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Western Australia.*

January 2020

Metropolitan Region Scheme Amendment **1347/57** (Minor Amendment)



North Parkerville
Urban Area

Report on Submissions
Submissions

Shire of Mundaring

**Metropolitan Region Scheme
Amendment 1347/57
(Minor Amendment)**

North Parkerville Urban Area

**Report on Submissions
Submissions**

Shire of Mundaring



January 2020

Introduction to Metropolitan Region Scheme minor amendments

The Western Australian Planning Commission (WAPC) is responsible for keeping the Metropolitan Region Scheme under review and initiating changes where they are seen as necessary.

The Metropolitan Region Scheme (MRS) sets out the broad pattern of land use for the whole Perth metropolitan region. The MRS is constantly under review to best reflect regional planning and development needs.

An amendment proposal to change land use reservations and zones in the MRS is regulated by the *Planning and Development Act 2005*. That legislation provides for public submissions to be made on proposed amendments.

For a non-substantial amendment, often referred to as a minor amendment (made under section 57 of the Act), the WAPC considers all the submissions lodged, and publishes its recommendations in a report on submissions. This report is presented to the Minister for Planning for approval. The amendment takes legal effect with Gazettal of the Minister's approval.

In the process of making a non-substantial amendment to the MRS, information is published as a public record under the following titles:

Amendment report

This document is available from the start of the public advertising period of the proposed amendment. It sets out the purpose and scope of the proposal, explains why the amendment is considered necessary, and informs people how they can comment through the submission process.

Environmental review report

The Environmental Protection Authority must consider the environmental impact of an amendment to the MRS before it can be advertised. While formal assessment would be unlikely for a non-substantial amendment, were it required then an environmental review would be undertaken and made available for information and comment at the same time as the amendment report.

Report on submissions

The planning rationale, determination of submissions and the WAPC's recommendations for final approval of the amendment, with or without modification, is documented in this report.

Submissions

This document contains a reproduction of all written submissions received by the WAPC on the proposed amendment.

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Submissions

Report on Submissions

Metropolitan Region Scheme Amendment 1347/57

North Parkerville Urban Area

Report on Submissions

1 Introduction

At its October 2018 meeting, the Western Australian Planning Commission (WAPC) resolved to proceed with this amendment to the Metropolitan Region Scheme (MRS) in accordance with the provisions of Section 57 of the *Planning and Development Act 2005*.

The amendment was initiated as a minor amendment to the MRS as the proposal was considered to be relatively minor in nature. The reasons for that decision are included in the previously published *Amendment Report* for this amendment.

2 The proposed amendment

Purpose

The amendment proposal was described in the previously published *Amendment Report* and a description of the proposal is repeated below.

The purpose of the amendment is to rezone approximately 18.66 ha of land being the portions of Lot 61 Roland Road and Lot 1001 Kilburn Road, Parkerville, located to the south of Clutterbuck Creek, from the Rural zone to the Urban zone in the MRS.

The proposed amendment will facilitate further planning to enable the development of the amendment area for low-density residential purposes.

3 Environmental Protection Authority advice

The proposed amendment was referred to the Environmental Protection Authority (EPA) for advice on whether environmental assessment would be required. On 3 December 2018, the EPA determined that the amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986*, but provided advice on the protection of inland waters.

The EPA noted that future development would be serviced by on-site effluent disposal systems which have the potential to impact on Clutterbuck Creek and advises it supports the preparation and approval of a District Water Management Strategy (DWMS) which addresses this potential impact. The EPA concluded the amendment can be managed to meet its environmental objectives through this requirements for a DWMS to be prepared.

A copy of the notice from the EPA is in *Appendix A* of the *Amendment Report*.

4 Call for submissions

The amendment was advertised for public submissions from 26 February 2019 to 3 May 2019.

The amendment was advertised for public inspection during ordinary business hours at the:

- i) Western Australian Planning Commission, 140 William Street, Perth
- ii) Shire of Mundaring
- iii) State Reference Library, Northbridge.

During the public inspection period, notice of the amendment was published in the *West Australian* and relevant local newspaper/s circulating in the locality of this amendment.

5 Submissions

One hundred and eighteen (118) submissions (including two late submissions) were received on the amendment. An alphabetical index of all persons and organisations lodging submissions is at *Schedule 1*.

One submission supported the amendment, 104 submissions objected and 13 submissions contained neutral comments, non-objections or general comments on the amendment (primarily from government agencies).

A summary of each submission with WAPC comments and determinations is at *Schedule 2*. A complete copy of all written submissions is contained in this report.

6 Main issues raised in submissions

(a) Traffic and transport planning

- The existing road network is inadequate for the current population and is often subject to congestion and it is unlikely that it would be able to handle increased traffic volumes resulting from development of the amendment area.

WAPC Comment: The subsequent development of the land for residential purposes over time will be accompanied by consideration of traffic and access issues and the modification and upgrading of the road network and pedestrian infrastructure (i.e. footpaths). Traffic impact and management matters will need to be addressed in accordance with relevant State and Local Government requirements. This will require consultation with Main Roads WA (MRWA) and the Shire of Mundaring in subsequent stages of the planning process.

Nonetheless, any future development of the amendment area is unlikely to create more than approximately 50 to 60 new residential lots, which is unlikely to significantly increase traffic volumes or necessitate significant upgrades to the local road network.

It is, however, noted that the cumulative impacts of the development of a number of sites in the surrounding area may adversely impact on the local and regional road networks, including Great Eastern Highway and Toodyay Road. The Department of Planning, Lands and Heritage, the Shire of Mundaring, MRWA and other stakeholders have formed a technical advisory group to further investigate the cumulative impacts of future residential development in Parkerville, Stoneville and surrounding areas on the local and regional road networks. It is anticipated that the findings of these investigations will guide

future transport planning for the area and the preparation and assessment of any future structure plan for the amendment area.

- The increase in traffic volumes resulting from development of the amendment area would increase traffic noise, which would adversely affect the amenity of the area.

WAPC Comment: Any future development of the amendment area is unlikely to significantly increase traffic volumes, it is unlikely that increased traffic noise would be to a level where it would significantly affect the amenity of the area.

(b) Bushfire risk

- Increasing the population in the area would pose an unacceptable fire risk.

WAPC Comment: The Bushfire Management Plan prepared in support of the amendment demonstrates that the risk of bushfire to people, property or infrastructure can be appropriately managed in subsequent stages of the planning process, consistent with the requirements of State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas (the Guidelines). This has been confirmed by the Department of Fire and Emergency Services. In this respect, the proponent would be required to provide further and more detailed information to demonstrate compliance with the requirements of SPP 3.7 and the Guidelines in the subsequent stages of the planning process, which should ensure that any future development of the amendment area does not pose an unacceptable fire risk.

- The local road network is inadequate to cope with vehicle movements during a bushfire and will need to be improved to reduce the risk of bushfire to residents.

WAPC Comment: The potential need to upgrade the local road network is beyond the scope of the MRS amendment process. Such matters are given more detailed consideration in the subsequent local structure planning stage by the Shire of Mundaring and the WAPC. Furthermore, any future subdivision applications may be subject to approval conditions requiring the upgrade of roads or intersections where it is demonstrated that the need arises from development of the amendment area.

- The current level of firefighting services will be unable to cope with the increased number of dwellings.

WAPC Comment: The potential need to upgrade the level of firefighting services in the areas is beyond the scope of the MRS amendment process, however, this matter may be considered by the Shire of Mundaring and the WAPC at the local structure planning stage. Nonetheless, any future development of the amendment area, in itself, is unlikely to significantly increase the pressure on existing local firefighting services given the small number of additional residential lots that are likely to be created.

(c) Environmental matters

- The future use of on-site sewerage disposal systems may result in adverse environmental impacts on Clutterbuck Creek and the Jane Brook Catchment.

WAPC Comment: Any future subdivision and development of the amendment area will be subject to the requirements of the relevant WAPC and State government policies, including the Government Sewerage Policy which:

- (a) requires that it be demonstrated that each residential lot is capable of accommodating on-site sewerage disposal without endangering public health or adversely impacting upon the environment; and
- (b) outlines a range of requirements for on-site sewerage disposal, which include minimum separation distances from waterways and significant wetlands, minimum lot size requirements and land application area requirements.

The DWMS prepared in support of the amendment states that future development will be serviced by on-site sewerage disposal systems and that the use of such systems will be restricted to land which is, or capable of being modified to be, suitable for these systems. The DWMS has been endorsed by the Department of Water and Environmental Regulation. Furthermore, the proponent will be required to undertake more detailed investigations in subsequent stages of the planning process (ie. preparation and approval of a local water management strategy) to demonstrate compliance with relevant policies.

- Clearing of remnant vegetation for future development would result in the loss of habitat for native fauna.

WAPC Comment: The biodiversity qualities of the site have been given consideration via the proponent's environmental investigations which were provided to State and local government authorities. The EPA determined that the proposed amendment should not be assessed under Part IV Division 3 of the Environmental Protection Act 1986. The EPA did not provide any advice or recommendations in regards to the loss of habitat for native fauna.

Furthermore, the future development of the amendment area is unlikely to significantly contribute to the loss of habitat for native species for the following reasons:

- (a) Most of the amendment area has previously been cleared for agricultural use.
- (b) A significant proportion of the remnant vegetation on the site is located along Clutterbuck Creek and is likely to be set aside and retained in a foreshore reserve in later stages of the planning process, in accordance with WAPC policy.
- (c) A minimum lot size of 2,000 m² is likely to apply to the subdivision of the amendment area. Lots of this size may provide opportunities for remnant vegetation to be retained within some of the future residential lots.

Additionally, finalisation of the amendment does not abrogate the proponent of its responsibilities under the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999. The proponent has advised that any potential clearing would be reviewed in subsequent planning stages and if required the proposal will be referred for assessment pursuant to the requirements of this Act.

- The amendment area should be retained and rehabilitated as a natural area.

WAPC Comment: The North-East Sub-regional Planning Framework (the Framework), which guides the planning and development of Parkerville and the broader sub-region, does not identify any additional open space areas or ecological linkages within the amendment area. As such, there is no strategic planning basis to retain and rehabilitate the amendment area as a natural area. Nonetheless, whilst the amendment proposes to transfer the amendment area to the Urban zone in the MRS, this would not necessarily result in the clearing and development of the entire site. It is likely that areas of significant environmental values would be protected within foreshore reserves and public open space, as determined in the subsequent stages of the planning process.

- The cumulative environmental impacts of all developments in the area need to be considered.

WAPC Comment: The amendment is consistent with the Framework, which identifies the amendment area as an Urban investigation area, the North Stoneville townsite as an Urban area and the North Parkerville townsite as an Urban Deferred area. The cumulative impact of all developments in the area have been considered in the preparation and environmental review of the Framework.

(d) Impact on amenity

- Most residents moved to Parkerville for the lifestyle the current zoning provides and do not want to see it become another part of suburbia. As such, lot sizes should not be less than 2,000 m² to two hectares to retain the existing amenity of the area.

WAPC Comment: The amendment is consistent with the Framework, which identifies the amendment area as an Urban investigation area and the Shire of Mundaring Local Planning Strategy (the Local Planning Strategy) supports the amendment area being zoned Urban in the MRS.

The purpose of the MRS amendment process is to determine whether the land is suitable in a general sense for urban uses, which can include dwellings, public open spaces, shops etc. Minimum lot sizes and the number of dwellings that will be permitted will be determined at later stages of the planning process such as the local structure planning (subject to a further public consultation process) and the subdivision stages by the Shire of Mundaring and the WAPC. Nonetheless, the proponent has prepared an indicative structure plan which indicates that future subdivision of the amendment area is likely to be subject to an R5 density coding, to which a minimum lot size of 2,000 m² applies. The Government Sewerage Policy also recommends a minimum lot size of 2,000 m² where on-site sewerage disposal is proposed, as is proposed for this site. For these reasons, it is likely that a 2,000 m² minimum lot size would apply to any future subdivision of the amendment area, which would result in a development outcome similar to nearby residential areas.

- Development of the amendment area and the North Stoneville Townsite would result in the loss of the rural buffer between these townsites, which is contrary to the intent of the strategic planning framework for the area.

WAPC Comment: Land between the amendment area and the Urban zoned land in the North Stoneville Townsite is identified as Rural in the Framework and as a rural buffer in the Local Planning Strategy. The Local Planning Strategy recommends that the rural buffer in this location be in the form of rural residential and/or rural small holding development. The amendment is consistent with the Framework and the Local Planning Strategy as it does not propose to rezone any of the land in the rural buffer.

It is noted that the draft North Stoneville Local Structure Plan (the draft Structure Plan) proposes urban land uses in the northernmost portion of this rural buffer, however, this matter is beyond the scope and purpose of the MRS amendment process and is a separate matter which is considered by the Shire of Mundaring and the WAPC in the assessment of the draft Structure Plan.

- Development of the amendment area would result in a loss of views and the rural outlook currently enjoyed from nearby properties.

WAPC Comment: The impact of future development on existing views and the rural outlook enjoyed from adjacent or nearby properties is an aspect of amenity which is considered in the subsequent local structure planning stage and is beyond the scope of the MRS amendment process. However, whilst the Western Australian planning system seeks to achieve improved amenity outcomes by promoting site responsive design, integration of new and existing development and an enhanced sense of place, it does not guarantee the protection of existing views from adjacent and nearby properties.

(e) Infrastructure capacity

- Existing infrastructure and amenities (i.e. the shopping centre and medical services in the Mundaring townsite) are under pressure and would not be able to meet the additional demand generated by future residents in the amendment area.

WAPC Comment: The purpose of the MRS amendment process is to determine whether the land is suitable in a general sense for urban uses, which can include dwellings, public open space, shops etc. The need for upgrades to infrastructure and community facilities is determined in the subsequent local structure planning and subdivision stages of the planning process.

(f) Strategic planning context

- The amendment is not consistent with the Shire of Mundaring Local Planning Scheme No. 4 (LPS No. 4), which intends to keep rural buffers around townsites to prevent continuous urban sprawl in the Hills.

WAPC Comment: LPS No. 4 does not contain any provisions or statements which specifically refer to the retention of rural buffers around townsites, and it is a statutory planning document which is not intended to guide the strategic planning direction for the area. The strategic planning direction for Parkerville and surrounding areas is provided by the Framework and the Local Planning Strategy.

Submissions referring to LPS No. 4 actually appear to be referring to the Local Planning Strategy, which recommends the retention of the existing pattern of development in this area in a form of discrete villages separated by rural buffers

and supports the amendment area being transferred to the Urban zone under the MRS. The amendment is consistent with both of these recommendations and, subsequently, the Local Planning Strategy.

- The amendment is not consistent with the *Mundaring 2026 Strategic Community Plan*.

WAPC Comment: *The Strategic Community Plan outlines the overall strategic direction and guides decision-making for the Shire of Mundaring, but does not form part of the current planning framework. Nonetheless, the intents of the Strategic Community Plan and the Local Planning Strategy are generally consistent in regards to matters such as sustainable development, environmental protection and enhancing the identity and amenity of the Shire. Given the amendment is consistent with the Local Planning Strategy it is also generally consistent with the Strategic Community Plan.*

(g) Substantiality of the amendment

A number of submissions stated that the amendment should not be treated as a “minor” amendment for the following reasons:

- (a) The size and scale of the amendment has been considered in isolation of other developments in the area.
- (b) The amendment area is a continuation of the North Stoneville Townsite area.
- (c) The *Amendment Report* provides limited information in relation to bushfire, environmental and social considerations.
- (d) There is no strategic document which outlines how the Shire of Mundaring should be developed.
- (e) The amendment flies in the face of residents' opposition to the North Stoneville Townsite proposal.

WAPC Comment: *Development Control Policy 1.9 - Amendment to Region Schemes sets out the criteria for deciding whether the “major” or “minor” process should be followed. The WAPC carefully considered the amendment and resolved that it be processed as a “minor” amendment as follows:*

- *The size and scale of the amendment is not considered regionally significant as it does not reflect a regional change to the planning strategy or philosophy for the metropolitan region.*
- *The amendment has been identified in the Framework which was endorsed by the WAPC and Cabinet following public advertising, for “Urban investigation” purposes. Appropriate investigations have been undertaken and are supported by relevant agencies.*
- *The transfer of the amendment land to the Urban zone constitutes a minor and logical extension of the Parkerville town site.*
- *The Shire of Mundaring and relevant State Government agencies agree to the initiation of the amendment, subject to resolution of various issues prior to its finalisation and at subsequent stages of the planning process.*

Further to the above reasons, the WAPC also notes the following points:

- *The combined size and scale of the amendment area and nearby planning proposals has previously been considered by the WAPC when it prepared*

and subsequently endorsed the Framework. For this reason, it is not necessary to consider this matter further.

- The amendment area is not a continuation of the North Stoneville Townsite area as it maintains a rural buffer between the Parkerville and North Stoneville townsites. This is consistent with the Framework and the Local Planning Strategy which are the key strategic planning documents for the area.
- As stated in the Amendment Report, appropriate investigations have been undertaken to demonstrate it is appropriate to transfer the amendment area to the Urban zone.
- Community opposition to other planning proposals in the area is not a consideration for the WAPC when deciding to treat an amendment as a "minor" or "major" amendment.

(h) Other matters

- Property values are likely to be negatively affected.

WAPC Comment: *There is no evidence to suggest that property values will be negatively impacted. Whatever the case land values are not related to the individual planning merits of the amendment being considered by the WAPC.*

- High density housing will result in social problems. Crime will increase and additional police resources will be required.

WAPC Comment: *The purpose of the MRS amendment process is to determine whether the land is suitable in a general sense for urban uses, which can include dwellings, public open space, shops community uses etc. The precise number of dwellings that will be permitted will be determined at later stages of the planning process such as the local structure planning (which is subject to a separate public advertising process) and the subdivision approval stages by the Shire of Mundaring and the WAPC.*

Whatever the case, there is no evidence that high density urban development directly correlates with increased crime, with best practice planning and design assisting in reducing crime opportunities through the choice and layout of landscape treatments, lighting, fencing types and surveillance of public spaces. The WAPC's Designing Out Crime Planning Guidelines will be applied in subsequent planning stages.

- New urban development should be located in areas which could accommodate housing, such as Ellenbrook, Bushmead or Baldivis.

WAPC Comment: *The Framework and the Local Planning Strategy identify the amendment area as being suitable for urban development. The precise number of lots and densities will be confirmed by the Shire of Mundaring and the WAPC in the subsequent local structure planning stage. Nonetheless, development of the amendment area is likely to be consistent with nearby residential development, such as the form of housing and lifestyle. A similar form of development in other areas such as Ellenbrook, Bushmead and Baldivis would be unlikely to provide a lifestyle similar to that provided in Parkerville.*

- Concerns about where new residents going to work, given the lack of local employment opportunities.

WAPC Comment: *The amendment area is located approximately 16 to 25 kilometres from key employment areas in Midland, Perth Airport and industrial areas in Forrestfield and Hazelmere and approximately 40 kilometres from the Perth CBD. Future residents of the amendment area may find or already have employment in these areas.*

- There is an oversupply of housing in the Perth Metropolitan area.

WAPC Comment: *As previously discussed, any future development of the amendment area would be likely to yield approximately 50 to 60 residential lots, which is unlikely to significantly impact on housing supply in the Perth metropolitan area.*

- High density residential development of the amendment will impact local tourism as tourists visit the area to experience its natural amenity, not to see housing estates.

WAPC Comment: *The amendment is consistent with the Framework and the Local Planning Strategy, which identify the amendment area as being suitable to zoned Urban under the MRS. Nonetheless, the development outcome for the amendment area is likely to be similar to existing development in the adjacent residential area and is not anticipated to significantly alter or impact on the amenity of the area or local tourism.*

- The amendment should not be approved given the unprecedented community opposition to the draft North Stoneville Local Structure Plan.

WAPC Comment: *Community opposition to other planning proposals in the locality is a matter which has been noted. However, amendments to the MRS are also assessed on their merits against the strategic planning framework, WAPC policy and other relevant requirements. The amendment is consistent with these requirements and there are not any sound planning grounds to not approve the amendment. As such, it would be unreasonable to not approve the amendment for no reason other than significant community opposition to a nearby planning proposal.*

- Adequate consultation has not been undertaken with local residents.

WAPC Comment: *The amendment has been advertised for public comment pursuant to section 58 of the Planning and Development Act 2005. It is also consistent with the Framework and the Local Planning Strategy, which were advertised for public comment. On this basis, adequate public consultation has occurred to date. Further consultation will be undertaken in the structure planning stage, which will provide a further opportunity for residents and stakeholders to comment on the development of the amendment area.*

- The amendment will adversely impact on the heritage of the area.

WAPC Comment: *No part of the amendment area is registered as a heritage place on the State Register of Heritage Places or the Shire of Mundaring Municipal Heritage Register. However, it is noted that the Parkerville Children's Home site, located to the east of the amendment area, is a registered heritage place on both of these Registers. The impact of any future development of the amendment area on any heritage places is beyond the scope of the MRS*

amendment process and is generally considered in the subsequent structure planning stage. Nonetheless, it is not anticipated that any future development of the amendment would have a significant impact on any heritage places.

7 Determinations

The responses to all submissions are detailed in *Schedule 2 - Summary of submissions and determinations*. The submissions of objection are recommended to be dismissed.

It is recommended that the amendment be adopted for finalisation without modification.

8 Co-ordination of region and local scheme amendments

Under section 126(3) of the *Planning and Development Act 2005* the WAPC has the option of concurrently rezoning land that is being zoned Urban under the MRS, to a "Development" zone (or similar) in the Local Planning Scheme.

The Shire of Mundaring requests that Local Planning Scheme No. 4 being concurrently amended to transfer the amendment area to the "Development" zone. The WAPC supports the concurrent amendment to Local Planning Scheme No. 4.

9 Conclusion and recommendation

This report summarises the background to MRS minor amendment 1347/57 and examines the various submissions made on it.

The WAPC, after considering the submissions, is satisfied that the advertised amendment as shown generally on the Amendment Figure - Proposal 1 in *Schedule 3*, and in detail on the MRS Amendment Plan listed in *Appendix 1*, should be approved and finalised.

The WAPC recommends that the Minister for Planning approves the amendment as advertised.

10 Minister decision

Amendments to the Metropolitan Region Scheme using the provisions of section 57 of the *Planning and Development Act 2005* require the WAPC to provide a report and recommendation to the Minister for Planning and Infrastructure for approval. The Minister may approve, approve with modification or decline to approve the proposed amendment.

The Minister, after considering the amendment, has agreed with the recommendation of the WAPC and approved the amendment.

MRS Amendment 1347/57 is now finalised as advertised and shown on WAPC Amending Plan 3.2723, and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 31 January 2020.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1347/57

North Parkerville Urban Area

Submission Number	Name
102	Arblaster, Michael
49	Bradley, Tim
31	Clarke, Katrina
97	Clements, Cushla
96	Clements, Kelly
95	Clements, Shaun
7	Collie, Paul
18	Cooper, Justin
53	Cotton, Francesca
55	Cousin, Joelene
59	Crichton, Patrick
100	Cross, Tony & Anne
90	Czepulkowski, Val
71	Danielle Crichton
45	Davies, Sharon
5	Department of Health, Department of
115	Education, Department of
110	Ekkelboom, Gloria & Hans
51	Gardiner, Gail
36	Gardner, Andrew
35	Gawith, Kristyna
107	George, Shelley
61	Golding, Patricia
104	Gough, Sharon
80	Greaves, Nichola
38	Greenall, Andrew
69	Guy, Georgia
105	Guzder, Barry
13	Hayes, Sharon
11	Henderson, Nadine
85	Hendriksen, Freddie
10	Hood, Jane
6	Insley, Natalie
16	Jecks, William
84	Jobs, Tourism, Science and Innovation, Department of
62	Jones, Gemma
111	Laing, J.
9	Lensink, Angela
89	Lyneham, Alexendra
33	Macfarlane, Katie
52	MacShane, Mandi
116	Main Roads WA, Department of
23	McAllister, Natalie
101	McAuliffe, Adriana
19	McGrath, Kristan
77	McGuinness, Joanne
43	Mckay, Arron
37	Meijer, Rene
48	Meijer, Valerie
106	Mines, Industry Regulation and Safety, Department of
98	Mundaring, Shire of
8	<i>Name removed at the request of the submitter</i>
15	<i>Name removed at the request of the submitter</i>
17	<i>Name removed at the request of the submitter</i>
24	<i>Name removed at the request of the submitter</i>
25	<i>Name removed at the request of the submitter</i>
27	<i>Name removed at the request of the submitter</i>

Submission Number	Name
28	<i>Name removed at the request of the submitter</i>
29	<i>Name removed at the request of the submitter</i>
30	<i>Name removed at the request of the submitter</i>
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103	<i>Name removed at the request of the submitter</i>
108	<i>Name removed at the request of the submitter</i>
109	<i>Name removed at the request of the submitter</i>
112	<i>Name removed at the request of the submitter</i>
113	<i>Name removed at the request of the submitter</i>
114	<i>Name removed at the request of the submitter</i>
50	Neylon, Wendy
64	Paterson, Linda
39	Penney, Penelope
4	Primary Industries and Regional Development, Department of
86	Rankine, Anne
3	Rankine, Greg
87	Reid, Stuart
22	Robinson, Barrie
82	Roget, Marina
81	Roget, Robert
79	Roujae, Adam
12	Smith, Erin
93	Spraggs, Olivia
91	Spraggs, Steve
92	Spraggs, Vicki
99	Starcken, Sue
83	Stewart, Jenni
26	Sweetman, Denise
21	Thomas, Ross
65	Thygesen, Lani
57	Thygesen, Maria
2	Transport, Department of
66	Tremeer, Leanne
20	Walsh, Rosemary
1	Water Corporation
88	Whitaker, Ian
14	White, Stephen

Late Submission	Name
118	Biodiversity, Conservation and Attractions, Department of
117	Water and Environmental Regulation, Department of

Schedule 2

Summary of submissions and determinations

REFER TO THE SUBMISSIONS SECTION FOR A FULL COPY OF EACH WRITTEN SUBMISSION AND SUPPORTING INFORMATION

Submission: 1

Submitted by: Water Corporation

Summary of Submission: COMMENT

A reticulated water supply is currently available to the area via extensions from the existing system. All water main extensions must be laid in accordance with the *Utility Providers Code of Practice*.

Reticulated sewerage is not available as the area it is outside of a current planned sewerage area.

Planning Comment: Comment noted.

Determination: Submission noted.

Submissions: 2, 5, 84, 106, 116

Submitted by: Department of Transport, Department of Health, Department of Jobs Tourism Science and Innovation, Department of Mines Industry Regulation and Safety, Main Roads Western Australia.

Summary of Submission: COMMENT

The above State Government agencies raise no objections, provide no comment or general comments that relate to the subsequent more detailed stages of the planning and development process.

Planning Comment: Comments noted.

Determination: Submissions noted.

Submission: 3

Submitted by: Greg Rankine (landowner)

Summary of Submission: COMMENT

The submitter has no problem with development of the Hills, however, it must be sustainable, and the bush fire risk must be the first consideration for the safety of new residents.

The amendment area was burnt by a bushfire in 2008 and two homes were lost. Do not forget the Stoneville fire in 2014 where 58 homes were lost. We were very lucky that no lives were lost. I have heard many close-call stories. Without an improvement to the local road infrastructure, residents trying to flee a bushfire risk being burnt alive in their cars.

The Shire of Mundaring is the fifth on the list of areas in Australia with the highest risk of bushfire. Suggests that the WAPC attend a controlled burn to understand a little about fire behaviour, radiant heat, and the noise and smoke associated with bushfire.

Allowing small blocks in bushfire prone areas increases the danger to residents and firefighters. You cannot get a fire truck around a house on a small block, which may be critical for the safety of a fire crew as the house is used as protection from radiant heat and flames. It is paramount that fire danger is the number one danger considered. This must be understood first hand, not by reading a guideline.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning and (b) Bushfire risk.

Determination: Submission dismissed.

Submission: 4

Submitted by: Department of Primary Industries and Regional Development

Summary of Submission: COMMENT

- *State Planning Policy 2.5: Land Use Planning in Rural Areas* - The introduction of sensitive and incompatible land uses such as additional housing into rural areas can compromise rural land uses and effectively sterilise rural land. There is a need to ensure that existing rural land uses are protected.
- *Environmental Protection Authority Guidance Statement No. 3 - Separation distances between Industrial and Sensitive Land Uses* recommends that in the absence of site-specific technical studies, a minimum separation distance of 500 metres.
- Department of Health's *Guidelines for Separation of Agricultural and Residential Land Uses - Establishment of Buffer Areas* - Specifies a minimum separation distance of 300 metres or an adequate vegetated buffer.

Planning Comment: The amendment area is identified as an Urban investigation area in the *North East Sub-regional Planning Framework* and is considered appropriate for future urban development. Additionally, land surrounding the amendment area is zoned Residential, Rural Residential, Rural Small Holdings and Special Use under the *Shire of Mundaring Local Planning Scheme No. 4*. Agricultural land uses are not permitted in the Residential zone and require planning approval in the Rural Residential and Rural Small Holdings zones. The requirements of Local Planning Scheme No. 4 should be sufficient to appropriately manage any potential conflict between residential and agricultural land uses in this location.

Determination: Submission noted.

Submission: 6

Submitted by: Natalie Insley (landowner)

Summary of Submission: OBJECTION

The submitter objects to the amendment and states that the developer can say low density, but can change the plan once it is accepted.

Concerned about environmental impacts on Clutterbuck Creek. Suggests lot sizes of 2/3 to 5 acres [about 2,500 m² - two hectares] and that the creek can be protected in public open space.

Planning Comment: Refer to Part 6 (c) Environmental matters and (d) Impact on amenity.

Determination: Submission dismissed.

Submission: 7

Submitted by: Paul Collie (landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment and advises as follows:

- Is glad to see that no high-density development is proposed within the amendment area.
- Concerned about the lack of upgrades to infrastructure that is missing from the submission. Increased traffic needs to be considered and plans implemented to mitigate increased flows.
- Raises concerns about the impact of current and future development on traffic along Kilburn Road, driver behaviour and lack of footpaths along Kilburn Road.
- Accumulative impacts to surrounding infrastructure need to be considered.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning and (e) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 8

Submitted by: *Name removed at the request of the submitter* (nearby landowner)

Summary of Submission: SUPPORT

The submitter supports the amendment and makes the following comment: Suburb growth.

Planning Comment: Comment noted.

Determination: Submission noted.

Submission: 9

Submitted by: Angela Lensink (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- The submitter is disappointed that the policies of urban infill, which are designed to contain urban sprawl, appear to be ineffective.

- Proposed density is inappropriate and would destroy the lifestyle that people move to the Hills for.
- Local services and infrastructure would not be able to cope, and water supply and wastewater infrastructure would be inadequate for the proposed additional dwellings. Ratepayers will face increased rate hikes to remedy the lack of services in the area.
- Traffic on local roads would significantly increase resulting in increased congestion, commute times, pollution, noise and accidents.
- Extreme bushfire risk area - firefighting services would be unable to cope with additional dwellings. Proposed road access would be inadequate to cope with vehicle movements during a catastrophic fire.
- Oversupply of housing in the Perth metropolitan area, further depression of property values and rents.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (e) Infrastructure capacity, (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 10

Submitted by: Jane Hood (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- A creek is located within the amendment area and a number of wildlife live in this area.
- Fire prone area - Roland Road and Kilburn Roads are the only roads out in the event of a fire.
- This piece of land being made Urban will only add to congestion, destruction of the wildlife and add to the already concerns of fire risk in adding more houses in the area.
- Strongly disagrees with the urban development in the Hills and the amendment area should remain rural, as we need rural areas for all of Perth to enjoy.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (f) Strategic planning context.

Determination: Submission dismissed.

Submission: 11

Submitted by: Nadine Henderson (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment due to concerns that the beauty of the Hills area and habitat for native animals will be lost as a result of any future subdivision of the amendment area. People move to the area to get away from the huddle and to enjoy nature.

Planning Comment: Refer to Part 6 (c) Environmental matters and (d) Impact on amenity.

Determination: Submission dismissed.

Submission: 12

Submitted by: Erin Smith

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- *The Hills lifestyle* - The Hills are a special place to the submitter for reasons including: having space, it being a safe place, not being squashed up to each other, being surrounded by nature and the people. The submitter is concerned that the amendment will take away what makes the Hills special. The submitter moved to the area to get away from suburbia and wants the space, being close to nature and the Hills lifestyle.
- *Environment* - Concerned about the impacts of development on Clutterbuck Creek and surrounding catchments; and the clearing of trees, which is habitat for Black Cockatoos, Wedge-tailed Eagles and other native species.
- *Fire Risk* - We are in a massive fire risk area. The Parkerville fire does not seem that long ago to a lot of us. It was chaos on the roads trying to get out with cars bumper to bumper. Now you want to put 3,000 more people up there crammed into a tight space with few roads to escape out of? You are putting people at a massive risk.
- *Infrastructure* - Mundaring shopping centre and the roads can't support what we have now. We can't support the urban sprawl that is being proposed.
- *Planning* - The planning scheme intended to keep rural buffers around townsites in the Shire of Mundaring. The amendment is not in line with the *Mundaring 2026 Strategic Community Plan* - 'A sense of space - sense of place'.
- We understand the land will likely be developed and people need places to live, but we aren't suburbia and never should be. This proposal isn't fit for the Hills.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity and (f) Strategic planning context.

Determination: Submission dismissed.

Submission: 13

Submitted by: Sharon Hayes (nearby landowner)

Summary of Submission: OBJECTION

The submitter has lived in the Hills for 16 years and chose to live here to get away from the urban sprawl and live a peaceful life.

The roads and lack of money spent on them is concerning. One road in and one road out of many towns is frightening in the event of a fire.

The Hills have expanded, but the infrastructure hasn't (i.e. shopping centres, chemist and schools). Mobile phone reception is shocking, and internet is not available to all residents.

Do not ruin our little piece of paradise with 300 m² residential lots and thousands of people with outdated services and infrastructure the Hills cannot support.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (d) Impact on amenity and (e) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 14

Submitted by: Stephen White (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the submission and advises the following:

- The area has no amenities.
- Access has not been improved in the 25 years I have lived here, and the population has grown immensely. Fix the roads and services we already put up with now.
- Leave remnant bushland alone to save our environment for future generations. That's the reason why we live here. Not to see loss of wildlife and pollution of the creek.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (c) Environmental matters, (d) Impact on amenity and (e) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 15

Submitted by: *Name removed at the request of the submitter* (nearby landowner)

Summary of Submission: OBJECTION

There is a need to protect the Hills culture and the natural bushland. Although it is predominantly grazing, there is still so much natural bushland and habitat which is at risk if it is developed.

Planning Comment: Refer to Part 6 (c) Environmental matters and (d) Impact on amenity.

Determination: Submission dismissed.

Submission: 16

Submitted by: William Jecks (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment and advises the following:

- It will only worsen what the draft North Stoneville Structure Plan threatens to do.
- The fire risk too high in the Hills.
- There isn't the infrastructure to support such massive development in this area.
- Development will destroy the natural beauty, community and the wildlife of the area.
- At no time have the locals been seriously engaged in the planning process.
- Endangered species are under threat and being overlooked in favour of financial gain. Please consider scaling development back to some degree in this area.

Planning Comment: Refer to Part 6 (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity and (h) Other matters.

Determination: Submission dismissed.

Submission: 17

Submitted by: *Name removed at the request of the submitter* (nearby landowners)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- Does not support large amounts of land and wildlife habitat being destroyed by development.
- The Hills are supposed to be nature and where housing fits into the surrounding nature - not destroying it for battery hen housing developments, which are so close together and a huge risk to safety. Keep them out of our lovely Hills.
- Please listen to the people who live up here and not the money.

Planning Comment: Refer to Part 6 (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (h) Other matters.

Determination: Submission dismissed.

Submission: 18

Submitted by: Justin Cooper (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment and raises the following concerns: the fire risk too high; excess traffic in high fire danger area; and damage to waterways, due to poor effluent control.

Planning Comment: Refer to Part 6 (b) Bushfire risk and (c) Environmental matters.

Determination: Submission dismissed.

