

Submitter No.	Comment	City Response
1	This proposal is rushed and feels like an ambush by the council. It seems totally inappropriate that you call for submissions on a plan when you haven't released salient details for ratepayers to make an informed decision. This is a private venture on public open space with very little apparent benefit to the local community. Many people use this area in its entirety for regular recreation, particularly in the cooler months which is when this imposition is mooted. While there are areas of weediness, these are interspersed with a large variety of indigenous flora and fauna, which gives much pleasure to many people apart from being a vital link in their sustainability. For something of this potential impact, 2 weeks is woefully inadequate and underhand. It feels like the decision to allow this private business opportunity has already been taken regardless of the input of the ratepayers. This leaves me wondering if it is possible to trust this council to act in the best interests of the city.	Not related to this application – confirmed with the submitter. Reassigned to correct department.
2	I do not agree with restrictions on access.	Not related to this application – confirmed with the submitter. Reassigned to correct department.
3	Submission - Amendment to Local Planning Scheme No.3 (Inclusion of 'Community Purpose' Use) I write to object to the proposed amendment to Local Planning Scheme No.3 to introduce the additional. Land use 'Community Purpose' within the 'Rural Composite' zone. While I acknowledge the intent to provide for community-based uses, the proposed amendment is overly broad and introduces a level of uncertainty that is inconsistent with the stated objectives of the 'Rural Composite' zone. The 'Rural Composite' zone is intended to support Low-intensity, semi-rural Living while protecting the landscape, environmental qualities, and amenity of the area. The introduction of a broadly defined land use such as 'Community Purpose'-which includes educational, social, and recreational activities without clear limits-creates the potential for developments that are incompatible with this intent.	The Scope of the land use 'community purpose' is set through the <i>Planning & Development (LPS) Regulations 2015</i> and planning case law. The planning application will have the capacity to assess the development in terms of amenity and impact on adjoining property owners.

	The definition of 'Community Purpose' lacks sufficient specificity regarding scale, intensity, hours of operation, traffic generation, and environmental impact. As a result, it could permit uses that introduce: • Increased traffic volumes and associated safety risks on roads not designed for high-intensity use • Noise impacts, including from events, gatherings, and vehicle movements • Light spill and disturbance to surrounding properties and environmentally sensitive areas • Adverse impacts on local fauna and vegetation These concerns are not hypothetical. Recent and ongoing proposals within the district demonstrate a pattern of increasingly intensive developments being considered in areas that were not intended to accommodate such uses. The addition of a broadly defined 'Community Purpose' use risks further incremental erosion of the rural character and amenity that the scheme is intended to protect. In particular, environmentally sensitive locations such as Jorgensen Park highlight the importance of ensuring that land use permissibility is tightly controlled. Introducing a flexible and undefined use category increases the risk of inappropriate development in such areas, including those that may adversely affect wildlife, vegetation, and the passive recreational value of these spaces. Furthermore, the amendment raises concerns regarding the integrity of the planning framework. The lack of clear boundaries around what constitutes an acceptable 'Community Purpose' use places significant discretionary power in decision-making, reducing transparency and certainty for residents. Given these concerns, I respectfully submit that: • The proposed amendment should not be supported in its current form; or • At a minimum, the definition of 'Community Purpose' should be significantly refined to include clear limitations relating to scale, intensity, traffic generation, operating hours, and environmental protection; and • Additional safeguards should be introduced to ensure compatibility with the objectives of the 'Rural Composite' zone and the protection of local amenity and environmental values.	
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	The current proposal does not provide sufficient assurance that the intent of the 'Rural Composite' zone will be maintained, nor that the environmental and community impacts of future developments can be adequately managed. For these reasons, I object to the proposed amendment.	
4	Support	The City acknowledges the submission
5	Regarding the City's advertised Amendment to the City of Kalamunda's Local Planning Scheme No. 3, the amendment is proposed to include an additional use on Lot 35 (No. 777) Welshpool Road East, Wattle Grove, to include the land for "Community Purpose" use. Under the current City of Kalamunda's LPP3, the use of land for "Community Purpose" within the existing "Rural Composite" zoned land is identified as being not permitted (X use). Western Power has no formal comment to provide in relation to the proposal. However, there are existing 66kV Transmission and 415V distribution overhead lines and assets fronting the subject site in the Welshpool Road, road reserve that relies on safe clearances to ensure appropriate development occurs in the vicinity of its assets. This includes appropriate setbacks of buildings, vegetation and use of land in the vicinity of power lines and assets. With any new urban development, it is important that the electrical transmission infrastructure is located such that the electrical supply to the development is optimised. As part of the future proposed development, the relevant agency or proponents are to engage with Western Power to inform specific development requirements, upgrading and provision of additional power infrastructure as required. Any development application or subdivision will need to be referred to Western Power prior to the approval of any development or works located within proximity to Western Power infrastructure. Written advice is to be obtained from Western Power and is to be given due regard when determining any development application or subdivision.	The City acknowledges the submission.

