

**DS004 A - Schedule of Submissions - Crown Reserve 34871**

Number & Date	Submitter	Nature of Submission	Comment
<p>1 (21/07/2022)</p>	<p>Private Landowner</p>	<p>Object</p> <p>During heavy rains excess storm water from drains, roads etc., pours into the reserve. Basically the reserve acts as a giant soak well making the reserve a marsh land in the wetter months and inappropriate for building homes upon. The City would have to go to great expense to divert the water elsewhere.</p> <p>There are a number of elevated properties surrounding the reserve which are built on sand. Any excavation work for residential buildings may affect the integrity of the retaining slopes and hence may affect the integrity of the homes foundations that overlook the reserve thus leading to structural damage.</p> <p>Any subdivision in the area would take away from the area and may decrease property values.</p> <p>I would like to see the reserve maintained and planted with more trees which would beautify and attract more fauna top the area.</p>	<p>Concerns raised regarding drainage in the area and a subdivision of the lot decreasing property values in the immediate area.</p>
<p>2 (21/07/2022)</p>	<p>Water Corporation</p>	<p>No Objection</p> <p>The Lot contains sewer mains on three boundaries. Any development of the land will need to ensure these assets are protected.</p>	<p>Noted</p>
<p>3 (23 July 2022) and (27 July 2022)</p>	<p>Private Landowner</p>	<p>Questions regarding the potential impact of any development on the lot.</p> <p>How many strata dwellings would be allowable on the lot?</p> <p>Could the lot be used for commercial development?</p> <p>If compacting is required can the developers be limited to using plate compactors instead of heavy vibrating rollers?</p> <p>Will people be notified when the lot become available for sale?</p> <p>Please advise of any negative impacts that any potential development may have on her property.</p> <p>Can the Council place special building conditions on the sale of the land to protect neighbouring properties against any potential negative impacts? The concern is regards to inadequate drainage in the area to allow removal of the lot which is currently acting as a drainage basin for runoff from the cul-de-</p>	<p>Concerns regarding drainage, potential commercial development, and negative impacts a development may have on properties.</p>

		sac and Geraldton Grammar access road. Drainage should be corrected before this sale proceeds.	
4 (24/07/2022)	Private Landowner	Support	Noted
5 (25/07/2022)	Private Landowner	Support	Noted
6 (28/07/2022)	ATCO	No objection	Noted
7 (08/08/2022)	Private Landowner	Object  There is a shortage of green open space in Beresford It is a scenic area with shady gum trees in a low lying protected location and is a great location for walking the dog.  If the area was to be filled for a residential development the flood and storm water from adjacent higher level properties would cause flooding to Kononen Place.  The Kononen Park would be more suited as a park for residents and should be upgraded to encourage more utilisation with the addition of barbecues and seating.	Concerns of low open space in the Beresford area and storm water impact.
8 (10/08/2022)	Private Landowner	Object  We recently purchased in the street and one of the reasons why we purchased in this street was it had a park.  We have grandchildren and pets so we will utilise this park.  Concern with the sale for residential purposes is if it is used to build units or government housing.  It has the potential to devalue properties and introduce undesirable social aspects into a very quiet street.  My preference it to keep the park but if the area is converted the only way we can keep the integrity of the street is to assure current property owners that any subsequent building on this lot is to be owner occupier not public housing.	Concerns relating to devaluation of properties if multi dwellings were built on the lot.
9 (10/08/2022)	Geraldton Grammar School	Object	Low public open space in the Beresford area (2.77%)

