Draft Bentley-Curtin Specialised Activity Centre Structure Plan

Submission to the WA Planning Commission, closing date February 17, 2017.
Secretary, Western Australian Planning Commission

Submission provided by Audrey Francis, Co-ordinator, JMH Action Group

1) PREAMBLE

The plan, outlined in Draft Bentley-Curtin Specialised Activity Centre Structure Plan, suggests linking Henley Street, Como and Jackson Road, Karawara to establish a high frequency, rapid transit public transport route between Canning Bridge Station and Curtin University (ref: pages 52/53, Bentley-Curtin Structure Plan 1-6).

The JMH Action Group opposes the joining of Henley Street (Manning/Como) to Jackson Road (Karawara).

2) BACKGROUND

The members of the JMH Action Group are residents in the environs of Jackson Road, Karawara and Henley Street and Murray Street, Como; its title initials ‘JMH’ derived from the initials of the three streets.

The aim of the JMH Action Group continues to be to work in harmony with the WA State Government in considering this proposal and to encourage consideration of alternative routes to achieve a similar result without the detrimental effects on the environs of the locality.

The detailed Position Statement, “Acting Now for Our Future Community” 2012, is attached to this submission. It was written in response to the similar proposals presented in the draft plans outlined in two documents prepared by the West Australian Government in July 2011: “The Capital City Planning Framework” and “Public Transport for Perth 2031”. The concerns expressed in the Position Statement then, remain just as valid now as do the proposals for alternative routes.”

Significant developments since 2011 are included in this submission.
3) **HISTORY OF PROPOSED ROAD LINK:**

Historically, the City of South Perth have been asked for their support for linking Jackson Road, Karawara to Henley Street, Manning/Como and/or Murray Street, Como on four occasions, 1991, 1995, 1997 and 2011. Each time the proposal has been rejected by Council (Ref: Position Statement, page 20-21).

Subsequent to the decision in 1991, the road reserve bordering Jackson Road on the northern aspect, intended for the linking road, was resumed by the City of South Perth and included in the Collier Park Golf Course allowing for the addition of a further nine hole course.

Jackson Road was intended to be a road to service the cul-de-sacs and protected by a buffer of natural vegetation as exists between Blamey Place and Hayman Road. Errant Golf Balls continue to be found on the properties adjacent to Jackson Road at the western end. Jackson Road is now classified as a local distributer road.

Traffic has increased in recent years as a significant number of homes in Karawara are rented to students from the University, most of whom, have cars. Also, students attending Curtin University park on the northern side of Jackson Road to avoid the cost of parking on the campus. This has caused significant safety and traffic flow issues requiring the City to restrict the use of sections of the road that are permissible for parking. However, the parking still remains a contentious issue for residents living further west along Jackson Road.

Mr. John McGrath MLA, Member for South Perth, has stated in the Legislative Assembly of the West Australian Parliament that he is opposed to the development of a high frequency rapid transit bus route from Canning Bridge Station via Henley Street and Jackson Road to Curtin University: his preferred route being Manning Road (Ref: Hansard (uncorrected version), March 16, 2011; p16b-20a).

4) **CASE AGAINST A HENLEY STREET/JACKSON ROAD RAPID, HIGH FREQUENCY ROUTE:**

Such a route will have a detrimental effect for the following reasons.
1. It will create a traffic hazard and a safety risk for the students attending the Como Secondary College, which is destined to become a K-12 institution (Ref: Position Statement, p 6-8).

2. It will pass adjacent to the MeathCare Retirement Village and Hostel and the local residential community exposing the residents to air and noise pollution (ref: Position Statement page 11, 12). Major extensions to this facility are currently being undertaken doubling the number of dementia-specific beds to 120.

3. It will have an adverse effect on the MeathCare frail-aged community cared for in the Hostel and those living independently in the villas using electric scooters (Gophers).

4. The MeathCare Independent Living villas along Jackson Road will be very close to the proposed corridor resulting in difficult access to Jackson Road.

5. The attractiveness and value of these villas in the event of re-sale will be diminished.

6. It will only facilitate through traffic from Canning Highway to Curtin University. This route will bypass the Waterford Plaza Shopping Centre, Karawara, whose Management have opposed the plan, as well as the social infrastructure of Karawara / Manning.

7. The concept of a “Rapid” bus route is compromised by the fact that the speed of traffic through this area will be governed by a speed limit of 50kph in the residential areas and 40kph in the vicinity of the Como Secondary College and MeathCare Retirement Home and Hostel.

