrial use products used and stored on the rural zone premises by the business owner in vehicles and workshops.</li> <li>• It is unreasonable to expect that if approved the City will be able to ensure compliance with LPP1 by the property owner in washing the commercial vehicles on the property and thereby possible leaching of contaminants penetrating the soil may occur - council can only trust an approved applicant will comply with this Condition.</li> <li>• Similarly, it is unreasonable to expect that if approved the City will be able to ensure compliance with LPP1, and that non-compliant mechanical repairs and oil changes will not occur.</li> <li>• Planning regulations do not allow for disposal of oil and grease by the recognised acceptable methods on rural zoned properties.</li> </ul>	<p>This is not unusual in this area. My main entrance was not designed correctly and does not give me a sufficient turning circle for my boat. My lawn mower man also uses the new easy to use entrance. REGARDS large out buildings</p> <p>I have a shed that contains a boat, a farm Ute, a fire wood supply and assorted tools It is 15m x 9m which is not large when compared to some sheds in the area</p> <p>REGARDS property [REDACTED]</p> <p>Not sure if these comments are related to the application to Park two vehicles or if the submission writer has gone off on an unrelated matter</p> <p>REGARDS property [REDACTED]</p> <p>Still not sure. Maybe an unrelated matter</p>
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	<p>In reality in each of the above points the City can only hope for compliance by an approved applicant as it's impossible for council to observe compliance / noncompliance so council becomes reliant on observation and recording by local people.</p> <p>Although the specific vehicle registration detail is held by council and council may impose additional Conditions hours of activity and not carrying out mechanical repairs it is virtually impossible for the City to check compliance and to control non-compliant activity.</p> <p>The City should recognise in applications that imply or incur commercial activity on non-commercial property there are major implications the City becomes complicit with such as valid Workers Compensation and property insurance cover. A commercial business ensuring the business is assumed by the insurer to be commercial use and commercial premises with premiums charged accordingly. Where commercial activity is performed on a non-commercially zoned property such as residential / strata where premiums are assessed accordingly there can be major implications in the instance of an accident. I strongly object to approval of Commercial Vehicle Parking Lot 11, 30 Valcan Road Wattle Grove. The application will be detrimental to, and erodes, the rural amenity of the rural zone.</p> <p>Although this applicant is a long-term, now aging, resident it appears family generational business ownership change has resulted in this application. Increasingly people do move into the rural zone with the intention of commercial use of a property, this is largely due to the difference in land purchase cost between rural zoned land and commercial /industrial zoned land with commercial / industrial land 4 to 5 times the cost per square metre. Each applicant that chooses not to run their business in an appropriately zoned commercial or industrial area avoids ongoing costs associated with commercial and industrial land that are not payable on rural zoned land. The City should recognise that every business that operates in the rural zone rather than appropriately zoned commercial and industrial areas has an unfair</p>	<p>REGARDS property [REDACTED] Still not sure. Maybe an unrelated matter</p> <p>REGARDS insurance Not sure the submission writer is an expert in insurance?</p> <p>REGARDS commercial activity</p>
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	<p>commercial advantage over competitors and essentially costs the City in loss of commercial zone rate in the dollar.</p> <p>Where a non- rural activity operates a commercial business in the rural zone:</p> <ul style="list-style-type: none"> <li>• the business operator has no commercial premises rental expenses or commercial loan premises repayment expenses;</li> <li>• the City is only receives domestic council rates on a property which is used for commercial purposes;</li> <li>• Water Corporation only receives domestic water use charges;</li> <li>• Synergy only charges domestic electricity usage tariff whereas in an appropriately zoned commercial or industrial area the business would be paying 4— 5 times as much at commercial tariff.</li> </ul> <p>The City therefore effectively financially supports businesses that operate in the rural zone and outside of commercial or industrial areas.</p> <p>Every application such as this one makes it more difficult to protect our native flora and fauna and our rural lifestyle - commercial and industrial activity should be in appropriately zoned areas. The property owner has already cleared hardstand areas and increased bitumen coverage affecting flora, fauna and wildlife habitat.</p> <p>It is unreasonable to expect that if approved the City will be able to ensure compliance with LPPI as the City has no control over where the vehicles are driven and therefore possible contaminants / pollutants may adhere to the vehicle on remote work sites.</p>	<p>No application has been made to carry out any commercial activity</p> <p>REGARDS my age Love this comment but not sure it has anything to do with the application</p> <p>REGARDS commercial advantage I wish. Not sure the submission writer is an expert in business overheads</p>
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<p>2.</p>	<p>NOTE: WE ARE CITY OF KALAMUNDA RATEPAYERS                  We object strongly to approval of the application, it undermines the amenity of the rural zone and is detrimental to our enjoyment of our rural amenity.                  We recently returned to the rural zone having moved into suburbia for a couple of years. We returned because we missed the peace and tranquility of a rural zone. Rural zone residents choose to live in a rural zoned area for a rural lifestyle.                  Because of the nature of rural living every resident in the rural zone is affected by activity that is not a rural activity.</p>	

