

Kardinya Community Concerns
regarding the Kardinya Activity
Centre Plan

Community concerns



Inadequate and misleading consultation



Proposed rezoning of the Core, Frame and Residential areas that aims to increase density through increased height of buildings

15-20 storeys in core and frame; 5,4 and 3 storeys in residential area



Significant traffic and parking issues



Adverse changes to the demographics and family-friendly character of the suburb



Loss of large trees and tree canopy which will adversely affect the natural environment

Monday, 20 July 2020
Enquiries: Strategic Urban Planning 1300 635 845

Dear Resident,

Draft Kardinya District Centre Activity Centre Plan

The City has received a proposed 'Activity Centre Plan' (ACP) for the Kardinya District Centre. Upon finalization this will form the main town planning document for this centre and will provide the planning framework to guide future development of the District Centre.

The extent of the proposed ACP is shown following.

Proposed Kardinya District Centre Activity Centre Plan Area



90% of residents had little or no knowledge about the proposed ACP

- 44% of residents stated that they had no prior knowledge of the proposed ACP
- 46% of residents stated that they received the City of Melville letter but did not understand the impact of the proposed rezoning on their house and the suburb.

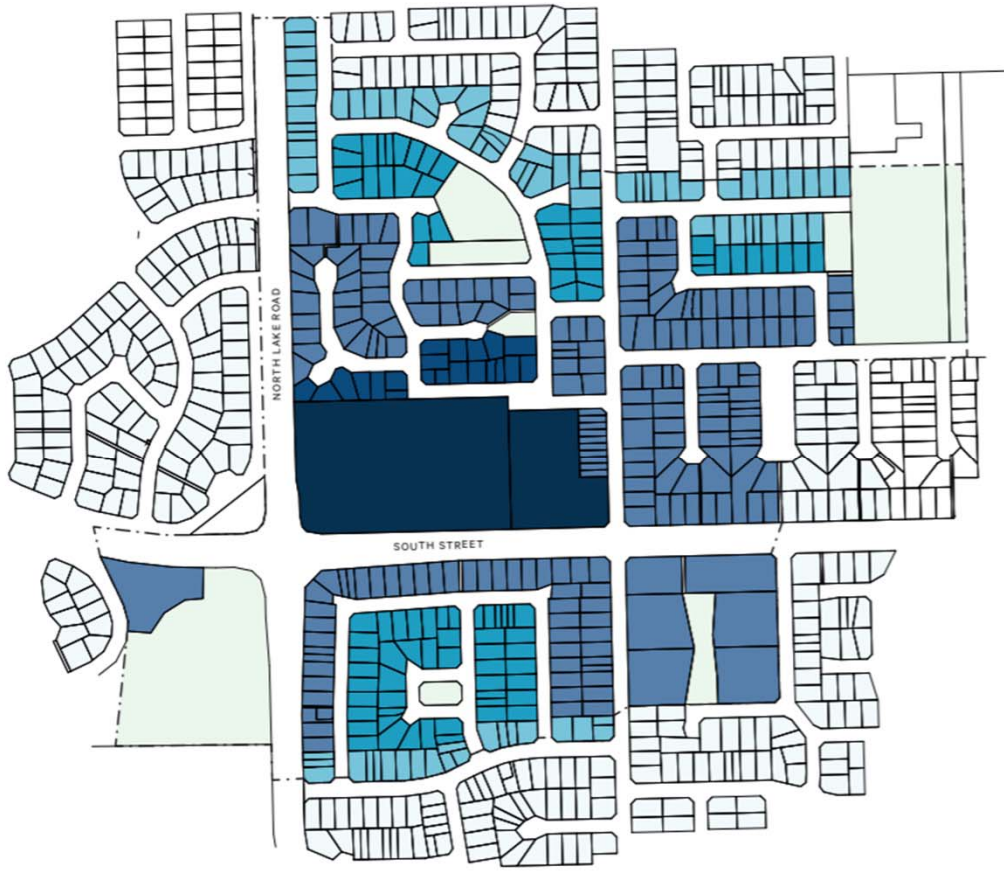
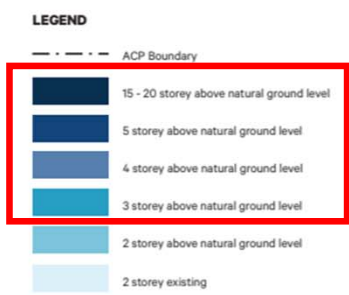


