

Minutes of Committee Meeting**Neil R's House, Banjup****9 November 2011 at 7:30 pm****Present:**

Ian Thurston

Neil Raine

Jim Wilson

Neil Cunliffe-Williams

Apologies

Ken Mellor

Coco Franklin

Tina Klimaitis

Ref.	Minute	Action
1.	Purpose of Meeting	
1.1	The Committee resolved to discuss only how the BRG might respond to the 'Banjup Urban Precinct' proposal published by the Department of Planning as an amendment to the Metropolitan Region Scheme, 1221/41.	
1.2	Confirmation of the minutes of the meeting of 26 October 2011 and discussion of any matters arising were deferred until the next meeting.	Comm- ittee
2.	Special General Meeting	
2.1	The Committee resolved to call a special general meeting for members to determine how they wish to respond to the call for public submissions concerning the Banjup Urban Precinct.	
2.2	The meeting will be held in the second week of December on a weekday evening at 7:30pm, in the Banjup Hall if possible. An exact date will be set once the availability of the Hall and potential speakers has been determined.	Ian
2.3	Potential speakers include: the Mayor of Cockburn, ward Councillors, Cockburn's Director of Planning, Joe Francis, and a representative from the Department of Planning.	
2.4	The meeting will be advertised as widely as possible. Responsibilities for each channel are: web site and email - Ian, street signs – Neil CW, and a letter drop to all Banjup addresses by Australia Post - Ken.	Ian Neil CW Ken
2.5	Representatives from the press will be invited to attend the meeting.	Ian
2.6	A large plan print of the area should be displayed at the meeting.	Ian

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3.	State Planning Policy 5.3: Land Use Planning in the Vicinity of Jandakot Airport	
3.1	<p>The Committee noted that the Department of Planning (DoP) had also called recently for public submissions concerning amendments to Land Use Planning in the Vicinity of Jandakot Airport, first adopted in 2006. The amendments relate only to the map shown in the 2006 policy. The new map shows an altered 'noise contour' that reflects the current and proposed extended usage of the airport. This contour (ANEF 20) defines the changed 'core area' in the Policy. The 'frame area', bounded by Roe Highway, Ranford Road, Warton Road, Armadale Road and Kwinana Freeway, remains unchanged.</p>	
3.2	<p>The Committee especially noted these clauses in the Policy at 5.3.2:</p> <ol style="list-style-type: none">1) <i>There is a general presumption against any re-zoning of land which would permit development involving any increase in residential density above one dwelling for every two hectares, or any increase in occupational density of other noise-sensitive premises above that which would normally be expected for the equivalent rural residential development based on a 2 ha minimum lot size.</i>2) <i>However, where there is a demonstrated strategic need for more intensive development, or where the area of land concerned represents a logical infill and its development would complete rather than extend an established pattern of development, consideration will be given to appropriate re-zoning.</i>	
4.	Banjup Urban Precinct Proposal and Land Use Planning in the Vicinity of Jandakot Airport	
4.1	<p>The Committee noted that the Precinct is entirely within the frame area defined in Planning Policy 5.3. This implies that the land in the Precinct area should have no more than one dwelling per 2 hectares, unless certain criteria can be met. These are 'strategic need' or 'logical infill'.</p>	
4.2	<p>It was unclear to the Committee how the Precinct fulfilled a 'strategic need' or was part of a 'logical infill', particularly when compared to the land directly opposite on the south side of Armadale Road and to the east of Tapper Road. Indeed, that part of Banjup would seem to be a far better choice for urbanisation as it is alongside the existing houses and amenities of Atwell and would not require any land titles to be encumbered with warnings about aircraft noise, as required under Planning Policy 5.3.</p>	
4.3	<p>The Committee also noted that the land south of Armadale and just east of Tapper had clearly been cleared in the past for farming and so little native vegetation remains. Environmentally, there seems to be little to choose between that area and the old sand mine proposed to become the Banjup Urban Precinct.</p>	

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4.4	The Committee imagined a ‘Man from Mars’ being asked to choose between the two sites for urban development. Such a man would unlikely choose the site of the proposed Precinct.	
4.5	However, the City of Cockburn has resolved to support the rezoning of the old sand mine and has declined repeatedly to support any other rezoning in Banjup. At the planned general meeting the Committee resolved to ask councillors and planning officers to explain their logic.	
5.	Residents’ Reactions to Rezoning Proposal	
5.1	Ian reported that he had received several emails from members concerning the proposed rezoning. Some members were opposed to any changes that would affect the semi-rural character of Banjup. Others, though, felt that, with Perth’s unending urban growth, Banjup would eventually be urbanised and so current landowners should be able to realise the full potential of their land and not be exploited by ‘the big end of town’.	
5.2	The Committee resolved to ensure that both of these viewpoints should be discussed at the general meeting. Recognising that the different viewpoints were incompatible and could divide the community, it was agreed that if both viewpoints had strong support at the general meeting, then two sub-committees should be formed, each charged with preparing their own submission to the Department of Planning. Neither submission would be endorsed by the BRG as a whole; the BRG would act only as a facilitator for each sub-group.	

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6.	Agenda for the Special General Meeting	
6.1	<p>We will invite planning officers from DoP and from Cockburn to:</p> <ul style="list-style-type: none"> • Explain Land Use Planning in the Vicinity of Jandakot Airport • Present the Banjup Urban Precinct proposal • Describe Stockland's plans for schools, parks, and other public amenities in the Precinct • Explain why the Precinct is strategic or a logical infill • Explain how the Precinct can be compatible with the Groundwater Protection Scheme • Explain why the Precinct's impact on the Jandakot Water Mound would be any different from any other urbanisation proposal for other parts of Banjup • Explain why the Precinct rezoning is preferred above any other area in Banjup • Describe what upgrades to Solomon Road, Jandakot Road, Armadale Road and to railway station parking would be put in place before any lots are sold • Describe what public transport would be available within the Precinct 	Neil R
6.2	Neil R will facilitate a Q&A session on what the planners have told us. It will be important to keep focus on getting clear facts.	Neil R
6.3	<p>Jim will lead a discussion about what could be included in a submission to DoP:</p> <ul style="list-style-type: none"> • Environmental concerns • Protection of ground water • Traffic and parking • Inconsistent with land use planning • Incompatible with Banjup's semi-rural character • Favouring big developers over small landowners 	Jim
6.4	Discuss the reasons for resisting rezoning any part of Banjup.	Ian ??
6.5	<p>Neil CW will lead a discussion on what rezoning opportunities might exist for the rest of Banjup.</p> <ul style="list-style-type: none"> • Urban deferred • Commercial buffer zone around the airport 	Neil CW

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6.6	Put motions to the meeting that will instruct the Committee on what submission(s) to make to the DoP.	Ian
7.	Other Business	
7.1	None	
8.	Next Meetings	
8.1	No meeting has been arranged. However, a meeting will be required before the AGM.	
8.2	The Annual General Meeting will be held on Sunday 19 February 2012 at 11:00 am at Banjup Hall, which has been booked.	