	<p>All rural zone residents are affected by every application that erodes our rural amenity. Rural zone residents that do not live in the immediate vicinity of an applicant property are none-the-less affected by an application.</p> <p>We have no other access to our property other than past the applicant property. Valcan Road is a no-through road, partway down the no-through road is a boundary point between the City of Kalamunda and the City of Gosnells. Residents of the City of Gosnells can only access their properties by entering the no-through road in COK to the council area boundary point part way down Valcan Road. Every COG ratepayers in Valcan Road is accordingly affected by any activity on surrounding COK rural zone properties.</p> <p>We strongly object to commercial zone activity in the rural zone. Commercial activity on the applicant property is clearly seen daily. This is not a case of one owner operator going off to work of a morning and returning at the end of the day, throughout the day and multiple commercial vehicles and workmen are seen entering and leaving the property.</p> <p>Having grown up in Valcan Road we have family and friends in Valcan Road. We have noticed the applicant put in a new entry point to the property, create an additional driveway to the rear of the property and erect a large outbuilding. Recently commercial activity has become evident and from recent activity at the outbuilding it is obvious the workshops are used for business activity.</p> <p>The submission data provided on the application does not state the number or type of commercial vehicles, the number and type of vehicle is therefore uncontrolled.</p> <p>City of Kalamunda Local Planning Policy 1 (LPPI) Commercial Vehicle Parking applies to the parking of a vehicle only. If the criteria of LPPI are not met then planning regulations determine it is classed a Transport Depot.</p> <ul style="list-style-type: none"> <li>• The council has no idea of the commercial / industrial use products used and stored on the rural zone premises by the business owner in vehicles and workshops.</li> </ul>	<p>REGARDS Rural life style Once again, I disagree that the application will erode anyone's life style. Valcan Road has hundreds of vehicle movements, many of them larger vehicles, and an extra 1 or 2 a day will make no difference</p> <p>REGARDS large out building I have a shed that contains a boat, a farm Ute, fire wood supply and assorted tools It is 15m x 9m which is not large when compared to some sheds in the area</p>
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	<p>The City should recognise that every business that operates in the rural zone rather than appropriately zoned commercial and industrial areas has an unfair commercial advantage over competitors and essentially costs the City in loss of commercial zone rate in the dollar.</p> <p>Where a non- rural activity operates a commercial business in the rural zone the City effectively financially supports that business operating in the rural zone and outside of commercial or industrial areas as:</p> <ul style="list-style-type: none"> <li>• the business operator has no commercial premises rental expenses or commercial loan premises repayment expenses;</li> <li>• the City only receives domestic council rates on a property which is used for commercial purposes;</li> <li>• Water Corporation only receives domestic water use charges;</li> <li>• Synergy only charges domestic electricity usage tariff whereas in an appropriately zoned commercial or industrial area the business would be paying 4— 5 times as much at commercial tariff.</li> </ul> <p>The main purpose of zoning is to prevent incompatible uses from occurring together in one place, zoning allows control of the development of land and ensures community satisfaction with lifestyle expectations and minimisation of negative impacts that occur through opposing activities. Zoning and planning regulations should be upheld, rural land should be for rural activity only.</p> <p>Every application such as this one makes it more difficult to protect our native flora and fauna and our rural lifestyle and amenity - commercial and industrial activity should be in appropriately zoned areas. The property owner has already cleared hardstand areas and increased bitumen coverage affecting flora, fauna and wildlife habitat.</p> <p>The application affects our rural amenity and we object to the application.</p>	
<p>3.</p>	<p>Suggest the applicant is required to install a row of vegetation (trees or shrubs) between the proposed parking area and the boundary – all three boundaries to shield the view of vehicles from neighbours.</p>	<p>REGARDS Screen planting This is a great idea and regardless of the outcome of the application I will be commencing planting in autumn</p>



<p>4.</p>	<p>I would like to strongly opposed this proposal. I live in [redacted].                  We have lived here for the past 40 years. We chose to live here for the peace and tranquility of the location.                  It seems that more and more people want to bring in trucks and run businesses in this street.                  There are a number of people who own and ride horses in Valcan Road including small children.                  It is not safe to have trucks driving in such a narrow road and on many occasions drive way to fast to stop if they needed to.                  If people want to run these sorts of businesses then they should move to an industrial area where they can do so.                  We are just one small no thru road and there are many other locations they could move to or rent a parking space to accommodate them.                  Please do not allow this proposal to go ahead.</p>	<p>REGARDS business activity                  No application has been made to carry out commercial activity</p>
