

## Attachment 2 - Summary of Public Submissions on LPS6 Amendment 7

No.	Submission	Response
1	<p>Curious what lot 801 and lot 802 plan to occupy the rezoned land with. Their intentions are not clear in the proposal except that is consistent with the purpose and intent of the MRS. If the land is developed, will there be too heavy traffic flow through an already very busy car park and create not enough of a mixed commercial land use. Smaller businesses have to thrive somewhere.</p>	<p>Noted.</p> <p>The current application is for an amendment to introduce four new uses as detailed above. If the amendment is approved, these uses will become permitted (P) uses within the centre. A development application will still be required for any new development within the centre and will be assessed against the provisions of LPS6.</p> <p>There are no current development applications on lots 801 and 802.</p> <p>The Local Centre Zone C4 is intended to still function as a local centre, meeting the day to day needs of the surrounding businesses and community. It is expected that the site will continue its "local centre" role with a mix of smaller shops and large format commercial outlets. In this regard a condition on the Additional Use requirements will specify that larger format land uses are located towards the rear of the site with the sections of the site towards Leach highway maintaining a scale and form in keeping with the local centre zone.</p>
2	<p>Concerned about the traffic entering through Hayden Court as it is very congested already now with the Bunnings deliveries, McCoy street workers parking on Hayden Court every day and also used as a bypass from McCoy street.</p>	<p>Noted.</p> <p>As above, this process relates to land use permissibility and not applications for proposed development.</p> <p>Functionality and suitability of traffic and parking impacts of any proposed developments will be considered as part of the development application assessment process.</p> <p>Further, applications that alter access points or significantly increase traffic flow along Leach Highway will also be referred to Main Roads WA for assessment of implications to regional traffic movements.</p> <p>Main Roads WA have also been invited to comment on the proposed amendment, however no submission has been received.</p>

3	<p>Before the centre gets bigger and busier you would think that the entry and access points would be improved first. As it is already so hard to get in and out of the complex. Hopefully common-sense might prevail for a change and people don't get dictated to by Bunnings/Wesfarmers and the almighty dollar. Fix the access and departure problems first.</p>	<p>Noted.</p> <p>As above, this process is only seeking approval for changes to land use permissibility as opposed to any development.</p> <p>Functionality and suitability of traffic and parking impacts of any proposed developments will be considered as part of the development application assessment process.</p> <p>Further, applications that alter access points or significantly increase traffic flow along Leach Highway will also be referred to Main Roads WA for assessment of implications to regional traffic movements.</p> <p>Main Roads WA have also been invited to comment on the proposed amendment, however no submission has been received.</p>
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