

**NORTH BANJUP and NORTH JANDAKOT
RESIDENTS**

Land Use Planning

—

Special Meeting

21 July 2015

Introduction

Dino Elpitelli

Agenda

1. Introduction
2. Land planning in Jandakot and Banjup

Guests today include:

- Steve Portelli, Cockburn Councillor
- Yaz Mubarakai, Cockburn Councillor
- Andrew Trosic, Planning Manager, Cockburn
- Nick Di Lello, property consultant

Banjup Residents Group will make a submission to WA Planning Commission

- BRG general meeting 21 June
 - 70 members attended
 - ~ dozen from north Banjup
- BRG special meeting 12 July
 - 50 north Banjup and north Jandakot members
- We need residents to confirm our submission
 - North Banjup
 - North Jandakot

Land Use Planning for Perth @ 3.5 million

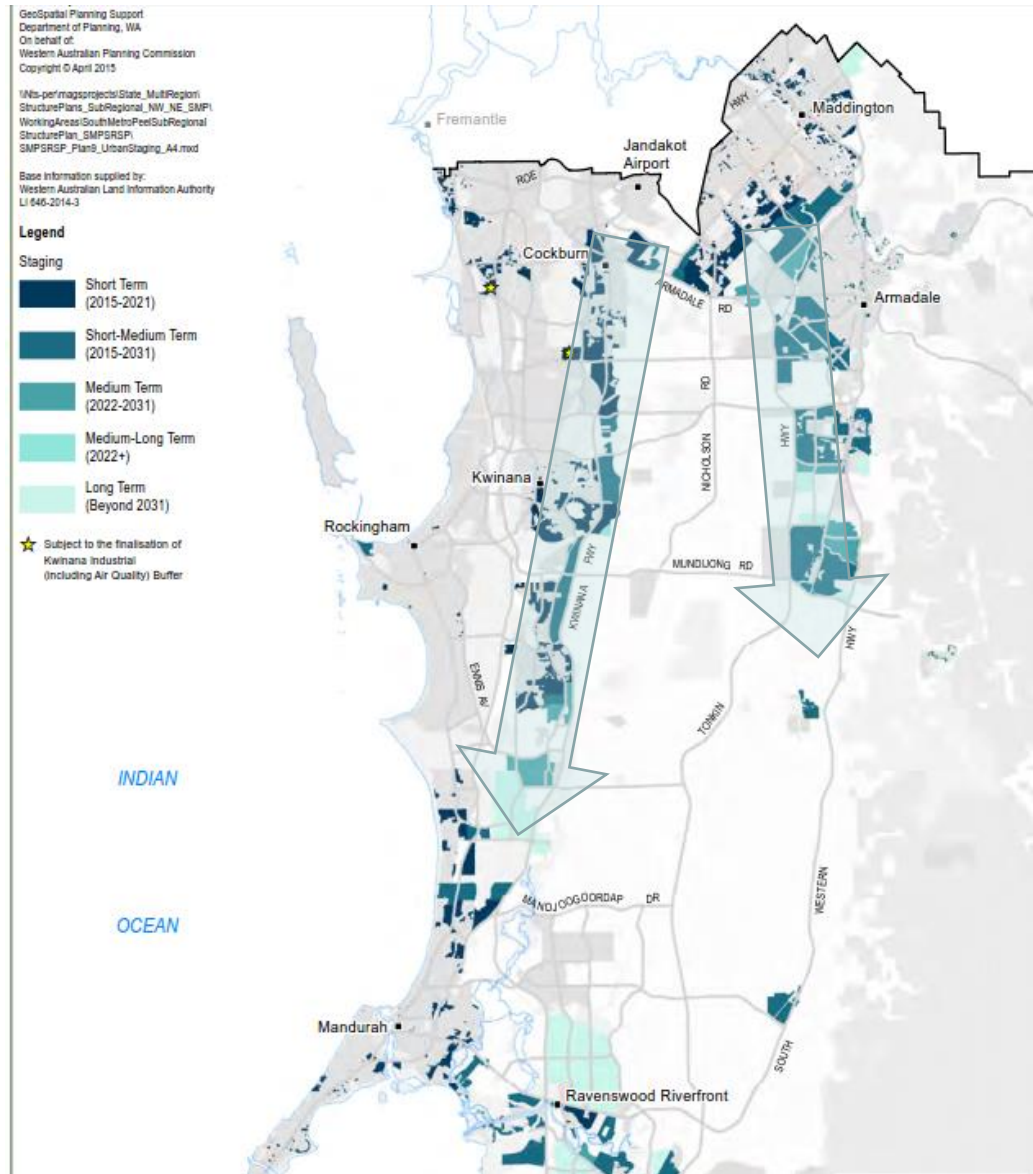
Ian Thurston

BRG Vice President

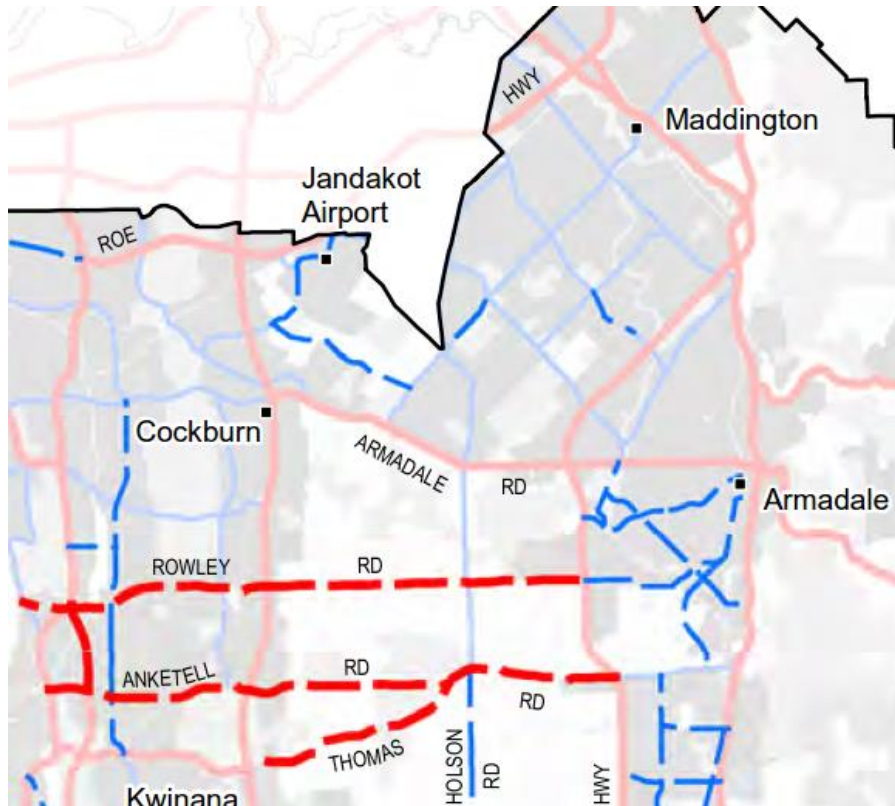
WA Planning Commission wants comments on its long term plans for Perth

- Need land and roads for 3.5 million people by 2050
- 305,000 more homes in South Metro
 - 229,000 greenfield
 - 76,000 infill
- Most new urban land will be along “corridors”
 - Kwinana Freeway and Railway
 - Armadale
 - Mandurah