Submission: 19

Submitted by: Kristan McGrath (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment due to concerns about:

- The massive increase in traffic that will be experienced, which will increase the safety risk.
- The traffic increasing noise pollution. Also raises concerns about road side pollution.
- Social problems will increase due to a population increase.
- Lack of appropriate planning for infrastructure roads, shops, community facilities and emergency services.
- Increased bushfire risk, particularly evacuation during a bushfire.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (e) Infrastructure capacity and (h) Other matters.

Determination: Submission dismissed.

Submission: 20

Submitted by: Rosemary Walsh (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment and raises the following concerns:

- The amendment is not a minor amendment.
- *Environment* - Loss of remnant vegetation and wildlife habitat and impacts on the local water table and Clutterbuck Creek.
- *Bushfire risk* - Access in and out of the area would be more problematic during a bushfire.
- *Traffic* - Roland Road is a country road and already handles enough traffic.
- Should this amendment be passed, and that of Satterley [North Stoneville Townsite], this area would become another suburb, far removed from its current lifestyle.
- *Social* - Increase of suburbia in the area would produce social problems seen in similar new developments - crime, boredom of young people, lack of jobs.
- Surrounding properties have chosen a quiet rural lifestyle, which would be adversely impacted by the amendment being passed.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (g) Substantiality of amendment and (h) Other matters.

Determination: Submission dismissed.

Submission: 21

Submitted by: Ross Thomas (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment for the following reasons:

- The destruction of any habitat in the Shire of Mundaring. The area remaining rural will reduce land clearing.
- The Shire simply does not have the infrastructure to support the amount of people high density housing would bring.
- It will destroy the way of life we moved up here for - the Hills will become another Stratton.

Planning Comment: Refer to Part 6 (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (e) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 22

Submitted by: Barrie Robinson (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment for the following reasons:

- High bushfire risk zone - Limited access would not be able to handle traffic in a bushfire. Possibly leading to a loss of life. More people will lead to a higher risk of bushfire.
- Loss of habitat for flora and fauna. Environmental and public health impact of on-site sewerage disposal.
- Vast majority of people moved to the Hills to get away from urban sprawl. None of us wish to look at a sea of houses in our area.

Planning Comment: Refer to Part 6 (b) Bushfire risk, (c) Environmental matters, and (d) Impact on amenity.

Determination: Submission dismissed.

Submission: 23

Submitted by: Natalie McAllister (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment for the following reasons:

- Rezoning of the Hills area to high density urban is a threat to the amenity and lifestyle enjoyed by people who have moved to the Hills for lifestyle.

- It will be detrimental to the environment. Including, but not limited to, loss of habitat for numerous flora and fauna including eagles, Black Cockatoos and quendas.
- It will also have a significant impact on practical safety and amenity issues such as septic, roads, schools and bushfire zones.
- Follow current planning guidelines and allow greater subdivision in urban areas and ensure that current developments (i.e. Bushmead and Rosehill) are completed before more land areas are cleared.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 24

Submitted by: *Name removed at the request of the submitter*

Summary of Submission: OBJECTION

The submitter opposes the amendment for the following reasons: We don't need this much urban sprawl taking over the Hills. The infrastructure is not sufficient for the existing population.

Planning Comment: Refer to Part 6 (d) Impact on amenity and (e) Infrastructure capacity.

Determination: Submission noted.

Submission: 25, 65

Submitted by: *Name removed at the request of the submitter*, Lani Thygesen

Summary of Submission: OBJECTION

The submitters oppose the amendment, but did not provide any additional comments.

Planning Comment: Objections noted.

Determination: Submission dismissed.

Submission: 26

Submitted by: Denise Sweetman (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment for the following reasons:

- It contradicts the Shire of Mundaring's aim to 'be a leader in local government sustainability and environmental management'.

- It is inconsistent with the community vision in the *Mundaring 2026 Strategic Community Plan* - 'A sense of space, a sense of place', and its following values: a peaceful lifestyle with amenity, living in a safe place and living sustainably as outlined in the following points.
- *A peaceful lifestyle with amenity*: If development occurs there will be only a single row of rural blocks between the North Stoneville development and the amendment area. Where is the commitment to preserving a buffer zone around townsites in the Shire of Mundaring.
- The Hills lifestyle is characterised by a natural environment with trees and native fauna, and a lifestyle where you can barely see your neighbour.
- *Living in a safe place*: It will open the way for development and increased traffic in an area with narrow roads and tight bends. This cannot be considered safe.
- *Bushfire*: Shire of Mundaring is the fifth most dangerous Shire for bushfire risk in Australia. How can putting extra people into an area at risk of bushfire be safe. The roads are not safe in a bushfire.
- *Living sustainably*: The amendment area abuts Clutterbuck Creek which needs additional protection rather than rezoning which will weaken its protection. The amendment area provides habitat for threatened fauna including Black Cockatoos. How are these going to be protected?
- The erosion of the Hills lifestyle will have a significant impact on the Shire of Mundaring.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity and (f) Strategic planning context.

Determination: Submission dismissed.

Submission: 27

Submitted by: *Name removed at the request of the submitter* (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment and the North Stoneville Townsite proposal. The submitter moved to the Hills for a bit of country living. This will ruin our home. Please stop the development. We don't have the infrastructure for it and do not want it.

Planning Comment: Refer to Part 6 (d) Impact on amenity and (e) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 28

Submitted by: *Name removed at the request of the submitter* (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- The Hills are a place to escape the city, by rezoning North Parkerville and Stoneville you are introducing chaos to the Hills.
- Great Eastern Highway will need to have extra lanes to cope with the extra people.
- Tourism will decrease.
- Concerned lives could be lost in a bushfire due to traffic congestion.
- Concerned about the deforestation of the Hills.
- Money should be put into vertical zonation for the CBD and improving Perth's public transport system. Rezoning these areas is essentially expanding the Perth metropolitan area, which will lead to traffic congestion similar to that seen in Perth.
- Please consider keeping the Hills as they are, the environmental impact of doing this and the safety issues involved.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity and (h) Other matters.

Determination: Submission dismissed.

Submission: 29

Submitted by: *Name removed at the request of the submitter* (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- Raises concerns about the land erosion caused by urbanisation (e.g. Swan Valley).
- Tourism is important to Western Australia. The Swan Valley is becoming increasingly like other metropolitan areas and has had a drop in visitor numbers. The Hills are an area of outstanding natural beauty and will no longer attract visitors once they have been urbanised.
- Concerns about bushfire risk in the area and the capacity of local emergency services to cope with an increase in population.

Planning Comment: Refer to Part 6 (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity and (h) Other matters.

Determination: Submission dismissed.

Submission: 30

Submitted by: *Name removed at the request of the submitter*

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- The Hills is a precious part of our city which deserves protection from urban sprawl.
- *Environment* - Urban development will lead to more noise, light, vehicle pollution, tree clearing and rubbish dumping, which will negatively impact on wildlife, habitats and the overall environment. Environmental impact should be at the core of any development decision. Development would be a direct threat to our already fragile ecosystem.
- *Bushfire* - Additional population will have greater human consequences and potential damage to properties and amenities, and will also impact how quickly the area can be evacuated during a bushfire.
- *Traffic impacts* - Additional population means additional traffic, longer commute, more road maintenance and greater safety concerns.
- Lack of infrastructure - Larger population means a greater need for infrastructure. This means further investment, land clearing, construction work and environmental impacts.
- The amendment conflicts with the vision of the *Mundaring 2026 Strategic Community Plan* - 'Sense of space, sense of place'. It would lead to more built up areas, more people, less open space and a loss of identity. The Hills are defined by their rural characteristics.
- The amendment area is meant to remain rural under the *Shire of Mundaring Local Planning Scheme No. 4* to prevent continuous urban sprawl in the Hills. If this proposal and the North Stoneville Townsite proposal proceed, there will be no more than one row of rural blocks between these townsites. This erosion of the planning intent for the Hills will set a bad precedent and destroy its rural character, which makes it such a loved area.
- From an ethical viewpoint, the land has been donated to the Perth Anglican Diocesan Trust in good faith, it should not be rezoned and sold.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (e) Infrastructure capacity.

Matters relating to the ownership of land within the amendment area are not related to the individual planning merits of the amendment being considered by the WAPC.

Determination: Submission dismissed.

Submission: 31

Submitted by: Katrina Clarke (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment and any lot sizes smaller than 2,000 m² having moved back to the area to leave behind urban sprawl, crime and congestion and to make a home amongst the serenity and peacefulness of the surroundings.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (d) Impact on amenity and (h) Other matters.

Determination: Submission dismissed.

Submission: 32

Submitted by: *Name removed at the request of the submitter*

Summary of Submission: OBJECTION

The submitter opposes the amendment for the following reasons: To protect Parkerville from becoming urbanised, and the Hills should be preserved for future generations to enjoy in their natural aesthetic.

Planning Comment: Refer to Part 6 (b) Environmental matters and (d) Impact on amenity.

Determination: Submission dismissed.

Submission: 33

Submitted by: Katie Macfarlane (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment for the following reasons:

- Does not want housing estates in the hills.
- Does not want vegetation clearing impacting on wildlife habitats and Clutterbuck Creek.
- Population density with added traffic and bushfire risk are major concerns.
- The amendment area should be set aside as a wildlife preservation space.
- Does not want the natural landscape being destroyed, which is why the Hills are valuable.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (e) Strategic planning context.

Determination: Submission dismissed.

Submission: 34

Submitted by: *Name removed at the request of the submitter* (adjacent landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment for the following reasons:

- Concerned about the impact of urban development on the environment, particularly habitat for local wildlife (i.e. Black Cockatoos and kangaroos).
- The local road network not being adequate to handle additional traffic generated by the development of the amendment area. For example, there is a queue of about 15 to 20 cars at the intersections of Roland, Byfield and Richardson Roads at the end of each school day, which is dangerous. Fears for the safety of school children crossing this intersection.

- Concerned about the impact of development of the amendment area and additional traffic on Kilburn Road on pedestrian safety, as there no footpaths along this road.
- The area is an extreme bushfire risk area. Transferring the amendment area to the Urban zone will further increase this risk. Is also concerned about the traffic congestion which occurs when people are evacuating during a bushfire, its impact on safety and the potential for loss of life.
- Enjoys a beautiful view of the amendment area and the natural environmental of the Hills. The area should remain rural to protect its natural beauty.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, and (d) Impact on amenity.

Determination: Submission dismissed.

Submission: 35

Submitted by: Kristyna Gawith (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- The amendment is not a minor amendment as:
 - (a) The size and scale of the amendment have been considered in isolation of other developments (North Stoneville Townsite and Harmony Estate).
 - (b) Although the amendment area is identified as an Urban investigation area in the *North East Sub-regional Planning Framework*, the Amendment Report provides limited information in relation to bushfire, social and environmental considerations. Due to the narrow scope of investigations it is not acceptable to say the amendment is minor. The amendment area should not be transferred to the Urban zone until appropriate investigations have occurred.
 - (c) The Shire has agreed to the amendment in isolation to understanding the needs and wishes of ratepayers.
 - (d) There is no strategic document which outlines how the Shire plans to see the Shire expanded and developed.
- *Bushfire risk* - Concerned about whether safe access and egress can be provided to the amendment area during a bushfire event. It could be argued that the Parkerville and North Stoneville bushfires demonstrate that the area cannot be serviced to an acceptable level.
- *Infrastructure* - the amendment area cannot be adequately serviced by existing infrastructure. Modelling should be run for an emergency scenario for when people are trying to evacuate from the area at the same time.

The Midland railway line has not yet been extended to Bellevue, and when it is it will still be 20 minutes away. Transferring the amendment area to the Urban zone will increase the residential population with a delay in the improvement of services.

- *Social amenity* - Larger block sizes are why people move to the Hills, which are one of the few areas where you can have larger lots (2,000 m² to one hectare) close to Perth whilst living with nature. This is its quintessential character and what is appealing about the Hills.

The Urban zoning would allow residential development with a residential density target of 15 dwellings per gross urban hectare, where appropriate. Consultation must occur to see if this is desired in this area. Additionally, there are plenty of opportunities of long-term greenfield opportunities identified in the Perth and Peel regions that could be developed before the Hills are considered.

- *Environment* - The EPA has only considered environmental impacts on inland waters. It is not clear what information has been provided to the EPA for its assessment. There is no acknowledge of the direct or cumulative impacts arising from the clearing and development of land on nearby sites (North Stoneville Townsite and Harmony Estates).

Impacts on Black Cockatoos, which are listed as threatened or endangered under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (the EPBC Act) and State legislation, do not appear to have been considered. The proposed Urban zoning will allow further clearing which will reduce the available habitat for these birds. EPA approval does not mean there is an exemption under the EPBC Act.

- There is a need for appropriate planning to precede the amendment to enable development of the amendment area to proceed in a safe, sustainable and appropriate manner.
- The Hills is unique and deserves to have a development that suits the village like communities that surround it and also meets the needs for the existing community as well as future residents.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity, (f) Strategic planning context, (g) Substantiality of amendment and (h) Other matters.

Determination: Submission dismissed.

Submission: 36

Submitted by: Andrew Gardner (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment for the following reasons:

- The amendment is out of character with the current planning for the Hills, which allows rural buffers between townships. It will set a precedent for the further urbanisation of the area and the erosion of these rural buffers, which will alter the rural and close-to-nature ambience of the area.
- There are few facilities for more residents, in particular teenagers, with a lack of shopping, sporting and entertainment facilities. There is also limited public transport with no plans for new links in the Perth METRONET. Mundaring facilities are already stretched.
- There is little local demand for additional housing lots, so the proposed development will draw new residents from the greater Perth area. It would be sensible to site similar urban development in areas where transport links are planned, and facilities are available to service the development, rather than in an isolated area of the Hills.

- Locating residential development in a high bushfire risk area with few and potentially congested roads is irresponsible and dangerous. Should this and the North Stoneville Townsite development go ahead, the present road network would constitute a fire trap.
- The amendment area contains habitat for protected and endangered species such as Black Cockatoo and is a hunting area for Wedge-tailed Eagles. No environmental assessment has been provided. Mitigation for the loss of Black Cockatoo breeding and feeding habitats is not possible in any substantial way short of planting up new forest areas. It would be better to rehabilitate the amendment area as a reserve for native species.
- Removal of the forest understorey to comply with bushfire management requirements degrades the habitat and prevents regeneration when significant trees die.
- The assessment fails to account for the cumulative impacts of multiple developments on at-risk habitats and species.
- Introducing more people into the area will have environmental impacts well beyond the amendment area. These people will utilise the available public spaces and walk trails in the region, with consequences for the tranquillity and sustainability of these spaces. Coming in with the new population will be many cats and dogs which will reduce wildlife numbers and degrade the biodiversity of protected areas.
- The additional population will provide an impetus for provision of further facilities and development, with consequences on the sustainability of fauna and habitat which are not considered in the present environmental assessment.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity, (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 37

Submitted by: Rene Meijer (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment for the following reasons:

- Lack of infrastructure, such as local roads, which were not designed for a development of this size. For example, Roland Road is the main road for this proposed North Stoneville Townsite and North Parkerville developments. This road is narrow, has no room to pull over safely to the side and no verges, footpaths or cycleways. All of these are required to for a key road to support a well planned development.
- The area is a high fire danger zone. Roland Road and other roads along the escape route would be unable to cope with increased traffic volumes, which will put residents in danger.
- The shopping centre and medical centres at Mundaring can only just cope with existing residents and the car park is congested in peak hours.
- The environmental impact of this proposal cannot be reversed, and the amendment area abuts Clutterbuck Creek which provides habitat for a vast range of wildlife.

- Residents moved to this area for the lifestyle provided by the current zoning. Changing the zoning will affect their lifestyles.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (e) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 38

Submitted by: Andrew Greenall (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment, and the North Stoneville Townsite proposal, as follows:

- It is not consistent with the *Shire of Mundaring Local Planning Scheme No. 4*, which proposes to maintain rural buffers around the current townsites. This amendment and the North Stoneville Townsite proposal will lead to the creation a large built up area in the Hills. It is the thin edge of the wedge and is generally against the wishes of residents.
- There does not appear to have been extensive consultation with locals, other than with interested parties who do not necessarily represent everyone.
- There needs to be sufficient infrastructure (e.g. roads and shops) to support any proposed development. The road network barely copes with current demand and there does not appear to be any planned road improvements to cope with increased traffic volumes. Any new shops are only going to be small ones and the Mundaring local centre is almost at capacity. Other social amenities of education, medical and tourism will be strained to their limit.
- People live in this area because of the lifestyle it provides. A large influx of people is not conducive to maintaining this lifestyle.
- *Bushfire safety* - the road network only just copes during a bushfire, introducing more people will further exacerbate this issue.
- Concerned about environmental impacts relating to water catchments, vehicle pollution, land clearing, wildlife.
- This plan does not benefit the area. Ultimately there will be more development in the area, but it should be at a controlled rate to allow the appropriate development of facilities.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity, (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 39

Submitted by: Penelope Penney (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment and raises the following concerns:

- Increasing the risk to so many people should we have another catastrophic fire in the Hills.
- The introduction of suburban development would destroy the lifestyle of the Hills.
- Impact of increased traffic on the existing road network - a network that is struggling at best in certain key areas.
- Environmental impacts of the on-site disposal of sewerage.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, and (d) Impact on amenity.

Determination: Submission dismissed.

Submission: 40

Submitted by: *Name removed at the request of the submitter* (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- The submitter moved to the Hills to get out of suburbia and high density development. High density housing is not welcomed or wanted here.
- Urban sprawl is a massive problem in Perth and needs to be slowed or stopped. We cannot keep supporting this spread of high density housing.
- Think about the environment and creating a sustainable future. Think of the future and preserving the bushland and animals in it. Instead of building on the land, rehabilitate it with vegetation to invite the flora and fauna back.

Planning Comment: Refer to Part 6 (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submissions: 41 and 42

Submitted by: *Names removed at the request of the submitters* (nearby landowners)

Summary of Submission: OBJECTION

The submitters oppose the amendment as follows:

- *Lack of infrastructure* - Roads, public transport and medical facilities. Existing infrastructure and services are very basic.
- *Negative environmental impacts* - Concerned about water pollution affecting Clutterbuck Creek and Jane Brook Catchment, tree clearing and the loss of native flora and fauna.
- Not aligned with the *Mundaring 2026 Strategic Community Plan*. It will destroy the amenity of the Hills and increase risks associated with bushfire evacuation to residents.

- Unprecedented community opposition to the draft North Stoneville Structure Plan.
- Inability of the area to support increased population growth in a sustainable manner - 4,000 people into a suburb which currently has 2,000 residents.

Submission 42 also provides the following additional comments:

- The amendment area, and other land in the Hills, should not be zoned Urban until the State government commits to more roads, public transport, reticulated gas, underground power, scheme water and National Broadband Network for existing landowners.
- Do not create another unsafe stranded community in the Hills.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity, (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 43

Submitted by: Aaron Mckay (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- *Lack of infrastructure* - roads, public transport, services, schools and rubbish tip.
- The shopping centre at Mundaring is already overloaded - more development in the amendment area and at North Stoneville will only make this worse.
- Traffic is already congested. What will traffic be like on Toodyay Road and Great Eastern Highway. The upgrades wont service thousands of more vehicles. People who live further out will suffer.
- The whole area will lose its safe pleasant lifestyle. What happened to 'sense of space, sense of place'? The area will be destroyed.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (d) Impact on amenity, (e) Infrastructure capacity and (f) Strategic planning context.

Determination: Submission dismissed.

Submission: 44

Submitted by: *Name removed at the request of the submitter* (adjacent landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment and raises the following concerns:

- *Environmental impact* - Wildlife depletion and potential pollution from onsite sewerage disposal.

- *Lot sizes* - a minimum lot size of ½ acre [approximately 2,000 m²] should apply across the amendment area and the North Stoneville and North Parkerville areas, to keep the Hills theme and minimise environmental impacts whilst still allowing population growth.
- Current infrastructure (i.e. footpaths on Kilburn Road) needs to be fast-tracked before dwellings are built.

Planning Comment: Refer to Part 6 (c) Environmental matters, (d) Impact on amenity and (e) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 45

Submitted by: Sharon Davies (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment, and all other urban rezoning proposals in the Hills, for the following reasons:

- With the greater understanding of climate change, governments should be doing everything in their power to protect and rehabilitate the Hills environment. As climate change accelerates, the loss of bush and biodiversity will exacerbate the problems.
- Concerned about the environmental impacts of urban development on Clutterbuck Creek, the Jane Brook catchment and underground water supplies.
- The Hills lifestyle and amenity are being destroyed by roads, traffic and light pollution.
- There is no justice in this proposal. A developer is given all of the power to the detriment of the local community.
- There is no understanding of the fragility of the Hills environment and how its destruction impacts on the greater Perth area.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (c) Environmental matters (d) Impact on amenity and (h) Other matters.

Determination: Submission dismissed.

Submission: 46

Submitted by: *Name removed at the request of the submitter* (adjacent landowners)

Summary of Submission: OBJECTION

The submitters oppose the amendment as follows:

- The submitters live across the road from the amendment area and enjoy the rural backdrop it provides. Rezoning this land to the Urban zone would massively impact on this amenity.
- If the North Stoneville Townsite proposal proceeds, the impact of more people and higher traffic volumes will destroy what should be a peaceful living environment. Traffic

volumes along Kilburn Road have increased significantly and create issues at the intersection of Kilburn and Roland Roads, especially at school drop off and pick up times.

- Concerned about the high risk of contamination of Clutterbuck Creek which would be associated with development of the amendment area.
- A better outcome would be for the amendment area to be revegetated and left as a buffer zone between the Parkerville and North Stoneville urban areas. Consideration should not be given to urban development which would create urban sprawl across the valley.
- Questions the need for the amendment given the large number of properties that will become available at North Stoneville., and states the amendment area should be left as rural.
- It appears to be nothing more than commercial greed and we request that serious consideration be given to rejecting the amendment.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (c) Environmental matters, (d) Impact on amenity and (e) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 47

Submitted by: *Name removed at the request of the submitter* (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- The Parkerville bushfire highlighted many issues with urban planning in this area, which the WAPC need to consider when allowing new urban development in the area.
- *High bushfire risk* - urban homes do not have suitable firefighting infrastructure and evacuation capacity on existing roads.
- Power infrastructure can't cope with existing population, yet alone more developments.
- Urban zoning should be closer to Mundaring town centre where there is public transport, shops and community infrastructure.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (d) Impact on amenity, (e) Infrastructure capacity (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 48

Submitted by: Valerie Meijer (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- *Infrastructure and traffic* - The infrastructure is not in place to support an increase in population. Before allowing development to proceed, roads will need to be upgraded to cope with increased traffic volumes.
- The shopping centre in Mundaring is already stretched to capacity and parking and tracking is congested with the current population.
- *High bushfire risk area* - roads need to be upgraded and contingencies need to be put in place to reduce the risk to residents in a bush fire event.
- *Tourism and culture* - The area has a uniqueness with attracts day trippers and tourists and brings a boost to local businesses. The bush walks, railroad history, views, wildlife and flora are unique and should be left for future generations to enjoy.
- The environmental impacts of the proposed development on Clutterbuck Creek and habitat for wildlife, which cannot be reversed.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity and (h) Other matters.

Determination: Submission dismissed.

Submission: 49

Submitted by: Tim Bradley (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- In a bushfire people will be trying to evacuate along an inadequate road network that is unlikely to provide a safe evacuation route. If the roadway is impaired or blocked by an incident, other drivers following may not be able to avoid and, thus contribute to it further.

In particular, the intersection of Roland and Richardson Roads will be a nightmare for drivers escaping southwards to the Great Eastern Highway. The intersections of Stoneville, Richardson and Riley Roads will fare little better.
- Crime rates will increase dramatically due the lack of public transport to Mundaring or Midland and the lack of entertainment opportunities in the North Stoneville development for youths.

Planning Comment: Refer to Part 6 (b) Bushfire risk and (h) Other matters.

Determination: Submission dismissed.

Submission: 50

Submitted by: Wendy Neylon (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment for the following reasons:

- *Bushfire risk* - The Shire of Mundaring has the fifth highest number of at risk properties. The number of residents introduced into the area by the development of the amendment area and the North Stoneville Townsite could create an unmanageable situation in a bushfire. There is only a limited number of narrow country roads by which people can evacuate. What plans, and infrastructure would be put in place to deal with this scenario?
The local volunteer bushfire brigade is undermanned and does not have the resources to deal with the extra workload created.
- *Environment and Biodiversity* - The impact of development on the wildlife of the area (i.e. Black Cockatoos and Wedge-tailed Eagles) needs serious consideration.
The amendment area also abuts Clutterbuck Creek. We cannot afford to keep risking the health of our precious waterways. Development near creeks allows runoff from gardens which can contain toxic pesticides and fertilisers.
- *Traffic impacts* - With few local job opportunities and no public bus route in the area, residents will need to travel by car via Great Eastern Highway for work. The Great Eastern Highway at Greenmount Hill cannot be widened to accommodate higher traffic volumes and the intersection with Scott Street is an accident hot spot.
- *Crime* - The Mundaring police station is only manned from 8am to 4pm weekdays. Outside of these hours we have to wait for a response from Midland. This is not a satisfactory arrangement if the population continues to grow.
- *Slowing urban sprawl* - Development should take place closer to the existing town of Mundaring. There are larger blocks of land nearer to Mundaring which would be suitable but are not permitted to be subdivided. Development of this land would be more in keeping with the government policy of infill around existing towns. Opening up more land for development continues to increase urban sprawl.
- The amendment is not consistent with the *Mundaring 2026 Strategic Community Plan*.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (f) Strategic planning context, and (h) Other matters.

Determination: Submission dismissed.

Submission: 51

Submitted by: Gail Gardiner (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- The submitter is concerned about an increase in traffic noise past her house should the development proceed. The extra traffic noise and urban sprawl is a threat to the country amenity and lifestyle of the area, which is why the submitter moved to the Hills.
- Concerned about the fire danger if many people were forced to move quickly from the amendment area along Roland Road and Seabourne Street, and eventually Great Eastern Highway. In other words, too many people trying to access two small roads in a bushfire.

- Concerned about the impact of development on the unique flora and fauna.
- Does not object to sensible development that is aligned with a strategic community plan, but this is development shows little thought of the community of the environment.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (f) Strategic planning context.

Determination: Submission dismissed.

Submission: 52

Submitted by: Mandi MacShane (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- The Shire has not prepared residents for the immense changes that will occur once rezoning is done.
- The fire risk and safety of new and existing residents has not been adequately addressed. This is a serious matter given the bushfires in 2014. Has evacuated along Roland Road during two bushfires and there was an amazing amount of chaos and congestion. The existing road network cannot safely handle the extra people from the development of the amendment area and other nearby areas.
- The amendment will adversely impact on the lifestyle of the Hills, which people moved here for. Without this lifestyle (more bush, trees, space and wildlife) the area is no different to the suburbs.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk and (d) Impact on amenity.

Determination: Submission dismissed.

Submission: 53

Submitted by: Francesca Cotton (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

Fire Risk

- Shire of Mundaring has the fifth highest number of 'at risk of fire' addresses in Australia and had bushfires in 2003, 2008 and 2014. The amendment area is in an extreme bushfire area and is within ember reach of the John Forrest National Park.
- The amendment is not consistent with *State Planning Policy 3.7: Planning in Bushfire Prone Areas* - 'Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount'.

- The area has inadequate evacuation routes in the event of a bushfire and residents found it difficult to evacuate their properties during the 2014 Parkerville/Stoneville bushfire. Putting profits over people - leaving existing and new residents in the 'firing line'.
- Firefighting teams are volunteers. Increasing the population without an increase in the emergency services will stretch their resources.

Environment

- The Darling escarpment is a biodiversity hotspot. Yet more species have been destroyed in this hotspot than any other biodiversity hotspot in the world.
- Wildlife corridors would be destroyed if the North Stoneville development proceeds. This land provides habitat and food for endangered species (i.e. Black Cockatoos).
- The Urban zone abuts Clutterbuck Creek, part of the Jane Brook Catchment, and will be detrimental to wildlife and water quality.
- Felling trees to make way for houses makes no sense. Forests store huge amounts of carbon and are teeming with wildlife, making their protection critical to stopping runaway climate change and mass extinction.

Traffic

- Rural country roads cannot support an increase in traffic, especially if the proposed North Stoneville Townsite proceeds with an estimated 11,200 vehicle movements along Roland and Stoneville Roads every day.
- Toodyay Road and Great Eastern Highway have had fatal accidents recently, despite Toodyay Road being upgraded. Toodyay Road is one of the top ten most dangerous roads in Western Australia.
- Increased traffic will increase noise and pollution and will also be detrimental to animals.
- Inadequate roads in the event of an evacuation. Roland Road being the only road out unless residents can access Stoneville Road. Only two main evacuation routes, one of which could be compromised by fire or closed for emergency response crews.

Rural buffers

- The amendment does align with the *Shire of Mundaring Local Planning Scheme No. 4*, as it would reduce rural buffers between the North Stoneville and Parkerville town sites, or the *Mundaring 2026 Strategic Community Plan* - 'a sense of space, a sense of place'.

Infrastructure

- No infrastructure in place to support an increase in population (e.g. shops and medical facilities) and the Mundaring shopping precinct already near peak capacity.
- No public transport in the area resulting in an increase in traffic.
- A lack of facilities and transport causing disenfranchised youth with no local amenities, proven likely outcomes being an increase in crime and arson.
- Likely increase in Shire rates for all residents due to additional services necessary to service new urban areas. In contrast, few services are provided to rural lots now.

Strong public outcry to urbanisation

- Destroying the Hills tourism potential for all of Perth/Western Australia in the future. Strategic planning required to protect unique environment to attract tourists.

- Over a thousand locals attended a rally in April 2019 to protest against the proposed North Stoneville Townsite. Over 1,000 public submissions objecting to the proposed townsite.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 54

Submitted by: *Name removed at the request of the submitter* (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

Urban sprawl

- The approach to urban planning in Perth has resulted in a city that is extremely spread out compared to other cities with a similar population. The size of Perth and the population we have makes for an unstable economic situation. Rezoning more land on the eastern urban fringe to the Urban zone results in stretched services in terms of amenity.
- Population growth should be accommodated in existing centres that have the amenities people require. Creating opportunities for higher density buildings in the nearby centres of Gidgegannup and Mundaring would make more sense.
- The amendment area is the rural buffer that marks the edge of Parkerville and is also part of the buffer that provides lower density human impact close to John Forrest National Park. Allowing more development here simply contributes to the sprawl.
- In this time of concern about climate change we should be restoring land such as this.
- The zoning as it stands is appropriate. If a change is to be made, a better alternative would be semi-rural zoning.

Mundaring 2026 Strategic Community Plan (the Strategic Community Plan)

The amendment is not consistent with the Strategic Community Plan as follows:

- *2.1.2 Support local volunteer bush fire brigades to do their job effectively and efficiently and 2.1.4 Plan in place for mitigating the effects of natural disasters* - The amendment would place further strain on an already under resourced volunteer fire fighting service.
- *2.5.2 Encourage the development of new and improved visitor attractions that are consistent with the nature and character of the area and 3.3.1 Encourage environmental tourism by supporting nature based activities* - Instead of more urban sprawl, we need to be encouraging tourism opportunities for economic growth and development. More housing takes away the opportunities for tourism, especially as key tourism opportunities in the Hills are related to getting away from the city and relaxing in nature.
- *3.1.3 Encourage preservation of clean local waterways and 3.2.1 Identify and mitigate threats to the natural environment* - Clutterbuck Creek is a unique habitat for

local fauna that would be impacted by increased urban activity. There needs to be a green buffer that protects the creek, not more urban development.

Planning Comment: Refer to Part 6 (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity, (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 55

Submitted by: Joelene Cousin

Summary of Submission: OBJECTION

The submitter opposes the amendment for the following reasons: clearing bushland, fire hazard, overpopulation in a rural area.

Planning Comment: Refer to Part 6 (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (e) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 56

Submitted by: *Name removed at the request of the submitter* (nearby landowner)

Summary of Submission: OBJECTION

The submission opposes the amendment as follows:

- Brought a property in Parkerville because of the relaxed, country style atmosphere it offers, the abundance of native wildlife, the leafy bush outlook, quiet roads, space between neighbours and the lack of hustle and bustle.
- The amendment is not aligned with the *Mundaring Strategic 2026 Community Plan*.
- The amendment is short sighted and not supported by the wider Hills community.
- *Environment* - The amendment area abuts Clutterbuck Creek. Concerned about noise, light, vehicle pollution, tree clearing and wildlife.
- *Fire* - Additional population existing roads.
- *Social* - Concerned about views, amenity, cultural, tourism.
- *Infrastructure* - Concerned about the lack of shops, roads, medical.
- The *Shire of Mundaring Local Planning Scheme No. 4* intended to keep rural buffers around townsites.
- *Traffic impacts* - Toodyay, Roland and Byfield Roads and Seabourne Street.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity, (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 57

Submitted by: Maria Thygesen

Summary of Submission: OBJECTION

The submitter opposes the amendment and states: No further increased density housing in the Perth Hills, there is enough density there already.

Planning Comment: Refer to Part 6 (d) Impact on amenity.

Determination: Submission dismissed.

Submission: 58, 63

Submitted by: *Name removed at the request of the submitter*
Name removed at the request of the submitter (nearby landowner)

Summary of Submission: OBJECTION

The submitters oppose the amendment, and the North Stoneville Townsite and the North Parkerville proposals, as follows:

- *Environmental* - The environment will suffer due to noise, light and vehicle pollution, tree clearing and impacts on wildlife. Black Cockatoos will be scared off from the amendment area. Kangaroos will be forced into smaller reserve areas and onto roads, making traffic more hazardous.
- *Bushfire risk* - The fire risk in Parkerville and Stoneville will always be there and if a catastrophic fire went through, as it did in 2014, there will be an unacceptable and severely increased risk of making the fire worse with additional fuel for the fires, fire getting into houses through air conditioning units and insufficient escape routes.
- The Hills area is meant to remain rural.
- So many detrimental impacts for this to be a good idea - Impacts to amenities, culture, environment, serenity, lifestyle, which will be lost if this amendment is approved.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (e) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 59

Submitted by: Patrick Crichton (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- A high density townsite does not respect the Hills environment and culture and will change the whole character of the area. Chose to live in the area because of its natural beauty. Not against development, but orderly and well thought out change which will enhance and not denigrate the Shire is essential.
- Destruction of the environment - endangered species under threat. What evidence do we have that the developers have planned for this and the impacts of climate change? The Hills are often referred to as the 'lungs of the city' and are recognised as an environmental hot spot in Western Australia. External factors such as climate change are already impacting in our State and we need to plan carefully to mitigate these problems.
- Stoneville is a catastrophic bushfire area with limited roads to evacuate. The dense population and small lots coming to Stoneville Road are a disaster waiting to happen. Infrastructure such as well-planned road network to handle the extra traffic will be just one problem. There is no evidence that anything will be done about this in the near future. No road upgrades are planned to deal with increased traffic volumes.
- No public transport planned until the 2030s is unbelievable. Isolation and lack of work and amenities in other areas has resulted in higher crime rates and risk to personal safety.
- Planned rural buffers are now compromised and the amendment is not consistent with the *Mundaring 2026 Strategic Community Plan* - 'A sense of space, a sense of place'.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 60

Submitted by: *Name removed at the request of the submitter* (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- The big increase in people in the area, the roads are not suitable for the extra traffic.
- Most residents only have one way in or out, which would pose a significant risk during a bushfire.
- Concerned about the environmental impacts of development on the Jane Brook Catchment and the clearing of wildlife areas.
- Have we not learnt from what Baldvis and Ellenbrook have turned into - overpopulated and low home prices.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (h) Other matters.

Determination: Submission dismissed.

Submission: 61

Submitted by: Patricia Golding (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- Concerned about the extra traffic that will be created by development of the amendment area, as it will only make Kilburn Road more dangerous than it already is.
- Speeding is an issue along Kilburn Road. With no footpaths along Kilburn Road, speeding vehicles make it dangerous for pedestrians.
- Kilburn Road, Vista Drive, Granite Road and Schoch Road are not designed for the amount of extra traffic that would be generated by development of the amendment area. The intersection of Schoch and Richardson Roads is unsafe as it is poorly designed. Additional traffic will only exacerbate this situation.
- Feels that the safety aspect of increased traffic on Kilburn Road and the impact on surrounding smaller roads has not been thoroughly researched.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning.