Figure 3 ACP Building Height, Kardinya District Centre Activity Centre Plan May 2020 | 18-668, Element

Petition

We, the undersigned, all being electors of the City of Melville and living within or adjacent to the boundaries of the area proposed for rezoning, respectfully request that the Council take note that we **strongly oppose** the Kardinya District Centre Activity Centre Plan and associated urbanisation of this part of our suburb. The proposed rezoning of R codes will significantly impact on the character of our suburb and adversely affect the welfare of Kardinya residents. We have major concerns about the proposed plan in regards to the rezoning of residential areas, the height of buildings, increased traffic flow on small suburban roads, adverse changes to the character and demographics of the suburb. We request that the City of Melville oppose the proposed Kardinya District Centre Activity Centre Plan in its report to the Western Australia Planning Commission.

397 signatures were obtained, all except one were from residents of the City of Melville and 392 were residents from Kardinya.

A sub-set of 452 households on 13 streets for which we knew that either

- (a) the entire street was door-knocked
- (b) a specific part of the street was door-knocked in its entirety.

47% of properties had residents at home who answered the door.

Petition to The City of Melville

(additional pages)

②

Correspondence in respect of this petition should be addressed to the Lead Petitioner: Carol Warren.

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Date	Full Name	Street Address	Signature
8/8/20	KERRY SOUKAIN		[Signature]
13/8/20	PARIDAH WARREN		[Signature]
13/8/20	JEN MSLIND		[Signature]
13/8/20	Bruno Zaino		[Signature]
14/8/20	PHOENIX REES		[Signature]
14/8/20	PATRICIA BAKER		[Signature]
14/8/20	Margaret Cooper		[Signature]
14/8/20	JOHN MILLS		[Signature]
14/8/20	Ben McEwen		[Signature]
14/8/20	CHRISTINA YING		[Signature]
14/8/20	Jill OVERSEY		[Signature]
14/8/20	David KYLE		[Signature]
14/8/20	Paul Valvoni		[Signature]
14/8/20	D. Kequer		[Signature]
14/8/20	J. SARGALL		[Signature]
14/8/20	Ray KING		[Signature]
14/8/20	Norisco Amaga		[Signature]
14/8/20	Filling Francisca Ho		[Signature]
14/8/20	Nancy Ma		[Signature]
14/8/20	Margie Slo		[Signature]

Table 2: Data on the responses of residents in a subset of households regarding the petition and knowledge about the proposed ACP.

Street Name	Total No. of households	Total No. of resident respondents	Residents at Home								
			Signed petition - Residents had a strong objection to rezoning		Did not sign petition - Residents wanted to read further information		Did not sign petition - Residents not concerned or favoured proposed ACP		No. of residents who had no prior knowledge of proposed ACP	No. of residents who acknowledged they received City of Melville letter but didn't understand the impact of re-zoning on their house and the suburb	No. of residents who had good knowledge of the proposed ACP
			No. Households	No. of Residents	No. Households	No. of Residents	No. Households	No. of Residents			
Gilbertson Road (north of South St)/ Kirk Street	44	45	39	41	1	1	3	3	19	22	4
Burney Court	10	10	10	10	0	0	0	0	5	5	0
Hodgson Place	12	13	11	12	1	1	0	0	5	6	2
Walker Court	7	7	6	6	0	0	1	1	3	4	0
Hutchings Way	10	12	8	10	1	1	1	1	5	6	1
Williamson Road (west of Sexton Court)	6	10	5	9	0	0	1	1	4	4	2
Ralston Road	13	17	12	16	0	0	1	1	7	8	2
Bersica Court	11	13	9	11	0	0	2	2	4	8	1
Piercy Way	23	25	14	16	6	6	3	3	9	12	4
Kidson Street	10	12	6	8	0	0	2	2	4	6	2
Dalston	35	48	34	47	0	0	1	1	23	21	4
Crescent/Tintal Place/Tanner Place											
Loris Way	19	21	16	19	1	1	2	2	8	11	2
Gillett Drive (area in proposed rezoned ACP and adjacent houses)	13	13	12	12	0	0	1	1	12	0	1
Total Number	213	246	182	217	10	10	18	18	108	113	25
Percentage of total residents who were at home			86%		5%		9%		44%	46%	10%