<p>9A (31 /08/2022)</p>		<p>The statement that the proceeds of sale will be held in trust and used for capital improvements to other recreational reserves in the locality. This is very broad and we are seeking advice as to specifically which recreational reserves it is referring to. Conversion of this land will result in a negative visual impact.</p> <p>2<sup>nd</sup> letter received Objection Reference is made to the Public Open Space Strategy (POSS) that mandates 10% public open space is provided under the State planning framework. This document indicates current public open space in Beresford is 2.77%. Within the POSS the Geraldton Grammar School is identified as public open space this is questionable as it is a private school on private property. Object to this proposal as it will reduce the public open space.</p>	
<p>10 (28/08/2022)</p>	<p>Private Landowner</p>	<p>Object</p> <p>I strongly advocate the City does not acquire Lot 2744 and that it remains vested in the City for the purpose of Public Recreation.</p> <p>Kononen Park is located is the lowest point in the surrounding landscape. I have observed Kononen Park inundated by storm water runoff forming a like covering most of the park to a depth greater than 0.5m following heavy rainfall. Residential development of Kononen Park would necessitate substantial fill and cause the area of the park to shed storm water.</p> <p>The Western Australian Planning Commission mandates a minimum of 10% public open space provisions. The locality of Beresford has a total amount of 2.77%. The POSS quantifies that Beresford is generally lacking in facilities and is well under its 10% requirement. In this context Kononen Park becomes an invaluable community asset and must be retained and preserved. With the development of St Patricks school oval opposite the entrance to Kononen Place, Kononen Park will become the largest publicly accessible green space within the residential locality of Beresford.</p> <p>Kononen Place is a U-shaped cul-de-sac. The entrance to Kononen Park is on the apex of a corner in Kononen Place. There is no on street parking adjacent to the park and limited on street parking elsewhere in the street. Kononen Park is zoned residential R30 and therefore may yield 11 dwellings.</p> <p>Kononen Park was clearly identified and set aside to satisfy the mandated requirement for 10% public open space. It was identified because it is a</p>	<p>Concerns relating to storm water runoff and Beresford currently below the minimum 10% public open space. Lack of street parking if multi dwellings permitted to be built.</p>

		<p>sump and the lowest lying area within the local neighbourhood. It would be prohibitively expensive to develop the lot for residential development. Konan Park should and needs to be retained and preserved as the valuable and treasured green public open space that it is.</p>	
<p>11 (18/08/2022)</p>	Private Landowner	<p>Object</p> <p>Serious concerns about the sale as the street has issues already such as flooding from storm water. There will be congestion from parking in the area and it is a busy street and won't be safe anymore with further traffic.</p> <p>The park is valued by all the residents in the area.</p>	<p>Concerns regarding storm water flooding if park is sold for residential. Parking congestion in the area.</p>
<p>12 (18/08/2022)</p>	Private Landowner	<p>Object</p> <p>There are many issues in the street such as storm flooding. The park is lived by all the residents and are very disappointed about the proposed sale.</p>	<p>Concerns regarding storm flooding.</p>
<p>13 (21/08/2022)</p>	Private Landowner	<p>Object</p> <p>As a long term resident of the street, I enjoy the quiet uncongested cul de sac Kononen Place offers. The development will see a huge increase in traffic and as a mother of young children I am concerned this could be hazardous.</p> <p>The open space has always been utilised by local families and an exercise area and I regularly take my dogs to run around the reserve as do other local residents.</p> <p>I acknowledge the beautiful foreshore approximately 10 minute's walk away, however we should not have to have this as our only option.</p> <p>Beresford in general already lacks public open space and I feel we should be preserving what we have rather than cramming in more dwellings.</p>	<p>Large increase in traffic if allowed to be developed. Lack of public open space in Beresford locality.</p>
<p>14 (22/08/2022)</p>	Private Landowner	<p>Object</p> <p>The land in question is the only park in the neighbourhood available for children to play and dog owners to exercise their animals.</p> <p>Up to 11 units could be built on the site which would mean our quiet little cul de sac would double in dwellings, motor vehicles and noise as well as anti-social behaviour.</p>	<p>Large increase in traffic if allowed to be developed. Lack of public open space in Beresford locality.</p>
<p>15 (25/08/2022)</p>	Private Landowner	<p>Object</p>	<p>Park is used by residents and children. Has a lot of birdlife.</p>

		<p>When I purchased my house in Kononen Place, this park was a major decision in the purchase. With the blocks being so small, the park is an ideal space for children to play ball sports without annoying my neighbours. It is in walking distance and they do not have to cross a road to get there.</p> <p>There is a lot of birdlife that inhabit the trees. It is relaxing to wander down to the park and check out the birds particularly in this time poor society.</p> <p>I would appreciate your consideration in not selling this green open space which is of benefit and value to my family and myself.</p>	
16 (28/0/02022)	Private Landowner	<p>Object</p> <p>Our children played in Kononen Park when they were younger and we appreciate having the public open space that can be used by everyone in the street.</p> <p>Residential development could yield 11 dwellings adding an extra 11 households to Kononen Place. At two cars per household, it could bring another 22 cars permanently into Kononen Place, half of which would need to be parked on the street.</p> <p>Infilling the sump in Kononen Park for development will cause significantly more flooding in Kononen Place as all the storm water that would normally be soak in at Kononen Park will be shed as run off.</p> <p>Kononen Park is valued by the local residents and the green open space will become even more valuable when the St Patrick's playing fields are covered in residential development.</p>	Concerns regarding an increase in traffic to the area if developed and flooding to the area.