Driver behaviour and speeding are a police matter which is outside the purpose of the MRS amendment process, which is to determine whether the land is suitable in a general sense for urban uses.

Determination: Submission dismissed.

Submission: 62

Submitted by: Gemma Jones

Summary of Submission: OBJECTION

The submitter opposes the amendment and states: Stop clearing out natural flora and fauna.

Planning Comment: Refer to Part 6 (c) Environmental matters.

Determination: Submission dismissed.

Submission: 64

Submitted by: Linda Paterson (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- Risk to lives (new and existing residents) in a bushfire, and increased risk of bushfire.
- Lack of infrastructure and extra pressure on resources.
- Loss of natural environment that is unique to the Hills and the effect on fauna.

- Impact on tourism - people come to the Hills for the scenery change and to enjoy the surroundings, not to see housing estates.

Planning Comment: Refer to Part 6 (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (h) Other matters.

Determination: Submission dismissed.

Submission: 66

Submitted by: Leanne Tremeer (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- *Traffic* - the increase will be significant to an already unsafe road system.
- *Infrastructure* - lack of infrastructure for the increased population.
- *Bushfire* - increased bush fire risk as limited existing roads will not allow a quick and easy evacuation in a bush fire event.
- The amendment is not consistent with the *Shire of Mundaring Local Planning Scheme No. 4*, which intended to keep rural buffers around townsites, and the *Mundaring 2026 Strategic Community Plan*.
- *Environment* - the amendment area is adjacent to Clutterbuck Creek. Development of the amendment area will increase noise and light pollution and the clearing of habitats will detrimentally affect wildlife.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity and (f) Strategic planning context.

Determination: Submission dismissed.

Submission: 67, 68 (Additional comments), 70, 69

Submitted by: *Names removed at the request of the submitters* (nearby landowners)
Georgia Guy (nearby landowner)

Summary of Submission: OBJECTION

The submitters oppose the amendment as follows:

- The amendment needs to be viewed in conjunction with plans for the North Stoneville and North Parkerville townsites, which would create a corridor of suburbia between the two townsites. This will create urban sprawl in the Hills in contradiction with the intent of the *Shire of Mundaring Local Planning Scheme No. 4*, which is for this area to remain rural.
- This will increase bushfire risk in one of the highest risk areas in the country. The added traffic congestion on small country roads may lead to residents to be trapped in a bushfire.

- This development will diminish the environment with noise, light and vehicle pollution and the clearing of bushland which is used by natural fauna.
- Development will also diminish the amenity and lifestyle of current residents. People do not choose to live in the Hills to have it turned into suburbia.
- There is a lack of infrastructure, including roads, schools, and public services. Development will increase congestion on our insufficient roads, particularly Brooking, Byfield and Roland Roads as well as place stress on the current infrastructure.
- The current planning scheme had intended to keep rural buffers between townsites in the Shire of Mundaring and the amendment is another erosion of this plan.
- This and other developments are not consistent with the aim of the *Mundaring 2026 Strategic Community Plan* - 'A sense of space, sense of place'.
- Affected communities must be consulted on these proposed developments and listened to.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity, (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 68

Submitted by: *Name removed at the request of the submitter* (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- The amendment is in contradiction to the needs of the community in the Shire of Mundaring.
- The amendment will further decrease the green corridors and rural buffers as outlined in the *Shire of Mundaring Local Planning Scheme No. 4*, which intends to keep rural buffers around townsites in the Shire. If this amendment and the North Stoneville Townsite proposal are approved, the majority of trees and vegetation will be cleared. These buffers act as buffers to noise and light pollution in the area and should not be a single line of trees but, instead, a wide zone capable of being its own native habitat.
- Australia is a supporting country of the Queens Commonwealth Canopy project, which aims to re-establish green corridors and urban forests, provide habitat for threatened species and to sequester carbon from the atmosphere. Increasing urban development in areas such as Parkerville are inconsistent with this initiative.
- The amendment area needs to be protected for the benefit of the local environment and to decrease topsoil run-off into Clutterbuck Creek and the Jane Brook Catchment.
- Further reduction of trees puts increasing strain on Black Cockatoos and other bird species in the areas as it decreases one of their food sources. We have an obligation to protect the environment and not act in a manner that directly contradicts it.
- The amendment is not consistent with the vision of the *Mundaring 2026 Strategic Community Plan* - 'A sense of space, a sense of place', when the space is being

removed and filled with increased density of urban areas. I live here because of a vision like this and the urban sprawl in the coastal areas of Perth not appealing to me. Perth has a unique quality to offer this lifestyle whilst being so close to a capital city with all of the benefits it provides. I don't know of many places like it.

- The Department of Fire and Emergency Services may have advised that the amendment has adequately identified issues from bushfire risk, however, the increased population that comes from the amendment area increases the traffic congestion on the roads in the time of emergency. In a bushfire, the traffic congestion would escalate rapidly making it increasingly difficult and dangerous to evacuate. I have grave doubts the amendment has adequately assessed this.
- The area has limited public transport services and the amendment will increase the population pressures on existing services. Letting people drive personal cars only adds to road congestion in the area to the Midland train station and beyond.
- The amendment area is zoned rural under the *Shire of Mundaring Local Planning Scheme No. 4* so as to prevent continuous urban sprawl. If it is changed and rezoned there isn't going to be an equal offset area zoned from urban to rural in the Shire.
- Please do not approve the amendment and I hope you listen to the community's passionate views on this.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (f) Strategic planning context.

Determination: Submission dismissed.

Submission: 71

Submitted by: Danielle Crichton (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- The Hills are a place of great diversity and natural beauty. People choose to live here because of the larger block sizes, proximity to nature and lower density of people. The amendment is in direct contradiction to the Hills lifestyle. Lot sizes less than 2,000 m² could be considered high density and are not in line with the Hills lifestyle. Future development would create high density living similar to that in Ellenbrook, which is not a desired outcome for the environment and our community. Would prefer the site to remain rural and be developed so it complements the existing amenity and lifestyle.
- *Conservation* - The amendment area contains natural vegetation and habitat trees. Threatened Black Cockatoos are known to breed and forage in this area of the Hills. The amendment area is also home to kangaroos. Where will they go?
- *Public transport* - Has consideration been given to the increased demands on public transport? The bus service in the Hills is very limited.
- *Bushfire risk* - Concerned that the population increase resulting from development of the amendment area would make it more difficult to evacuate the area during a bushfire.

- *Infrastructure* - Inadequate for an increased population in the amendment area. The shopping centre at Mundaring is often busy and has traffic and parking issues. The Red Hill landfill site is under pressure - have alternatives been considered.
- The WAPC and the Shire of Mundaring have a responsibility to maintain the focus on the sustainable development of our unique Hills area.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (e) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 72

Submitted by: *Name removed at the request of the submitter* (landowner)

Summary of Submission: OBJECTION

The submitter objects to the amendment as follows:

- *Heat islands* - High density developments create microclimates that experience temperatures more than 10 degrees higher than those in semi-tree environments, which impacts on human health and the environment. Given climate change is already having an impact, it is vital that the integrity of existing natural and rural areas is maintained.
- *Black Cockatoos* - The Hills support populations of Black Cockatoos, all of which are of conservation significance and are listed as vulnerable or threatened species under State and Federal legislation. One of the key threatening processes affecting the survival of these birds is the loss of native vegetation which provides critical foraging and breeding habitat. High density development of the amendment area will impact a number of mature Eucalypts which provide habitat for Black Cockatoos. Will these trees be preserved in accordance with Federal threatened species legislation?
- *Wedge-tailed Eagles* - The amendment area is hunting grounds a pair of breeding eagles that reside in undeveloped land to the north. Development of the amendment area at an urban housing density would result in a net loss of foraging habitat for this pair. Developing the amendment area into larger rural sized blocks would facilitate the protection of these birds.
- *Bushfire* - The threat of bushfire in the area falls in the extreme category. Rezoning of the amendment area leading to higher density urban areas will increase the number of people exposed to bushfire risk. Will the WAPC feel comfortable with approving a change in land use that ultimately sees more people exposed to extreme natural disasters?
- *Regional context* - The amendment is not the only planning proposal for this area. A number of other similar high density housing proposals are being made for other parts of the Shire (i.e. structure plans for the North Stoneville townsite and Mount Helena). Considering these proposals on a case-by-case basis does not allow proper evaluation of the magnitude of the social and environmental impacts. What planning strategies are in place to address this issue.
- Humanity is faced with a myriad of environmental problems, the most important being the changing climate brought about by unsustainable growth and the reduction of native vegetation which assists in reducing atmospheric carbon. All of these issues can be addressed or resolved with a mindset that endorses sustainable development.

Sustainability is achieved by maintaining overall balance, and not by allowing a net loss of environmental assets that carry out free, vital ecosystem services.

- Like most others who choose to live in the area for its forested landscape, wildlife, open space and the opportunity for humans to integrate their lifestyle with nature, I feel there is no place for urban developments that will severely undermine this way of living.

Planning Comment: Refer to Part 6 (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (f) Strategic planning context.

The heat island effect is a matter that is outside the purpose of the MRS amendment process, which is to determine whether the land is suitable in a general sense for urban uses. Nonetheless, the future subdivision and development of the amendment area is likely to be subject to an R5 density coding, to which a minimum lot size of 2,000 m² applies. Development at this density is unlikely to result in any significant heat island effects.

Determination: Submission dismissed.

Submission: 73

Submitted by: *Name removed at the request of the submitter* (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- Infrastructure will need to be improved in order to support development. More people living in Parkerville means that the roads will need to be improved. Having multiple access routes to the area is a necessity given the inherent risk of fire in the Hills. The parking and amenities of the shopping centre at Mundaring will need to be improved.
- Does not want the current infrastructure in and around Parkerville to change, it is what attracted me to the area in the first place. I enjoy the lack of hustle and bustle, the quiet roads and the leafy bush outlook that Parkerville is known for. It is why we purchased here and why our friends enjoy visiting us. Also enjoys the country town atmosphere of the shopping centre at Mundaring.
- Urban development which requires the clearing of bush and farm land and the flattening of its natural undulations, plus the associated noise and light pollution that comes with increased population is not aligned with this country atmosphere.
- The amendment is not aligned with the *Mundaring 2026 Strategic Community Plan*, as development would erode the 'sense of space, sense of place'.
- Please reconsider this amendment and the North Stoneville Townsite proposal, as both of these erode the rural atmosphere which are Parkerville's main attraction.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (d) Impact on amenity, (e) Infrastructure capacity and (f) Strategic planning context.

Determination: Submission dismissed.

Submissions: 74, 75, 76

Submitted by: *Names removed at the request of the submitters* (nearby landowners)

Summary of Submission: OBJECTION

The submitters oppose the amendment as follows:

- *Environment* - site abuts Clutterbuck Creek, which is part of the Jane Brook catchment. Noise, light, vehicle, pollution, tree clearing, wildlife.
- *Bushfire* - existing road infrastructure is insufficient for increased population.
- *Social* - impacts views for existing landowners, pressure on existing amenities, not in keeping with cultural ethos for the area, economic impact on existing tourism industries.
- *Infrastructure* - inadequate shopping precinct, road, medical etc to meet needs of increased population.
- Not aligned with the *Mundaring 2026 Strategic Community Plan* - 'A sense of space, a sense of place'.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity, (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 77

Submitted by: Joanne McGuinness (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- Minimum lot sizes should be 4,000 m². With the North Stoneville townsite proposal going ahead, there is enough urbanisation in the area and a glut of urban lots will impact the value of surrounding properties.
- It is unfair that rural properties adjoining the property will be left as a rural buffer, with noisy urban blocks around them.
- Existing infrastructure is struggling. Additional population will impact it negatively.
- Additional population will result in additional noisy vehicles on existing roads and make trying to escape during a bushfire nearly impossible.
- Vision of the *Mundaring 2026 Strategic Community* - 'A sense of space, a sense of place.
- We live in the Hills for the peace and quiet, trees and wildlife. Not to see a sea of rooftops.

Planning Comment: Refer to Part 6 (b) Bushfire risk, (d) Impact on amenity, (e) Infrastructure capacity, (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 78

Submitted by: *Name removed at the request of the submitter* (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- Parkerville is supposed to be semi-rural. Why do people want to change this? We moved here to get away from urban areas.
- Risks associated with thousands of extra people living in the Hills. For example, how are so many people supposed to evacuate from the area during a bushfire on existing roads.
- Public transport is non-existent in the Hills, which means that everyone must drive cars. This would put more strain on the existing road network and create more pollution.
- *Infrastructure* - Mundaring struggles with cars as the car parking is minimal. How will it cope with more cars and pedestrians?
- *Environment* - Concerned about the clearing of bushland and the loss of habitat for wildlife.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (e) Infrastructure capacity.

Determination: Submission dismissed.

Submissions: 79, 80

Submitted by: Adam Roujae, Nichola Greaves

Summary of Submission: OBJECTION

In general, the submitters oppose the amendment as follows:

- The amendment goes against everything the Hills are about.
- The amendment is absolutely appalling - It is essentially saying that we do not care about the environment or the people who live there. Shows disregard for the safety of residents and animals alike.

Planning Comment: Refer to Part 6 (c) Environmental matters and (d) Impact on amenity.

Determination: Submission dismissed.

Submission: 81

Submitted by: Robert Roget (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- The amendment is not a minor MRS amendment when considering the following:
 1. the amendment area is a continuation of the proposed North Stoneville Townsite development.
 2. The North Stoneville Townsite proposal has received more than a thousand signatures requesting the Legislative Assembly rezone the subject land from

Urban to Landscape Living. The amendment flies in the face of the resident opposition to the North Stoneville Townsite proposal. Also discusses petitions to the Department of Biodiversity, Conservation and Attractions and on Change.org (Stop high density in Stoneville) and rally against the proposal held in Mundaring in April 2019.

- Whilst we do not have the resources of the landowners, we do have moral and environmental right on our side and people power in this battle to save the Hills from this blatant future destruction.
- *Fire risk* - The Shire of Mundaring has the fifth highest number of at risk fire addresses.
- *Constrained and limited access* - rural style roads (Roland and Kilburn Roads) are not designed to carry the estimated 11,200 extra vehicles (North Stoneville and Parkerville).
- *Emergency escape* - As fire experienced residents, one road will always be compromised by fire through emergency access roads, or by the fire itself.
- *Dangerous planning* - There is no capacity for reticulated gas in the Hills. Potentially, this means, with the development the amendment area and the North Stoneville Townsite area, there would be approximately 3,000 LPG cylinders at the back of homes surrounded by extreme fire danger.
- *Catchment* - Clutterbuck Creek is a tributary to Jane Brook. How will future waste water treatment plans in the amendment area be managed to ensure water quality and the health of a high value ecosystem is preserved in this catchment area?

[Four attachments were provided with this submission: A picture of a rally; Petitions - Change.org 'Save the Wildlife' and 'Save Perth Hills'; Save Perth Hills - North Stoneville Update; and an open letter from Ken Wyatt MP.]

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (g) Substantiality of amendment and (h) Other matters.

Determination: Submission dismissed.

Submission: 82

Submitted by: Marina Roget (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

1. What are the facilities in place to cater now and into the future for public transport, medical facilities, fire prevention facilities by the developer for an extra house on top of the 2,400 proposed for the adjoining land in the North Stoneville townsite.
2. The proposed ghetto style development of North Stoneville is similar to that of Ellenbrook. As Parkerville adjoins North Stoneville, one must take into account the Ellenbrook crime statistics. What extra policing is to be put in place for this re-zoning.
3. Parkerville is a known bushfire prone area. This rezoning will enhance the danger further.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (d) Impact on amenity, (e) Infrastructure capacity and (h) Other matters.

Determination: Submission dismissed.

Submission: 83

Submitted by: Jenni Stewart (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- Does not want more high-density subdivision in the Hills.
- Concerned about the safety of thousands of more residents in a high bushfire danger area with little access to good roads to escape.
- Concerned about the destruction of the Hills habitat and lifestyle and the influx of people will no access to facilities such as public transport.
- The long-term prospect of the Shire of Mundaring was to maintain its lifestyle and the habitat for wildlife.
- This and other proposed developments would have a detrimental impact on tourism, as people come here for the trees not to see more suburbia.
- The parking at and access to the shopping centre at Mundaring is at maximum capacity.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity, (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 85

Submitted by: Freddie Hendriksen (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment and raises concerns in regard to the following matters:

- The Hills is cherished by Hills people and flat-landers alike. The bush does not just belong to the Shire, but is the lungs of the Hills and the City alike. Concerned about how the clearing of vegetation and habitat would impact on wildlife.
- Concerned that this will be another high-density development that will cause many major problems that need addressing before development occurring.
- Exiting from Roland Road into Toodyay is dangerous when heading west to the Midland areas. Extra cars will increase the risk of a serious accident. Safety must be paramount.
- High density development in this bush is a danger to new and established residents and doesn't belong in this location. How are residents going to get out in an emergency? With the roads being narrow and all leading to two exits there will be massive congestion on local roads and even worse when getting out of the area to safety. Local emergency services will be stretched well past their limits in an emergency.

There don't seem to be any plans to upgrade or construct roads, and the consequences could be dire with loss of lives, homes, animals and habitat. The WAPC and the Shire of Mundaring need to plan and supply resources for the worst before a catastrophe occurs.

- Infrastructure needs to be in place before any development, especially one as dense as this one is likely to be. Local internet, electricity and water services would not be able to cope with the extra demand.
- Concerned about where the future residents are going to work.
- Idle teenagers in particular can cause a lot of nuisance and damage. What is there for them to do if they are too young to drive and there is no public transport. Concerned about how the Police are going to cope with a significant increase in population.
- Concerned about how sewerage will be disposed of, what infrastructure will be required and how much it would cost. Concerned that Shire rates may be increased to cover costs.
- Other high-density developments sprawl out of their boundaries spreading into the next village until they are connected into one very large city. A city that is not sustainable in our Hills lifestyle. This high-density development does not belong in the Hills.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity and (h) Other matters.

Determination: Submission dismissed.

Submission: 86

Submitted by: Anne Rankine (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- Concerned about bushfires and the lack of escape routes on existing roads.
- Does not want urban sprawl in the Hills.
- Concerned about other matters including crime, noise, pollution, traffic and wildlife.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (h) Other matters.

Determination: Submission dismissed.

Submission: 87

Submitted by: Stuart Reid (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the North Stoneville Townsite proposal due the high density of dwellings leading to more traffic on roads and making it more difficult for residents to escape the area during a bushfire. The submitter supports sustainable development.

Planning Comment: The submitter opposes the North Stoneville Townsite proposal for a nearby site which is not subject to the amendment and beyond the scope of this assessment. Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) and Environmental matters addresses to the concerns raised by the submitter as they relate to the amendment.

Determination: Submission dismissed.

Submission: 88

Submitted by: Ian Whitaker (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- With the North Stoneville and North Parkerville developments already on the drawing board, the Hills area in general has enough urban zoned land.
- *Environment* - The amendment area abuts Clutterbuck Creek and has a big selection of habitat trees which should be preserved. Is concerned about the loss of habitat for wildlife (i.e. Black Cockatoos, Wedged-tailed Eagles etc).
- *Traffic impacts* - With no practical public transport in this area, new residents are going to be even more reliant on cars for transport. Vehicular movements are going to get out of hand. The planned road realignments are not going to alleviate congestion on Great Eastern Highway and Toodyay Road. Even with the intersection and upgrades to Toodyay Road, turning on or off Roland Road is frustrating and dangerous. The intersection of Seaborne Road and Great Eastern Highway is worse. Frustrations may lead to more dangerous road behaviour.
- *Pollution* - Development will have a huge impact on our lifestyle and local fauna through noise, light and air pollution.
- *Crime* - With a massive increase in residents will come a proportional increase in crime and anti-social behaviour. The area has the potential to become a crime hotspot.
- *Employment* - There is no employment in the area and the entire population of any new development will have to travel for work. It would be more sensible to build new communities close to employment through expansion or infill to new satellite towns.
- *Bushfire risk* - Concerned about the potential to adequately resource bushfire mitigation and asset protection with more urban development. With Mundaring being named as the fifth most bushfire prone area in the country, it seems ludicrous to consider more urban development in the heart of this bushfire zone. The evacuation of all the additional residents through an inadequate road network has the potential for chaos.
- *Equability* - Is unacceptable that we have to jump through hoops to get planning approval to remove a tree off our five acre block or have a sea container, yet a major commercial development can have carte blanche to flatten and reshape the area to gain the best profits.

- *Financial* - Is concerned about the ongoing financial impact of overdevelopment in the Hills and the long term costs that rate payers are going to have to meet. When will any road upgrades be undertaken and how much cost will be passed onto ratepayers?
- I cannot see the point or purpose in taking a section of the Hills environment, destroying everything about it that makes it an attractive place to live and visit and then expect people to want to live there. I do not oppose sustainable development in the Hills, however, I strongly oppose any more zoning of rural zoned land to the urban zone.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity (e) Infrastructure capacity, (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 89

Submitted by: Alexandra Lyneham (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- When considered in conjunction with the adjacent and yet to be finalised Stoneville North proposal, the combined impact on the area is not in keeping with the 'Hills Landscape' as outlined in the *Shire of Mundaring Local Planning Scheme No. 4*. This Scheme is locally designed to maintain the unique environment in Parkerville.
- The Amendment Report states that the amendment area will be separated from the North Stoneville Townsite area by Rural zoned land. This is misleading as the Stoneville North development proposes a single street of 5 acre properties along Clutterbuck Creek. I do not believe this can be defined as 'separated' as there is no real buffer zone planned which would truly separate the two areas.
- Clutterbuck Creek has been degraded over time due to pastoral activities. Urban development adjacent to it is hardly going to remediate or improve its status. This waterway should have a substantial buffer and remediation plan to protect it.
- *Bushfire risk* - Should the North Stoneville development proceed; the amendment area would provide a greater firebreak between Stoneville North and the existing Parkerville townsite due to the pastoral nature of the land.
- *Heritage* - The Parkerville Farm has historic value due to its connection to the Parkerville Children's Home. I do not see any evaluation in terms of European heritage values.

Planning Comment: Refer to Part 6 (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 90

Submitted by: Val Czepulkowski

Summary of Submission: OBJECTION

The submitter opposes the amendment, and the North Stoneville Townsite proposal, as she does not want high density in the Hills and the environment should be kept as it is for Black Cockatoos and other fauna.

Planning Comment: Refer to Part 6 (c) Environmental matters and (d) Impact on amenity.

Determination: Submission dismissed.

Submission: 91

Submitted by: Steve Spraggs (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- Concerned about subdivisions taking over historic village buildings, loss of wildlife, unsustainability and the massive bushfire risk.
- There will be one road out in my area (Roland Road), which will be the case for thousands in a catastrophic bushfire, which we have experienced a couple of times. If the roads were full of people trying to escape down this road, it would inevitably end in death. It's not safe, ethical or sustainable to allow high density development in the area.
- I am scared for my family and all Hills residents if this ludicrous mass population of a beautiful quiet and tranquil community were to be decimated.
- Development will eventually come, but not to the extent proposed by Satterley and the Anglican Church. Incidentally, this land was given to the Anglican Church by the government in good will.

Planning Comment: Refer to Part 6 (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (h) Other matters.

Matters relating to the ownership of land within the amendment area are not related to the individual planning merits of the amendment being considered by the WAPC.

Determination: Submission dismissed.

Submission: 92

Submitted by: Vicki Spraggs (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- The damage it would do to our community will be devastating.

- There is little infrastructure to service the people that already live here. If you increase the numbers by further development when we already have North Stoneville and North Parkerville to contend with, the numbers will be completely unsustainable.
- Concerned about crime and fire as we already are a high risk area and this will only exacerbate the risk. If you increase the number of residents and establishments without transport, medical, fire and police services, our community will be hugely disadvantaged.
- The speed and conditions of roads, in particular Roland Road, is of enormous concern. Introducing more development and approximately 2,000 vehicles will worsen the issue.
- Our whole way of life is at stake, the impacts on all aspects will devalue our property. People move to five acres to get away from high density not to have it down the road.
- The deforestation and upheaval will massively impact our wildlife and environment. In an era of supposed environmental awareness this seems ludicrous. You can't get planning permission to take down one tree, but you plan to rip out acres of forest and pollute creeks.
- Please do not approve this re-zoning. It is not in line with people's needs or wants for the area or the Shire of Mundaring's own statement 'a sense of space'.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity, (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 93

Submitted by: Olivia Spraggs (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- People move to Parkerville to get away from the busy roads, noise and pollution associated with urban development and benefit mentally and physically from living in the area.
- Smaller lots will not better the community and the character of new development areas will be completely different and not relate well with existing residential areas.
- For development to proceed in this area, greenery and tree canopy coverage should be retained, subject to compliance with bushfire safety requirements, which would provide mental and physical health benefits. The submitter is also concerned that development will impact on the interrelationship between the community and nature.
- New development should not necessarily be denied, but consideration should be given to the loss of habitat for native species, which will not fully recover once lost.

Planning Comment: Refer to Part 6 (b) Bushfire risk, (c) Environmental matters and (d) Impact on amenity.

Determination: Submission dismissed.

Submission: 94

Submitted by: *Name removed at the request of the submitter*

Summary of Submission: OBJECTION

The submitter opposes the amendment and states: Don't do it.

Planning Comment: Objection noted.

Determination: Submission dismissed.

Submission: 95

Submitted by: Shaun Clements (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- Mundaring does not have the infrastructure to cope with a large influx of residents. There is hardly sufficient parking for shoppers on some days.
- Concerned that the development proposal would place people in a high-risk bushfire area and that there will not be adequate infrastructure to allow these people to safely escape during a bushfire - similar to those in seen in both Stoneville and Parkerville in the last decade or so. Also concerned about the impact of climate change on the bushfire risk.
- Kilburn and Roland Roads can only be regarded as rural goat tracks and along most stretches of these roads there is no room for vehicles to pull over in an emergency. The fire fuel that has been allowed to gather on road verges makes an ideal conduit for fire to cross and accelerate along them. Who will be responsible for containing this fire fuel?
- There is almost unbroken bushland from the west of the proposed development all the way down the Hills escarpment. Should a serious bushfire develop in this area, the combined firefighting infrastructure of Western Australia would not be able to put it out. Especially if the Fremantle Doctor or any westerly comes off the Indian Ocean. One can envisage ember attacks much further to the east of the fire front, plus thousands of people trapped in their vehicles on Roland or Stoneville Roads as the embers and spot fires surround them.
- It appears that not much notice has been taken of the warm or even hot easterlies. When these winds are blowing in hot weather one can see waves of dead and highly flammable gum tree leaves coating the roads, which would be lethal in an ember attack.
- There is an abundance of wildlife, especially birds, where I live. The Hills are a haven for thousands of priceless frogs and other water life. Australia has such an atrocious wildlife conservation record. This development can only add to it.
- It appears that the Hills in the Hasluck electorate are now under siege with development projects planned to cram in thousands of people. If these developments go ahead and there is a human tragedy, who can we get to account for it?

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, and (e) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 96

Submitted by: Kelly Clements (nearby landowner)

Summary of Submission: OBJECTION

The submitter objects to the amendment as follows:

- Mundaring, Parkerville, Stoneville and their surrounds do not have the infrastructure to cope with a large influx of residents.
- Several high density projects are planned for the Hills which propose to add thousands of new residents into one of the most dangerous wildfire zones in Australia! This proposal is one of them. If they go ahead, thousands of lives could be put in jeopardy. It is scientifically proven that Australia will experience higher temperatures and far more dangerous wildfires and climatic events. Who will be responsible if a tragedy occurs?

Planning Comment: Refer to Part 6 (b) Bushfire risk and (e) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 97

Submitted by: Cushla Clements (nearby landowner)

Summary of Submission: OBJECTION

The submission opposes the amendment and raises concerns in regards to the following matters:

The amendment should be modified or withdrawn altogether

- Modifying the amendment to require a minimum two hectare lot size would minimise the risk of increased population in a catastrophic bushfire zone and would better protect flora and fauna. Withdrawn altogether, it would the beautiful rural landscape, flora and fauna.

Precedent - Further urbanisation of the Hills

- Concerned the amendment would set a precedent for the unprecedented urbanisation of the Hills, that will endanger the lives of current and future residents in a catastrophic fire zone.

Bushfire risk

- Raises concerns about the amendment area being located in a bushfire prone area which is identified as the fifth highest residential fire risk zone in Australia. Also notes that a vast area of the Darling Scarp is identified as a fire prone area.

- Is concerned about the impact of climate change and how the long-term increase in average temperatures in Western Australian may increase the threat of bushfire. Also refers to *State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7)*.
- Concerned about existing and proposed vulnerable land uses (schools, orphanage and detention centre) in the surrounding area and the danger that children, teachers and others at these institutions will be placed in during a bushfire. Is concerned that increasing urban density would create additional traffic congestion which would impact on the evacuation of children, teachers and staff from these facilities.
- Concerned that: the local roads cannot handle the evacuation of residents and emergency response traffic at the same time; and that Roland Road is the only escape route to the north if a bushfire comes from the south. People may have no way out if a fallen branch or accident blocks this road.
- Draws attention the serious bushfires in this location in recent years and that Clutterbuck Creek is a high fire zone and has a history of regular bushfires and states that this is not the place to crowd and pack people in.
- Concerned about the risk of bushfire to existing residential development (i.e. Harmony Estate).

Environment

- Concerned that the forest environment with the diverse wildlife will be endangered, including a pair of Wedge-tailed Eagles that are known to hunt in the amendment area.
- States that the natural environment is beneficial for our wellbeing and our mental and physical health.
- The precautionary principle should be used in the consideration of environmental impacts.
- There is a perception in the community that the State planning system is responsible for allowing inappropriate clearing in the Shire of Mundaring (i.e. Mount Helena development).

Planning intent

- *Perth and Peel@3.5 Million* promotes sustainability and urban forests to help reduce pollution, minimise the impact of urban heat islands, and preserve and enhance landscape values. This position is supported by various State Planning Policies.
- The amendment is not consistent with the vision of the *Mundaring 2026 Strategic Community Plan* - 'a sense of space - a sense of place'.
- The amendment is not consistent with the *Shire of Mundaring Local Planning Scheme No. 4* is to keep rural buffers around townsites. Discusses how these rural buffers can act as fire breaks, assist with firefighting efforts and be a refuge from bushfire.

Other

- Concerned that development of the amendment area will adversely impact on the amenity and lifestyle of the Hills. The Parkerville Farm is uniquely beautiful and the natural views and vistas are special. Urbanisation will destroy the rural character and charm it has.
- The increase in traffic will impact everyone living in the Hills, when using the connecting roads and accessing local shops and services.

- Eco-tourism should be encouraged to create employment and opportunities for visitors to enjoy and relax in the Hills. The amendment would limit this opportunity, as no one wants to visit the countryside to see a sea of rooftops.
- We face a real challenge in balancing the mitigation of bushfire risk and protecting and enhancing biodiversity. This challenge is exacerbated by climate change. But with aggressive urbanisation you have ecological and societal carnage.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 98

Submitted by: Shire of Mundaring

Summary of Submission: COMMENT

The Shire of Mundaring provides the following comments on the amendment:

- The amendment is consistent with the *Shire of Mundaring Local Planning Strategy* which supports the subject site being zoned Urban under the MRS, subject to adequate setback from and protection of Clutterbuck Creek and the maintenance of a rural buffer between the Parkerville and North Stoneville townsites.
- The northern alignment of the proposed Urban zone generally follows the alignment of Clutterbuck Creek, which provides a logical separation of the Rural and Urban zones and does not prejudice the protection and rehabilitation of Clutterbuck Creek.
- The Shire recommends that the *Shire of Mundaring Local Planning Scheme No. 4* be concurrently zoned to transfer the amendment area to the Development zone. This zoning would necessitate the preparation and consideration of a structure plan, allowing greater community consultation and more detailed consideration regarding the protection of Clutterbuck Creek. The Shire also advises that, given the prevailing residential density in the locality, any further structure plan should reflect a R5 density.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 99

Submitted by: Sue Starcken (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- The environmental impacts of this change will be far reaching and irreversible. The amendment area abuts Clutterbuck Creek and damage the watercourse and the quality of water will be highly consequential. The area is also a prime habitat for native species of plants and animals and the loss of flora and habitat would not be

reversible. The extent of environmental destruction resulting this proposal is untenable and largely irreversible and cannot be justified in purely fiscal terms.

- The amendment is not consistent with the intent of the *Mundaring 2026 Strategic Community Plan*, which identifies the Hills as a great place to 'immerse yourself in nature'.
- There is a need for adequate transport infrastructure which is not demonstrated in the proposed development. In particular, no road upgrades are scheduled to accommodate the population growth. The sudden growth of population will place extra pressure on existing roads and will pose a grave hazard in the event of bushfire.
- Bushfire mitigation is a key consideration for any urban development that is in an extreme high-risk bush fire area. Appropriate provisions and mitigation plans for fire safety have not been adequately addressed in this plan.
- There has been no provision made for public transport, which effectively puts greater pressure on the already inadequate road systems. A mooted claim that public transport will be connected to the area by 2030/31 raises concerns that this plan is too far into the future to attenuate immediate transport needs and limitations.
- This is an almost ad-hoc plan that demands that we blindly accept that these provisos will in fact be delivered and we are being asked to allow the wholesale destruction of areas of land based on guesswork, assumptions and future reckoning. The amendment does not adequately address environmental, bushfire and transport considerations. It is not a future proofed proposition and it should be reviewed as a matter of urgency. I am deeply concerned that the proposed developments in this area are not in keeping with a sustainable and enduring ethos. A thoroughly considered, future proofed development is possible, but it needs to be truly responsive to community values and environmental sustainability.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity and (f) Strategic planning context.

Determination: Submission dismissed.

Submission: 100

Submitted by: Tony & Anne Cross (nearby landowners)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- This development will impact on the environment. A lot of Shires are now replanting trees to improve the environment, but with this proposal many acres of trees will be cleared.
- Bushfire threat is also a major concern. The addition of more people to be evacuated with no more escape routes to be provided will end in a major catastrophe. Who will take responsibility for any loss of life or property.
- The shopping centre at Mundaring is already very congested and could not cope with the extra people descending upon it.

- People come to live in the Hills to get away from pollution, traffic noise and busy congested roads. The Hills would lose its identity as a community of like-minded people. We may as well go live in suburbia where we would have more police to protect us from anti-social behaviour, because suburbia is what we will get.

Planning Comment: Refer to Part 6 (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity and (h) Other matters.

Determination: Submission dismissed.

Submission: 101

Submitted by: Adriana McAuliffe (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment for a wide range of reasons as summarised below:

- *Environment* - Damage to the environment and significant loss of flora and fauna. Possible ground contamination and contamination of private dams and catchment areas.
- *Traffic* - Extreme traffic increase without the infrastructure to carry it, which may lead to increased traffic hazards and safety issues.
- *Infrastructure* - Increased pressure on amenities. Insufficient water and sewerage resources. Lack of shopping and services available.
- *Amenity* - Increased noise levels and risks of anti-social behaviour and crime. Loss of privacy, view and of the quiet enjoyment of the peaceful existence and lifestyle. Disruption and dust during building phase impacting health. Vibration and late night activities. Proposal is inappropriate for and not in keeping with the stylistic context or scale of the area.
- *Bushfire risk* - Poor access to emergency services and insufficient escape routes.
- *Strategic planning* - The amendment is not consistent with the *Shire of Mundaring Local Planning Scheme No. 4*.
- *Financial* - Devaluation of properties and financial losses.
- Will impact on tourism.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity, (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 102

Submitted by: Michael Arblaster (nearby resident)

Summary of Submission: OBJECT

The submitter opposes the amendment and advises that he agrees with the issues raised by the Save Perth Hills Committee and does not support the urbanisation of the Parkerville Farm and North Stoneville Townsite areas.

Planning Comment: Refer to Part 6 (f) Strategic planning context.

Determination: Submission dismissed.