Corridors of development



Roads around us will be 4 lane dual carriageway



Armadale Rd will be up to 6 lanes

- Arterial road
- Primary Distributor

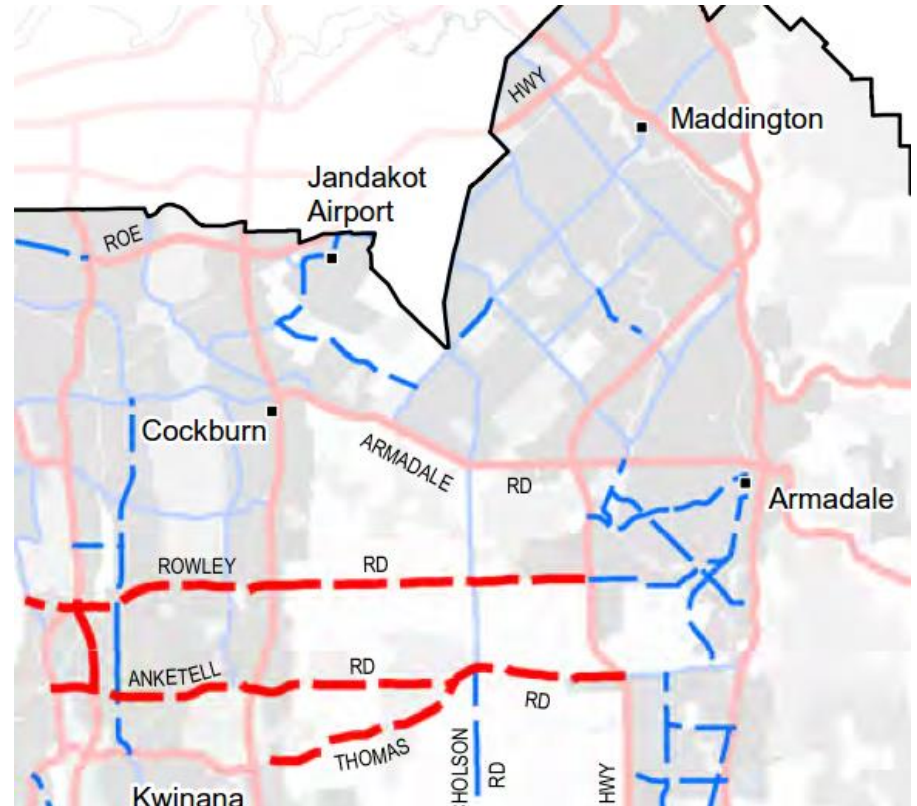
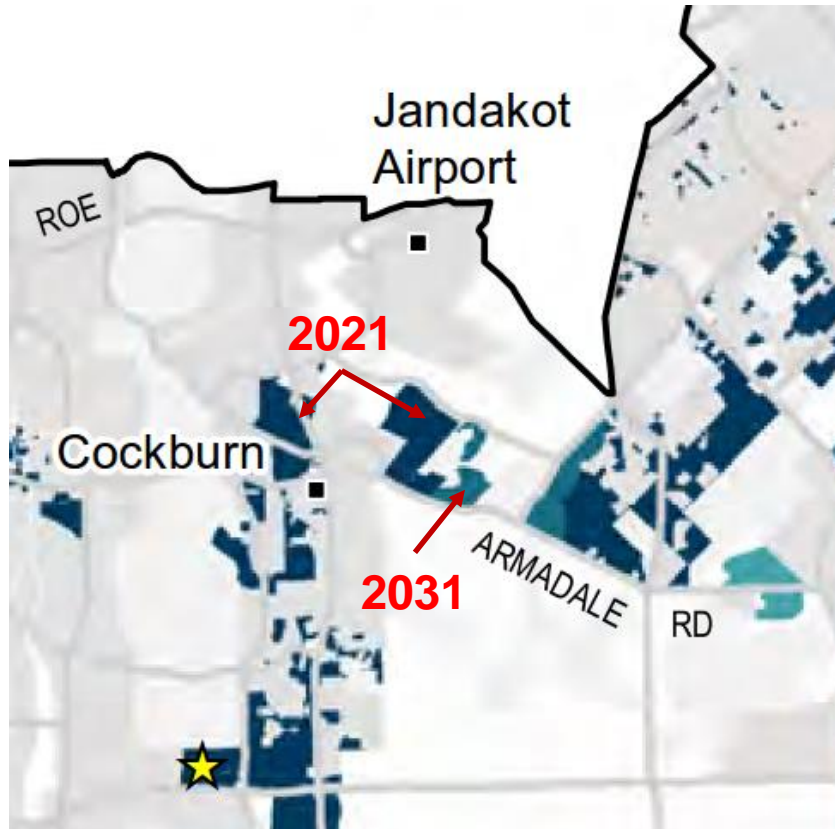
Any new urban areas must be shown on map

- Future developments must be in WAPC's plan
- If property is not shaded, no rezoning
- We have this chance only to get it right