Of the residents who were home and answered the door:

- **86% of residents signed the petition opposing the proposed ACP and re-zoning of R codes.***
- 5% of residents indicated that they did not want to sign the petition, but preferred to read further information regarding the ACP and submit their comments directly.
- 9% of residents indicated that they did not want to sign the petition as they had no concerns or favoured the proposed development.

* 88% of the 253 submissions objected to the proposal; 70 people who signed the petition also made a submission



The developers portray Kardinya as an under-developed suburb in need of employment generation. This is incorrect.

“As of the 2016 census, there were 4,884 people who reported being in the labour force who live in Kardinya (suburb). Of these 53.8% were employed full time, 34.4% were employed part-time and 7.6% were unemployed which is relatively consistent with the Western Australian averages”.

“The most common occupations in Kardinya included Professionals 25.8%, Clerical and Administrative Workers 15.1%, Technicians and Trades Workers 13.4%, Managers 11.6%, and Sales Workers 10.4%. The number of professionals in the locality is proportionally higher than the state average of 20.5% with slightly higher family and household income than the Western Australia averages”.

The Murdoch Specialised Activity Centre Structure Plan (MSACSP) identified the Kardinya District Centre and wider residential catchment surrounding the Centre as a 'low-rise neighbourhood'.

The City of Melville's Local Planning Strategy did not identify the Kardinya District Centre as a strategic development area.

- "Kardinya District Centre and the wider residential catchment surrounding as indicated in Figure 9, has been identified as a low-rise neighbourhood" (Pg22).
- City of Melville's Local Planning Strategy (LPS) whilst recommending investigation of nominated properties along transit routes such as North Lake Road and South Street for high-density development, did not identify the Kardinya Activity Centre as a strategic development area.
- "The LPS has also nominated properties along transit routes such as North Lake Road and South Street to be investigated for high density residential development" (Pg 24).
- "Although the site is designated as a district centre, the City of Melville's Strategy has not identified the Kardinya Activity Centre as a 'strategic development area' within the Strategy" (Pg 25).