Submission: 103

Submitted by: *Name removed at the request of the submitter* (nearby landowners)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- The Amendment Report states that the amendment would enable development of the amendment area for 'low-density residential' purposes. The term 'low-density' is vague and without proper definition. Concerned that this term in a Hills context will be lost to a context of typical metropolitan redevelopment, significantly higher than expected for this area. Depending on the future R-Code zoning, the number of housing blocks, and by extension people and vehicle movements could potentially be very high and ruin the local environment. Residents live here because of the sense of space and the open environment.
- The amendment area is serviced by the most part by Kilburn Road and also by Roland Road. Kilburn Road is a quiet street with a natural Hills aspect, easily used for pedestrian purposes without formal footpaths. Adding significant traffic from an additional estate would be detrimental to existing residents and users.
- With Satterley pushing their proposed North Stoneville development virtually next door to the amendment area, rezoning the amendment area to Urban would effectively join North Stoneville to Parkerville. This would create a significant sized township, which is clearly not what people moved to the Hills for.
- Fire safety in a bushfire prone area is also a key consideration, with a lack of alternate evacuation routes. Especially with the threat of the 4,000 person in North Stoneville being added too. A higher density of people using the same egress routes will hinder escape in an emergency. The Amendment Report only states that the Department of Fire and Emergency Services notes that the amendment has 'considered how compliance can be achieved at subsequent planning stages of the planning process'. This is a vague statement providing little reassurance of how fire management is to be dealt with.
- The key environmental impacts of the amendment (aside from the negative visual aspect) would be: (i) dispersal of wildlife (kangaroos, birdlife etc); and (ii) water management - both stormwater and effluent, especially with the close proximity of Clutterbuck Creek. Both are briefly mentioned in the Amendment Report and neither comment gives much assurance that the issues are resolved or how they will be managed.
- The amendment should be withdrawn, and the land should not be considered for rezoning as urban. The special rural characteristics of the area will be significantly reduced or ruined for many people, who did not come here to live in an area overlooking rows of houses.

- What is considered a 'minor amendment' by the proponent would be of significant negative impact to local residents.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity and (g) Substantiality of amendment.

Determination: Submission dismissed.

Submission: 104

Submitted by: Sharon Gough (nearby landowners)

Summary of Submission: COMMENT

The submitter opposes the amendment as follows:

- While we welcome new community members to the area, we are keen to ensure that the community is safe and sustainable into the future.
- As the Shire of Mundaring is listed as the fifth highest fire risk in a local government area nationally, we request serious consideration of fire management planning. The proposed increase in dwellings will cause risk to the lives of new residents as well as access to safe exit for existing residents. It is already very dangerous.

Fire is a very real threat and residents need to know that the Shire of Mundaring and the WAPC is prioritising the safety of the community. We are required to comply with the fire safety regulations imposed by the Shire. As the Shire reminds us, prevention is the best response. How is increasing the population in a high fire risk location preventative?
- Traffic on Stoneville Road is already dangerous, and people have died in accidents at the intersections closest to our house (intersections of Anketell and Prosperity Roads with Stoneville Road), which are black spots with limited visions to see oncoming traffic. Toodyay Road poses an additional risk with heavy trucks using this route and additional traffic entering from Stoneville Road. This is also the location of serious accidents causing death. The proposed increase in dwellings will add thousands more vehicles to an already hazardous travel route. Mundaring is already jammed with traffic and is poorly planned and difficult to access.
- The Hills are the fresh lungs of the City and the area attracts visitors from Perth as a means to connect with nature and to get away from city. This brings business to the local area and creates a sense of community that is welcoming and sustainable. The introduction of urban sprawl to the area will impact on tourism opportunities. Residents purchased property in this area to get away from high density living.
- We see red and white tail cockatoos both morning and evening on a daily basis in our area and eagles are frequently sighted. A range of other species live in this rare and beautiful bushland. We don't expect no development, but animals listed as at risk of extinction need to be considered when planning for growth. Has the destruction of habitat and trees and the environmental consequences of this been considered?

Planning Comment: Refer to Part 6 (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (e) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 105

Submitted by: Barry Guzder (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- The rezoning of the amendment is not in the interests of the residents of the Hills and the animals living there and Clutterbuck Creek.
- In addition, there is a massive increase in traffic for the road onto and out of this area, and when (not if) bushfires break out, there will be traffic jams (I am a Stoneville volunteer bush firefighter). At the moment there is not enough water points to fight a fire of this size.
- If this continues, the whole essence of living in the Hills will be lost. As per the *Mundaring 2026 Strategic Community Plan*.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (f) Strategic planning context.

Determination: Submission dismissed.

Submission: 107

Submitted by: Shelley George (nearby resident)

Summary of Submission: OBJECT

The submitter opposes the amendment as follows:

- Changing the zoning to an urban zoning will have a major impact on the people who live in Parkerville and surrounding areas and goes against the *Mundaring 2026 Strategic Community Plan* (the Strategic Community Plan) - 'A sense of space, a sense of place'.
Community consultation saw issues such as respect for heritage, moving to an area for larger block sizes and live in a community with like-minded people, a community properly equipped for bush fire risk and where the environment is well managed. Changing the amendment area into smaller blocks, chopping down old growth trees, increasing residents risk during a bushfire due to increased congestion on roads and potentially impacting upon Clutterbuck Creek appears to be the reverse of the Strategic Community Plan.
- Bushfire is a major risk in the Hills and there have been several major fires over the past 10 years including the 2008 Stoneville Fire and the 2014 Parkerville Fire. Shire of Mundaring is ranked fifth out of 25 local government areas most at risk from bushfire.
- A major concern is the increased traffic movements on Roland Road, Toodyay Road, Kilburn Road, Seabourne Street and the Great Eastern Highway. Traffic on Roland Road and Seabourne Street is already very busy in the mornings, especially when turning right at Great Eastern Highway to travel down the hill. Stoneville Road can be backed up from the intersection with Great Eastern Highway to the roundabout at

Hartung Street. More people mean more cars and traffic, impacting on already busy roads and affecting wildlife.

- Increased noise pollution in the form of more people, more parties, more dogs barking, more rubbish on the verges and the impact of increased human activity on Clutterbuck Creek. Light pollution will impact the clear skies we have here, and we will lose the stunning night sky to watch the stars. Noise pollution and more human interaction will also affect wildlife. The resident nesting Wedge-tailed Eagles being of the greatest concern.
- The Mundaring townsite is already very busy without an increased number of residents adding to the demand for services. Infrastructure and amenities should be one of the first items planned and built, not expected to just deal with the increases in population as random subdivisions are created.
- All of these increases to the population in North Stoneville and North Parkerville townsite and the amendment area are being developed independently of each other rather than looking at the whole impact on existing residents in the Shire.
- I am not against development, but to turn the Hills into another Baldivis or Ellenbrook seems to be madness. I oppose more rural zoned land being changed to urban.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (f) Strategic planning context.

Determination: Submission dismissed.

Submission: 108

Submitted by: *Name removed at the request of the submitter* (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

1. The amendment is not consistent with the *Shire of Mundaring Local Planning Strategy, as detailed below:*
 - *To set and promote sustainable development within the Shire:* Development of the amendment area would create urban sprawl from the Parkerville and North Stoneville townsites. This will erode the 'village' lifestyle, detract from the aesthetics of Kilburn Road which currently enjoys a pleasant rural vista.
 - *To protect, manage and enhance the environment; To protect and enhance key environmental assets; and 6.2 Residential (hills) Existing towns/villages - Avoid the location of unsewered development on land not suitable for on-site effluent disposal:*

Concerned about the impacts of urban development on Clutterbuck Creek (pollution from on-site sewerage disposal, run off and stormwater). Also raises concerns about the impact of allowing the development of 2,000 m² lots on visual amenity and wildlife.
 - *To identify and response to significant medium and longer-term challenges facing the Shire -* Raises concerns about the extent of new urban development proposals in the area and how the development of these areas would impact on rural vistas, the bushland amenity of the area and erode the unique characteristics that make up the Hills lifestyle.

- *To manage development to actively contribute to the Shire's unique character and to protect and enhance its natural hills environment* - Applying urban zoning to this area detracts from the Shire's unique character and does not protect or enhance the environment.
- *To sustain the Shire's hills heritage and village identity; and 7.9 Parkerville - Maintain some rural residential or rural small holdings buffer between existing Parkerville residential area and the proposed North Parkerville and North Stoneville developments to continue development of the hills portion of the Shire in the form of discrete villages* - Concerned that development of the amendment area will remove any effective buffer between the Parkerville and North Stoneville townsites, which would create an impression of urban sprawl between these areas, which is not consistent with the Shire's aim.
- *To ensure that development results in an appropriate level of services that the community desires and can afford* - The community's expectation is for new development to be at the same density as existing development - not less than two hectares. Also concerned about the impact of a lack of appropriate services (e.g. public transport and roads) on residents.
- *To provide for tourism opportunities which encourage visitors to experience Mundaring's natural environment, heritage and arts:* Creating urban sprawl in the Hills will discourage visitors to the area.
- *To protect and manage biodiversity within the Shire and reduce threat to the diverse forms of life within the district:* Concerned that development will displace existing flora and fauna, which would seriously reduce biodiversity in the area.
- *To minimise the Shire's contribution to climate change and lead the community in developing environmentally sustainable practices:* Concerned that the development of 2,000 m² blocks would maximise the Shire's contribution to climate change. Recommends a minimum lot size of two hectares.
- *To identify, enhance and preserve elements of cultural significance:* States there is a firm belief that the surrounding environment is of high cultural significance due to its contribution to the Hills lifestyle. The amendment is not consistent with this aim.
- *Increased traffic and population:* Concerned that development of the amendment area would place additional pressure on local roads and may require additional intersections along Kilburn and Roland Roads. Also raised concerns about the impact of extra traffic on the Parkerville village and surrounding roads.
- *Compatibility with surrounding land uses:* Recommends that the amendment area remain as a rural smallholding area or be zoned rural residential to better complement the surrounding area and alleviate issues urban sprawl, traffic, pollution and loss of amenity.
- *Preservation of the Mundaring Hills character, culture and lifestyle:* There is a real concern that urban developments in the area would radically change the culture, characteristics, environment and lifestyle in this area.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity, (f) Strategic planning context and (h) Other matters.

Determination: Submission dismissed.

Submission: 109

Submitted by: *Name removed at the request of the submitter* (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- It is not sustainable development for the area as it will create an almost continuous urban tract between Parkerville townsite and the proposed North Stoneville townsite.
- The rural zoning should be maintained to protect the Hills lifestyle, which is why people live in the Hills. Urban sized blocks belong in suburbia, not the Hills.
- Visitors will not be encouraged to come to the area if all they see is urban housing.
- Development adjoining Clutterbuck Creek will cause unacceptable environmental risk and impact - Loss of habitat and contamination of the waterway from onsite sewerage disposal.
- Increased population will adversely affect traffic flow and increase congestion. The local roads and townsite facilities are not suited to a concentrated population in this area.
- There are already too many planned developments for the Hills that the community is actively campaigning against. The heritage and characteristics that make this area so appealing should be protected, this includes retaining farmland and natural bush areas.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (c) Environmental matters, (d) Impact on amenity, (e) Infrastructure capacity, (f) Strategic planning framework and (h) Other matters.

Determination: Submission dismissed.

Submission: 110

Submitted by: Gloria & Hans Ekkelboom

Summary of Submission: OBJECTION

The submitter opposes the amendment as follows:

- The expected impact to roads, flora and fauna is too great. The Hills' sparse development provides a passage of land for the proliferation of people with minimal impact of people.
- Development places strain on local resources and land to the detriment of my culture and lifestyle.
- A minimum lot size of one acre [approximately 2,000 m²] should apply within five kilometres of the townsite.

Planning Comment: Refer to Part 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (e) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 111

Submitted by: J Laing (nearby landowner)

Summary of Submission: OBJECTION

The submitter opposes the amendment and makes the following statement: Leave Perth Hills alone, no more urban development.

Planning Comment: Refer to Part 6 (f) Strategic planning context.

Determination: Submission dismissed.

Submission: 112, 113, 114

Submitted by: *Names removed at the request of the submitters*

Summary of Submission: OBJECTION

The submitters oppose the amendment as follows:

- Please do not allow our beautiful hills to be destroyed.
- Submission 113 also raises concerns about the loss of wildlife, the fire danger that would exist and that there only being two roads that would not be able to handle fire evacuation.

Planning Comment: Refer to Part 6 (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (f) Strategic planning context.

Determination: Submission dismissed.

Submission: 115

Submitted by: Department of Education

Summary of Submission: COMMENT

The Department of Education provides the following comments on the amendment:

- The amendment area is within the student intake area of the Parkerville Primary School.
- In a letter to the WAPC, dated 4 July 2016, the Department expressed concerns relating to the potential student yield generated from the Parkerville Urban Precinct and how this would place student accommodation pressure on the Parkerville Primary School.
- Notwithstanding the minimal student yield from the amendment area based on the draft concept plan, the Department is concerned that coupled with the wider development of the future Parkerville Urban Precinct, the total student yield generated from these precincts would have a significant impact on the ability to accommodate students. With the limited developable site area of the Parkerville Primary School, accommodating the potential students at full development of these precincts will be very challenging.

- It is worth noting that there is a potential primary school site located in the North Stoneville Townsite, which is currently subject to a local structure plan approval process. However, the subject primary school is intended to serve mainly the future student population within the North Stoneville Townsite.
- The Department requests that the Shire of Mundaring and the Department of Planning, Lands and Heritage engage with it at key milestones to advise the progress of any further detailed planning prior to subdivision of the amendment area to ensure that the future student population can be accommodated in local primary schools.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 117 (Late)

Submitted by: Department of Water and Environmental Regulation

Summary of Submission: COMMENT

The Department of Water and Environmental Regulation (DWER) provides the following comments on the amendment:

- DWER has endorsed the *Lots 61 & 1001 Kilburn Road, Parkerville - District Water Management Strategy* and therefore supports the proposed amendment.
- Environmental matters will be addressed separately by DWER's EIA Environmental Planning Branch.
- All amendments to the MRS still require referral to the Environmental Protection Authority in accordance with section 38 of the *Planning and Development Act 2005* for a decision on whether or the amendment requires formal environmental assessment.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 118 (Late)

Submitted by: Department of Biodiversity, Conservation and Attractions

Summary of Submission: COMMENT

The Department of Biodiversity, Conservation and Attractions provides the following comments on the amendment:

- The Department is supportive of the retention, rehabilitation and protection of Clutterbuck Creek through the creation of a minimum 30 metre wide foreshore reserve, as proposed in the indicative structure plan and the District Water Management Strategy.
- As the site is not located in an area currently serviced by a reticulated sewerage system, wastewater is proposed to be treated and disposed of on-site. As the proposed minimum lot size is greater than 2,000 m² and the site is not located within

a public drinking water source area or sewerage sensitive area, the development meets the exemption criteria under the *Government Sewerage Policy* and is not required to connect to reticulated sewerage. The Department also recommends that all on-site sewerage disposal systems and their associated infiltration areas be located at least 100 metres from any waterway.

It is understood that further information on the proposed effluent disposal system requirements will be provided in the future local water management strategy (LWMS).

- Does not object to rezoning of the land subject to any future development of the site being subject to a full and proper planning assessment, including structure planning and a bushfire assessment based on the revegetated foreshore reserved for Clutterbuck Creek, and a LWMS and urban water management plan addressing potential impacts of on-site effluent disposal systems on Clutterbuck Creek.
- Clearing of native vegetation may impact to the breeding and foraging habitat of threatened species listed under State and Federal legislation, such as Black Cockatoos. Consideration should be given to assessment of future proposals in accordance with the *Environmental Protection and Biodiversity Conservation Act 1999*.

Planning Comment: Comments noted.

Determination: Submission noted.

Schedule 3

The amendment figure - proposal 1
as advertised

Appendix 1

List of detail plans as advertised

Proposed Minor Amendment 1347/57

North Parkerville Urban Area

as advertised

Amending Plan 3.2723

Submissions

Development
Services

629 Newcastle Street
Leederville WA 6007

PO Box 100
Leederville WA 6902

T (08) 9420 2099
F (08) 9420 3193



Your Ref: 833-2-27-80 Pt1 (RLS/0786)
Our Ref: JT1 2017 03758 V01 - MRS359624
Enquiries: Ross Crockett
Direct Tel: 9420 2013

27th February 2019

Western Australian Planning Commission
LOCKED BAG 2506
PERTH W.A. 6001

Attention of: **Andrew Thomas**

Department of Planning, Lands and Heritage Received	
Scanned	06 MAR 2019
Attachment:	A10018666
Scan QA	
Doc No.	RL90796
File No.	

M BUBANIC

Re: M.R.S. Proposed Amendment 1347/57 North Parkerville Urban Area

Thank you for your letter dated 19th February 2019. We offer the following comments in regard to this proposal.

Water

A reticulated water supply is currently available to the subject area via reticulation extensions from the existing system. (See attached Plan)

All water main extensions, for this development site, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.

Wastewater

Reticulated sewerage is not available to serve the subject area, the area is outside of a current planned sewerage area.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.

Ross Crockett
Development Planner
Land Planning
Assets Planning Group



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6474266

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6473289

Marija Bubanic

From: Nugraha, Yohan <Yohan.Nugraha@transport.wa.gov.au>
Sent: Friday, 8 March 2019 2:50 PM
To: mrs
Subject: Metropolitan Region Scheme Proposed Amendment 1347/57 North Parkerville Urban Area

Categories: Auto resp

Your ref: 833-2-27-80 Pt1
Our ref : DT/15/05081

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1347/57 NORTH PARKERVILLE URBAN AREA

I refer to your letter dated 19 February 2019 regarding the proposed Scheme Amendment.

The Department of Transport has no comment to provide for the proposal.

Thank you for the opportunity to comment on the application.

regard

Yohan Nugraha
Transport Designer / Planner | Integrated Transport Planning | Department of Transport
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Planning and Development Act 2005

Section 57 Amendment (Minor)
Form 57

Submission

Metropolitan Region Scheme Amendment 1347/57

North Parkerville Urban Area

Department of Planning,
Lands and Heritage
Received

Scanned 11 MAR 2019
Attachments A 100-23871
Scan QA
Doc No. RLS/0-796

M. Bubanic

Submission 3

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

RLS/0796

Title (Mr, Mrs, Miss, Ms) Mr . First Name ... Greg

Surname Rankine (PLEASE PRINT CLEARLY)

Address 155 Kanangra Court Stoneville Postcode ... 6081

Contact phone number 0428956800 Email address greg@gtsgauges.com.au

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? No

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

I have no problem with development of the Perth Hills, however, it must be sustainable, and the bush fire risk must be the first consideration for the safety of the new residents.

This area (under consideration for amendment) was burn by a bush fire in 2008, where 2 houses were lost. Do not forget the Stoneville fire in 2014 where 58 homes were lost. We were very lucky in that one where no lives were lost. And I have heard many close-call stories.

Without an improvement to the local road infrastructure, residents trying to flee a bushfire risk being burnt alive in their cars. Refer <https://www.express.co.uk/news/uk/84101/Bushfire-deaths-are-mass-murder>
King Lake Fire Victoria - Burn out Cars of victims trying to escape



Mundaring Shire is the listed 5th on the list of areas in Australia with the highest risk for Bushfire.

I suggest that those on the planning commission who do not live in a fire prone area, request to attend a controlled burn with one of the Mundaring Shire Volunteer Bush Fire Brigades. This way they will be able

to understand a little about fire behavior, radiant heat, and the noise and smoke associated with bush fire. (I can arrange this)

Unfortunately, there are only 2 small windows during the year between when it is safe to burn, and when the bush is not too wet to burn. Add to that mix that most Volunteer Fire Fighters have full time jobs, so controlled burns are most conducted on weekends.

When small blocks are allowed in bush fire prone areas, it increases the danger to the residents, and to fire fighters. You cannot get a Fire Truck around a house on a small block. This may be critical for the safety of a Fire Crew, as a house can be used as protection from radiant heat and flames.

Whatever plan is decided upon, it is paramount that fire danger is the number one factor considered. And this must be understood first hand, not by reading a guideline. You must experience fire proximity and the powerful affect it can have on the human mind, by inducing fear and panic.

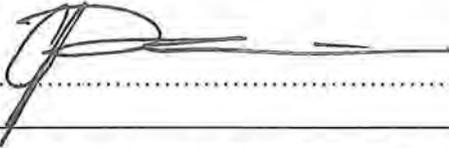
(Submission continued. Please attach additional pages if required)

You should be aware that:

- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.

To be signed by person(s) making the submission

Signature



Date

7/3/19

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 3 May 2019. Late submissions will NOT be considered.



Department of
Primary Industries and
Regional Development

Your reference: MRS 1347/57
Our reference: LUP 562
Enquiries: Rod Safstrom

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506 Perth WA
Info@dplh.wa.gov.au

Dear Ms. Fagan,

Metropolitan Region Scheme Amendment 1347/57 North Parkerville Urban Area

Thank you for the opportunity to provide comment on the above MRS amendment.

The Structure Plan is supported provided consideration is given to potential conflicts in land use between the proposed subdivision and the Rural Zoned land to the North and the West.

The following policy and guidelines need to be considered:

- Western Australian Planning Commission's *State Planning Policy 2.5 (SPP2.5) Land Use Planning in Rural Areas* which states that the introduction of sensitive or incompatible land uses such as additional housing or accommodation in rural areas can compromise rural land uses and effectively sterilise rural land. There is a need to ensure that existing rural land uses are protected and landholders are able to exercise their operational needs effectively and appropriately;
- Environmental Protection Authority's *Guidance Statement No. 3 – Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses* which recommends, in the absence of site-specific technical studies, a minimum separation distance of 500 metres; and
- Department of Health's *Guidelines for Separation of Agricultural and Residential Land Uses - Establishment of Buffer Areas* which specify a minimum separation distance of 300 metres or an adequate vegetated buffer.

Agriculture and Food

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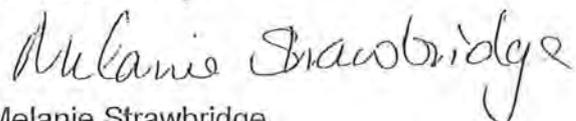
dpird.wa.gov.au

ABN: 18 951 343 745

Adequate separation distances between residential land and Rural Zoned land or alternate mechanisms are required to ensure minimal impact on existing agricultural uses.

For further information, contact Mr Rod Safstrom on 9368 3169 or rodney.safstrom@dpiird.wa.gov.au.

Yours sincerely

A handwritten signature in cursive script that reads "Melanie Strawbridge".

Melanie Strawbridge
DIRECTOR
LAND AND WATER ASSESSMENT

12 March 2019



Your Ref: 833-2-27-80 Pt1 (RLS/0786)
Our Ref: F-AA-40543/3 D-AA-19/23480
Enquiries: Vic Andrich (08) 9222 2000

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Attention: Mr Andrew Thomas, Senior Planning Officer

Department of Planning, Lands and Heritage Received	
Scanned	29 MAR 2019 ✓
Attachments	A 10044947 ✓
Scan QA	✓
Doc no	RLS/0796
File No	
A. THOMAS / H. BABUNIC	

Dear Ms Fagan

MRS PROPOSED AMENDMENT 1347/57 – NORTH PARKERVILLE URBAN AREA

Thank you for your letter of 19 February 2019 requesting comments from the Department of Health (DOH) on the above proposal.

The DOH provides the following comment:

1. Water Supply and Wastewater Disposal

The development is required to connect to scheme water and be in accordance with the *Government Sewerage Policy - Perth Metropolitan Region*.

Suitable provision for an adequate on-site effluent disposal area is to be accommodated in any planning approval. For on-site wastewater disposal systems to be approved, a winter 'site-and-soil evaluation' in accordance with Australian/New Zealand Standard 1547 is required.

Any on-site wastewater treatment process is to be in accordance with DOH publications which may be referenced and downloaded from:

http://ww2.health.wa.gov.au/Articles/N_R/Recycled-water

http://ww2.health.wa.gov.au/Articles/U_Z/Water-legislations-and-guidelines

2. Public Health Impacts

DOH has a document on '*Evidence supporting the creation of environments that encourage healthy active living*' which may assist you with planning elements related to this structure plan. A copy is attached or may be downloaded from:
https://ww2.health.wa.gov.au/Articles/F_I/Health-risk-assessment

3. Medical Entomology

The proposal is located in an area that may be prone to mosquitoes as wetlands are in the vicinity. Stormwater management infrastructure such as culverts, road drainage systems etc. should be in accordance with the Department of Water publication *Stormwater Management Manual for Western Australia*, to the satisfaction of the local government (http://www.water.wa.gov.au/_data/assets/pdf_file/0020/4772/44217.pdf)

Additional information on mosquito management may be downloaded from:
http://ww2.health.wa.gov.au/Articles/J_M/Mosquito-management

Should you have queries or require further information please contact Vic Andrich on 9222 2000 or ehinfo@health.wa.gov.au

Yours sincerely



Dr Michael Lindsay
**A/EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE**

22 March 2019

Att.



Evidence supporting the creation of environments that encourage healthy active living

This evidence brief summarises the literature supporting the creation of environments that encourage healthy active living. It is designed to be used by State and Local Governments and developers, seeking to create new or redevelop existing neighbourhoods. It is structured according to six key components of urban development, and includes a rationale for action and a summary of the key design elements that have demonstrated effectiveness in increasing healthy active living.

The way in which our neighbourhoods and cities are designed can have a profound impact on the degree to which people can live healthy lifestyles (particularly in relation to active living and access to fresh and healthy food). Creating supportive built environments is well recognised as a means of improving health and wellbeing, whilst also contributing to a reduction in traffic congestion and parking problems, and improved social and environmental outcomes.

The Department of Health supports the incorporation of healthy design elements into urban development that encourage healthy active living. Design elements that are supported by current evidence are described below. Further information on each design element and the evidence base supporting these can be found at www.healthyactivebydesign.com.au

Mixed Land Use

The location of different land uses and destinations relative to each other has a large impact on how accessible they are and how people travel to and between different places¹. A good land use mix enables residents to fulfil a variety of daily activities where they live, work and play (e.g. shopping precincts, schools, employment, community spaces, recreation facilities and open spaces). The more of these land uses and destinations that exist within walking distance, the more likely residents are to walk, cycle or use public transport to get to those places^{2,3}.

Convenient access to fresh and healthy food can improve healthy eating⁴⁻⁶. Land use planning can impact on all parts of the 'paddock to plate' food chain (growing/producing, processing, transporting, distributing and selling food) which in turn affects the supply, access and cost of fresh and healthy food for the community⁷⁻⁹.

Design Elements

- Developments should have a compact mix of land uses and groupings of destinations within walking distance of most residents^{3, 10-15}. Key destinations include retail, fresh and healthy food outlets, public open space, services, sport and recreation, local employment, schools, and community facilities.
- To ensure the availability and accessibility of fresh and nutritious food, arable land needs to be protected and appropriate land should be available for the production, storage, distribution and transportation of food^{11, 16}. On a smaller scale, vacant public land, parks and streetscapes can be used to provide local opportunities to produce locally grown fruit and vegetables.

Activity Centres

Developing activity centres and main streets with a mix of land uses and destinations within walking distance of most residential dwellings can support active transport^{3, 10-15, 17}. The co-location and grouping of destinations within the centre allows for multiple activities to be undertaken which is more conducive for active transport (walking, cycling and public transport). With growth and higher residential density increasingly occurring around the network of activity centres, it is even more critical that access via active transport modes is prioritised.

The provision of fresh and healthy food stores within the mix of destinations in a centre is important to provide access to fresh and healthy food and encourage its consumption^{10-12, 15, 17}. This could be through large supermarkets, grocery stores, smaller fruit and vegetable retailers and farmers markets.

Design elements

- Developments should create activity centres with a mix of land uses and destinations that meet daily living needs within walking distance of most residential dwellings^{3, 11-14} and near public transport.
- Centres should be surrounded by walking, cycling and public transport routes that are put in place early to enable access to key services and destinations from the outset¹⁸.
- Centres should provide a high quality, attractive and safe public realm, and be structured in main street formats that are not dominated by car parking.
- Centres should provide a variety of fresh and nutritious food outlets (supermarkets, grocery stores, farmers markets)^{10-12, 15, 17}.

Movement Network

Active transport is well recognised as a means of improving health and wellbeing, whilst also contributing to a reduction in traffic congestion and parking problems and improved environmental and social outcomes^{19, 20}.

Car-centric infrastructure and urban planning has seen an increasing reliance on the car, associated traffic congestion, less walking and cycling for short trips and increased sedentary behaviour. Creating environments that support replacing short car trips with walking, cycling or public transport (which usually involves a walking or cycling trip to the stops and between destinations) and recreational walking and cycling can reduce overweight and obesity and improve overall health¹⁹.

Local access to a variety of good quality, affordable fresh and healthy food is reliant on the food transport system. As well as costing more, the range and quality of foods available decrease with increasing distance from Perth. A movement network that provides an effective food transport system locally and across the state can help to overcome this.

Design elements

- Developments should provide an accessible, connected movement network integrating walking, cycling and public transport in which neighbourhoods, centres and destinations are connected to each other¹¹⁻¹⁵. Walking and cycling routes should be continuous, connected²¹⁻²⁸, convenient, direct and legible with paths located on at least one, but ideally both sides of the street^{3, 11-13, 21-23, 29-31}.
- Development should provide a safe, functional and attractive environment to support walking, cycling and public transport and maximise pedestrian safety by heightening visibility³², providing safe places to cross streets^{22, 33}, minimising the potential for conflicts with motorists and providing amenities that enhance functionality and comfort^{34, 35}.
- Public transport should be available and accessible and be a viable and attractive alternative transport option. Transit stops should be located within walkable catchments of all residents, workplaces and key destinations along well connected streets and in safe locations^{2, 36, 37}.
- The movement network should integrate appropriate infrastructure for the efficient and timely transport of fresh and healthy food around the state to ensure access by all.

Public Open Space

The provision of high quality attractive parks and public open spaces helps to create an enjoyable and attractive neighbourhood environment in which to walk or cycle^{28, 38}. Parks provide opportunities to be active within them and those living closer to a park or having more parks are more likely to be active^{24, 39-44} and have a healthier weight⁴⁴. Having more parks and a greater public open space area⁴⁵ can also increase physical activity. The inclusion of footpaths, trails, natural play spaces, sport facilities/courts, equipment and playgrounds has been shown to encourage park use and physical activity within parks⁴⁵⁻⁴⁸. This is becoming increasingly important for those living in higher density housing without a private backyard⁴⁹.

Parks can provide opportunities to grow and provide local access to fresh and healthy foods. Community gardens can positively influence a healthy diet, provide greater access to fruit and vegetables^{50, 51}, enable residents to consume more fruit and vegetables⁵² and provide opportunities to be active^{51, 52}. Parks and community gardens also improve social activity and social connections with neighbours^{50, 53} and offer improved mental health outcomes^{51, 52}.

Design elements

- Developments should provide a range of quality public open spaces to contribute towards the recreation, physical activity, health and social needs of the community.
- Parks and open spaces should be located within walking distance of most residents^{3, 11-13}, along connected routes^{3, 12, 13} and be co-located with other community facilities to encourage access by walking or cycling.
- The design of parks and open space and the infrastructure provided within them should cater for a variety of users to undertake a mix of activities that increase physical activity, provide access to healthy nutritious foods (though community gardens) and prevent injury.

Housing Diversity

A combination of higher residential density and mixed land use can increase walking among adults, particularly walking for transport^{24, 41, 49, 54-57}. Higher densities and smaller lot sizes generally result in the creation of more compact uses of land decreasing the distances between destinations. This increases the likelihood that people will walk and cycle for transport,⁵⁸⁻⁶¹ and also provides increased patronage to support local businesses, services and facilities^{3, 62}.

Design elements

- Developments should provide a range of residential lot sizes and choice of housing types within walking distance of key destinations¹⁴.
- Residential densities should be increased in areas within close proximity to mixed use centres, local employment, community facilities and public transport^{3, 14, 29}.
- Lot layouts could be oriented to maximise opportunities for residents to grow fruit and vegetables, especially in areas with limited access to fresh and healthy food.
- *Crime Prevention Through Environmental Design* features should be incorporated to lessen the opportunity for crime and enhance personal safety, traffic safety, property safety and security. This will contribute to streetscape amenity which in turn encourages walking, cycling and use of public spaces^{32, 36}.

Schools

Environments that support children and their parents to walk, cycle or use public transport to get to school increases their physical activity and reduces traffic in the local community⁶³. Living in close proximity to school is one of the most consistent predictors of walking or cycling to school^{33, 64-68}. Infrastructure that maximises connectivity and safety is also critical so the environment surrounding the school must also incorporate connected pathways, traffic management and safe crossings⁶⁹.

Schools grounds are an ideal location for students to achieve part of their daily physical activity needs. The provision of playspaces, sports facilities, line markings for games and grassed areas increases the likelihood that students will be active during recess and lunch⁷⁰⁻⁷³. Enabling community use of these facilities outside of school hours has also been shown to increase the community's physical activity^{74, 75}.

Growing fresh and healthy food through school kitchen gardens can increase children's exposure to fruit and vegetables⁷⁶ and can encourage healthier diets and fruit and vegetable consumption⁷⁶. Extending the school garden to be accessible to the wider community outside of school hours can facilitate shared maintenance and shared benefits.

The food environment and presence of food stores around schools also plays an important role in children's daily exposure of healthy or unhealthy foods, which can influence healthy eating behaviours. Emerging evidence is showing that the closer someone is to fresh and healthy food outlets the more likely they are to consume healthy products⁷⁷.

Design elements

- Developments should locate schools within 800m walkable catchments of most residents that are integrated with connected walking and cycling networks and serviced by public transport routes (where appropriate) to enable students to conveniently and safely access the school via means other than the car³.
- School grounds and facilities should be designed to encourage active and unstructured play during school hours. Site design should enable shared use by the general public outside of school hours.
- End of trip facilities should be provided within schools to encourage walking and cycling to school (e.g. bike racks).
- School grounds could be utilised to grow fresh and healthy food³.
- School car parks and ovals could be designed to host farmers markets to enable fresh and healthy food to be sold locally, particularly in areas underserved by fresh and healthy food stores.
- Consider limiting the location of fast food outlets in close proximity of schools⁷⁸.

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Submission 6

Response ID ANON-4QDW-F1G8-P

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-03-13 09:20:34

Introduction

1 What is your first name?

First name:
Natalie

2 What is your surname?

surname:
Insley

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
gnat159@hotmail.com

5 What is your address?

address:
5 Campbell Way Parkerville

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I oppose this submission - the developer can say low density but once plan is accepted the developer can change the whole plan. The impact on the environment - Clutterback Creek would have significant pollution with housing that compounded - maybe the developer could look at the larger scale of blocks 2/3 acre - 5 acre, with public open space to protect the creek.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1GK-9

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-03-22 09:55:24

Introduction

1 What is your first name?

First name:
Paul

2 What is your surname?

surname:
Collie

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
pcollie@iprimus.com.au

5 What is your address?

address:
440 Kilburn Road, Parkerville ,6081

6 Contact phone number:

phone number:
92955949

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I am glad to see that there no high density blocks proposed within the amended area.

My concern is the lack of upgrades to surrounding infrastructure that is missing from the submission. Increased traffic etc needs to be considered and plans implemented to mitigate increased flows. There are a number of points to consider:

- > The new High School on Roland Road has already substantially increased traffic on Kilburn Road, and seen it now become a major road. With no exaggeration, only a handful vehicle stick to the speed limit, and particularly at school drop off and pick up the majority of vehicles use excessive speed (estimate 70+ kph) as the road is quite straight.
- > There are no footpaths for children using this road for access to the school.
- > There will be connections to the proposed North Stoneville development - further increasing traffic and no upgrades detailed in that submission either.

Accumulative impacts to surrounding infrastructure need to be considered and incorporated into proposed plans.

Regards Paul Collie

File upload:

No file was uploaded

Submission 8

Response ID ANON-4QDW-F1G9-Q

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-03-06 15:44:21

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Suburb growth

File upload:

No file was uploaded

Submission 9

Response ID ANON-4QDW-F1GB-Z

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-09 15:10:07

Introduction

1 What is your first name?

First name:
Angela

2 What is your surname?

surname:
Lensink

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
alensink@westnet.com.au

5 What is your address?

address:
36 Musgrove Crescent,Boya 6056 WA

6 Contact phone number:

phone number:
0427361126

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

It is disappointing that the policies of urban infill,designed to contain urban sprawl,appear to be ineffective.