South Banjup will be preserved



North Banjup / Jandakot will be surrounded



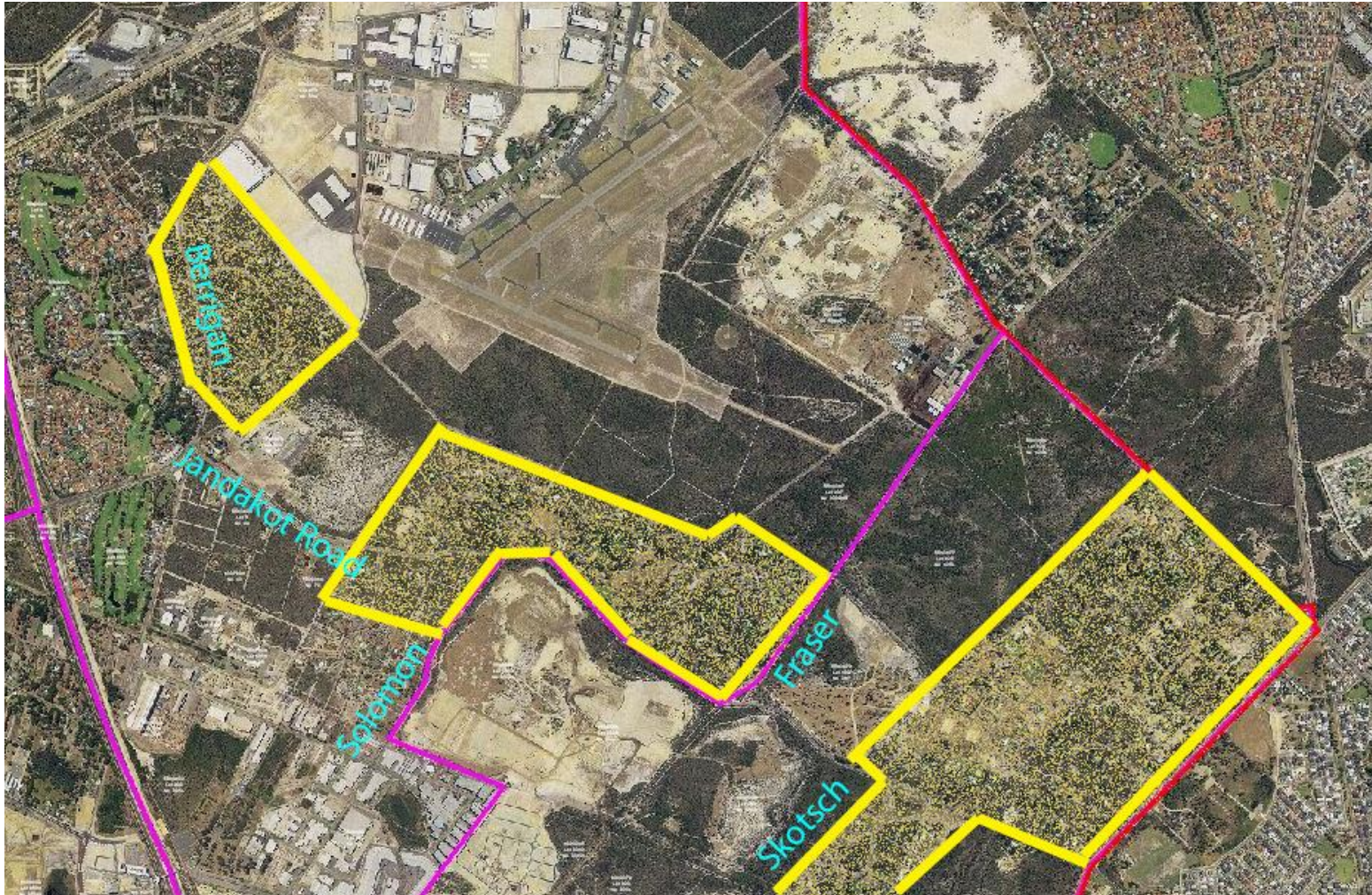
- Arterial road
- Primary Distributor

Big developments are envisaged

- Jandakot Road straightened and dual carriageway
 - Land resumed
- Berrigan Drive to Jandakot City dual carriageway
- Jandakot City major commercial centre
- Link roads from airport to Berrigan and Warton
- Thousands of new homes

Draft submission identifies north Banjup and north Jandakot areas

6:15



Rural properties will be surrounded

- Berrigan Drive will be 4 lane arterial road
 - Heavy traffic from Jandakot City distribution hubs
- Jandakot Road will be 4 lane arterial road
 - Heavy traffic from new urban homes, Piara Waters
- Sand quarries densely urbanised
- Jandakot City expanding
 - Residents overlooking commercial park 30 metres below
 - Noise and traffic increasing

Planners have changed the old certainties

- Airport operations understood when buying
- Sand quarries were to be rehabilitated and rural
- Planners have surrounded the area
 - Urban houses
 - Big commercial parks
 - Arterial roads

Amenity will be continuously eroded

- More
 - Noise
 - Traffic
 - People
 - Stress
- Lost the tranquil rural lifestyle
- Becoming an enclave
- Surrounded by bricks and bitumen

Planning blight will lock residents into their properties

- Staying zoned “Rural” means
 - No sub-division
 - No escape
- Who wants to continue living here?
- Who wants to buy into an enclave?
- Properties will be unsaleable

Should north Banjup and north Jandakot be rezoned ?

- Rezone urban / commercial
- Close to infrastructure
 - Freeway
 - Railway
 - Commercial centres
- Let landowners escape from the planning blight
 - By 2021?

City of Cockburn understands the predicament

- Cockburn is making its own submission to WAPC
- *“Can land surrounding Jandakot Airport retain its intended rural amenity?”*
- Introduce – Andrew Trosic, Planning Manager, Cockburn

North Banjup and North Jandakot



Property developers are showing interest in North Banjup

- Real estate agents have an interesting perspective
- Introduce – Nick Di Lello

Should north Banjup / Jandakot be urban / commercial ??

- No, stay as we are !
- Rezone to Urban / Commercial ?
- Press to resume by 2021?

What shall we resolve?

- Motion:
 - North Banjup / Jandakot residents seek:
 - a. Rezoning of their land; or
 - b. Resumption of their land; or
 - c. No change to their land
 - North Banjup Jandakot residents request the Banjup Residents Group to make such a submission to the WAPC
- Vote

Any volunteers to contribute to the submission to the WAPC?

- Are there any different views?
- Who can help with the submission?

And finally ...

Dino Elpitelli

Is there any other business?

1. -

2. -

3. -

4. -