

COMPLAINT and NOTICE

Concerning multi residential development at 2 Seaview Tce, Kalamunda.

I have raised this concern with the shire on a number of occasions, I was told and reassured that I and others in the street would be informed about any building plans/development proposals as the shire always does this concerning these types of developments. To date I have had no such contact from the shire regarding this development which will seriously impact on the safety concerning traffic matters in the street. This phone discussion was made to the shire several months ago, records recordings and notes should record this concern and response from the shire.

To my grave concern and disappointment I have not been informed in anyway of the development to this stage, only finding out today that the 100 year old building on the corner of this block is being demolished. I spoke to the demolition workers who were non the wiser about the development aspect.

My concerns were that if you are pulling a house down then some form of plans and approval must be given for development by the Shire, as you would be foolish to destroy a house unless you could develop on the block.

I really hope that development plans of this nature for multi premises have not been approved without consultation of its effects upon local neighbours like myself and others directly across the street particularly that I have already express my safety concerns about the street and have had reassurances from an employee from the shire that I would be able to put in my objections.

The shires duty is to its rate payers and there is plenty of policies and material that should support this approach if the shire managers are doing their paid job properly.

To refresh the shires memory from when I last contacted them a couple of months ago.

I reside at 92 Heath Rd Kalamunda, across the road from the corner property of 2 Seaview Terrace Kalamunda, myself and my family have lived here for over 16 years, I have lived in the shire for 34 years.

I become aware through signage that number 2 Seaview Terrace is currently being sold as a prospective multi residential development site, ranging from anywhere between 2 and 10 dwellings that could be built on this parcel of land as a result of the zoning, being approximately a 3,000 square metre parcel of land presently with a 100 plus year-old home that would likely be demolished. 2 Seaview Terrace borders Heath Road and is positioned directly opposite my property.

It is without question that a new development will pose a greater traffic safety issue than presently exists if numerous driveways exit onto Heath Rd down the hill from the corner of Seaview Terrace.

The problem is caused by the gradient of Heath Road which becomes relatively steep at this location with about a 1 in 10 gradient slope. The natural lie of Heath rd causes effectively a blind spot for vehicles travelling West and East. This is greatly compounded through speed and by the early morning and later afternoon rising and setting suns.

Describing Heath road further

Before it becomes a 1 in 10 gradient the land starts to curve downwards further East from a relatively flat region of Heath road commencing several hundred metres East of the Seaview Rd T intersection. Ype

So it becomes a blind rise and a blind decent depending which direction that you are travelling namely East or West.

Because of this slope and relatively steep gradient it has always caused issues for me and others when pulling out of or driving into my driveway. Cars and large sized vehicles regularly speed going up the hill and more often speed well in excess of 50 kms /hr going down the hill. Overtaking any cars on the road is very dangerous because of the curvature of the hill causing the blind rises and decents.

Another safety issue is reversing which presents an even worse situation because it naturally takes longer on the road where you need to cross into the West bound portion of Heath Road. There is always a real concern because of the sloping gradient the time that you are across lanes and that cars may not see you in time to avoid a crash because of the blind decent and unknown speed of west bound vehicles.

If vehicles are travelling at 50kms hr or more (which often they do) there is concerns that they may not have enough time to break because of the hidden view obstructed by the curvature of the road that drivers are presented with as they drive closer and past Sea view terrace this getting far worse as the sun descends in the afternoon causing visibility issues.

It is even of more concern with the larger vehicles that use this part of Heath road daily which includes trucks are of all various sizes that travel up and down Heath Road regularly every day.

Heath road serves as the main road that residents that live West of Sea Forth rd which would number in the hundreds of people and various vehicles, using the road to go into Kalamunda town and to head to and from other destinations.

It's a real safety concern where you need to be extra careful when pulling out or reversing across lanes. The faster that vehicles travel then the risk of a collision also naturally rises as a consequence.

Vehicles often speed well in excess of the 50 km speed limit down my portion of Heath Road many times on a daily basis, as mentioned more so going down the hill.

Proposed Solution with new development.