Reasons for my opposition to the proposal include

- proposed density of housing is totally inappropriate for this location,it would destroy the rural lifestyle that people move to the hills for,local services and infrastructure would not be able to cope
- destruction of the local environment through clearfelling the forest,polluting the local waterways and destruction of the local fauna habitat
- one of the services that is not here is public transport ,thus the exponential increase in vehicles on the local roads would cause increased congestion,longer commute times,more air pollution,vehicle noise and increased motor vehicles accidents in the Mundaring area
- inadequate water supply and wastewater infrastructure for the number of dwellings proposed
- extreme fire risk area,
current level of firefighting services will be unable to cope with the proposed increased number of dwellings
- proposed road access is very inadequate to cope with vehicle movements during a catastrophic fire ,as witnessed only a few years ago
- local ratepayers will face exponential rate hikes to remedy the lack of services in that area
- oversupply of housing in the Perth metropolitan area,further depression of property values and rents

File upload:

No file was uploaded

Submission 10

Response ID ANON-4QDW-F1G7-N

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-10 11:01:39

Introduction

1 What is your first name?

First name:

Jane

2 What is your surname?

surname:

Hood

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

jhood@inet.net.au

5 What is your address?

address:

280 Johnston Road Parkerville

6 Contact phone number:

phone number:

0438954752

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

This area should remain rural. A number of wildlife etc live in this area. We have a creek that is included in this proposal. This is as we all know a fire prone area. Roland Road and Kilburn Road are the only roads in and out in event of fire. We have a number of houses already located in Kilburn Road and this piece of land being made Urban will add to congestion, destruction of the wildlife and add to the already concerns of fire risk in adding more houses in the area.

I strongly disagree with Urban development in the hills. We need Rural areas so that all of Perth can enjoy not have a continual push by WAPC to destroy our backyard

File upload:

No file was uploaded

Response ID ANON-4QDW-F1GY-Q

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-15 20:13:15

Introduction

1 What is your first name?

First name:

Nadine

2 What is your surname?

surname:

Henderson

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

nadine.henderson@senses.org.au

5 What is your address?

address:

5 Towle way , parkerville

6 Contact phone number:

phone number:

0410286902

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I feel that with all these subdivisions we will loose the beauty of our precious hills . We can not let developments take over and destroy the habitat of so many native animals , People move up here to get away from the huddle and to enjoy nature . We are destroying all this slowly. Please keep the hills save .

File upload:

No file was uploaded

Response ID ANON-4QDW-F1G1-F

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-16 06:27:11

Introduction

1 What is your first name?

First name:

Erin

2 What is your surname?

surname:

Smith

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

erinsmith1989@gmail.com

5 What is your address?

address:

11 Bladon Way swan view

6 Contact phone number:

phone number:

0433590592

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

NO HIGH DENSITY IN THE HILLS. Apart from the huge fire risk, as well as destruction of habit. You are RUINING everything that makes the hills special and what they are. This sort of development does not belong in the hills and we don't want it. We will fight it! Take these stupid money hungry plans somewhere else!

File upload:

No file was uploaded

Response ID ANON-4QDW-F1RC-C

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-02 00:05:12

Introduction

1 What is your first name?

First name:

Erin

2 What is your surname?

surname:

Smith

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

erinsmith1989@gmail.com

5 What is your address?

address:

11 Bladon Way Swan View WA 6056

6 Contact phone number:

phone number:

0433590592

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

To whom it may concern,

Like many residents of the hills community, I oppose the North Parkerville Urban Area.

The hills are a special place to me, and its something I find hard to put into words. Maybe that doesn't matter to you. I understand you are probably all about numbers and figures. I understand a lot of money is to more than likely be made from this development. But before you carve up the hills and put cookie cutter houses into tiny plots, I hope you will read this, all of this and change your mind.

I moved up here as a kid. No place has ever felt like home to me, until we moved here. We had space, fresh air, and a safe place. I walked the trails, rode my bike around. The day we moved in, the neighbours knocked on the door with a pie to welcome us. We had bonfires, and BBQs-and we couldn't hear what was going on next door, because we weren't squashed up next to each other!

We were surrounded by nature, cockatoos, bobtails, kangaroos and bandicoots just to name a few. I was just a kid then, and now I'm 30. I still love this place, the way it makes me feel, the space, the environment, the people.

Part of what makes the hills the place that it is exactly what you are planning to take away. We moved up here to get away from suburbia. We are tired of the cookie cutter subdivisions. Tired of being crammed in. Tired of tidy gardens and fake turf with hardly a tree in sight. We want our space, and we want to be closer to nature. WE WANT THE HILLS LIFESTYLE.

So here are some points on just how your proposal is not only going to destroy something special, but cause a magnitude of problems should it go ahead.

DAMAGE TO THE ENVIRONMENT

I mean, this one is obvious isn't it? I'm fairly certain the creek that runs through the site and surrounding catchments are going to be negatively affected. Not to mention the cutting down of trees and clearing of land, home to animals such as the threatened black cockatoo, wedge tailed eagles and woollies to name but a

few. Part of what makes the hills "The Hills" is the rural setting-yet you want to take that away?

FIRE RISK

This is a huge one! We are in a MASSIVE fire risk area - that's a fact of life up here. We choose to live with it because we want the lifestyle, but it is a very real issue and risk. The parkerville fire doesn't seem that long ago to a lot of us. Many people lost their homes, and countless more are still traumatised. As it was, it was chaos on the roads trying to get out, with cars bumper to bumper. And now you want to put what-3000 more people up there-crammed into a tight space with few roads to escape out of? Are you serious? You may be able to meet all the regulations "on paper" but it will not suffice in real life. Remember the Titanic? When that disaster happened the Titanic had MORE lifeboats than required by regulations....and we all know how that turned out. You are putting people at massive risk!

DESTROYING THE HILLS LIFESTYLE

As I stated, the hills lifestyle is the reason we are up here. It means rural/semi rural living. Space, bush, and nature. We don't want high density, suburbs or city living...please don't destroy our home-once its gone, its gone!

INFRASTRUCTURE

Ever been to mandarin village shopping centre and needed to go from coles to woolies? Its a trek...and it can't support what he have now. Neither can the roads. Wanna take a drive up the highway right now and tell me how the constant roadworks (and yes-they are always happening on some part of great eastern highway) will handle the additional traffic-or any of our roads for that matter?! Here's the things-THEY WON'T. We CAN'T support the urban sprawl you are suggesting!

PLANNING

The planning scheme intended to keep rural buffers around townsites in the Mundaring Shire-SO WHATS THE GO? Seriously! This is not in line with Strategic Communication Plan Mundaring 2026 - 'a sense of space, a sense of place'

Please do the right thing, please, please please do not allow this. We understand the land will likely be developed, and people need places to live. But we aren't suburbia and never should be. This proposal is fit for the hills

File upload:

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Response ID ANON-4QDW-F1GQ-F

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-16 09:15:32

Introduction

1 What is your first name?

First name:
Sharon

2 What is your surname?

surname:
Hayes

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
heath.sharon@bigpond.com

5 What is your address?

address:
115 Conradi Place
Stoneville

6 Contact phone number:

phone number:
0429209066

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

For 16 years I have owned land and lived in the hills. My choice to live here was to get away from the urban sprawl and live a peaceful life. There have been a number of issues with living in the hills that you adjust to because you love the lifestyle. The roads and lack of money spent on them is concerning. One road in and one road out of many towns is frightening in the event of a fire. The hills have expanded in my time here but the infrastructure hasn't. Subdivisions have gone ahead with 2 and 5 acre lots with a promise of a shopping centre, chemist and school that didn't happen. Some of those blocks are still for sale. The mobile phone reception is absolutely shocking and home owners oppose new towers in the area. Internet isn't available to many as there is no room in the exchange to provide to new homes. I could go on forever about what we don't have here but after all that is said and done it was a lifestyle choice and the best decision we have ever made. Do not ruin our little piece of paradise with your 300 sq metre dog boxes and thousands of people with outdated services and infrastructure that our hills can't support for the sake of a greedy developer.

File upload:

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Response ID ANON-4QDW-F1G2-G

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-16 19:07:56

Introduction

1 What is your first name?

First name:
Stephen

2 What is your surname?

surname:
While

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
whitesj@outlook.com

5 What is your address?

address:
7 Possum Way,
Stoneville. 6081.

6 Contact phone number:

phone number:
92951951

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

The area around Stoneville and Parkerville has had no amenities, nor access improvement in the 25years I have lived here. And the population has grown immensely. Fix the shambolic road, power and phone access we already put up with now! And leave the remnants of bush alone, saving our environment for future generations. That's the reason we live here. Not to see more wildlife threatened with death by unnecessary land clearing and creek poisoning from bitumen run off.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1GX-P

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-17 11:14:27

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

We need to protect the Perth hills culture and all its natural bushland. Although it is predominantly grazing land there is still so much natural bushland and habitats that are at risk if it's developed.

File upload:

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Response ID ANON-4QDW-F1GU-K

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area

Submitted on 2019-04-17 19:49:45

Introduction

1 What is your first name?

First name:

William

2 What is your surname?

surname:

Jecks

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

will_jecks@hotmail.com

5 What is your address?

address:

17 Rainsford Way Parkerville 6081 WA

6 Contact phone number:

phone number:

0448620427

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Please do not approve the proposed changes!

This proposal will only worsen what the North Stoneville LSP threatens to do. The fire risk is too high in the hills and there just isn't the infrastructure to support such massive development in this area. You will destroy the delicate natural beauty, community and wildlife of the area if this urban development goes ahead.

Please listen to the locals and think about what is really driving this re-development. Greed and commercial pressure should not be welcomed. People and communities need to be enhanced not destroyed.

Sam Walsh and Satterley are out of control and being driven by intense greed. At no time have locals been seriously engaged in the planning process and that is an utter disgrace. The shire of Mundaring, Anglican Church and Satterley should be ashamed.

Once the natural bush land and its animals are killed off. Endangered species are under threat and being overlooked in favor of financial gain. Think about how this will affect future generations. The short term price is not worth it. Please consider scaling development back to some degree in this area.

Regards

Will Jecks

File upload:

No file was uploaded

Response ID ANON-4QDW-F1GD-2

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-23 09:49:42

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

How many times does the hills community have to say no to destroying large amounts of land and the homes of wild animals before these money hungry people get it through their thick heads we DONT want these developments up in the hills. The hills are supposed to be nature and where housing fits in to the surrounding nature not destroy it for battery hen housing developments. Because that's what it is like,those sorts of housing developments are like caged hens in a shed,so close together with hardly any room and a huge risk to safety.

KEEP THEM OUT OF OUR LOVELY HILLS!Please listen to the people who live up here not the money. People are far more important the how much you have in your bank account.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1GH-6

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-23 10:49:21

Introduction

1 What is your first name?

First name:
Justin

2 What is your surname?

surname:
Cooper

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
jcooper@cooperjones.com.au

5 What is your address?

address:
419 Margaret rd, Hovea wa

6 Contact phone number:

phone number:
0421668095

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:
Fire risk to high
Excess traffic in high fire danger area
Damage to water ways, due to poor access to effluent control

File upload:
No file was uploaded

Response ID ANON-4QDW-F1G4-J

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-23 11:22:22

Introduction

1 What is your first name?

First name:
Kristan

2 What is your surname?

surname:
McGrath

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
kristanmcgrath@hotmail.com

5 What is your address?

address:
6690 Stoneville road, Stoneville

6 Contact phone number:

phone number:
0439970850

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

This rezoning and subdivision is of great concern to my young family. The reasons at the top of our long list are:

1. The massive increase of traffic that will be experienced. The traffic will heighten the safe risk to us considerably. As to our pets and live stock.

The traffic will add massive amounts of noise pollution to our area, which is one of the major factors we decided to live in this are. Plus road side pollution produced by so many vehicles and people.

2. Social behavioural problems will be greatly increased with the subdivision due to the large increase in population. There is no support to help curve this.

3. The lack of inappropriate planning in regards to infulstructure. Roads, schools, shops, parks, fuel, support and emergency services.

4. The subdivision will greatly increase the fire risk and the evacuation risk to my family, my property, my pets and livestock, my business and my self.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1GE-3

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-23 12:04:26

Introduction

1 What is your first name?

First name:
rosemary

2 What is your surname?

surname:
walsh

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
rosierocks_1@hotmail.com

5 What is your address?

address:
35 Burgess Rd.
Gidgegannup

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

THIS SHOULD NOT BE CONSIDERED A MINOR AMENDMENT

* ENVIRONMENT. A change from rural to urban would destroy ancient trees, established wildlife and birds (it has become a wildlife sanctuary due to long-term neglect)

* HILLS LIFESTYLE. Parkerville is a charming hamlet within close proximity to the metro area that would lose its character with urbanisation of this land. It should be promoted as a visitor centre for bush and wildlife walks. It's closeness to the proposed Satterley abomination means the whole area is in danger of losing its hills lifestyle.

* FIRES - increase of population due to this proposal and added to that of Satterley, would pose an unacceptable fire risk. Access in and out in emergencies would be problematic.

* IMPACT ON WATERWAYS. Urbanising this area would affect the local water table and waterways including Clutterback Creek.

* TRAFFIC. Roland Rd is a country road and already handles enough traffic. Should this amendment be passed (and add that of Satterley), this area would become another suburb, far removed from its current lifestyle.

* SOCIAL. Increase of suburbia in this area would produce social problems seen in similar new developments - crime, boredom of young people, lack of jobs. Surrounding properties have chosen a quiet, rural lifestyle, which would be adversely affected by this amendment being passed.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1GN-C

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-23 12:23:22

Introduction

1 What is your first name?

First name:
Ross

2 What is your surname?

surname:
Thomas

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
ross.thomas@live.com.au

5 What is your address?

address:
3 Ball Road Mundaring

6 Contact phone number:

phone number:
0409216616

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I am strongly against the destruction of any habitat in the shire. This area remaining rural will reduce land clearing. Besides that, Mundaring Shire simply does not have the infrastructure to support the amount of people high density housing will bring, it will destroy the way of life we all moved up here for because they will not stop at just one or two, open the door and next thing you know the hills will become another Stratton.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1G5-K

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-23 14:22:14

Introduction

1 What is your first name?

First name:
Barrie

2 What is your surname?

surname:
Robinson

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
barrie.robinson@wfi.com.au

5 What is your address?

address:
10 Welsh Glen Glen Forrest 6071

6 Contact phone number:

phone number:
0488 911 018

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I strongly oppose this development for to a number of reasons;

Safety- High risk bush fire zone-as pointed out by the DFES Report. Limited access would not be able to handle traffic in a emergency situation like a bush fire.

Possibly leading to loss of life. More people will lead to higher risk of bush fires.

Loss and destruction of habitat for flora & fauna.

How is sewerage going to be handled? One of those "treatment plants". Further destruction of habitat for our native species.

What will happen to the treatment plant during our numerous blackouts we have in the hills?? Sewerage leak - Health risks.

By far the vast majority of people who moved to the hills moved here to get away from the urban sprawl. None of us wish to look at a "sea of houses" in our area.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1GR-G

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-23 18:39:21

Introduction

1 What is your first name?

First name:
Natalie

2 What is your surname?

surname:
McAllister

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
na1_rael@westnet.com.au

5 What is your address?

address:
4 Noonameena Pl Darlington

6 Contact phone number:

phone number:
0407908669

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

The rezoning of the Hills area to high density urban is a threat to both the amenity and lifestyle enjoyed by all of us who have made the financial and geographical decision to move to the hills area for lifestyle.

It will also be of significant detriment to the natural environment of the area including but not limited to the destruction of the habitats of:

- eagles
- black cockatoos
- quendas
- bilby's

numerous other flora and fauna native to the area

It will also have a significant impact on practical safety and amenity issues such as septic, roads, schools and bushfire zones.

Please listen to the community and oppose this. Follow current urban planning guidelines and allow greater subdivision in high urban areas as well as ensuring current (previously opposed) developments such as Bushmead and Rosehill Estate to be actually completed before more land areas are cleared.

File upload:

No file was uploaded

Submission 24

Response ID ANON-4QDW-F1GS-H

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-23 19:38:38

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

Name

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

123456789@123.com

5 What is your address?

address:

123 Street St

Perth WA 6000

6 Contact phone number:

phone number:

08 9442 1234

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I completely oppose the redevelopment of the proposed site. I dont believe that we need this much urban sprawl taking over the beautiful Perth Hills. Infrastructure is not yet sufficient for the population already there.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1GP-E

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-23 19:43:56

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

[Redacted]

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

[Redacted]

5 What is your address?

address:

[Redacted]

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

File upload:

No file was uploaded

Response ID ANON-4QDW-F1GC-1

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-23 20:00:41

Introduction

1 What is your first name?

First name:
Denise

2 What is your surname?

surname:
Sweetman

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
gdsweetman@bigpond.com

5 What is your address?

address:
300 Wildberry Drive
Stoneville
WA 6081

6 Contact phone number:

phone number:
0413042392

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I would like to register my concern and disappointment over the proposed rezoning of Parkerville Farm.

The Parkerville Farm rezoning proposal contradicts the Shire's own aim to "be a leader in local government sustainability and environmental management" (Shire Environmental Sustainability Policy). The Shire's Community Vision, as stated in its Strategic Community Plan – Mundaring 2026, is for "a sense of space, a sense of place". This proposal opens the way for further development in the area and destruction of more bush and cockatoo habitat.

The Shire's plan claims that we value

- A peaceful lifestyle with amenity
- Living in a safe place
- Living sustainably

The Parkerville Farm proposal disregards all of these values as outlined below.

A peaceful lifestyle with amenity

If we are to maintain a "peaceful lifestyle with amenity" we need to preserve not destroy. Changing the zoning opens the way for development and if this occurs there will be only a single row of rural blocks between the proposed North Stoneville development and the proposed Parkerville Urban Expansion. Where is the commitment to preserving a buffer zone around townsites in the Mundaring Shire – will this resemble the token row of trees left by logging companies so that the true devastation they have caused cannot be seen?

The hills lifestyle is characterised by a natural environment with trees, animals, birds and native flora. A lifestyle where you can barely see your neighbour but are visited by kangaroos and bandicoots and surrounded by native orchids and wildflowers. It's a place where we are surrounded by silence or the calls of magpies and other birds. It's not a place where all of this is gradually eroded one bite at a time. It's time to put a halt to rezoning!

Living in a safe place

Everyone deserves to live in safety, but the proposed rezoning will open the way for development and increased traffic in an area with narrow roads and tight bends? This cannot be considered safe!

Bush Fire

Mundaring Shire has been assessed as the 5th most dangerous Shire for fire risk in the whole of Australia. How can putting extra people into an area already at risk of catastrophic fires conceivably be safe? Recent fires in 2008 and 2014 have shown that these roads are not safe in a bush fire situation with emotions high

and drivers blinded by smoke!

Living Sustainably

Living Sustainably involves conserving and improving the biodiversity along with initiating practices such as renewable energies and water conservation. The Parkerville Farm area abuts Clutterbuck Creek and should be identified as needing additional protection rather than rezoning which will weaken its protection. The area provides habitat for threatened flora and fauna including Forest Red-tailed Black Cockatoo and Baudin's Black Cockatoo. How are these going to be protected?

I firmly believe that this gradual erosion of the hills lifestyle by rezoning will have a significant negative impact on the Mundaring Shire. I urge the Mundaring Shire to maintain its Hills lifestyle by saying NO to this and all future rezoning.

File upload:

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Response ID ANON-4QDW-F1G3-H

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-23 20:01:42

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

[REDACTED]

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

[REDACTED]

5 What is your address?

address:

[REDACTED]

6 Contact phone number:

phone number:

[REDACTED]

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

The people of Perth hills myself and family included oppose the North Stoneville High Density estates. We moved the the eastern hills for a bit of country living. This will ruin our home. Please listen to our community. Please stop the development. We don't have the infrastructure for it and not do we want it. PLEASE SAVE PERTH HILLS

File upload:

No file was uploaded

Response ID ANON-4QDW-F1G6-M

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area

Submitted on 2019-04-23 20:07:18

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Hi, please reconsider rezoning. The hills are a place to escape the city, by rezoning north Parkerville and Stoneville you are introducing chaos to the hills. Great Eastern HWY up Greenmount Hill will need to have extra lanes to cope with the extra people. Tourism will decrease. In a fire scenario, lives could be lost due to traffic congestion. In a world where climate change is so harsh it would be insane to contribute to the deforestation of the Perth Hills forests. Money should be put into vertical zonation for the CBD and improving Perth's public transport system. By rezoning these areas you are essentially expanding the Perth metropolitan area, this will lead to traffic congestion, similar congestion that is seen with the north-south expansion of Perth. Travelling from Mandurah or Joondalup towards central Perth is a nightmare because Perth is so sparse. Money should be invested into vertical zonation, countries like Singapore have implemented this to deal with less land area. Please consider keeping the hills as they are, consider the environmental impacts of doing this and consider the safety issues associated.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1GF-4

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-23 21:21:04

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

My submission is based on several factors including the general reasoning of large areas .

We only have to look to the Swan Valley and the erosion of that land for great swathes of urbanisation to realise the issues involved.The tourist dollar is important to Western Australia from overseas and internally.The Swan Valley is becoming increasingly like every other area of Metro WA and has recognised a drop in visitor numbers.The Perth Hills are an area of natural outstanding beauty and once they have become an urban mess they will no longer attract visitors.Look at the City of Perth it pulled down buildings in the name of modernisation only to now regret that Perth has no character and thus does not attract the tourist dollar. In addition as an emergency services worker I see the issues Ellenbrook has with an increased population and little police or fire service support.The current police stations of Northam Mundaring and possibly Midland will not cope with the increase in population.

We all know the fire risks which are not being looked at seriously by the council and come a coroners court inquiry culpability will fall on decision makers.

Let's not make a quick buck cloud our decision making.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1GW-N

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-23 21:44:11

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

As a Hills resident, I fully oppose this submission.

The Perth Hills is a precious part of our city, which deserves protection from urban sprawling. The current submission raises several points of concerns for all Hills residents and appreciators:

- Environment: Construction and subsequent "daily life" will lead to more noise, more light, vehicle pollution, tree clearing, and more dumped rubbish (you only need to get to the newly constructed areas in Jane Brook to see what new developments do to the land they are built on) All of the above will negatively affect wildlife - loss of habitat and food, more traffic = more roadkill, etc. - and the overall environment. Environmental impact should be at the core of any development decision. With several species being now endangered in Perth due to its growing suburbia, many are finding refuge in the Hills, and this development would be a further and direct threat to our already fragile ecosystem.

- Bushfire: With additional population, there are greater human consequences and potential damages to properties and amenities (costly and risky). Additional population on existing roads will also impact how quickly the area can be evacuated in the event of a tragedy. More thought is to be given to this aspect, as rushed planning could be fatal.

- Traffic Impacts: Additional population also means additional traffic, i.e. longer commute, more road maintenance, greater safety concerns too...

- Infrastructure or lack of - shops, roads, medical, etc. Larger population means a greater need for infrastructure. This means further investment, and further land clearing, construction work, and negative environmental consequences...

- This application is conflicting with the Vision of the Mundaring 2026 Plan 'A sense of Place, A sense of Space'. It is leading to more built areas, more people, less open spaces, and a loss of identity too, for the Hills are defined by their rural characteristics.

The land discussed in this application is, under the current Mundaring Planning Scheme 4. meant to remain rural so as to prevent continuous urban sprawl in the beautiful hills.

If this application along with the proposed North Stoneville Plans go through, there will be nothing more than one row of rural blocks between these townships. This kind of erosion of the planning intent for the hills will set bad precedent and destroy the rural character, which makes the Hills such a loved area, not only by Hills residents but by Perth residents and visitors all around. Why risking to lose the unique features a region has, only to gain more long term issues?

Finally, from a purely ethical stand point, I also believe that, this land, having been donated to The Perth Anglican Diocesan Trust in good faith, should not be put forward for rezoning and sale, especially when the latter will have mostly negative consequences on the area, its environment, and local and greater community.

Thank you for your consideration.

Kind regards,

Name and contact details removed at the request of the submitter

File upload:

No file was uploaded

Response ID ANON-4QDW-F1GV-M

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-23 23:04:15

Introduction

1 What is your first name?

First name:
Katrina

2 What is your surname?

surname:
Clarke

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
klrn72@live.com.au

5 What is your address?

address:
Boyamyne rd, Parkerville

6 Contact phone number:

phone number:
0405360538

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I oppose any blocks smaller than 2000sqm having grown up in mundaring & moving back up 12mths ago with my own family leaving behind the ugly urban sprawl, daily crime sprees & congestion to make our home amongst the serenity & peacefulness of our own property & surrounds....

File upload:

No file was uploaded

Response ID ANON-4QDW-F1GG-5

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-24 01:02:46

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

[Redacted]

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

[Redacted]

5 What is your address?

address:

[Redacted]

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

To protect Parkerville from becoming urbanised, the hills should be conserved and preserved for future generations to enjoy in their natural aesthetic.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1R9-2

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-24 07:58:53

Introduction

1 What is your first name?

First name:
Katie

2 What is your surname?

surname:
Macfarlane

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
katie.macfarlane@bigpond.com

5 What is your address?

address:
1085 falls rd Hovea

6 Contact phone number:

phone number:
0407048883

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

We oppose the change of zoning because we don't want housing estates in the hills.
We don't want land clearing , tree felling impacting on wildlife and clutterbuck creek.
Population density with added traffic & bushfire risk are major concerns.
Create a wildlife preservation space instead - give back to the land that gives so much to you .
Don't reap it for all it's worth and destroy the natural landscape which is the reason the hills are valuable .

File upload:

No file was uploaded

Response ID ANON-4QDW-F1RJ-K

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-24 10:16:42

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

As a local resident, I am devastated about this proposal and strongly object to this amendment.

I am very concerned on the environmental impact it will have to the area and the damage that could be done to the local wildlife. I certainly see and hear the black cockatoos daily. They are a threatened species and you want to contribute to their demise even further. I also see kangaroos in the paddock on the corner of Kilburn Road and Roland Road every day. They will be gone if this amendment goes through and housing occurs on this land. With North Stoneville being proposed, which I also strongly object to, there is nowhere for them to go.

My other grave concern is the impact of more traffic on the roads. With a potential of another 100 plus cars on the roads, the local network is no where near sufficient. Since the Mundaring Christian College and the Harmony Estate have been built, traffic has increased considerably in the area. One example is at the end of a school day there is a queue of at least 15 – 20 cars waiting at the end of Roland Road to turn onto Richardson/Byfield Roads. It is so busy and dangerous. I fear for the safety of the High school and Primary school children crossing at this intersection with the amount of traffic now and dread to think if traffic increases even more.

Local people are always walking in the area with their families and dogs, and children walking to and from schools in the area. Please do not contribute to the danger by adding more people and cars to the area. There are no footpaths on Kilburn Road and serious accidents will occur in the vicinity if further developments are agreed upon.

The area is within an extreme bush fire risk area. By amending the zoning of this land, you are contributing to the risk even more. Do those wanting to put this amendment through have any thoughts or genuine concern for the safety of the communities of the Perth Hills? - I don't think so. If a bush fire were to go through, roads would be at an absolute gridlock as they were when the Parkerville fires went through in 2014. Life's will be lost. There was also another fire in 2008 in Parkerville. I am genuinely scared for the safety of our family and the community

Nothing has been done in improving any road network and what we have would not adequately cope with more residential properties in the area.

I have the most beautiful view of the paddocks of the proposed lot and enjoy the beauty of the land, the wildlife and natural environment of the Perth hills. That is

why I chose to live here. Please leave the natural beauty of the area alone and keep the land rural.

I strongly ask that my views and others in the community that object to this amendment are seriously considered and it can be seen as extremely irresponsible to allow further development in this beautiful hill's suburb of Parkerville.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1R8-1

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-24 11:25:41

Introduction

1 What is your first name?

First name:
Kristyna

2 What is your surname?

surname:
Gawith

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
kristyna_wasaha@yahoo.com.au

5 What is your address?

address:
1450 Woodlands Road, Stoneville WA 6081

6 Contact phone number:

phone number:
0427232751

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

My reasons for opposing the proposed change in amendment to this MRS is attached. Thank you for the opportunity to provide a submission.
Kind regards
Kristyna

File upload:

Submission MRS1347_57.docx was uploaded

Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001
Email: mrs@planning.wa.gov.au.

RE: Proposed Amendment to MRS 1347/57 North Parkerville Urban Area

To the Secretary,

I do not support the change of zoning from Rural to Urban or Urban deferred with this current Amendment. My primary opposition of the amendment as it stands is based on the key aspects detailed within MRS Amendment 1347/57 that it is minor:

1. This amendment is not minor.
 - a. Size & Scale has been considered in isolation of other developments. It should be considered in conjunction with the new North Stoneville development and Harmony Estate, especially given it is the same landowner in this instance.
 - b. Although North Parkerville is considered in the North East sub-Regional Planning Framework "*for investigation*" the level of investigation presented in the report MRS Amendment 1347/57 is very basic and limited from a bushfire, social and environmental perspective. Due to the narrow scope of "*investigation*" it is not acceptable to say that the amendment is minor. These shortcomings are discussed further below in items 1 – 4.
 - c. Transfer to Urban is logical if appropriate investigation has occurred. Until then it should remain Rural.
 - d. Shire has agreed to the change in isolation to understanding the needs and wants of its existing & future potential ratepayers. There is no strategic document by the Shire in terms of how they would like to see the Shire expanded and developed.

Specific concerns that MRS Amendment 1347/57 has not satisfactorily addressed are

1. Bush Fire Risk

I disagree with the finding in the amendment. The document Perth to Peel @ 3.5 million on p 16 – 18 states "*Avoid high risk to bush fire*" and specifically that "*The proposed development at Parkerville (north) will need to demonstrate that the site can be adequately serviced and can mitigate bushfire risk to an acceptable level*". You could argue that the Parkerville fire five years ago and the North Stoneville fire in 2008 demonstrates that the area cannot be serviced to an acceptable safe level. Safe access in and out is the key aspect for people to survive a fire.

2. **Infrastructure.** I disagree that this location can be adequately serviced by the existing infrastructure. Population modelling should be run for emergency scenario e.g. a fire and from a cumulative perspective where people are all trying to evacuate from adjacent suburbs at the same time. Additionally Midland Train station has not yet been extended to Bellevue yet. Even when it is it still remains 20 mins away. Changing the zoning from Rural to Urban will increase the residential population with a delay in improvement of services. Which given the high fire risk is a backwards approach.

3. **Social Amenity** – larger block sizes are why people move to Perth Hills. Perth Hills is one of the few areas where you can have larger sized blocks e.g. 2000m² – 10,000 m² within 45 – 60 minutes of Perth CBD whilst living with nature. That is its quintessential character and what is appealing about Perth Hills. Changing the zoning from Rural to Urban will allow planning instruments to use a minimum average residential density target of 15 dwellings per gross hectare of urban zoned land where appropriate. This is 600 m² which is four times smaller than the expected block size in the hills. Block sizes smaller than this can be found within Perth and the newer suburban developments Social survey and consultation must occur to see if this is needed and desired in this location e.g. what kind of housing does the community here need serviced - elderly, first time owners, Hobby farmers? Additionally, there are plenty of greenfill opportunities earmarked for longer term development within Perth to Peel that could be developed first before the Perth Hills is considered.

4. **Environmental** – the EPA review has only considered impacts to Inland Waters. It's not clear what information was provided to the EPA in order to make this assessment. There is also no acknowledgment of any impacts (direct or cumulative) arising from the clearing and developing the new estates of North Stoneville and Harmony Estates which are adjacent. Impacts (direct or cumulative) do not appear to have been considered with respect to Carnaby's Black Cockatoo, Red Tailed Cockatoo and Baudin's Cockatoo which are all listed as threatened under State Legislation and threatened / endangered under Commonwealth's EPBC Act 2000. Rezoning from Rural to Urban will allow further clearing for residential urban development which will reduce the available habitat and population of these birds. Additionally, EPA "approval" does not automatically mean there is an exemption under Commonwealth EPBC Act.

I do believe that appropriate planning before re-zoning from Rural to Urban (or Urban deferred) will enable the North Parkerville development to proceed in safe, sustainable and appropriate manner for Perth's future population. Perth Hills is unique and deserves to have a development that suits the village like communities that surround it and also meets the needs to the existing community as well as future residents.

Yours Sincerely

Kristyna Gawith
1450 Woodlands Road
Stoneville WA 6081

Response ID ANON-4QDW-F1RT-W

Submitted to Metropolitan Region Schema amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-24 12:36:06

Introduction

1. What is your first name?

First name:
Andrew

2. What is your surname?

surname:
Gardner

3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4. What is your email address?

Email:
asgardner@gmail.com

5. What is your address?

address:
14 Hanley Street
Stoneville
WA 6081

6. Contact phone number:

phone number:
0400904856

7. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8. Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

24 April 2019
14 Hanley Street,
Stoneville
WA 6081

To whom it may concern,

I would like to register an objection to the proposed rezoning of lots Lots 61 Roland Road and Lot 1001 Kilburn Road, Parkerville located to the south of the Clutterbuck Creek from the Rural zone to the Urban zone in the MRS, on the following grounds:

1. The development is out of character with current residential planning in the Perth Hills, which allows rural and bushland space between townships. This development will set a terrible precedent for further suburbanisation of the area and erosion of the rural buffers between townships. Such development will irrevocably alter the rural and close-to nature ambience of hills living. There are few facilities for more residents, with a lack of shopping, sporting facilities, cinemas, restaurants etc. For teenagers, this is particularly critical. Moreover there is very limited public transport and there are no plans for developing new links in the Perth Metronet. Mundaring facilities are already stretched as anyone who tries shopping on a Saturday morning will confirm.

2. There is little local demand for more housing lots, and hence the proposed development will draw new residents from the Greater Perth catchment. Surely it would be sensible to site similar urban developments in areas where transport links are planned and facilities will be available to service the development, rather than an isolated and relatively remote area of the Hills.

3. Siting another residential development in a bushfire high risk zone, with few and potentially congested road exits is irresponsible and dangerous. Should the North Stoneville development go ahead (and I sincerely hope it will not), let alone the proposed North Parkerville development, the present road system, will constitute a fire trap.

4. Although the proposed site is relatively small and has been largely cleared for pasture, it nevertheless contains valuable trees which are habitat for protected and endangered species such as the Carnaby's Black Cockatoo and the Red-tailed Forest Black Cockatoo. It is within the hunting area for Wedge tailed Eagles. No environmental assessment has been provided,

5.

a. Mitigation for the loss of Black Cockatoo breeding and feeding habitat is not really possible in any substantial way short of planting up new areas of native forest, which would take a century or more to replace the forest loss from the proposed development. Given the decline of the cockatoo species over recent years, that is likely to be too late for the cockatoos. The land would be better rehabilitated as reserve for native species.

b. Removal of the forest understory to comply with bushfire management policy requirements degrades the habitat for most forest species and prevents regeneration when retained significant trees die.

c. In common with other small scale environmental assessments fulfilling legal and procedural requirements, the assessment fails to account for the larger picture. For example, while clearing a few hundred trees with potential for cockatoo habitat may result in a small population decline, the cumulative impact of many developments over the region inevitably has a large effect on at-risk habitats and species, as seen in the observed declines of cockatoos and other species over the decades.

d. The introduction of more people into the area will have environmental effects well beyond the proposed development site. These people will utilise the available public spaces and walk trails in the Mundaring and Gidgegannup region, with consequences for the tranquility and sustainability of such spaces. Coming with the new population will inevitably be many dogs and cats. Hence the limited dog-walking areas such as the railway heritage trail will see increases in use. The cats, by their nature, will result in reductions and animals such as quendas and bird species, and degrade the biodiversity of the protected areas. The development site is only 2.5 km from the John Forest National Park and 4 km from the Susannah Brook Reserve, an important area for water birds and wildlife, which is very vulnerable to increased human usage.

e. The additional population will, in time, provide an impetus for provision of further facilities and developments, with consequences on the sustainability of natural habitats and species not considered in the present environmental assessment.