Existing in-fill development product in Kardinya



Intended Density Products



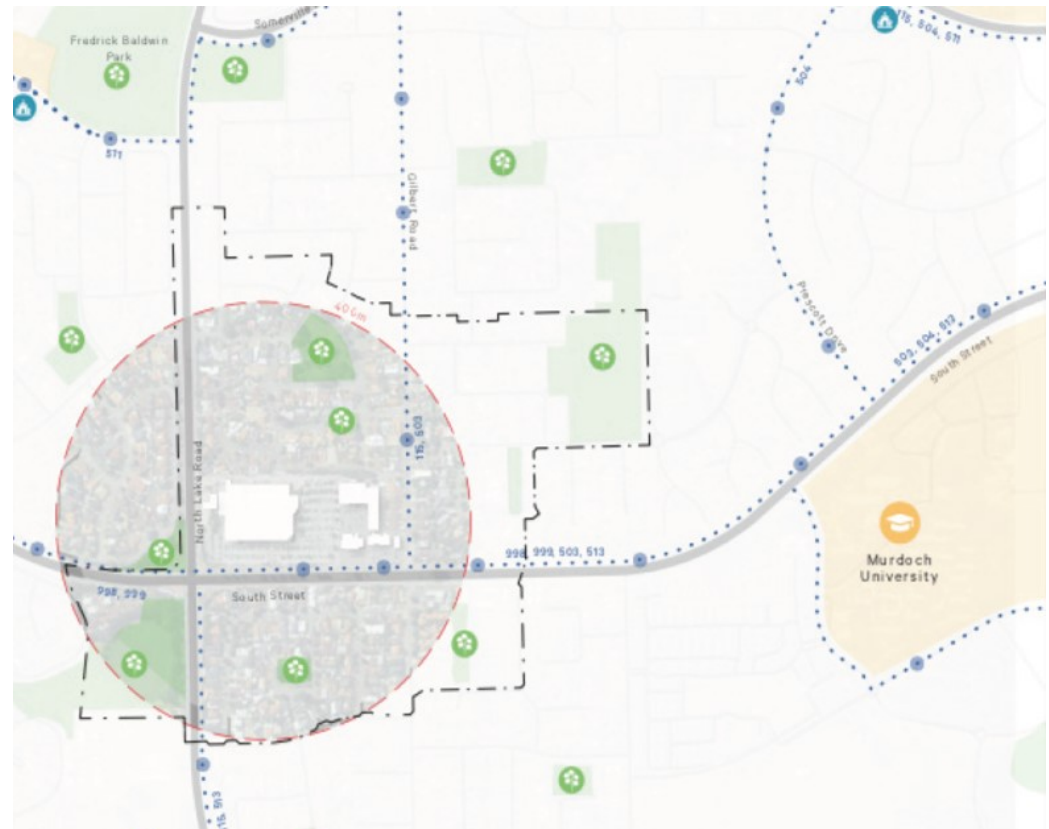
Section 7.5 Density, Kardinya District Centre Activity Centre Plan May 2020 | 18-668, Element, p 51



Element Brochure, R-Codes

Proposed ACP Area

- Developers have not adhered to the 400m zone required by SPP4.2 for state planning
- Proposed area for ACP is highly skewed – apparently so it can include Morris Buzzacott Reserve within the ACP area
- This appears to be an attempt to artificially increase the amount of Public Open Space in the proposal to justify proposed densities
- Misleading and highly inappropriate



Proposed ACP area (grey dashed outline), showing skewed shape which ensures that the ACP captures both (a) more of the oval at Alan Edwards Reserve in the southwest corner and (b) the Morris Buzzacott Reserve (note how the perimeter of the ACP area finishes exactly where the Reserve finishes, on the Reserve's right and lower boundaries). This manipulated shape is contrasted with the typical '400m catchment' circle that is expected for an ACP around a shopping centre or other high-use areas (red dashed circle with Kardinya Park Shopping Centre in the middle).

The real motivation of the developers

- “This ACP is intended to help facilitate the evolution of the Kardinya Park Shopping Centre into a mixed-use Activity Centre ...its associated retail areas and residential frame. It is intended that increased residential densities within the surrounding area to the Kardinya Park Shopping centre will further contribute to the walkable catchment of this centre.....enhancing the vitality of local businesses” (Pg 3)*.
- “ In this regard, it also needs to be noted that the drive behind the ACP was to align with the performance targets of SPP 4.2 to secure the Centre’s future retail catchment” (Pg 48)*.

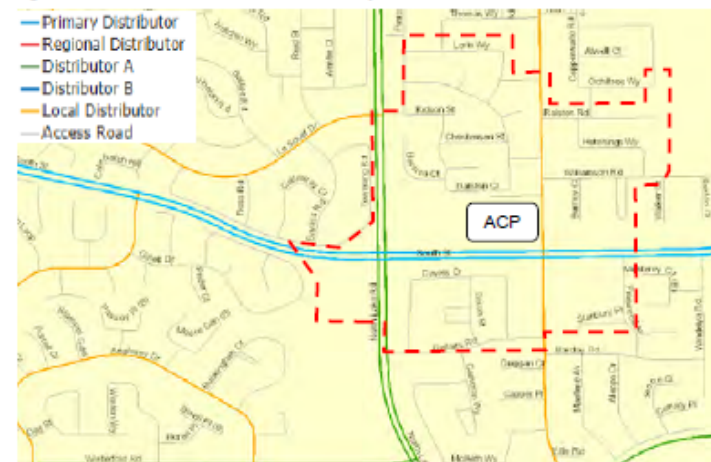
- The proposed ACP is not smart planning and does not have the best interests of the Kardinya community or the City of Melville at heart
- The proposed ACP is profit-driven and aims to serve the vested interests of the developers