Any new development should have exit points for all prospective land/home owners through a driveway development exiting on a singular driveway on Seaview Terrace, this is no different to other developments of this character in the shire

Why I am concerned about the road hazard

My experience in this proposal stems from 32 years as a police officer and working in traffic and having attended and dealt with many hundreds of serious and fatal crashes over the years and being trained and experienced of the types of road and driving hazards that cause crashes. I am also a qualified defensive driving instructor among other traffic qualifications and training.

I am acutely aware of the effect of reaction times of errant drivers and road designs that impact on safely driving vehicles. For instance people will respond faster or slower depending on age skill and experience of the driver and knowledge of the environment. I am also aware that some people will not change their driving habits and that the road design needs to allow for this, more signage, speed humps better design elimination of potential road hazards.

The proposal that I have mentioned could easily and simple avoid any minor and disastrous safety issues on this stretch of Heath road and avoid crashes that may result in damaged property, severe injury and worse and expensive litigation for all parties including and that includes shire employees.

The simple solution as I said would be having an access driveway parallel with Heath road along the southern border of number 2 Seaview. In addition it would make design sense to lessen the traffic burden on this dangerous stretch of Heath road as I have explained. There would be no cost to the shire nor the rate payer and is in line with other multi strata title and concentrated unit developments already approved and operating in the shire having 1 shared driveway.

This proposal would make it safe for the occupants of any future dwellings at number 2 Seaview terrace irrespective of the number of dwellings and avoid any future crashes by errant drivers travelling West along Heath Road on this particular stretch.

So effectively we are talking hundreds of fellow neighbours particularly living nearby, and all users of this stretch of Heath road who may be unfamiliar with the existing hazard that I have articulated.

Again I would please request that I can be kept informed of any progress concerning development proposals of this parcel of land in particular concerning access driveways to these future dwellings. I would like also to present this concern at a council meeting at the appropriate time before any consideration is given for the type of Block layout and access driveways are approved.

Today what has transpired with the Shire

I spoke to a gentleman from the Shire , Mitchelle, I felt that he was keeping information back from me, especially when I asked him whether the blocks had already been subdivided, he effectively asked me to write my requests in.

I am currently in the process of gathering supporters from neighbours whom also disapprove of multiple road driveway accesses on Heath road from this development.

Today what transpired with the residents concerned that use Heath rd

I contacted all the residents that were home in my near vicinity regarding the proposed development on Heath Road and constructed a list of these concerned residents regarding the development of 2 Sea View Terrace and any driveway access coming onto Heath rd which will cause Dangerous traffic conditions to all users of Heath road.

There was not one person who refused to add their names to the list, they were all concerned about this future development that will impact on their safety, they are well aware of the safety issues that

presently exist relating to the blind rise and slope of Heath road and the issues with driving into the sun depending on the hour of day. This list has been photocopied and attached.

I intend to advise as many residents as I can to inform them of the issue and what the Shires response has been to this point.

Kind regards



Chris Hambly

Copy

Regarding 2 Seaview Terrace Kalamunda - below is a list of local residents whom wish to express their concerns against multi-driveway access on Heath Road which concerns any development proposals of number 2 Seaview Terrace, due to the added traffic hazard and danger that this will impose on Road users of Heath road.

Date	Name	Address	Phone
19.4.22	Leigh Hamblly	92 Heath Rd Kalamunda	048910507
"	Chris Hamblly	92 Heath Rd Kalamunda	042577742
19.4.22	DOM CANDEORO	94 HEATH RD	92917778
19.4.22	Deborah Petrusma	Walbeck Rd	0403014865
19/4/22	Martin Teal	12 Walbeck Rd.	
19/4/22	Bridget Callon	12 Walbeck Rd.	0416240289
17/4/22	Sealyn W	21 Walbeck road	0452573291
19/4/22	Lindi Harding	26 Walbeck Rd,	0421647063
19/4/22	Jetta SZEMRAY	3 VIEW WAY, KALAMUNDA	
19/4/22	Alison McKay	12 view way, Kalamunda.	
17/4/22	ADAM RAMSHAN	2 MOUNT TEE KALAMUNDA	