Yours sincerely,

Dr Andrew S Gardner, PhD FLS
Hon Research Fellow
University of Western Australia

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Response ID ANON-4QDW-F1RK-M

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-24 12:42:56

Introduction

1 What is your first name?

First name:
Rene

2 What is your surname?

surname:
Meijer

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
texmeijer@gmail.com

5 What is your address?

address:
825 McDowell loop Parkerville 6081 WA

6 Contact phone number:

phone number:
0450353112

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I oppose the submission for a number of reasons

Lack of infrastructure such as the roads in the area were not designed for a development of this size. Take Roland road for example it is the main road to and from this proposed North Stoneville development and the other future North Parkerville development.

Roland road is narrow it has no room to safely pull over to the side, it has no verge, no foot paths and no cycle ways. All these items are what you would see in the leading road to support a well planned development. Such as the roads around Ellenbrook, which is what the developers are trying to create here. But in this case on a tight budget.

This area is in a high fire danger zone. My family as well as other families along with their livestock have had to evacuate due to the threat of fire. This has not been a one-off situation. Roland road and the other roads along the escape route will not be able to cope with the increased traffic. This will put my family and others in danger.

Without rectifying the road network we the residents are being set up for failure. What price does the developer and the DPLH put on safety?

The Mundaring shopping centre can only just cope with the number of current residents. The car park is congested during peak hours already. Same with the medical centres

The environmental impact that this re zoning will have cannot be reversed the proposed development site abuts Clutterbuck Creek in the Jane Brook Catchment which provides life for a vast array of wildlife

Most of the residents in this area moved here for the lifestyle that the current zoning provides. Changing the zoning will change our lifestyle forever, the residents will be the losers here

File upload:

No file was uploaded

Response ID ANON-4QDW-F1RB-B

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-24 14:36:30

Introduction

1 What is your first name?

First name:
Andrew

2 What is your surname?

surname:
Greenall

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
andrewgreenall65@gmail.com

5 What is your address?

address:
1035 Osborne St, Mt Helena, WA 6082

6 Contact phone number:

phone number:
0439666816

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I am against this development (and the Nth Stoneville one because this has to be considered in conjunction with that) for a number of reasons.
Planning.

As far as I am aware the Mundaring Shire Planning scheme is to maintain rural buffers around the current town sites. This does not do that. All it will end up doing (along with Nth Stoneville) is create the beginning of a large built up area in the hills. It's the thin end of the wedge. It's also generally against the wishes of the majority of the local population. There does not appear to have been any very extensive consultation with the locals, other than with interested parties who do not necessarily represent everyone.

Part of planning has got to be sufficient infrastructure to support any proposal. There does not appear to have been any planned road development to cope with the increased traffic on the roads. The current facilities barely cope with the present load. Any new shops are only going to be small ones. Mundaring as the local centre is almost at its maximum currently. Where will all these new people go to shop?

Social.

People live in this area because of the lifestyle it provides to suddenly introduce a large influx of people is not conducive to maintaining that. The very lifestyle you are advertising will not exist. Other general social amenities of education, medical, tourism will be strained to their limit.

Safety.

A lot has been talked about with regard to safety particularly with regard to Fire. The current infrastructure only just copes with problems, introduce a large number of people in a short time frame and this will be exacerbated enormously.

Environmental.

Water catchment, vehicle pollution, land clearing, impact on wildlife are all factors at risk in association with this development.

In summary this plan does not benefit the area. Yes there will ultimately be expansion in the area but to allow it at a controlled rate with the appropriate development of facilities has got to be a more sensible way to go about it. To suddenly flood the place is not beneficial to anyone, not the current residents nor the possible future ones.

File upload:

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Response ID ANON-4QDW-F1RY-2

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-25 06:12:11

Introduction

1 What is your first name?

First name:
Penelope

2 What is your surname?

surname:
Penney

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
penpenney@bigpond.com

5 What is your address?

address:
625 Stanwix Place
Wooroloo

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

The first thing that comes to mind is WHY? WHY would you increase the risk to so many people should we have another catastrophic fire in the Hills - WHY would you want to destroy the essence of the life and lifestyle of the Hills by introducing suburbia - WHY would you want to add so many more vehicles on the the road net work in the Hills - a network that is struggling at its best in certain key areas - WHY would you add so many dwellings in to a space without much idea on waste water and sewage systems - WHY would you want to upset the VERY delicate eco system we are trying so hard to protect? honestly WHY????? I hope you hear us: WE DONT WANT THIS, WE DONT NEED THIS and we DEFINITELY saying with one voice LOUD and CLEAR PLEASE PLEASE PLEASE hear our call for this abomination of a development to HOPEFULLY be cancelled all together.

File upload:

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Response ID ANON-4QDW-F1R1-T

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-25 19:16:53

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I moved to the hills to get out of suburbia and high density housing. Urban sprawl is a massive problem in Perth and needs to be slowed and stopped. We can not keep supporting this high density spread of housing. Think about the environment and creating a sustainable future for our children. Once our beautiful backyard is gone it'll be gone forever. Think beyond the dollars and think of the future and preserving what wonderful bush land and animals we have in it. Instead of building on the land, rehabilitate it with vegetation and invite the native flora and fauna back. High density housing isn't welcome or wanted here.

File upload:

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Response ID ANON-4QDW-F1R2-U

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area

Submitted on 2019-04-27 10:11:27

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

[Redacted]

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

[Redacted]

5 What is your address?

address:

[Redacted]

6 Contact phone number:

phone number:

[Redacted]

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

1. Lack of infrastructure - roads, public transport, medical facilities
2. Negative Environmental Impacts - abuts Clutterbuck Creek and Jane Brook catchment (water pollution), tree clearing, destruction of native flora and fauna
3. Not aligned with the Strategic Plan of Shire of Mundaring 2026 - amenity of the Hills
4. Unprecedented current community objection to Structure Plan 34 - inability of the area to support increased population growth in a sustainable manner

File upload:

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Response ID ANON-4QDW-F1RX-1

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-27 10:19:25

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Currently there is unprecedented community opposition against Structure Plan 34 North Stoneville. The area can not support this proposed population increase of 4,000 people into an suburb which currently has 2,000 residents.

The roads can not handle more population. There is no public transport and the existing infrastructure and services are very basic.

Rezoning this land from rural to urban would also have a negative environmental impact, clearing native flora and fauna and risking water pollution into Clutterbuck Creek and the Jane Brook catchment.

Urbanisation of the Hills does not align with the Shire of Mundaring Strategic Plan 2026. It will destroy the amenity of the hills and increase the risk to existing residents with regard to bushfire evacuation and road safety.

I strongly object to this land and another land being rezoned from rural to urban in the Hills, UNTIL the state government commit to more roads, train/public transport, reticulated gas, underground power, scheme water and NBN for existing landowners.

Do not create another unsafe stranded community in the Hills.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1RU-X

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-28 18:44:37

Introduction

1 What is your first name?

First name:

Arron

2 What is your surname?

surname:

Mckay

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

Mckaya@live.com.au

5 What is your address?

address:

7 hawdon street stoneville

6 Contact phone number:

phone number:

0459200029

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I am against this proposal for the parkerville rezoning.

There is no infracstlucture...ie roads,bus services,schools,

The congestion at the mundaring shopping centre is already overloaded now let alone parkerville and stoneville being built out

Traffic is also at maximum on any given day

What will traffic on toodyay rd and great eastern be like....the up grades wont service thousands of more vehicles.

The people who live further out will suffer

Imagine the struggle the rubbish tips will have to put up with

The whole area will lose our pleasant safe lifestyles for the greedy white collar council and gov .

What happened to ...a sense of space,a sense of place?

The whole area will be destroyed!!!!

Forever!!!!

File upload:

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Response ID ANON-4QDW-F1RD-D

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-28 19:51:51

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

Name and contact details removed at the request of the submitter

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

Name and contact details removed at the request of the submitter

5 What is your address?

address:

Name and contact details removed at the request of the submitter

6 Contact phone number:

phone number:

Name and contact details removed at the request of the submitter

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Hello to whom it may concern

I oppose to development for all the standard reasons, environmental impact, wildlife depletion ,pollution however my main reason for objection is the size of blocks proposed across nth stone ville, North Parkerville and Parkerville farm rezone.

If people want to build and live in the hills minimal block size should be half acre across the board, this will help keep the hills theme , keep some sort of wildlife unity with people while satisfying the population growth , the concern of pollution is of major concerns .

I would like to know how you are going to address the polution side of the development , how will waste be dealt with?

Also current infrastructure needs to be fast tracked before any dwellings are built, currently with new schools being built families are see walking on kilburn road to take kids to school , this just shows there is only interest in making money than caring for current residence and environment ,

File upload:

No file was uploaded

Response ID ANON-4QDW-F1RH-H

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-29 11:15:51

Introduction

1 What is your first name?

First name:

Sharon

2 What is your surname?

surname:

Davies

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

shagreenway@iinet.net.au

5 What is your address?

address:

220 Lance Street
Sawyers Valley 6074

6 Contact phone number:

phone number:

0437 415 719

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I strongly oppose ALL urban zoning of the Hills. With the greater understanding of climate change, all governments should be doing everything in their power to protect, preserve, and, where necessary, rehabilitate the Hills environment.

The Hills are systematically being destroyed by urban development which is destroying our feeder brooks (in this case, Clutterbuck Creek, Jane Brook Catchment) and underground water supplies.

As climate change accelerates, the loss of bush and healthy biodiversity will merely exacerbate the problems.

Also, the 'Hills Lifestyle', so beloved by Hills residents is being destroyed by roads, traffic, light pollution, etc. The rural amenity is being decimated.

There is no justice in this proposal. A developer is given all the power to the detriment of the general community. There is no understanding of the fragility of the Hills environment and how its destruction is impacting on the greater Perth Area.

It is time for Governments to fully and properly address climate change and understand that different regions have differing needs.

Watching my beloved Hills biodiversity being destroyed for money is heartbreaking.

Thank you for your consideration of this matter.

File upload:

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Response ID ANON-4QDW-F1R4-W

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-29 14:58:11

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

We have resided at 535 Kilburn Road for over 20 years and have enjoyed the rural backdrop of Parkerville Farm all this time. The rezoning to urban would have a massive impact on our existing amenity and if the current North Stoneville township proposal is given the green light, the impact of huge volumes of people and traffic will destroy what should be a peaceful living environment. Traffic volumes along Kilburn Road have already increased dramatically and currently create problems at the junction of Kilburn and Roland Roads especially at school (Steiner and Christian College) drop off and pick up times.

With the urban development of Parkerville Farm the high risk of contamination to Clutterbuck Creek MUST be given serious consideration.

A far better outcome would be for Parkerville Farm to be re-vegetated and be left as the only remaining buffer zone between the existing Parkerville community and the new North Stoneville proposal.

I ask the question that, surely with the huge number of properties becoming available at North Stoneville, that the rezoning of Parkerville Farm is completely unnecessary and should be left as rural and not be given consideration to urban development which would consequently create an urban sprawl across the valley.

It would appear to be nothing more than commercial greed and therefore we ask you please give serious consideration to rejecting the proposal to rezone the Parkerville Farm to urban.

Steve and Debra Cockman

File upload:

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Response ID ANON-4QDW-F1RE-E

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-29 18:50:09

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

0412225206

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

The Parkerville Fire highlighted many issues with urban planning in this area surely the WAPC need to reassess these recommendations when allowing new urban development in this area

High Bushfire Risk Urban Homes do not have suitable fire fighting infrastructure and evacuation capacity on current roads

Power Infrastructure is currently unable to cope with hot summers with existing population yet alone adding more urban developments

Surely urban zoning should be closer to Mundaring township where there is public transport, shops, community infrastructure?

File upload:

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Response ID ANON-4QDW-F1RA-A

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-04-30 06:36:50

Introduction

1 What is your first name?

First name:
Valerie

2 What is your surname?

surname:
Meijer

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
karibabird@gmail.com

5 What is your address?

address:
825 McDowell Loop, Parkerville

6 Contact phone number:

phone number:
0412436640

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

1. Infrastructure and traffic

There is not the infrastructure in place to support the increase in population (and all that this entails), that this development will bring. Eg. the roads are narrow there is no room to safely pull over to the side, there are no verges, no foot paths and no cycle ways. Before allowing a development of this size to go ahead the roads should be converted to cope with the increase in traffic, otherwise you are pulling the cart before the horse.

The shopping centre in Mundaring is already stretched with the current population, parking and traffic is congested with the current population.

This area is a HIGH fire danger zoning. To increase the population before building adequate road networks and contingencies to "make safe" the residents and their livestock in the event of a disaster shows a lack of respect to the people and corporate greed. What price does the DPLH put on safety?

2. Tourism and culture.

At the moment the area has a uniqueness which attracts "out of area" day trippers, tourists etc to visit, bringing a boost to local pubs, businesses etc. The bush walks, railroad history, views, wildlife and flora are unique and should be left for future generations to enjoy.

The environmental impact that this re zoning will have cannot be reversed the proposed development site abuts Clutterbuck Creek in the Jane Brook Catchment which provides unique life for wildlife and flora.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1RN-Q

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area

Submitted on 2019-04-30 08:35:12

Introduction

1 What is your first name?

First name:

tim

2 What is your surname?

surname:

Bradley

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

barrelcleaners1@hotmail.com

5 What is your address?

address:

36 Hanley St

Stoneville

6081

6 Contact phone number:

phone number:

0407735961

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I OPPOSE the Urban housing developments because as below;

1;In the event of a major bushfire whereby people will be trying to evacuate along the totally inadequate road network(which at best are barely 'C' grade roads) , all are narrow with either lined with high concrete kerbing with no safe opportunity to avoid an incident immediately ahead of you or have poorly maintained gravel verges, with , due to the mostly hilly terrain, have open drains close to the bitumen road surface. As such, if the roadway is impaired or blocked by an incident drivers following may have no way of avoiding same thus contributing to the incident and perhaps totally blocking the roadway .

As a reference , please refer to the Victorian Black Saturday bushfires and the road traffic issues as people tried to evacuate Kinglake and Marysville.

In particular the already dangerous intersection of Roland/Richardson Roads will be a traffic nightmare for drivers escaping southwards towards the GEH, the intersection of Stoneville /Richardson/Riley Rds will fare little better.

2; Local petty crime rates, in my opinion, will increase dramatically due to the lack of public transport to either Mundaring or Midland,and the lack of entertainment opportunities in the North Stoneville development to occupy restless youths.

As a reference,

take a look at the suburb of Ellenbrook !

File upload:

No file was uploaded

Response ID ANON-4QDW-F1R5-X

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-01 14:02:28

Introduction

1 What is your first name?

First name:

Wendy

2 What is your surname?

surname:

Neylon

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

wen.neylon@gmail.com

5 What is your address?

address:

355 Charles road Mahogany Creek w.a 6072

6 Contact phone number:

phone number:

0439380431

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I oppose the application to change the zoning of MRS 1347-57 from rural to urban for the following reasons

*High fire risk

The Mundaring shire has the 5th highest number of at risk addresses. With the already proposed North Stoneville Structure Plan No 34 and possible further development at North Parkerville the number of extra residents that could ultimately live in this area could create an unmanageable situation in the event of a bush fire. There is only a limited number of narrow country roads by which people can evacuate. What plans and infrastructure would be put in place to deal with this possible scenario? Who is expected to respond to a fire situation should one arise? WA does not have a country fire fighting authority. We currently rely on the goodwill of our bushfire volunteer brigades to be first responders to fires in this area. They are already undermanned and do not have the resources to deal with this extra work load. I have two sons who are volunteer fire fighters and I would not wish to see them having to deal with such a dangerous scenario.

* Environment and Biodiversity

Any further development in the Perth Hills needs to give serious attention to the impact on the wildlife of the area. We already have a number of endangered species like the Carnaby Cockatoo and the Wedgetail Eagle due to extensive clearing of trees. This block of land also abuts the Clutterbuck Creek. I have been a resident of the Perth Hills for 35 years and the effects of climate change are becoming more palpable. With less rain falling a number of waterholes and small creeks near our property that used to fill with water each winter are now often dry. I have noticed a decline in frog numbers and for the last two years have had no tadpoles in our water feature. Frogs are a great barometer to the health of our environment. We simply cannot afford to keep risking the health of our precious waterways. Development near creeks allows for runoff from gardens which can contain toxic pesticides and fertilisers.

* Traffic impacts

With few job opportunities in the hills and no bus route in this area residents need to travel by car to Great Eastern Highway and down Greenmount hill for work. Greenmount hill cannot be widened to accommodate higher levels of traffic and the junction at Scott street is already an accident hot spot.

* Dealing with crime

The Mundaring police station is only manned from 8am-4pm weekdays meaning outside those hours we have to wait for a response from Midland. That is not a satisfactory arrangement if the population near Mundaring continues to grow.

*Slowing urban sprawl

While I understand the need for housing development should take place closer to the existing town of Mundaring. There are larger blocks of land nearer the town owned by residents who would happily take the opportunity to subdivide that land to smaller blocks and yet they are not currently allowed to do that. It would seem that would be more in keeping with government policy of infill around existing towns to curb urban sprawl. Opening up more land for development continues

to increase urban sprawl.

This approach to development is not in keeping with Strategic Communication Plan Mundaring 2026- 'a sense of space, a sense of place"

Yours sincerely Wendy Neylon

File upload:

No file was uploaded

Response ID ANON-4QDW-F1RR-U

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-01 16:31:55

Introduction

1 What is your first name?

First name:

Gail

2 What is your surname?

surname:

Gardiner

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

gailegardiner@gmail.com

5 What is your address?

address:

9 Parker Road

Parkerville

6 Contact phone number:

phone number:

0892954246

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

My submission is based on the fact that I live one house away from Seaborne street which I feel would increase traffic noise past my house if this development were to go ahead. This extra traffic noise and urban scrawl is also a threat to the lifestyle and the country feel which was the main reason we moved to the Hills 30 years ago. I am also very concerned about the fire danger if many people were forced to move quickly from this proposed development along Roland Road then onto Seaborne St. and eventually Great Eastern Highway, in other words too many people trying to access two small roads if a major fire were to occur. I am also concerned about the wildlife that abounds in the hills and the threat to the Flora and well as the Fauna that is unique to only a few cities in the world. I am not objecting to a development that is sensible and aligned with a Strategic Communication Plan but this is development at all costs with little or no thought to the community and the environment.

Thank you for your attention

Gail Gardiner

File upload:

No file was uploaded

Response ID ANON-4QDW-F1RZ-3

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-01 17:18:39

Introduction

1 What is your first name?

First name:
Mandi

2 What is your surname?

surname:
MacShane

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
mandimikki2@bigpond.com

5 What is your address?

address:
21 Campbell Way Parkerville 6081

6 Contact phone number:

phone number:
0408479453

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I object to the rezoning on the grounds that the shire has not prepared the shire's residents for the immense changes that will occur once rezoning is done. The fire risk and safety of the new residents as well the existing residents has not be adequately addressed and this is a serious matter given the fires in 2014. Having been evacuated twice in 10 years I have exited both times on Roland Road - there was an amazing amount of chaos and congestion with horse floats etc and I do not think the existing road planning can support safe exit with the extra people from this rezoning and the others planned.

The other objection I have is regarding the change this rezoning has on the lifestyle of the hills residents - people moved here purely for the lifestyle not for jobs or money - without the lifestyle with more bush, trees, space and wildlife it is no different to the suburbs. The rezoning will have an impact on lifestyle and not a positive one.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1RS-V

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-01 22:03:56

Introduction

1 What is your first name?

First name:
Francesca

2 What is your surname?

surname:
Cotton

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
francotton@fccolton.com

5 What is your address?

address:
185 Blue Wren Place
Stoneville WA 6081

6 Contact phone number:

phone number:
0466 007 999

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:
File attached.

Please contact me if Public Submission file is not attached.

File upload:
Public Submission to Proposed Amendment to MRS 1347-57.pdf was uploaded

Proposed Amendment to MRS 1347-57

I strongly OPPOSE the proposed amendment to rezone 18.66 hectares of part of the land known as 340 Roland Road, Parkerville (Land) to urban from rural, for the following reasons.

1. HUGE FIRE RISK

- Shire of Mundaring has the 5th highest number of “at risk of fire” addresses in Australia
- Land within a proven catastrophic fire area – fires in 2003, 2008, 2014
- Land in an extreme fire zone – within ember reach of John Forrest National Park
- Fire ban extended in Shire of Mundaring this year due to drier than normal conditions
- 23 ex-fire commissioners recently signed a letter to the Federal Govt. outlining their concerns urging the Govt. to mitigate fire risk, stating:
 - Climate change has lengthened the fire season – fire is an all year risk
 - Existing fire response capabilities and resources stretched
 - Rural areas relying on voluntary fire fighting
 - No longer possible to lend equipment due to similar/concurrent emergencies
- Conflicts with part of WAPC Fire Policy 3:7 – “avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount.”
- Inadequate and insufficient evacuation routes in the event of an emergency e.g. fire
- During Stoneville/Parkerville fire 2014
 - people found it difficult to evacuate their properties because of the number of people/horse floats etc. also trying to evacuate and clogging the roads
 - 57 houses destroyed, fire took 21 days to put out (DFES 2014)
 - 1,386 people registered as evacuees. Exceeded the capacity of Mundaring evacuation centre and evacuees had to be moved to Midland
- Putting Profits over People – leaving existing and new residents in the “firing” line
- Fire fighting response team are volunteers. Increasing the population without an increase in the emergency services e.g. fire, police - will stretch their resources
- Increasing the population increases the problem for the above reasons

2. ENVIRONMENT

- Darling escarpment is an international bio-diversity hotspot
- Flora and fauna found nowhere else in the world, and yet WA developers and planners responsible for having destroyed more species than any other bio-diversity hotspot in the world!!!
- Wildlife corridors being destroyed if proposed North Stoneville Townsite goes ahead
- This Land would support habitat for endangered species protected by the EPBC
- Large trees provide a habitat and food for the endangered species (black cockatoo etc)
- Clutterbuck Creek is part of the Jane Brook catchment area – urban zone abuts directly onto the creek which will be detrimental to the wildlife, and water quality
- Felling trees to make way for houses makes no sense. Forests store huge amounts of carbon and are teeming with wildlife, making their protection critical to stopping runaway climate change and halting a sixth mass extinction.
- “The world’s forests are now in the emergency room – it is death by a thousand cuts,” said Frances Seymour, World Resources Institute, part of the Global Forest Watch

network. "Band-Aid responses are not enough. For every hectare lost, we are one step closer to the scary scenario of runaway climate change."

3. TRAFFIC

- Rural country roads can not support an increase in traffic, especially if proposed North Stoneville Townsite proceeds with an estimated 11,200 vehicles inbound and outbound using Roland Road/Stoneville Road every day
- Main arterial roads – Toodyay Road and Great Eastern Highway have both had fatalities recently, despite Toodyay Road just being upgraded. Fatality occurred just west of Roland Road on new crash barriers. Toodyay Road in Top 10 most dangerous roads in WA!
- Added increase in noise and pollution
- Severely detrimental to animals e.g. turtles crossing road near Clutterbuck Creek
- Will cause an increase in road kill – birds, kangaroos
- Inadequate roads in the event of an evacuation, Roland Road being the only road out, unless residents can access Stoneville Road. Only two main evacuation routes, one of which will be compromised by fire or closed for emergency response crews

4. RURAL BUFFERS/SPACE

- Proposed zoning does not align with Mundaring Planning Scheme 4 - reducing rural buffers between Stoneville and Parkerville townsites
- Does not align with Strategic Communications Plan, Mundaring 2016 – A sense of Space, a sense of Place.

5. INFRASTRUCTURE

- No infrastructure in place to support an increase in population e.g. shops, medical
- Mundaring shopping precinct already near peak capacity
- No public transport servicing this area resulting in an increase in traffic
- Lack of facilities/transport causing disenfranchised youth with no local public amenities, proven likely outcomes being an increase in crime and arson
- Likely increase in Shire rates for the whole population due to additional services necessary to service new urban areas, in contrast to few services provided to rural lots now e.g. no water, no sewerage, no footpaths, no street lights, no ADSL in areas, no maintenance of roads

6. STRONG PUBLIC OUTCRY TO URBANISATION

- Destroying the Hills sustainable tourism potential for all of Perth/WA in the future
- Adelaide Hills and Blue Mountains do not support urbanisation – flies in face of tourism
- Strategic planning required to protect unique environment to attract tourists/city folk
- Rally held 7th April 2019 in Mundaring, protesting against urbanisation of Proposed North Stoneville Townsite attended by 1,000+ locals. 1,000+ public submissions objecting to Proposed Townsite.

Response ID ANON-4QDW-F1RP-S

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-01 22:32:46

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Dear Sir/Madam,

I appreciate the opportunity to write a submission regarding the proposed rezoning of MRS 1347-57. I am not in favour of this proposal for the following reasons:

URBAN SPRAWL:

Whilst taking into account the need to accommodate future population growth, the approach to urban planning in Perth has resulted in a city that is extremely spread out compared to other cities with a similar population. Rezoning more land on the eastern urban fringe to be urban, results in stretched services in terms of amenity. The size of Perth in area and the population we have, makes for an unstable economic situation. It's well known and documented that population increases should be focused on infill strategies around existing centres. Creating more opportunities for higher density buildings in the nearby centres of Gidgegannup and Mundaring would make more sense. The land at Lot 61 Roland Road and Lot 1001 Kilburn Road is the rural buffer that marks the edge of Parkerville. It is also part of the buffer that provides lower density human impact close to John Forrest National Park. Allowing more urban zoning here simply contributes the sprawl. What work is being done to mitigate sprawl in Perth? In this time of concern about climate change, we should be restoring land such as this and not carving it up for more sprawled housing. The zoning as it stands is appropriate. If a change is to be made, a better alternative would semi-rural zoning.

MUNDARING 2016 STRATEGIC PLAN:

Please refer to the information at <https://www.mundaring.wa.gov.au/AboutCouncil/StrategicPlans/Documents/Strategic%20Comms%20Plan%205.pdf>. This plan, a sense of space, a sense of place, is the result of community consultation and is an important document in relation to future development in the Shire of Mundaring. This proposed rezoning of MRS 1347-57 is at odds with this document, in particular, the sections:

• 2.1.2 Support local volunteer bush fire brigades to do their job effectively and efficiently.

This proposal places further strain on an already under-resourced volunteer fire fighting service. There have been two catastrophic fire events affecting the area in recent times (2008 and 2014).

• 2.1.4 Plan in place for mitigating the effects of natural disasters.

This relates mostly to bushfire - see above comment.

• 2.5.2 Encourage the development of new and improved visitor attractions that are consistent with the nature and character of the area.

Instead of more urban sprawl, we need to be encouraging tourism opportunities for economic growth and development. More housing affects away the

opportunities for tourism - especially as key tourism opportunities in the Perth Hills are related to 'getting away from the city and relaxing in nature'. As the owner/operator of Quenda Guesthouse - we can vouch for the fact that Perth people come to the Hills to discover peace and quiet.

- 3.1.3 Encourage preservation of clean local waterways.

Clutterbuck Creek will be impacted by increased urban activity. The creek line area is unique habitat for local flora and fauna. There needs to be a green buffer that protects the creek, not more urban development. What studies have been carried out in relation to the biodiversity of this waterway and the species which will be impacted by urban development?

- 3.2.1 Identify and mitigate threats to the natural environment.

Whilst much of the land is cleared, the waterway, Clutterbuck Creek is not. Urban development will place strain on the ecosystem that is the creek.

- 3.3.1 Encourage environmental tourism by supporting nature based activities.

I would prefer to see an alternate land-use proposal that supports this strategy, not more urban development.

I accept that the State Government and the Shire of Mundaring has a responsibility to accommodate future population growth. This should be done within existing centres which has the amenities that people require. In closing, I ask that the WAPC reject the proposed development as it stands. We have here, an opportunity to say no more to development at the cost of our natural environment.

Yours sincerely

Name removed at the request of the submitter

File upload:

No file was uploaded

Response ID ANON-4QDW-F1R3-V

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-02 08:58:12

Introduction

1 What is your first name?

First name:

Joelene

2 What is your surname?

surname:

Cousin

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

joelene@aromaticallyblessed.com

5 What is your address?

address:

80 Amethyst Parkway, Aveley

6 Contact phone number:

phone number:

0424875258

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Clearing bush land, fire hazard, over population in a rural area

Strain on infrastructure

File upload:

No file was uploaded

Response ID ANON-4QDW-F1R6-Y

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-02 10:11:58

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

OPPOSED TO THIS DEVELOPMENT

I bought acreage in Parkerville about three years ago because of the relaxed, country style atmosphere that it offers. I enjoy mountain biking in the Perth hills, the abundance of native wildlife and that the Mundaring shopping centre lacks hustle and bustle. The leafy bush outlook, quiet roads and the large distance between neighbours were integral in my decision to buy property here.

This proposed development is not aligned with the strategic mundaring plan 2026.

The proposal is short sighted and is not supported by the wider hills community. All of the points below, regarding this development, are in direct opposition to why I bought acreage in Parkerville:

1-ENVIRONMENT (this site abuts Clutterbuck Creek in the Jane Brook Catchment), noise, light, vehicle pollution, tree clearing, wildlife)

2-FIRE (additional population on existing roads)

SOCIAL (views, amenity, cultural, economic eg tourism)

3-INFRASTRUCTURE or lack of shops, roads, medical etc

4-PLANNING scheme intended to keep rural buffers around townsites in the Mundaring Shire

5-TRAFFIC Impacts (Toodyay Road, Roland Road, Byfield Road, Seabourne Street, Riley Road and others all impacted)

I am strongly opposed to this and the North Stoneville developments and I strongly urge you to reconsider this proposal.

Best regards,

Name and contact details removed at the request of the submitter

File upload:

No file was uploaded

Response ID ANON-4QDW-F1RF-F

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-02 10:17:43

Introduction

1 What is your first name?

First name:
Maria

2 What is your surname?

surname:
Thygesen

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
marjon.191@hotmail.com

5 What is your address?

address:
23 Vanessa Way

6 Contact phone number:

phone number:
0408478050

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

No further increased density housing in the Perth Hills, there is enough density there already.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1RW-Z

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-02 10:22:47

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I strongly oppose the proposal to rezone any and all areas in the Perth Hills- including the subject Lots 61 Roland Road and Lot 1001 Kilburn Road, and nearby "North Stoneville" and "North Parkerville"- from Rural to Urban in the MRS. This rezoning will have many detrimental impacts on the hills. The environment will suffer due to noise, light and vehicle pollution, tree clearing and of course, impact to wildlife. Black cockatoos nest in these areas and anyone who knows black cockatoos, knows they are skittish animals that are easily scared off from an area entirely. Kangaroos will be forced into small reserve areas, and will spill out onto roads and- with far increased volumes of traffic- make these roads even more hazardous. The argument that there will be less fire risk after clearing is absurd- the fire risk in Parkerville/Stoneville/Mundaring will always be there, and if a catastrophic fire went through as it did in 2014, there will be an unacceptable and severely increased risk of making the situation worse with the additional fuel for the fires (gas bottles proposed for each residence), fire getting into the houses through air conditioning units, and the insufficient routes to evacuate the area. The hills are meant to remain rural. There are so many irrefutable detrimental impacts to consider this a good idea. The impact to amenities, culture, environment, peacefulness, serenity, lifestyle, will forever be lost if this rezoning of Rural to Urban goes ahead.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1RQ-T

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area

Submitted on 2019-05-02 12:37:46

Introduction

1 What is your first name?

First name:

PATRICK

2 What is your surname?

surname:

Crichton

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

pcrichto@gmail.com

5 What is your address?

address:

1365 Lacey Rd.

Parkerville

WA 6081

6 Contact phone number:

phone number:

92954080

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Parkerville Farm- rezoning: proposed amendment to MRS 1347-57.

As a Rate payer resident, I am writing to object to the proposed Structure Plan amendment to MRS 1347-57.

A high density town site does not respect the Hills environment and culture,

It will change the whole character of our area. The hills is often referred to as the "lungs of the city", and is recognised as an environmental hot spot in Western Australia. We chose to live here over 30 years ago because of its natural beauty. I am not against development, I realise that things change, but orderly and well thought out change which will enhance and not denigrate our shire is essential. External factors such as climate change are already compacting on our state, indeed the whole country and we are taking the mother of all risks by not heeding these warning signs. It is foolish to believe that the Mundaring shire somehow will dodge these impacts. We need to plan carefully to mitigate these problems.

Stoneville is in a catastrophic bushfire zone with limited roads to evacuate

As a survivor of the 2014 fires in Parkerville I was given a clear indication of the damage these catastrophic events cause. The dense population and small lots planned for this new development are a disaster waiting to happen. Infrastructure such as a well planned traffic road plan that will handle the extra vehicle traffic coming onto Stoneville Road will be just be one problem to overcome. At this time there is no evidence that anything will be done about this problem in the near future. No road upgrades are planned to deal with the increased traffic volumes!!!!

No public transport planned until the 2030's Unbelievable! Isolation and lack of work or lack of amenities in the area have been shown in other areas to culminate in higher crime rates and risk to personal safety.. Also destruction of the environment – endangered species under threat. Once again infrastructure first please!

What evidence do we have that the developers have planned for this and the many other impacts an unstable climate will bring?

Planned rural buffers for the Mundaring Shire are now compromised and these amendments are not aligned to the Shire's Strategic Communication Plan for Mundaring 2026- 'a sense of space, a sense of place.

Patrick Crichton

File upload:

No file was uploaded

Response ID ANON-4QDW-F1RM-P

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area

Submitted on 2019-05-02 12:43:18

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

i strongly oppose this submission for many reasons,

but some of the major ones are,

the big percentage increase in people in the area, the roads are not suitable fro the extra traffic and with most only have 1 way in and out would pose a big risk during a fire.

also the enviroment which is planned ot be cleared is right next to Jane Brook catchment, clearing wildlife areas.

have we as a poplaction and government not learnt from what Baldivis and ellenbrook have truned in to, over populated and no home prices.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1RV-Y

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-02 16:06:34

Introduction

1 What is your first name?

First name:
PATRICIA

2 What is your surname?

surname:
GOLDING

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
ianpatricia@bigpond.com

5 What is your address?

address:
1 Vista Drive, Parkerville WA 6081

6 Contact phone number:

phone number:
0892955403

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

We have concerns with the amount of extra traffic that will be created by this new subdivision.

1. We live on Kilburn Road and feel any extra traffic will only make this road more hazardous than what it already is;
2. Kilburn Road is already used as a race track with cars, trucks and motor bikes travelling well in excess of the 50kmh limit; no one sticks to the speed limit!
3. There are joggers and walkers who use Kilburn Road frequently and with fast moving vehicles and no footpath it is already dangerous;
4. At sunset during summer, when travelling east to west along Kilburn Road, visibility is nonexistent due to the setting sun so putting that together with fast vehicles, walkers and no footpath is inviting a disaster;
5. The small local feeder roads of Vista, Granite and Schoch were not designed for the amount of extra traffic that will be created with the new subdivision;
6. Just as we are sure Kilburn Road was not designed to cater for the amount of traffic that will be created with the new subdivision
7. The corner of Schoch and Richardson Roads has already been proven unsafe (with a fatality) and to add more traffic will only exacerbate the situation; it is a badly designed corner!
8. Kilburn Road is already being used as a shortcut by cars and trucks travelling from Mundaring and wishing to avoid the Richardson/Roland/Byfield corner; and in reverse, Kilburn Road is used by vehicles travelling from Roland Road to Mundaring, for the same reason - avoiding the Richardson/Roland/Byfield corner;
9. Extra traffic on Kilburn Road will aggravate a bad situation;
10. We feel it is obvious that the safety aspect of increased traffic on Kilburn Road and the impact on the surrounding smaller roads has not been thoroughly researched!