Traffic and Parking Issues

“South Street and North Lake Road will remain busy Regional Roads carrying large amounts of traffic (including freight traffic) with noise and dust impacts and limited ability to increase volumes” Pg 18.

“In the northern precinct, basement structures and stormwater detention will likely be difficult due to the small difference between the ground level and the groundwater level. This will likely manifest in car parking being provided at ground and in mezzanine levels for new developments unless more expensive water proofing and potential pumping of basements is proposed. Concealment of any at-ground or above ground car parking areas is mandated in the R-Codes for apartment and mixed-use developments which will ensure good design outcomes will still be required from the outset” (Pg 31).

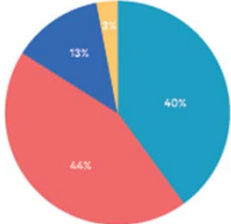
Figure 2-1 Main Roads Functional Road Hierarchy



Kardinya Activity Centre Structure Plan, Transport Impact Assessment Report, Cardno, p 3

Demographics

- 57% families (44% couples with children, 13% one parent family)
- 40% couples without children

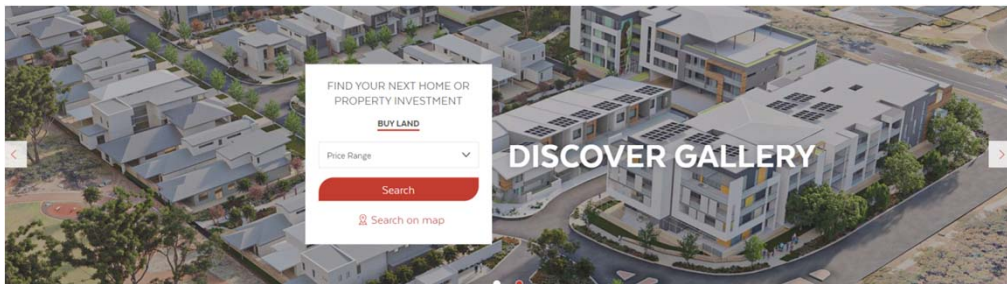


Family Composition – Kardinya

- Couple family without children
- Couple family with children
- One parent family
- Other family



Google Earth, Dalston Crescent Kardinya



<https://satterley.com.au/gallery-estate/buy-land>

LEGEND

- ACP Boundary
- 16: 20 storey above natural ground level
- 8: 8 storey above natural ground level
- 6: 6 storey above natural ground level
- 3: 3 storey above natural ground level
- 2: 2 storey above natural ground level
- 2: 2 storey walking



Figure 3 ACP Building Height



<https://www.pindan.com.au/theheightskardinya>

Figure 3 ACP Building Height, Kardinya District Centre Activity Centre Plan May 2020 | 18-668, Element



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Our Urban Forest

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- The Benefits of the Urban Forest & Green Spaces
- Trees on Private Land
- The Urban Heat Island Effect
- Sabrina Hahn Workshops
- The Urban Forest Strategic Plan
- Street Trees
- Tree Succession Program

“We will aim to incorporate urban forest protection into the City’s strategic urban planning, infrastructure and land asset management and corporate objectives, with a focus on maximising the net public benefits of urban vegetation for liveability, amenity and neighbourhood character” (Urban Forest Strategic Plan, City of Melville, Pg ii).

Importance of Trees

The City of Melville recognises and values the significance of trees within the urban setting for the many social, economic and environmental benefits they provide.

- Social Benefits of Trees
- Economic Benefits of Trees
- Environmental Benefits of Trees

Live Chat