8. Other speed restricting devices, in addition to those already in place in Henley Street, will need to be installed.

9. Major road works will be required to construct the unmade section of the road and to widen the existing road.

10. The green corridor which currently exists and is used by residents for recreational exercise will be destroyed (Ref: Position Statement p16).
5) CURRENT PROGRAMMES IN THE AREA AND ENVIRONMENTAL CONTEXT

The JMH Action Group, June 2014, was granted a State Government Natural Resource Management Grant of $30,000. These NRM grants are given by the State Government to community groups to assist in the development and conservation of natural resources in Western Australia. Our JMH Action Group identified an area of land to the south of McNabb Loop and west of Murray St, on Como Secondary College land.

The area upgraded is adjacent to the Collier Park Golf Course, which is known to be one of the largest and a significant roosting area south of the river for the endangered Carnaby Cockatoo. The City of South Perth has been planting extensively on the Golf Course, particularly at the western end, to support the habitat of these birds. The JMH Action Group, together with volunteers from the community, with the support of the City of South Perth and sponsored by the Como Secondary College have planted native plants that will provide a food source for the Carnaby Cockatoos.

This area is part of an important environmental corridor through Kensington, Como Secondary College, Collier Park Golf Course, the bushland at Curtin Primary School and through Waterford to the Canning River. The preservation of the area, threatened by the joining of Jackson Road to Henley Street, is important to the continuity of this green corridor.

6) RELATIONS WITH CURTIN UNIVERSITY

The JMH Action Group has maintained a cordial relationship with Curtin University. Representatives have met on occasions with several Directors of Campus Development. In 2010, members were told that Curtin University’s development plans do not depend on access via Jackson Road. At a meeting in July 2015, we were told that the “Main Street”, north – south on the campus, is designed for light rail, not buses and connects with an area at the southern end where light rail cars will be stabled. This supports the University’s position that Manning Road should be the main route for transport to the university (Ref: Position Statement p18). The JMH Action Group’s preference is that motor vehicle through traffic (including public transport) be directed from Canning Bridge Station along the existing arterial roads - Manning Road, Hayman Road and Kent Street, to Curtin University and Technology Park (Ref: Position Statement p6 and p25).
Section 4.8 - Public Transport (page 52)

Jackson Ave and Henley Street are included in a list of roads which already support bus services. Jackson Ave. is an internal road on Curtin University Campus. Jackson Road and Henley Street are not connected and so do not support a bus service. Also the accompanying map has a black line through the proposed route should Jackson Road and Henley Street connect. There is no interpretation of the colour black in the legend.

Section 5.2 Precinct Development (page 86)

For the purpose of this document, “Karawara Precinct” is defined as the area bordered by Kent Street, Manning Road, Walanna Drive and Jackson Road (east of Walanna Drive). The sentence “No change to road layout or public transport is proposed for the Karawara Precinct” is correct in this context. However, the Karawara Precinct should not be viewed separately from the total locality of Karawara. Linking Henley Street to Jackson Road at the western end will have immense impact on the quality of life of the total community.

Manning Road, an arterial road, needs to be considered as an appropriate alternative. It connects to Canning Bridge and passes the main social and commercial infrastructure of the area with access through Kent Street and Lawson Street to all boundaries of Curtin University.

Draft Bentley-Curtin Structure Plan – Appendix

A1.6 Heritage, page 11- Aboriginal Heritage

The JMH Action Group is sensitive to the significance of the area between Jackson Road and Henley Street in relation to the indigenous community. In the document, a map (Department of Aboriginal Affairs) shows registered sites, one of these bordering on Jackson Road. Members of the JMH Action Group have had conversation with a local Aboriginal Elder. He acknowledged that there was only a small remnant remaining of what is a very significant area relating to their traditional customs. He expressed the sadness of his people at the steady encroachment through development of roads and buildings.
Current bus movements between Canning Bridge Interchange and Curtin University – Routes 100 and 101

From Canning Bridge Interchange to Curtin University:
Weekdays: 114 daily
Saturday: 24
Sunday and Public Holidays: 31

To Canning Bridge (Interchange) from Curtin University:
Weekdays: 116
Saturday: 25
Sunday and Public Holidays: 35

The name “Karawara” is an Aboriginal word meaning “The Green Place” or “The Place of Trees”. The community values these aspects of the locality and continues to oppose the suggested joining of Jackson Road to Henley Street for the establishment of a rapid transit, high frequency bus route between Canning Bridge Interchange and Curtin University.

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