File upload:

No file was uploaded

Response ID ANON-4QDW-F1RG-G

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-02 19:04:02

Introduction

1 What is your first name?

First name:
Gemma

2 What is your surname?

surname:
Jones

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
gjfitness@gmail.com

5 What is your address?

address:
Reading Street
West Busseton

6 Contact phone number:

phone number:
0418367087

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:
Stop clearing our natural flora and fauna

File upload:
No file was uploaded

Response ID ANON-4QDW-F1B9-J

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-02 21:13:46

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I strongly oppose the proposal to rezone any and all areas in the Perth Hills- including the subject Lots 61 Roland Road and Lot 1001 Kilburn Road and nearby "North Stoneville" and "North Parkerville"- from Rural to Urban in the MRS. This rezoning will have many detrimental impacts on the hills. The environment will suffer due to noise, light and vehicle pollution, tree clearing and of course, impact to wildlife. Kangaroos will be forced into small reserve areas, and will spill out onto roads and- with far increased volumes of traffic- make these roads even more hazardous. Black cockatoos nest in these areas and anyone who knows black cockatoos, knows they are skittish animals that are easily scared off from an area entirely. The argument that there will be less fire risk after clearing is absurd- the fire risk in Parkerville/Stoneville/Mundaring will always be there, and if a catastrophic fire went through as it did in 2014, there will be an unacceptable and severely increased risk of making the situation worse with the additional fuel for the fires (gas bottles proposed for each residence), fire getting into the houses through air conditioning units, and the insufficient routes to evacuate the area. The hills are meant to remain rural. There are so many irrefutable detrimental impacts to consider this a good idea. The impact to amenities, culture, environment, peacefulness, serenity, will forever be lost if this rezoning of Rural to Urban goes ahead.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1BJ-3

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-03 06:23:26

Introduction

1 What is your first name?

First name:
Linda

2 What is your surname?

surname:
Paterson

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
ozcalling@gmail.com

5 What is your address?

address:
3 Carawatha Road, Parkerville

6 Contact phone number:

phone number:
0406114927

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Against proposal for following reasons: (summarised)

Risk to life's in event of fire, not only to new residents but to existing residents living in the area.

Increased risk of fires

Lack of Infrastructure

Extra pressure on resources

Loss of natural environment that is unique to Perth Hills

Effect on the flora and fauna

Impact on future tourism; people come to the hills for scenery change and enjoy the surroundings, not to see housing estates, (Swan Valley a case in point)

Perth Hills are the lungs of Perth. Eroding and destroying this natural beauty will have a dire effect in future years and for future generations.

Common sense needs to prevail and the Shire need to have the strength and conviction to put an end to these development proposals.

Thank you.

L Paterson

File upload:

No file was uploaded

Response ID ANON-4QDW-F1BT-D

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area

Submitted on 2019-05-03 08:09:24

Introduction

1 What is your first name?

First name:

Lani

2 What is your surname?

surname:

Thygesen

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

lani_thygesen@hotmail.com

5 What is your address?

address:

9 Pryde Way Eden Hill

6 Contact phone number:

phone number:

0409149459

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

File upload:

No file was uploaded

Response ID ANON-4QDW-F1BK-4

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-03 08:22:27

Introduction

1 What is your first name?

First name:

Leanne

2 What is your surname?

surname:

Tremeer

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

tremeerclan@gmail.com

5 What is your address?

address:

105 Strawberry hill drive glidgegannup

6 Contact phone number:

phone number:

0423137329

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I oppose the development on the following grounds-

Traffic impact- the tragic increase will be significant to already unsafe road system

Infrastructure- lack of infrastructure to the increased population

Bush fire- increased bush fire risk as limited existing roads will not allow easy fast evacuation.

Planning scheme intended to keep rural buffers around town sites in Mundaring shire and this will remove them

Environmental- this bulks onto clutterbuck creek and Jane brook catchment and the increase noise, light, pollution and clearing of habitats will effect wildlife detrimentally.

This development is not inline with the Strategic communication Plan Mundaring 2026 'a sense of space, a sense of place'

File upload:

No file was uploaded

Response ID ANON-4QDW-F1BB-U

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area

Submitted on 2019-05-03 08:43:51

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

This submissions also needs to be viewed in conjunction with the greater plans to the North Stoneville and North Parkerville sites which will create a corridor of suburbia between the two towns, creating urban sprawl in the hills region which in contradiction of the Mundaring Planning Scheme 4, to have this land remain rural.

This will increase bushfire risk to one of the highest risk areas in the country having already had to evacuate multiple times in fire emergencies the added congestion on small country roads leaves me and my family and community exposed to being trapped in bushfires if we are unable to evacuate due to congestion.

This development will diminish the current environment, with noise, light and vehicle pollution, allow further clearing of bushland which is currently used by our native fauna as well as erode the amenity and lifestyle of current residents. People do not choose to live in the hills to have it created into suburbia.

There is a lack of infrastructure, including roads, schools and public services, which will increase congestions on our insufficient roads, particularly Brooking, Byfield and Roland as well as place stress on the current infrastructure.

The current planning scheme has intended to keep rural buffers between townsites in the Mundaring Shire and this submission is another erosion of this plan. The Strategic Communication Plan Mundaring 2026 aims for "a sense of space, a sense of place" and this development, along with others proposed does not fit with this aim.

I vehemently oppose this proposal as a ratepayer, taxpayer and voter. The communities effected must be consulted on these greater proposed developments and policy makers should listen rather than take a biased view on their donors and vested interests in developers.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1B8-H

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area

Submitted on 2019-05-03 06:29:22

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Submission Metropolitan Region Scheme

Amendment 1347/57 - North Parkerville Urban Area

I am writing to oppose amendment 1347/57. I have concerns that the amendment is in contradiction to the community needs of Mundaring shire

This amendment will further decrease the green corridors and rural buffers as outlined in the - Planning scheme intent to keep rural buffers around townsites in the Mundaring Shire. If this proposal and the proposal for north Stoneville are approved, the majority of the trees and vegetation will be cleared. These buffers are more than just aesthetic, they act as buffers to noise and light pollution in the area and should not be a single line of trees, instead a wide zone capable of being its own native habitat. Australia is a supporting country of The Queens Commonwealth Canopy which has an aim to re-establish and maintain green corridors and urban forests, providing habitat to support threatened species and sequestering carbon from the atmosphere. Increasing urban development in areas such as north Parkerville are undoing the great work of this initiative. These areas need to be protected for the benefit of the local environment and its inhabitants and decrease the topsoil run off into our waterways (in this instance clutterbuck creek and Jane Brooke Catchment). Further reduction of trees puts increasing strain on the local Carnaby Cockatoo and other bird species in the area as it decreases one of their sources of food and areas. We have an obligation to protect the environment and not act in a manner that directly contradicts it.

The amendment is contradictory to the Mundaring Shire's Vision of the Mundaring 2026 Plan 'A sense of Place, A sense of Space' when the space is being removed and filled with increased density of urban areas. I, and many others of the hills community moved and live here because of a vision like this and the urban sprawl seen in the coastal areas of Perth and other major cities doesn't appeal to us. Perth has a unique quality to offer this lifestyle whilst still being so close to a capital city with all of the benefits and services it provides. I don't know of many places like it.

The Department of Fire and Emergency Services may have advised that amendment has adequately identified issues from bushfire risk, however, with increased population that comes with the north Parkerville area increases the traffic congestion on the roads in the time of emergency. I drop my children off at school at 8:30 and have at times been waiting 10 minutes to turn right out of my driveway due to significant traffic travelling in both directions along Byfield Rd. In a bushfire emergency the traffic congestion would escalate rapidly making it increasingly difficult and dangerous to evacuate. I have grave doubts the amendment has adequately assessed this.

The Mundaring shire has limited public transport infrastructure and services and the amendment will increase the population pressures on the ones we already have. Letting people drive personal cars only adds to the congestion problem on the roads from the area to midland train station (and proposed Bellevue extension) and beyond.

The area of the amendment has been zoned to remain rural as part of the current Mundaring Planning Scheme 4 so as to prevent continuous urban sprawl. If it is

changed and re-zoned there isn't going to be an equal offset area re-zoned from urban to rural in the Mundaring Shire.
Please DO NOT approve amendment 1347/57 - North Parkerville Urban Area of the Metropolitan Region Scheme and I hope you listen to the community's passionate views on this.

File upload:

Oppose - Submission Metropolitan Region Scheme amendment 1347_57.docx was uploaded

Submission 68 - Attachment

Submission Metropolitan Region Scheme

Amendment 1347/57 - North Parkerville Urban Area

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Please DO NOT approve amendment 1347/57 - North Parkerville Urban Area of the Metropolitan Region Scheme and I hope you listen to the community's passionate views on this.

Response ID ANON-4QDW-F1B7-G

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-03 08:44:54

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

This submissions also needs to be viewed in conjunction with the greater plans to the North Stoneville and North Parkerville sites which will create a corridor of suburbia between the two towns, creating urban sprawl in the hills region which in contradiction of the Mundaring Planning Scheme 4, to have this land remain rural.

This will increase bushfire risk to one of the highest risk areas in the country having already had to evacuate multiple times in fire emergencies the added congestion on small country roads leaves me and my family and community exposed to being trapped in bushfires if we are unable to evacuate due to congestion.

This development will diminish the current environment, with noise, light and vehicle pollution, allow further clearing of bushland which is currently used by our native fauna as well as erode the amenity and lifestyle of current residents. People do not choose to live in the hills to have it created into suburbia.

There is a lack of infrastructure, including roads, schools and public services, which will increase congestions on our insufficient roads, particularly Brooking, Byfield and Roland as well as place stress on the current infrastructure.

The current planning scheme has intended to keep rural buffers between townsites in the Mundaring Shire and this submission is another erosion of this plan. The Strategic Communication Plan Mundaring 2026 aims for "a sense of space, a sense of place" and this development, along with others proposed does not fit with this aim.

I vehemently oppose this proposal as a ratepayer, taxpayer and voter. The communities effected must be consulted on these greater proposed developments and policy makers should listen rather than take a biased view on their donors and vested interests in developers.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1BY-J

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-03 08:45:35

Introduction

1 What is your first name?

First name:
Georgia

2 What is your surname?

surname:
Guy

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
lmcureton@yahoo.com.au

5 What is your address?

address:

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6 Contact phone number:

phone number:
0438332663

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

This submissions also needs to be viewed in conjunction with the greater plans to the North Stoneville and North Parkerville sites which will create a corridor of suburbia between the two towns, creating urban sprawl in the hills region which in contradiction of the Mundaring Planning Scheme 4, to have this land remain rural.

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File upload:

No file was uploaded

Response ID ANON-4QDW-F1B1-A

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area

Submitted on 2019-05-03 08:46:29

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

This submissions also needs to be viewed in conjunction with the greater plans to the North Stoneville and North Parkerville sites which will create a corridor of suburbia between the two towns, creating urban sprawl in the hills region which in contradiction of the Mundaring Planning Scheme 4, to have this land remain rural.

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File upload:

No file was uploaded

Response ID ANON-4QDW-F1BQ-A

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-03 09:40:57

Introduction

1 What is your first name?

First name:
Danielle

2 What is your surname?

surname:
Crichton

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
danicrichton@inet.net.au

5 What is your address?

address:
2 Johnston Street, Mount Helena.

6 Contact phone number:

phone number:
0405656775

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

As a long term hills resident I would like to communicate my concerns regarding the proposed Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area development site from rural to urban zoning.

The Perth Hills are a place of great diversity and natural beauty. People choosing to live here do so because of larger block sizes, proximity to nature and a lower density of people. If this development is zoned 'urban' it will be in direct contraction to the preferred hills lifestyle. I understand that this zoning could allow blocks of 350sqm or less to be created. A half-acre block (2000sqm) in the hills seems to be the norm, anything less than this could be considered 'high density' and is not in line with the hills lifestyle.

Conservation - the site contains natural vegetation and habitat trees, particularly in one corridor. Threatened (vulnerable) species, such as the Forest Red Tailed Black Cockatoo's are known to breed in this area of the Perth Hills and Baudin's Cockatoos and Carnaby's Cockatoos would be using this habitat for foraging. The area is also home to a population of kangaroo's, where will these animals go? Has a culling program been considered to assist in the humane disposal of these creatures that will enviably go out onto our roads to be hit and killed by the increasing number of vehicles?

Public Transport - has consideration been given to the increased demands on public transport? The only option will be bus routes to service a diverse population, including aged residents and young people. The bus service in the Perth hills is very limited with only two services down to Midland on some days.

Waste - our local landfill site, Red Hill, is already under huge pressure. How will it cope with the increase in waste? Have any alternatives been considered?

Fire management - how will this region cope with a mass evacuation due to bushfire? As a Hills resident I accept and live with a greatly increased risk of bush fires. Block sizes at present allow for a filtered evacuation in an emergency. Although, it must be noted during the fire in January 2015 there were many road blocks and severe traffic congestion as current residents were evacuated. I have grave concerns for the residents in this area due to the sheer number of people to be evacuated and homes to be protected.

Community infrastructure for a diverse range of residents seems to be woefully inadequate for an increased population in the North Parkerville area. Our Mundaring Village, our central shopping zone, is already incredibly busy at key times, which results in increased traffic movement and difficulties with parking.

The West Australian Planning Commission and the Mundaring Shire has a responsibility to maintain the focus on the sustainable development of our unique Perth Hills area. This proposed re-zoning will create high-density living akin to an Ellenbrook style of development and this is not a desired outcome for our beloved environment and community. It is certainly my preference that the zoning is left as 'rural' and developed sensitively within the existing landscape so that it complements our existing hills town-planning and lifestyle.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1B2-B

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-03 10:58:58

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

[Redacted]

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

[Redacted]

5 What is your address?

address:

[Redacted]

6 Contact phone number:

phone number:

[Redacted]

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Please find my submission letter attached.

File upload:

Parkerville Rezoning Submission.docx was uploaded



iNSiGHT Ornithology

Wildlife Photography ~ Research ~ Environmental Education

ABN: 23 756 351 631

**Name and contact details
removed at the request
of the submitter**

WA Planning Commission
Locked Bag 2506,
Perth, WA, 6001

Thursday 3rd May 2019

Dear WA Planning Commission,

I write to express my strong opposition to the proposed North Parkerville Rezoning Proposal (hereafter NP). The proposal to rezone land from rural to urban, and the subsequent high density housing development that inevitably follows, is a symptom of a wider, unsustainable epidemic: urban sprawl. This comes with a number of problems, especially:

Heat Islands

Increasing the density of human residences and associated infrastructure results in a net increase of heat-absorbent surfaces on the landscape. These trap and radiate heat, and together with an increase in heat producing devices (especially air conditioners), create microclimates that experience temperatures more than 10°C higher than those in semi-treed environments. Research is increasingly showing the negative impacts this phenomenon is having, both to humans' mental and physical health, and to the non-human members of biological communities in which humans live and rely on. Given climate change is already having severe impacts on Australian communities, and that urban sprawl and the reduction in native vegetation exacerbates its impacts, it is vital that the integrity of existing natural, rural areas is maintained. It is ironic that high density housing development proposals purport to lessen bushfire risk by reducing the quantity of native vegetation, but ultimately result in more residents 'slow-cooking' in the much hotter, extreme conditions they create.

Impacts to Black Cockatoos

The Perth Hills (especially the Parkerville suburb) supports populations of three species of Black Cockatoo, all of which are of Conservation Significance. This means they are listed by State and Federal Legislation as either Vulnerable or Endangered. One of the most important key threatening processes affecting the survival of these birds is the loss of native vegetation that provides critical foraging and breeding habitat. Therefore, all remaining native vegetation within their range plays a critical role in sustaining their populations. A net loss of such (especially irreplaceable, centuries-old, hollow-bearing habitat trees) will result in a net reduction in the already declining populations of these birds. High density development of the ~45 acres of the Parkerville Farm will impact a number of mature, native Eucalypts, each of which provides habitat for Black Cockatoos. Will these trees be preserved in accordance with Federal Threatened Species Legislation, to ensure future development does not exacerbate key threatening processes such as habitat loss?

Impact to Wedge-tailed Eagles

During the 28 years I have resided in the Mundaring Shire, I have spent more than 20 years studying, documenting, filming and photographing Wedge-tailed Eagles, and using the scientific research I carry out to educate the community about eagles and the wide range of wildlife species that occupy their habitat. I am currently undertaking PhD research on the Perth Hills eagle population. The Parkerville Farm currently provides hunting grounds for one resident, breeding pair of eagles that resides on as-yet undeveloped land to the north. If the rezoning proposal goes ahead, urban housing density will result in a net loss of foraging habitat for this pair, whose habitat is slowly shrinking in the face of urban sprawl. Developing the farm into larger, rural sized blocks (i.e. keeping the land's current Rural zoning) would facilitate the persistence of these majestic birds for future generations to appreciate.

Bushfire

The threat of bushfire to current Mundaring residents already falls in the extreme category. Urban rezoning leading to higher density residential areas will increase the number of people exposed to bushfires like the Parkerville/Stoneville/Mt Helana Bushfires of 2014. Will the Planning Commission feel comfortable with approving a change in land-use that ultimately sees more people exposed to extreme natural disasters?

Regional context

The NP rezoning proposal is not the only such proposal for this area. A number of similar high-density housing proposals are being made for parts of the Mundaring Shire, especially Satterley's North Stoneville development, the Parkerville Highlands proposal and the Mount Helena Structure Plan 77, to name a few. Considering these proposals on a case-by-case basis does not allow proper evaluation of the magnitude of the net negative environmental and social impacts they will inflict on the Mundaring Shire. What planning strategies does the WAPC have in place to address this issue?

Humanity is currently faced with a myriad of environmental problems, the most important of which being a changing climate brought about by unsustainable growth, and a reduction in native vegetation that assists in reducing atmospheric carbon. All these issues can be addressed or resolved with a mindset that endorses sustainable development. Sustainability is achieved by maintaining overall balance, and not by allowing a net loss of environmental assets (i.e. native vegetation and wildlife) that carry out free, vital ecosystem services imperative for the maintenance of healthy communities. Like most others who choose to live in the Mundaring Shire for its forested landscape, unique and abundant wildlife, open space and the opportunity for humans to integrate their lifestyle with nature, I feel there is no place for urban developments that will severely undermine this way of living.

As a Perth Hills resident of 35 years, and a highly qualified environmental scientist, environmental educator, photographer and public speaker who is held in high regard by the Perth Hills community for being a dedicated environmental advocate, I implore you to reject this proposal for urban rezoning.

Kind regards,

Name and contact details removed at the request of the submitter

Response ID ANON-4QDW-F1BX-H

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-03 15:51:09

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I am strongly opposed to the rezoning of land from rural to urban in Parkerville. The rural character of Parkerville should be retained and it is what attracted me to buying acreage in this area.

In order to support this development infrastructure needs to be improved. More people living in an urban development in Parkerville means that the roads need to be improved. Having multiple access routes to these urban areas is a necessity given the inherent fire risk of the Perth hills. Increasing the parking and amenities at the Mundaring Shopping Centre is also needed with the increase of 190 odd families moving into the proposed Parkerville urban sites. I do not want the current infrastructure in and around Parkerville to change, it is what attracted me to this area in the first place. I enjoy the lack of hustle and bustle, the quiet roads, the leafy bush outlook that Parkerville is known for. It is why we purchased acreage here and why our suburban and inner city loving friends / family enjoy taking a trip to Parkerville to visit us. I do all of my shopping at Mundaring Shopping Centre and I love the fact that it has a country town atmosphere - there is always a choice of parking regardless of the day, time or season. I want it to remain this way!

We can not underestimate the value of the rural nature of Parkerville's surrounding native bush and open farmland into the future. Parkerville is a relatively short distance from Perth CBD but it is worlds apart. Many people who live outside of the Perth hills, WA and Australia, come to areas such as Parkerville to view the native wildlife and bush. With urban infill happening across Perth suburbs Parkerville's rural draw card will only be come more sought after into the future.

An urban development which requires the clearing of bush and farm land and flattening out its natural undulations for urban development plus the associated noise and light pollution that come with an increased population is not aligned with this country atmosphere.

This development is not in alignment with the Strategic Communications Plan Mundaring 2026. This development is eroding the "sense of space, sense of place".

I urge you to please reconsider this proposal and the North Stoneville development as both erode the rural, country atmosphere which are Parkerville's ultimate attraction.

File upload:

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Response ID ANON-4QDW-F1BU-E

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-03 16:32:09

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Environment -site abuts Clutterbuck Creek which is part of the Jane Brook Catchment), noise, light, vehicle pollution, tree clearing, wildlife.

Bushfire - existing road infrastructure is insufficient for increased population.

Social – impacts views for existing land holders, pressure on existing amenities, not in keeping with existing cultural ethos for the area, economic impact on existing tourism related industries.

Infrastructure – inadequate shopping precinct, road, medical etc to meeting increased population.

Not aligned with Strategic Communication Plan Mundaring 2026 – ‘a sense of space, a sense of place’

File upload:

No file was uploaded

Response ID ANON-4QDW-F1BD-W

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-03 16:37:30

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Environment -site abuts Clutterbuck Creek which is part of the Jane Brook Catchment), noise, light, vehicle pollution, tree clearing, habitat loss

Bushfire - existing road infrastructure is insufficient for increased population.

Social – impacts views for existing land holders, pressure on existing amenities, not in keeping with existing cultural ethos for the area, economic impact on existing tourism related industries.

Infrastructure -- inadequate shopping precinct, road, medical etc to meeting increased population.

Not aligned with Strategic Communication Plan Mundaring 2026 -- 'a sense of space, a sense of place'

File upload:

No file was uploaded

Response ID ANON-4QDW-F1B4-D

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-03 16:40:03

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Environment -site abuts Clutterbuck Creek which is part of the Jane Brook Catchment), noise, light, vehicle pollution, tree clearing, wildlife.

Bushfire - existing road infrastructure is insufficient for increased population.

Social – impacts views for existing land holders, pressure on existing amenities, not in keeping with existing cultural ethos for the area, economic impact on existing tourism related industries.

Infrastructure – inadequate shopping precinct, road, medical etc to meeting increased population.

Not aligned with Strategic Communication Plan Mundaring 2026 – 'a sense of space, a sense of place'

File upload:

No file was uploaded

Response ID ANON-4QDW-F1BH-1

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-03 16:38:09

Introduction

1 What is your first name?

First name:
Joanne

2 What is your surname?

surname:
McGuinness

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
brenjo217@bigpond.com

5 What is your address?

address:
510 BRINDLE RD
PARKERVILLE

6 Contact phone number:

phone number:
0892954695

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:
WE OPPOSE THE ABOVE AMENDMENT .

THE MINIMUM SIZE OF BLOCKS SHOULD BE 4000SQM.
WE FEEL THAT WITH THE NORTH STONEVILLE SUBDIVISION GOING AHEAD THERE IS ENOUGH URBANISATION IN STONEVILLE/PARKERVILLE.
THERE WILL BE A GLUT OF NEW URBAN BLOCKS AVAILABLE WHICH WILL IMPACT THE VALUE OF ALL SURROUNDING PROPERTIES.

WE FEEL THAT IT IS UNFAIR THAT RURAL PROPERTIES ADJOINING THIS PROPERTY WILL HAVE TO BE LEFT AS A RURAL BUFFER, WITH NOISEY URBAN BLOCKS ALL AROUND THEM.

THE EXISTING INFRASTRUCTURE IS ALREADY STRUGGLING, AND ADDITIONAL POPULATION WILL IMPACT IT NEGATIVELY.

WITH ADDITIONAL POPULATION THERE WILL BE ADDITIONAL NOISEY VEHICLES ON THE EXISTING SUBURBAN ROADS.

ADDITIONAL POPULATION WILL ALSO MAKE TRYING TO ESCAPE A BUSHFIRE NEARLY IMPOSSIBLE.

VISION OF THE MUNDARING 2026 PLAN A SENSE OF PLACE, A SENSE OF SPACE

WE LIVE IN THE HILLS (AND HAVE LIVED ON BRINDLE ROAD FOR 20 YEARS) FOR THE PEACE AND QUIET, TO LOOK OUT OUR WINDOW AND NOT SEE A SEA OF ROOFTOPS BUT TREES AND WILDLIFE. TO HEAR BIRDS NOT PEOPLE AND VEHICLES. TO BE ONE WITH NATURE.

PLEASE LEAVE THE HILLS ALONE

File upload:
No file was uploaded

Response ID ANON-4QDW-F1BE-X

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-03 16:47:54

Introduction

1 What is your first name?

First name:

Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I strongly oppose this new development.

Parkerville is supposed to be semi-rural. Why do people want to change this?

We move here to get away from urban...

Not to mention the risks involved with having 1000's of extra people living in the Perth hills.

For example bush fires, how are so many people meant to evacuate when there are cars on the very narrow roads. It's a huge safety hazard and scares me just thinking about the extreme risk this would put on people.

Public transport is none existent in the hills, so that means everyone must drive cars. This putting more strain on the roads we have now. Creating more pollution.

Infrastructure, Mundaring struggles now with cars as the car park is minimal. How will it cope with so many more cars and pedestrians?

Environment, how can tearing down trees and natural bushland be a good thing? What about the wildlife that lives there where will they go?

I say NO to the re-zoning of the Parkerville Farm.

File upload:

No file was uploaded

Response ID ANON-4QDW-F1BA-T

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-03 16:55:19

Introduction

1 What is your first name?

First name:
Adam

2 What is your surname?

surname:
Roujae

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
adamroujae@gmail.com

5 What is your address?

address:
342 Old Toodyay Road
Red Hill

6 Contact phone number:

phone number:
0428133133

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I believe this proposed amendment is absolutely appalling. It is saying that they have no respect, and do not care one bit about the people who live in this area, or the environment and it flora and fauna that will suffer as a consequence of their actions.
PURE GREED!!!!!!!

File upload:

No file was uploaded

Response ID ANON-4QDW-F1BN-7

Submitted to Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Submitted on 2019-05-03 17:00:52

Introduction

1 What is your first name?

First name:
Nichola

2 What is your surname?

surname:
Greaves

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
nic_greaves@hotmail.com

5 What is your address?

address:
342 Old Toodyay Road
Red Hill

6 Contact phone number:

phone number:
0438259791

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

The proposed amendment of MRS-57 to rezone this land in Parkerville is going against everything that the Perth Hills is about. This rezoning is essentially saying we do not care about the environment and the people that live here.

Blatant disregard for safety of residents and animals alike.

PURE GREED

File upload:

No file was uploaded

Department of Planning, Lands and Heritage Received	
Scanned	30 APR 2019
Attachments	<input type="checkbox"/>
Scan QA	<input type="checkbox"/>
Doc No.	
File No.	PLS/0796

SUBMISSION TO OBJECT

To: Western Australian Planning Commission (WAPC)

MRS Minor Amendment 1347/57

North Parkerville Urban Area

Robert Roget

2045 Roland Road

Parkerville WA 6081

M: 0413 485 486

E: robertroget@bigpond.com

(2045 Roland Road is owned by Intercorp Trust of which R Roget is a Director and Beneficiary)

SUBMISSION TO OBJECT

To: Western Australian Planning Commission (WAPC)

MRS Minor Amendment 1347/57

North Parkerville Urban Area.

I find it unbelievable that WAPC should entertain at this point in time, or even consider an amendment to the MRS to rezone 18.66 Ha of land in Roland Road and Kilburn Road, Parkerville to urban.

This proposal is not a MRS Minor Amendment, it is a MAJOR Amendment when considering the following:-

1. The land in question is a continuation of a proposed North Stoneville Townsite Development by the Anglican Diocese and Satterly.
2. The adjoining North Stoneville development proposal currently before the Shire of Mundaring has received more than a thousand signatures to date, requesting the Legislative Assembly rezone the North Stoneville Townsite proposal from URBAN to LANDSCAPE LIVING (RLL) This 18.66 Ha proposal flies in the face of the opposition by the Shire of Mundaring rate payers submission against the Satterly North Stoneville Townsite proposed development.
 - a) 1266 signatures to the Department of Biodiversity Conservation and Attractions so far via Change.org -<https://www.change.org/p/department-of-biodiversity-conservation-and-attractions-save-the-wildlife-of-north-stoneville>.
 - b) 4158 signatures on Change.org -<https://www.change.org/p/shire-of-mundaring-save-perth-hills-stop-high-density-in-stoneville> high density in Stoneville against Satterley's planned development.
 - c) 1500 Ratepayers rallied at Mundaring on 07/04/2019 against the North Stoneville proposed development
 - d) Every media outlet, broadcast this rally reaching an estimated 250,000 people.

As a resident in Roland Road, I realise we do not have the financial resources nor the political muscle of the land owners, namely Satterley and the Anglican Church. What we do

have is moral and environmental right on our side and people power in this David and Goliath battle to save our Perth Hills from this blatant future destruction.

The following is a summary of the main objections:-

i) Fire Risk

The Mundaring Shire has Australia's 5th highest number of at risk fire addresses.

Constrained and limited access: Rural style roads (Roland and Kilburn) are not designed to carry the estimated 11,200 extra vehicles (North Stoneville and North Parkerville) .

ii) Emergency Escape

As fire experienced residents, one road will always be compromised by the fire through emergency access roads, or by the fire itself.

iii) Dangerous Planning

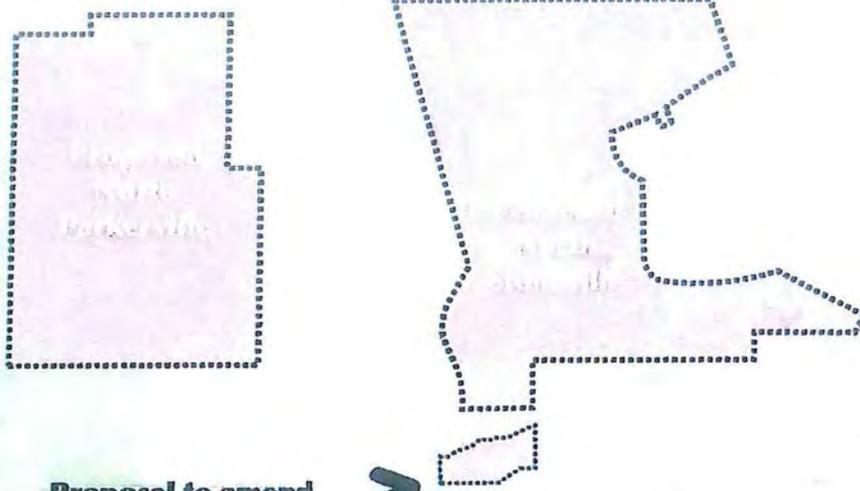
There is no capacity for reticulated gas in the Perth Hills. Potentially, this means when combining the North Parkerville proposal to the North Stoneville proposed development, there will be an approximately 3000 LPG gas cylinders, bolted to the back of houses, surrounded by extreme fire danger.

iv) Catchment

Clutterbuck Creek is a tributary to Jane Brook, one of two main waterways flowing through John Forrest National Park. How will North Parkerville future development's waste water treatment plants discharge be managed, to ensure water quality and the associated health of a high value ecosystem is preserved in this catchment area?

I urge WAPC to reject MRS Amendment 1347/57 which would have the rezoning potential for a further 400 blocks (1000 residents).

Enclosures: Rally Picture
Change.org Save The Wildlife
Change.org Save Perth Hills
Save Perth Hills, North Stoneville Update
Ken Wyatt MP, Open letter.



**Proposal to amend
MRS 1347-57 to
Urban
(Old Parkerville Farm)**

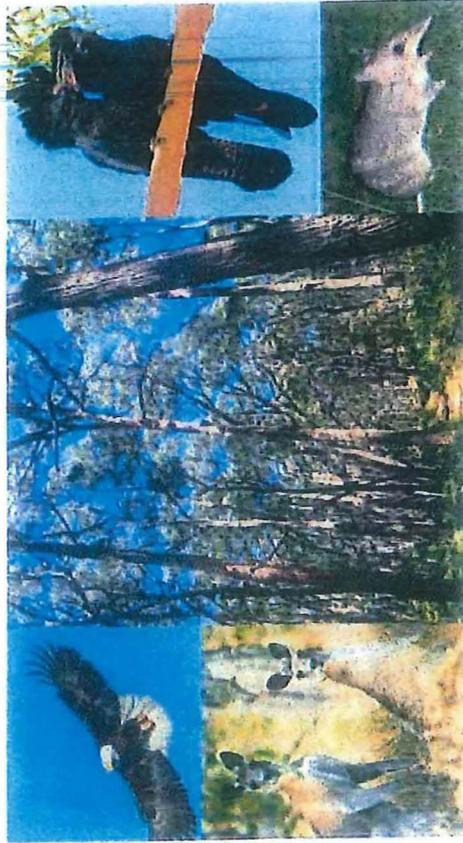




Save the Wildlife of North Stoneville
1K supporters

Petition details

Save the Wildlife of North Stoneville



Marina Reges started this petition to Department of Biodiversity Conservation and Attractions and 2 others

CALLING ON ALL ANIMAL LOVERS, particularly those of **Kangaroos** (Our Australian Icon) Please unite to save hundreds of Kangaroos including dozens of joeys, as well as **bandicoots**, the protected **Black-tailed Cockatoo** and a **Wedge-tailed Eagle**, who face extermination so that the owners and the developers can make money!

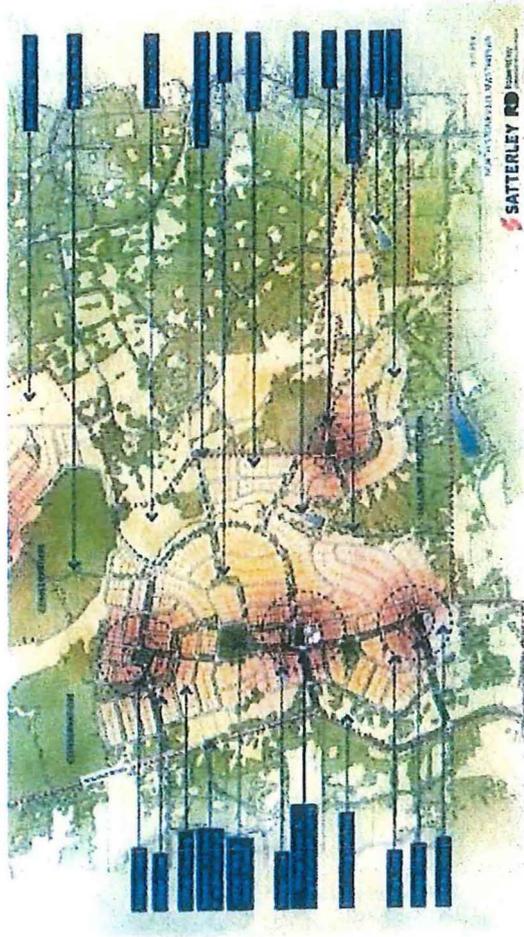
1,266 have signed. Let's get to 1,500!

- Norman Allen Taylor signed 3 weeks ago
- Toinette Dwyer signed 3 weeks ago

Thanks to your support this petition has a chance at winning! We only need 234 more signatures to reach the next goal - can you help?

Take the next step!

Save Perth Hills. Stop high density in Stoneville.



Save Perth Hills started this petition to Chairperson of the WA Planning Commission WA Planning Commission

SAVE PERTH HILLS

Land developer Satterley plans to populate one of Australia's highest fire risk zones, at Stoneville in Western Australia's Mundaring Shire, with 1,450 homes and 4000+ residents.

4,158 have signed. Let's get to 5,000!



Meg Wilson signed this petition

carmel green signed this petition

Robert Roget Australia

Please share my name and email address with Save Perth Hills, so that I can receive updates on this campaign and others.

Display my name and comment on this petition

Sign this petition



Save Perth Hills North Stoneville Update

9 February 2019



www.saveperthhills.net
saveperthhillsinc@gmail.com
PO Box 33, Stoneville WA 6081

Satterley's North Stoneville Proposal – Impacts across the Shire

In December 2018 Satterley and the Anglican Archdiocese (Landowners) submitted Structure Plan 34 to the Mundaring Shire Council, proposing a dense urban townsite for over 4000 residents between Roland and Stoneville Roads. In April or May 2019, the Shire will make a recommendation to the WA Planning Commission. The final decision will have lasting impacts on the future of development, our lifestyle, tourism and the environment in our beautiful hills.

Save Perth Hills urges Mundaring Shire Council to recommend NO to North Stoneville.