<p>5.</p>	<p>This will adversely impact and disadvantage all neighbouring properties with even more noise and visual pollution and is too close to residential homes currently the property is being used for a very active commercial business and is a holding/ depot yard for over 10 vehicles, trailers, equipment and two large trucks with trailers, with many non-residents wearing high vis clothing frequenting the property.                  Bobcat, forklift and vehicle reverse beeping and operations are daily.                  This area is zoned special rural, not commercial or industrial. Therefore this business is currently operating without approval, but with blatant disregard for neighbouring residents and regulations                  it is inappropriate use of land and not in keeping with residents values and lifestyle</p>	<p>REGARDS Activity                  I have been working with the City of Kalamunda compliance team to stop all Unacceptable activity on my property and reduce vehicle numbers. The short term goal is as per the application</p>

<p>6.</p>	<p>We wish to formally object to the proposed application for the permanent parking of two commercial vehicles at 30 Valcan Road, Wattle Grove. Our concerns are based on several key factors related to local planning regulations and the potential impact on the surrounding community.</p> <p><b>1. Zoning Regulations:</b> The property is located in a rural residential area where the primary intent is to maintain a peaceful living environment. The introduction of commercial vehicle parking contradicts the objectives of this zoning, which is designed to promote a serene rural amenity and compatibility with surrounding land uses.</p> <p><b>2. Impact on Rural Amenity:</b> Allowing commercial vehicles to park permanently on this property would likely lead to:</p> <ul style="list-style-type: none"> <li>- Increased Noise Levels: The operation and movement of commercial vehicles can generate significant noise, disrupting the tranquility of our neighbourhood.</li> <li>- Visual Impact: The presence of commercial vehicles would detract from the aesthetic appeal of our rural residential area, negatively affecting property values and community character.</li> <li>- Traffic Concerns: The ingress and egress of larger vehicles on what is considered nothing more than a winding laneway with little room to pass cars safely let alone trucks/commercial vehicles will create significant safety hazards for pedestrians and other road users, particularly in a rural residential setting where children /families and horses reside.</li> </ul> <p><b>3. Site-Specific Issues.</b> The site may not have adequate infrastructure to support commercial vehicle access without causing disruption to local traffic patterns. Furthermore, potential environmental impacts, such as drainage issues or harm to local wildlife, have not been sufficiently addressed in the application.</p>	<p>REGARDS noise and traffic                  All our vehicles comply with Australian Standards regards noise and indeed there are many hotted up cars and motor bikes in the street that produce much more noise. On a daily and weekly basis there are many types of vehicles on Valcan Rd including concrete trucks, delivery trucks, horse trucks, semi's etc which have no problem navigating the road or present as a danger to other road users or pedestrians. I would hope all drivers act in a responsible and courteous way. This has nothing to do with the application</p>
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	<p><b>4. Council Policies and Precedent Cases:</b> I urge the council to consider previous decisions regarding similar applications that have been denied based on maintaining rural residential amenity and compatibility with the surrounding area. These precedents should guide the council's decision-making process in this case.</p> <p>In light of these concerns, we respectfully request that the council reject this application for commercial vehicle parking at 30 Valcan Road. We believe that preserving the rural residential character of our neighborhood is paramount for the well-being of all residents.</p> <p>Thank you for considering our submission. We look forward to your response.</p>	<p>Issues on the page have been answered previously</p>
<p>7.</p>	<p>Valcan Road is a narrow winding no through road the properties all along the road are rural properties. The road is used daily by people walking and walking dogs and also horse riders. This is what makes the amenity of the street, commercial vehicles being parked and constantly driven along the road will not only damage the road but could possibly be dangerous for other road users. Commercial vehicles do not belong in rural zones properties.</p>	<p>This Issues has been answered previously</p>
<p>8.</p>	<p>Since the business started at 30 Valcan Road, constant truck movement is very noisy. The beeping of the forklift, front end loader and terrible diesel fumes. This type of business should be in a factory not in a rural community environment. The traffic is a danger to the horse community and riders. The black parrots and red and yellow no longer come. They used to nest here in the past. Street and property security is compromised with the large number of vehicles coming and going. Property values? City of Kalamunda should stop/limit what can be carried out in a residential area.</p>	<p>REGARDS diesel fumes Given the very large block sizes, I doubt this claim very much also the Black and red Parrots (really??). We still see multiples of all types of birds and parrots here. Nothing has changed in that regard.</p> <p>I would also like to add that I will comply with all City of Kalamunda requests. It is not my intention to upset anyone. Some of the</p>

		<p>claims or reasoning in the submissions are outrageous and I note that the topics, wording and phrases used in all the submissions are very similar, leading me to believe that one person has passed around information to rally support for their own agenda even though most people probably have no idea where my property is. I hope I get a favourable response. If you require more information or please contact me.</p>
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