

BANJUP RESIDENTS GROUP (Inc.)

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Chief Executive
City of Cockburn
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Dear Mr Cain

TREEBY DISTRICT STRUCTURE PLAN

Thank you for the opportunity to comment on the proposed Treeby District Structure Plan. As you know, the Banjup Residents Group represents the owners of 240 properties in the rural areas of Banjup, Jandakot, and Treeby. We have consulted with all of our members about the Treeby Structure Plan and each has received a draft of this submission and their feedback has been included in this final draft.

Residents make several comments, as below, that we request the City to consider before finalising the Plan.

1. Treeby District Structure Plan to be adopted in parallel with the adoption of a Vision for rural Jandakot

The development of Treeby over the coming decade will have a profound effect on the rural properties of Jandakot and at the eastern end of Jandakot Road near Warton Road that we note have been omitted from the structure plan, even though they are in the locality of Treeby. We request that the City prepare, in consultation with local landowners, a concise Vision of how the City would prefer the rural and urban areas north of Armadale Road and east of Berrigan Drive to be developed over the coming 10 to 20 years and to promote that Vision energetically to the WAPC and to Ministers. The Vision would provide a coherent context for the advertised Treeby District Structure Plan.

2. No further development until Armadale Road duplication completed

We request that no development of the DoH or Perron land in the old sand quarries commence until the duplication of Armadale Road in the vicinity of Treeby and Banjup has been completed. This is to prevent congestion on the already over-utilised adjacent road network.

3. Traffic calming on Liddelow Road

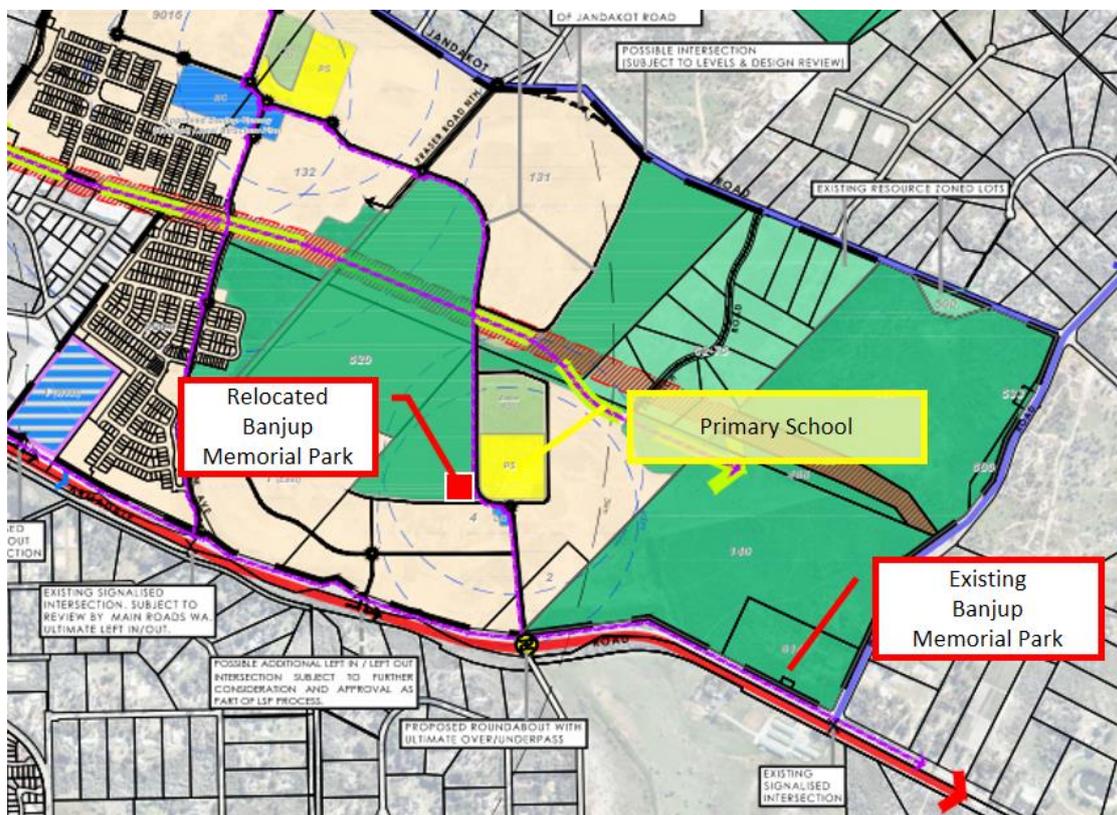
We note that the main southbound exit from Treeby will be through a roundabout at Armadale and Liddelow. The other exits are marked on the plans as eventually being left in, left out only. With Rowley Road designated as a major road to Latitude 32 and the outer harbour, Liddelow Road could well become a cut through for traffic not only from Treeby but also Piara Waters and Canning Vale. This would be at complete variance with Council's decision in 2015 to classify Liddelow Road as a 'Local Distributor' for which the predominant purpose is "*movement of traffic within local areas*" (MRWA 2011).

We request that before the roundabout at its junction with Armadale Road is built several further and effective traffic calming measures be installed along Liddelow Road to prevent it being used as a rat run.

4. Relocation of Banjup Memorial Park

The existing Banjup Memorial Park at the corner of Armadale and Warton Roads is dedicated to the memory of the 14 men of Banjup who served their country in the Great War. As such, it is a vital part of the history of the area and of the European pioneers who developed the nearby lands. However, the Park is remote and largely unknown by the new urban community of Treeby. To improve the Memorial's recognition and its use and to guarantee its future relevance and maintenance, we propose relocating the Park to a central position in urban Treeby.

We request that the City make provision in the District Structure Plan for a new Memorial Park located on the edge of bushland close to the proposed primary school east of Fraser Road, as below:



We hope that the proposed primary school would adopt and care for it in coming years and make it a focus for teaching history of the area.

We envisage that the new site would be similar to the current site. It would have 14 trees planted in two rows with the current memorial stone and plaque at the back with a flagpole alongside. We hope that fairly mature trees of the original species in the current park would be planted so that the new Park would immediately gain character and respect.

Having the Memorial Park alongside the school and its adjacent football oval would provide adequate parking for ANZAC Day services.

We trust that the current Memorial Park would still be preserved and maintained by the City of Cockburn but it would not be the focus of commemorating the men of Banjup who served in the Great War.

The Banjup Residents Group has consulted with the Cockburn RSL and with Steve Treeby, the grandson of Ernest Treeby who is commemorated on the memorial plaque. All are content with our proposal.

We trust that the City will agree with our proposals. We would be pleased to discuss them in more detail if you wish.

Yours sincerely

Dan Franklin

President