By the 10th of January this year, the Shire of Mundaring had received over 950 public submissions regarding SP34 indicating an 'overwhelming sense of objection' to the development (Shire Website, 2019). Concerns raised by the community in meetings and communications with Save Perth Hills include:

- Exposure of a dense residential area to surrounding extreme bush fire risks, increasing the challenges of evacuation and demands on emergency services.
- A lack of assurances that the privately-owned wastewater plant will not result in rate rises for all Mundaring Shire residents and will not cause risks to the environment and public health.
- Significant traffic impacts from North Stoneville and resulting subdivisions in surrounding areas (The wastewater plant is planned to service other surrounding developments).
- Clearing of large areas of native bushland (150-180ha) (plus clearing for the water extension and road upgrades). The resulting impacts on protected animals such as our iconic Black Cockatoos and the breeding pair of Wedgetails at this site.
- High cost of infrastructure development to local and state government for roads, water and power, which do not benefit the whole community or fix existing issues in Mundaring.
- The establishment of an isolated dense townsite creates a reliance on private vehicles which will make Mundaring more congested and, stretching the public transport network and creating further regional strain on the health system in our area.



What is Proposed?

At least 1410 new homes and over 4000 residents

1350 Residential Lots (238ha)

To be negotiated at Subdivision Stage

350m² or smaller = 50 Lots

350 - 800m² = 200 Lots

800 - 2000m² = 1100 Lots

60 Rural Residential Lots (120ha)

1ha and 2ha Lots

36.8ha Public Open Space (Credited)

100ha Conservation Reserve

(Surrounding the Wastewater Plant)

1500m² allowed for
commercial/entertainment

What does Safe Perth Hills stand for?

SAFE

- Creating safe communities utilising expert advice regarding bushfire risk, fire behaviour, evacuation scenarios and which meet State Planning Policies.
- Building communities that do not increase response times for emergency services.
- Creating communities that provide easy access to essential services, and support community connection, rather than creating isolated housing estates.
- Development which improves and builds upon existing infrastructure in Mundaring Shire for all residents and strengthens our public transport network with a hub in Mundaring.
- Sustainable design principles that protect the environment - and people.
- Developments that protect Perth Hills' unique bio-diversity, rather than destroying native vegetation and wildlife habitat.

SUSTAINABLE

SENSIBLE

- Developments which honour and preserve the Perth Hills' lifestyle and our beautiful landscape, so that we can attract new residents and tourists alike.
- Economic growth in Mundaring and surrounding areas to support local businesses.
- Decisions which utilise expert advice and local knowledge to weigh the financial costs and risks of development against population growth targets.

What can you do?

- ✓ Like us on Facebook
- ✓ Volunteer with SPH
- ✓ Put our sticker on your car and donate!
- ✓ Read about the proposal on our website.
- ✓ Call/write to your local Councillor or State MP.
- ✓ Visit SPH at the Blue Sky Festival on Sun 17th March (With thanks to Mundaring in Transition)
- ✓ Watch out for our banners around town

Stay tuned for our next BIG event!

Donate

Go Fund Me: [gf.me/u/p8bhkg](https://www.gofundme.com/u/p8bhkg)
Or click the link on Facebook

Deposit to:
BSB: 633 000 Account: 160715942

Cheques to: **Save Perth Hills Inc.**
PO Box 33, Stoneville WA 6081



Thanks
for your support!

Save Perth Hills now has close to
1000 supporters!

We had over 150 people attend
the park in January for our
community meeting.

Our online petition now has
3750 signatures!



22 April 2019

KEN WYATT MP
Federal Member for **Hasluck**

Open Letter to Residents of the Perth Hills,

The Perth Hills are like nothing else - they are unique.

It is a great honour to represent such a magnificent electorate, with a wide variety of people and places. Though I care deeply about all people in Hasluck, I have decided to write specifically to those living in the Perth Hills about my respect and support for you.

Perth Hills residents embody a truly **compassionate community**.

Not a minute will go by between hearing the sirens of bush fire volunteers in the distance before friends are called, apps are consulted and plans activated. Far from being a sign of a community 'living on edge', it is more of an indication of a community 'living together' and brought together by common love of and respect for the environment.

Over the last 9 years I have met many of you in various circumstances; some I have met whilst attending the Gidgegannup Show, some when campaigning for funds for volunteer fire brigades, and some just for a cup of tea in one of our local cafes or in your homes.

I have met with each of the fire brigades in Hasluck to discuss key issues like communications in high fire risk areas of the Perth Hills, a process I commenced as soon as I became the Member for Hasluck.

As the electorate has changed, and as the environment changes, I have made sure to remain aware of concerns.

Recently being supportive of the Hills lifestyle has required some fight.

Urban development in the Perth Hills has to be balanced between important economic and planning considerations, and the need to protect a unique and ancient flora and fauna that my people have been stewards of for over 65,000 years.

Thousands of hills residents have come together - like they did after the Parkerville fires - to prevent further tragic loss of life. It was in this context that I was approached by constituents who were concerned that they were not being heard in their fight over the developments in the Stoneville area.



Twitter

ken.wyatt



Facebook

I wrote on their behalf to several State Ministers as well as the Shire of Mundaring and provided copies of these letters to the group that I met with. I attended their rally, sat at the back, and listened to the community.

I came to listen, whilst others came to speak.

I stood up for my constituents in Parliament when my community asked for my leadership and courage, whilst others sought to take the stage 5 minutes before a rally that came about because local leaders have not been listening.

The irony of this was not lost on me.

People who live in the Perth Hills know what is safe and what is not. They know when they are being used too.

They know what is happening to our climate, how that effects the dry bush land, the fuel loads, the temperature and behaviour of fire, and the effectiveness of water systems.

They know - from personal and often tragic experience - **how fear changes decision-making**, causing careful planning to not be followed, and alerts not to be heard.

It is important to listen to people who know.

I have walked this journey with many of you. I am well aware of the challenges you face. For some of these challenges I have been successful in finding solutions. The NBN continues to be a challenge, as well as generally poor levels of communications. It is unacceptable, especially in fire risk areas.

We need to bring back the old hills sirens to keep us safe.

My commitment to you is, as it always has been; to be your local member. Whatever party you support at the next election, know that I will always be honoured to advocate for you and your families.

That is my word, and you can and should hold me to it.

Yours sincerely



Ken Wyatt AM MP
Minister for Senior Australians and Aged Care
Your Federal Member for Hasluck

mrs

From: robertroget@bigpond.com
Sent: Thursday, 2 May 2019 4:02 PM
To: mrs@planning.wa.gov.au
Subject: Amend MRS 1347-57 from RURAL to URBAN

Dear Sir/ Madam

I OBJECT strongly to this re-zoning on the following grounds

1. What are the facilities in place to cater now and in the future for Public Transport, medical facilities, fire prevention facilities by the developer [I presume Satterley] or the land owner for an extra 500 houses on top of the 2400 proposed by Satterley on the adjoining land in North Stoneville.
2. The proposed Ghetto style development of North Stoneville is similar to that of Ellenbrook. As Parkerville adjoins North Stoneville one must take into account the Ellenbrook WA Police Crime Statistics 'Reported offences 2013/14-1534, 2016/17- 2324, an increase of 150%. What extra policing is to be put in place to cater for this re-zoning.
3. Parkerville is a known bushfire prone area, and this re-zoning will enhance the danger further.

Marina Roget
2045 Roland Road
Parkerville

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This notice should not be removed.

Department of Planning,
Lands and Heritage
Received

Scanned 30 APR 2019

Attachments

Scan QA

Doc No.

File No. RLS/0796

Planning and Development Act 2005

Section 57 Amendment (Minor)
Form 57

Submission

Metropolitan Region Scheme Amendment 1347/57

North Parkerville Urban Area

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Submission 83

RLS/0796

Title (Mr, Mrs, Miss, Ms) First Name Jenni

Surname Stewart (PLEASE PRINT CLEARLY)

Address 1080 La Grange Rd Stoneville Postcode 6081

Contact phone number 0403 221 224 Email address jenna1945@hotmail.com

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes No

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

- I do NOT want yet another proposal for yet another high density subdivision in the Hills.
- I have concerns of thousands more people in an area that is high bush fire danger with little access to good roads to evacuate.
- I have great concern of the destruction of the Hills habitat and lifestyle and the influx of people with no access to facilities such as public transport.
- The long term prospect of the Mundaring Shire was to maintain the lifestyle and the habitat for the wild life and to reneger on that is despicable.

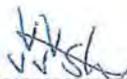
- ° This development and the others that are proposed will have a detrimental affect on Tourism as people come to the Hills for the trees, and not to see more suburbia.
- ° The Mundaring shopping centre is already at maximum with regard to parking and access.
- ° There are animals and birds in this area that rely on the land to remain as it is.

You should be aware that:

- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.

To be signed by person(s) making the submission

Signature



Date 26 April 2019

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 3 MAY 2019. Late submissions will NOT be considered.



Government of Western Australia
Department of Jobs, Tourism, Science and Innovation

Your ref: 833-2-27-80 Pt 1 (RLS/0786)
Our ref: J0820/201701
Enquiries: simone.soliman@jtsi.wa.gov.au
Phone: 9222 0476

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Department of Planning, Lands and Heritage Received	
Scanned	06 MAY 2019
Attachments	<input type="checkbox"/>
Scan QA	<input type="checkbox"/>
Doc No.	
File No.	RLS/0796

M. SUBANIC

Dear Ms Fagan

Thank you for providing the Department of Jobs, Tourism, Science and Innovation with the opportunity to comment on the Metropolitan Region Scheme Proposed Amendment 1347/57 North Parkerville Urban Area.

The Department has reviewed the Amendment and has no comment to make.

Should you have any queries, please contact Simone Soliman, Project Officer on 9222 0476.

Yours sincerely

Christine Ginbey
EXECUTIVE DIRECTOR
INFRASTRUCTURE AND LAND PLANNING

23 April 2019

Freddie Hendriksen

Unit 1, 2 Walker Street

Mount Helena WA 6082

To: Submission to West Australian Planning Authority

25th April 2019

Re: Proposed Parkerville Farm MRS 1347/57: Public Comment.

To whom it may concern.

I am a ratepayer in the Shire of Mundaring and I feel strongly that I must not sit back and do nothing while big money making companies destroy another part of the Hills that is cherished by both Hills people and flat-landers alike. The bush does not just belong to the shire but is the LUNGS of the hills and city alike.

I am concerned that this will be another high density development thus will cause so many major problems that need addressing before any development.

Recent upgrades to Toodyay Road have not included a slip lane out of Roland Road Parkerville and it is and always has been a real danger exiting from this road heading west to the Midland areas. The speed limit on this part of Toodyay Road is 100kms and traffic entering at a point where there is a hill and a bend make this hugely dangerous. Every extra car means an extra risk of a serious accident and safety must be taken into account first and foremost.

I know this and other developments have been on the cards so to speak for many years, but high density in this bush is a danger to new and established residents alike. It just doesn't belong where it is proposed to be. How on earth are residents going to get out of there in case of an emergency in whatever forms that my take? With no public transport it is fair to say that it would be a 2 car per household development and with teenagers maybe 3 or 4 cars per household. With the roads being narrow and all leading to 2 exits there will be massive congestion on the local roads out of the development and even worse getting out of the area to safety. Our local Emergency Services will be

stretched well past its limits trying to cope and control an emergency, and those coming from other areas and shires to assist them will have a real battle accessing the emergency area with all panicking and exiting traffic racing to safety. There don't seem to be any future plans to upgrade existing roads or install new ones so it is a huge concern and the consequences could be dire with loss of lives, homes animals and habitat. We cannot just sit back and think that emergencies will never happen. The WAPA & the shire needs to plan and supply resources for the worst before a catastrophe large or small. Infrastructure needs to be in place before any development especially one as dense as this one is also likely to be.

I am also very concerned about where all these new people are going to work. Idle teenagers in particular can cause a lot of nuisance and damage. What is there for them to do if they are too young to drive and there is no public transport? iPads all day? The local internet is already so poor at times it would never cope with the extra load and the NBN? Well we all know about that! There is also the concern of electricity supplies. The power cuts out often enough already without the extra load on it. The water pressure is not great at the best of times. The greater strain on the water supply is inevitable. This in itself would cause problems if there was to be a fire in the area. And what about the capacity to Police the area, how will this miracle happen? Again the Police in the hills are already stretched to their limits, how are they expected to cope with an extra township overfull with people.

The hills area has another problem that is not so relevant on the flats, sewerage! The terrain does not allow for water to just drain away underground as with leach drains, so it's clear a recycling plant will be needed, but how will this be paid for? Our rates are already way too high and out of proportion to the services provided, will we have to pay a share of this hidden somewhere in our rates. Yes the shire will rake in a huge amount of extra rates but will it be spent on infrastructure and services or will it go to the already top heavy staff?

We all love our hills environment and I have a big concern over mass destruction, little by little of this environment. Life happens on, under and above this area and nature has provided food and shelter within this habitat. What will happen when the bulldozers come in and destroy it all? Where will the wildlife go and how many little critters will be crushed by the dozers. A lot of wildlife is territorial and have been living in the area for countless years, and then man comes in and clears them out usually without much concern of rehousing the wildlife. Wildlife don't have a voice and can't write letters to explain their needs so we as residents of Australia, the shire and the hills must

speaking up for them or the mighty dollar \$\$\$\$ will take precedence and wipe them out as it has globally so many times that it is all under threat. We can't get back what we have totally destroyed in the endless greed of the mighty \$\$\$ so let's take a few less \$\$\$ and keep our most valuable environment.

Looking at other high density developments, we see them cramped, then burst at the seams and then sprawl out of their boundaries spreading into the next village like a lava flow until all villages are connected into one very large city. A city that is not sustainable in our hills environment.

THIS HIGH DENSITY DEVELOPMENT DOES NOT BELONG IN THE HILLS

ANYMORE THAN IT BELONGS IN THE SWISS ALPS!

Regards

Freddie Hendriksen

mrs

From: Anne Rankine <rankine42@hotmail.com>
Sent: Sunday, 28 April 2019 11:23 AM
To: mrs@planning.wa.gov.au
Subject: Submission Against Re-zoning Parkerville Farm!!

To Whom It May Concern,

I am writing to oppose the re-zoning of Parkerville Farm to urban! I have many concerns, the strongest being about bushfires and the lack of escape routes on the existing roads. We have been residents of the hills for 23 years and do NOT want to see urban sprawl in our beautiful peaceful hills! Crime, noise, pollution, traffic, threat to wildlife are all serious issues which concern me. We have worked very very hard to get to where we are and are totally 100% against this re-zoning!!

Thank You
Anne Rankine
Stoneville Resident/Homeowner

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mrs

From: Stuart Reid <stuartjamesreid@gmail.com>
Sent: Wednesday, 1 May 2019 8:10 PM
To: mrs@planning.wa.gov.au
Subject: Reference: Amendment to MRS 1347-57

Secretary, Western Australian Planning Commission

I appose the North Stoneville development due to the high density of dwellings leading to more traffic on roads meaning my families escape route in a bushfire situation (which we have already had in 2014) will be overloaded. I support sustainable development.

regards Stuart Reid
0422966208
400 Mcdowell loop
Parkerville
6081

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Postal Address
Po Box 401
Welshpool 6986
Western Australia

Residential Address
380 Fringeleaf Drive
Parkerville 6081
Western Australia
ian@shellian.com.au
0407 978 976

1-5- 2019

Secretary,
Western Australian Planning Commission,
Locked Bag 2506,
Perth WA 6001

mrs@planning.wa.gov.au

Reference: Amendment to MRS 1347-57

I am a local resident and rate payer of the Shire of Mundaring and have great concerns over the proposed rezoning of Parkerville farm from Rural to Urban.

With the proposed North Stoneville and North Parkerville developments already on the drawing board, I am concerned that the hills area in general already has enough urban zoning. Any further increases is just going to add to the issues already highlighted for current proposed developments.

Environment

This land abuts Clutterbuck Creek and has a big selection of habitat trees which should be preserved. I have great concern over the impact of loss of habitat to the kangaroos, Echidnas, Black Cockatoos (Red tail, Baudin and Carnaby) , Wedge tailed eagles and other rare birds such as rainbow Bee eaters, known to nest and breed around this area, not to mention the less visible species such as Snakes ,lizards , frogs etc all which play a vital parts in the delicate eco system with many already in danger with dwindling numbers

Traffic impact .

With no practical solution to public transport in this area, any new residents are going to be even more reliant on their cars for transport. Vehicular movements are going to get out of hand and just add to the hundreds of extra truck movements on Toodyay road due to the gravel quarry extensions .

The planned local road re alignments are going to do nothing to alleviate congestion on the arterials such as Great Eastern Hwy and Toodyay Road.

Even with the new Junctions and upgrades to Toodyay Rd, turning on to or off Roland Rd is a frustrating and dangerous affair. The Seaborne to Great eastern Hwy Junction is even worse with regular accidents.

Frustrations about slow moving and stationary traffic is going to lead to more aggressive and dangerous road behaviour putting us all at risk .

Pollution.

Most of us move to the hills area to escape suburbia and embrace the natural surroundings. These proposed developments are going to have a huge impact on our lifestyle and local fauna through pollution.

Noise pollution 4000 – 8000 extra people and associated motor vehicles, dogs barking, lawn mowers, tvs parties etc etc.

Light pollution, the big light glow radiating from midland and further away will slowly envelop our whole community, taking with it the night sky.

Air pollution, potentially another several thousand wood heaters during the winter months plus the ongoing dust generation of all these urban developments.

Social

Along with massive increase of residents will come the proportional increase in crime, disharmony and anti social behaviour. The current response times for Police and other emergency services is pitiful.

The back roads of Parkerville and Stoneville are already a "Hoons" playground with little police presence.

The area has the potential to become a crime hotspot, the unruly members of "the new" community knowing they can go about their business unchecked due to lack of resources.

There is no employment in the area, the entire population of any urban development will have to travel for work, surely a more common sense approach to future residential development anywhere is to build new communities close to industry and employment opportunities through expansion or infill to existing satellite towns such as Northam, Albany etc etc where facilities and infrastructure are under utilised and not already stretched beyond their capabilities.

Bushfire Risk

With the Parkerville / Stoneville Bush fires of 2008 and 2011, we all know the consequences and seriousness of bushfire in the hills. I am hugely concerned about the potential to adequately resource bushfire mitigation and asset protection with even another urban development in the area.

With Mundaring recently being named as the 5th most bushfire prone area in the country it seems ludicrous to even consider more urban development right in the heart of this bushfire zone.

The evacuation of all these additional residents through the inadequate road network has the potential for chaos.

Equability

It seems unacceptable that we have to jump through hoops to get planning to remove a tree off our 5 acre block or even have a sea container due to its unsightliness and yet a major commercial development have carte blanc to flatten and re shape the area to gain the best profits.

Financial

I have great concerns over the ongoing financial impact of over development in the Perth Hills. Although the massively increased rates revenue to the Shire may look attractive initially, what are the long term costs that the rate payers are going to have to meet? If and when any road upgrades are undertaken, how much of this cost will be passed on to ratepayers.?

Summary

I cannot see the point or purpose in taking a section of the hills environment, destroying everything about it that makes it an attractive place to live and visit and then expect people to want to live there. This makes absolutely no sense.

I do not oppose sustainable development in the hills however I do strongly oppose any more rezoning of rural to urban.

Ian M Whitaker

Section 57 Amendment (Minor)
Form 57

Submission

Metropolitan Region Scheme Amendment 1347/57

North Parkerville Urban Area

OFFICE USE ONLY

Submission 89

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

RLS/0795

Title (*Mr, Mrs, Miss, Ms*)Ms..... First NameAlexandra.....

SurnameLyneham..... (PLEASE PRINT CLEARLY)

Address2390 Hidden Valley Rd Parkerville.....

Postcode6081.....

Contact phone number .0402851977..... Email address ...alyneham@hotmail.com.....

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes No

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

....I disagree with the above amendment which will vary the land from Rural to Urban zoning.

When considered as a stand alone application, this amendment may consider reasonable. However, when considered in conjunction with the adjacent and yet to be finalised Stoneville North proposal by Satterley. The combined impact on the Shire of Mundaring is not in keeping with the 'Hills landscape' as outlined in the Mundaring Planning Scheme 4. Planning Scheme 4 is a locally designed plan to maintain the unique environment in which we live here in Parkerville. For example, on page 11 of the MRS1347/57 Amendment Report, it states that the land in question will be 'separated from Stoneville Urban Area by Rural zoned land'. This is highly misleading as the Stoneville North development proposes a single street of 5 acre properties along Clutterbuck Creek. I do not believe this can be defined as 'seperated' as there is no real buffer zone planned which would truly 'separate' the two areas in question.

Clutterbuck Creek is a waterway which has been degraded over time due to pastoral activities on Parkerville Farm, however, urban development adjacent to it is hardly going to remediate or improve its status. From an environmental perspective, this waterway should have a substantial 'buffer' and remediation plan to preserve and improve it.

In terms of Bushfire Risk, should the Stoneville North development proceed, the Parkerville Farm would provide a greater 'firebreak' between Stoneville North and the existing Parkerville homes along Kilburn St and nearby due to the pastoral nature of the land. The Parkerville Farm has historical value due to its connection to the Parkerville Children's Home. I do not see any evaluation of it in the report in terms of European Heritage values.

.....

.....

turn over to complete your submission

mrs

From: Val Czepulkowski <valczepulkowski@icloud.com>
Sent: Wednesday, 1 May 2019 11:40 PM
To: mrs@planning.wa.gov.au
Subject: MRS minor amendment 1347/57 - submission

My family says No to high density housing in the hills, both the North Stoneville proposal & Parkerville.

I am a rate payer of almost 30years

The black cockatoo (and other fauna) need to keep the hills environment as it is

Val Czepulkowski

Sent from my iPad

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mrs

From: Stephen Spraggs <s_spraggs@hotmail.com>
Sent: Thursday, 2 May 2019 8:49 AM
To: mrs@planning.wa.gov.au
Cc: Stephen Spraggs
Subject: Losing Perth hills

To whom it may concern

There is a rumor that we as hills residents of Parkerville are in danger of losing even more land to Slattery's greed .

Subdivisions taking over historic village buildings and loss of wildlife , unsustainability and a massive fire risk.

There will be one road out in my area (Roland Rd) unfortunately that will be the case for thousands in the event of a catastrophic bushfire which we have lived through a couple of times.If the roads were full of people trying to escape down this single rd it would inevitably end in death.Who will have blood on there hands and wont be able to sleep @ night .

I am scared for my family and all hills residents if this ludicrous mass population of a beautiful quiet and tranquil community were to be decimated.

This will be 100% firetrap-you can't dump an Elenbrook on us here it's simply not safe , ethical or sustainable.

Please consider Perth hills residents.

Development will eventually come but not to the extent Slattery's and the Anglican church wish.

Incidentally this land was given to the Anglican church by the government in good will which I am sure you already know.

Here the people.

Signed

Steve Spraggs
Parkerville resident.

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mrs

From: Victoria Spraggs <vspraggs@bigpond.net.au>
Sent: Thursday, 2 May 2019 8:58 PM
To: mrs@planning.wa.gov.au
Subject: Re-zoning of Parkerville Farm from Rural to Urban

To whom it may concern

I would like to strongly object to the re-zoning of the Parkerville farm area from rural to urban. The damage that this would do to our community will be devastating. There is little infrastructure to service the people that already live here, if you increase the numbers by further development when we already have North Stoneville and North Parkerville to contend with the numbers will be completely unsustainable. Services will be further stretched. It is of great concern in particular with crime and fire as we already have a high risk area this will only exacerbate the increased risk. If you increase the number of people and establishments without transport, medical, fire and police services our community will be hugely disadvantaged. This we know will happen given the Ellenbrook development example, they are still waiting for services and have a dreadful crime rate.

The speed and condition of roads in particular Roland Road is of enormous concern if you introduce more development then approximately 2000 more vehicles, clearly this only worsens the issue. Do we need to have deaths before action will be taken?

Our whole way of life is at stake, the impact on all aspects will devalue our property. People move to 5 acres to get away from high density not have it down the road.

Last but not least, the deforestation and upheaval will massively impact our wildlife and environment. In an era of supposed environmental awareness this seems ludicrous and beggars belief. You can't get planning permission to take down 1 tree but you plan to rip out acres of forest and pollute creeks.

Please do not approve this re-zoning you only benefit money hungry developers and it is not in line with the people's needs or wants for this area; nor is in line with the Mundaring shire's own statement of "a sense of space", not with thousands more people there won't.

Kind regards
Vicki Spraggs
2725 Roland Road
Parkerville WA 6081

Sent from my iPhone

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mrs

From: olivia spraggs <livvy_spraggs72@hotmail.com>
Sent: Thursday, 2 May 2019 6:49 PM
To: mrs@planning.wa.gov.au

Hi,

I have set an email concerning the re-zoning of urban space within Parkerville. I believe that Parkerville is thriving in the layout that it is coming together as a community, and living with a choice of seclusion. The people who move out to Parkerville and its local suburbs are looking for a place away from the busy roads, noise and pollution created through urban development. They thrive off the land and benefit mental and physically from the aspects that are provided from the larger properties. I believe creating smaller lots will not better the community that already identifies it's self as Parkerville and the character that is portrayed will be completely different in these new development areas not relating to the existing community.

For development to go through in this area, greenery and tree-canopy-coverage should still be important in this area, in adjacent with fire-safety regulations. It's important to maintain this enjoyment of greenery surrounding which benefit all mental health and for physical health the fresh air and open space. There should be a consistent number of native species kept within the streetscape and Public Open Space.

This set of new developments shouldn't necessarily be denied, though the consideration of the native species in this area are going to be rid of their natural habitat which will never be recovered fully to its natural state and once lost, lost forever. The development will take away the inter-relationship built between community and nature.

Thanks,

Olivia Spraggs

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mrs

From: *Name and contact details removed at the request of the submitter*
Sent: Thursday, 2 May 2019 9:47 AM
To: mrs@planning.wa.gov.au
Subject: Perth Hills

DON'T DO IT!!!!!!



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Attention: The Secretary
WESTERN AUSTRALIAN PLANNING COMMISSION
Locked Bag 2506
Perth. WA. 6001

2 May 2019

Dear Sir/Madame

RE: PROPOSED URBAN DEVELOPMENT IN PARKERVILLE (Metropolitan Region Scheme Amendment 1347/57) : Lot 61 Roland Road & Lot 1001 Kilburn Road. Parkerville. WA 6081

I am a resident of Lot 12 La Grange Road. Stoneville. WA 6081.

Please find herewith my submission and objection to the proposed high density development at Parkerville and surrounds. The reasons for my objection are as following:

- Mundaring does not have the infrastructure to cope with a large influx of residents. There is hardly sufficient parking for shoppers on some days.
- I assume that the purchasers of the proposed blocks of land intend to live in this area for the remainder of their lives, or several decades or more. There is no person or authority on the planet who can accurately calculate the consequences of Climate Change over the next 20 years; yet alone several decades. However, it has been predicted that Australia will experience higher temperatures, far more dangerous wildfires and climatic events. We are witnessing such events *daily*.
- This development proposal can justly be seen as a foolhardy experiment whereby people – men women and children – are going to be placed in a *very high risk wildfire zone*, and there will be no adequate infrastructure to allow these people any kind of passage to safety should a wildfire – similar to those seen in *both* Stoneville and Parkerville in the last decade or so – occur again. The 2014 Parkerville/Stoneville bushfire stayed burning from January 12th to 1st February and 65 houses, and numerous non-residential buildings, were totally destroyed, plus thousands of both native and domestic animals were slaughtered.
- Kilburn Road and Roland Road can only be regarded as rural goat tracks, that are ubiquitous to the Parkerville/Stoneville/Chidlow/Wooroloo/Wundowie/Kalamunda forest areas, whereby in most stretches along these roads there is no verge for vehicles to pull over to in case of an emergency. The fire fuel that has been allowed to gather on the verges of these roads makes an ideal conduit for fire to not only cross them, but to accelerate along

them. There are even instances where the overhead tree canopies touch one another. There are examples where highly flammable tree trunks, plus grass and other plant cover, actually abut the bitumen. Who will be responsible for containing this fire fuel?

- There is almost unbroken bushland from west of the proposed development all the way down the hills escarpment. Should a serious wildfire develop in this area, the *combined fire fighting infrastructure* of Western Australia would not be able to put it out; especially if the Fremantle Doctor or any westerly comes off the Indian Ocean. One can envisage ember attacks much further to the east of the fire front, plus thousands of people trapped in their vehicles on Roland and Stoneville roads as the embers and spot fires surround them.
- It appears that not much notice has been taken of the warm or even hot easterlies that blow in from the centre of Australia. I have known these winds to blow incessantly for days on end 24/7. My daughter is a FIFO worker and I have to drop her off at the airport at approximately five in the morning. When these winds are blowing in the hot weather one can see waves of dead, *highly flammable* gum tree leaves coating the roads and heaping up on the sides. I am sure that the Mundaring Shire works foreman would know what I am talking about. This additional fire fuel would be lethal in an ember attack.
- Where I live there is an abundance of wildlife; especially birds. The Perth Hills are a haven for thousands of priceless frogs and other water life. Australia has such an atrocious wildlife conservation record. This development can only add to it.
- It appears the Perth Hills in the Hasluck electorate are now under siege with development projects planned to cram in thousands of people. If these high density developments do go ahead, and there *is a human tragedy* – who can we get to account for it? Perhaps those people who allow them to go ahead? Who will actually hold their hand up?

Yours most sincerely

Shaun Clements

Shaun Clements

Kelly Clements

Lot 12 La Grange Road.
Stoneville. WA 6081.

Attention: The Secretary
WESTERN AUSTRALIAN PLANNING COMMISSION
Locked Bag 2506
Perth. WA. 6001

2 May 2019

Dear Sir/Madame

**RE: PROPOSED URBAN DEVELOPMENT (Metropolitan Region Scheme
Amendment 1347/57)**

Please find herewith my submission and objection to the proposed high density development at Parkerville. The reasons for my objection are as following:

- Mundaring, Parkerville, Stoneville and their surrounds do not have the infrastructure to cope with a large influx of residents.
- There are several high density projects planned for the Perth Hills (Hasluck Electorate) whereby it is envisaged that thousands of people will be made resident in one of the most dangerous wildfire zones in Australia! This proposal is one of them. If these projects go ahead, thousands of lives could be put in jeopardy!
- It has been scientifically proven that Australia will experience higher temperatures, and far more dangerous wildfires and climatic events. We are witnessing such events *daily*.
- Will culpable homicide be a factor if *there is* a tragedy? If so, who will be culpable – the developers or the government agencies that allow these developments to become a reality?

Yours sincerely

Kelly Clements

Kelly Clements

Section 57 Amendment (minor)

Form 57

SUBMISSION

Metropolitan Region Scheme Amendment 1347/57

NORTH PARKERVILLE URBAN AREA

To: The Secretary

Western Australian Planning Commission

Locked Bag 2506

Perth WA 6001

From: Mrs Cushla Clements

1080 La Grange Rd.

Stoneville.6076

This amendment to rezone 18.66ha being portions of Lot 61 Roland Rd and Lot1001 Kilburn Rd, Parkerville located to the south of Clutterbuck Creek from Rural to Urban zone should be modified or withdrawn altogether.

Modification to a minimum of 2 ha blocks to minimize the risk of further population density in a catastrophic bushfire risk zone and allow for greater protection of native forest and fauna.

Withdrawn altogether, it would also preserve for generations to come the beautiful, rural landscape, the rich biodiversity of native forest and further protect the native animals that live in it.

This amendment will be setting a bad precedent. It is bad because it is wrong. It is not right to open the door to reckless, ruthless and reprehensible urbanization of the Perth Hills Forest Region. There will be serious consequences for human life.

The definition of justice is to exercise authority in the maintenance of right.

It will set a precedent that will endanger the lives of all who live here now and into the uncertain future of Climate Change. It is RECKLESS.

This is a watershed moment in the history of the Perth Hills. It will give the green light, setting in motion machinery and momentum of unprecedented urbanisation. This will have the ramifications of a runaway freight train, of development that is insidious, aggressive and fuelled by greed. The likes of which the Perth Hills have never seen. It is RUTHLESS.

This is an experiment with humans as guinea pigs in a catastrophic fire risk zone. It is REPREHENSIBLE.

BUSHFIRES and CLIMATE CHANGE

The Policy Objectives in the State Planning Policy 3.7 state:

Bushfire threat is increasing due to hotter, drier weather conditions associated with long term climate changes and development expansion where urban, rural and natural areas interface.

The 18.66 ha of the treed farmland, of Lot 1001 Kilburn Rd and Lot 61 Roland Rd is completely surrounded by the 5th highest residential fire risk zone in the whole of Australia. Western Australia is experiencing a long-term increase in average temperatures and in 2014 the state recorded its highest ever annual maximum temperature. The number of heatwave days in Perth has increased since 1950. Nine of Western Australia's hottest Januaries on record have occurred in the last 10 years.

The DEFS fire map clearly shows in red, square kilometres of high fire risk zoning in all directions across the escarpment. This vast area of high fire risk has the potential for catastrophic fire conditions.

In a FESA analysis, "Understanding bushfire trends in deliberate bushfires in Australia" states:

Overall, the total number of fires that occurred within individual postcodes increased as the population of that postcode increased, consistent with the fact that people are the principle causes of vegetation fires.”.

There is no room for complacency. We are told, It is not “if” the really catastrophic fires come, it ‘s WHEN! With climate change exacerbating the situation even further, I am very concerned, as there exists in the immediate vicinity of the Old Parkerville Farm site on Kilburn and Roland Rd (within 1.5 kms) five extremely vulnerable establishments with three more in the pipe-line in exactly the same area! This is Diabolical Planning Madness (DPM)

The Parkerville Primary School

The Steiner Primary School

The Mundaring Christian Senior College

The Parkerville Children’s Home and Orphanage

The Kath French Juvenile Detention Centre.

The future Public Primary School

The future Public High School

And at the root of the evil developmental debacle the vulnerable Perth Hills communities face is;

The future ANGLICAN DIOCESAN OF PERTH PRIVATE
HIGHSCHOOL.

In December 2018 I asked Mr Jennings (Senior Strategic Planning Officer) at the Mundaring Shire: Why is this massive high density development happening in North Stoneville? He replied, and I quote “The Anglican Church wants to build a school on their land, and they need people for it.” Unquote.

For further information on the last three future educational establishments, with their associated high risk and vulnerable land use issue, refer to

Structure Plan No 34. Satterley and the land owner The Anglican Diocesan of Perth's collaborative Master Plan Strategic Design Considerations :figure 18 (plan produced by Robert/Day, 2018)

I would like to draw your attention to:

The Guidelines of Planning in Bushfire Prone Areas.

Element 1 : Location

Intent: To ensure that strategic planning proposals, subdivisions and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.

These vulnerable institutions, with many hundreds of children, are in extreme danger in the event of a bushfire emergency. Will the original development applications for high-risk or vulnerable land uses, requiring compliance with Policy Measure 6.6 of SPP3.7 which required them to be accompanied by a Bushfire risk Management Plan and Bushfire Emergency Evacuation Plan(BRMP, BEEP, respectively) be compromised ?

The children, their carers, the students, teachers and staff's ability to be evacuated safely is paramount. But, increasing the local urban density, thus increasing the traffic congestion in the immediate vicinity will create a potential death trap. There are very limited options for safe egress and what roads there are cannot accommodate evacuation and response traffic at the same time. There is only one road out to the north, if the bush fire is coming from the south; that is Roland Road. This will be the only way out. It only takes one branch to come down, one car to have an accident and people will have NO way out! Any person or persons that wantonly give the go ahead to any plan or development, knowing full well it runs the real risk of creating traffic gridlock, in an extremely high risk fire zone, amounts to criminal negligence.

It is important to remember there have been serious bushfires in this location in recent years. The Parkerville fire and then the Stoneville fire on the 12 of January 2014. It is important to note also, that only 1km to the south of the Old Parkerville Farm site the 'Jane Brook' creek runs east to west. It is a highly volatile/dense fire fuel, fire hazard zone. This creek has a history of regular fires every 5 years or so. The Stoneville fire ripped up this creek in 2014 and destroyed 65 homes and caused serious damage to others. People are still suffering trauma from this disaster. The 5 years is up and the regrowth and fire fuel load has regenerated phenomenally. This is not the place to crowd and pack people in. This creek is getting ready to burn again.

I would like to also draw your attention to:

Local Scheme Amendments in Bushfire Prone Areas

5.2.4.1

For Scheme amendment proposing the rezoning of an area , consideration should be given to whether the area rezoning will increase the bushfire risk in that area. Bushfire risk may be increased by introducing higher fuel loads or changing the land use intensity or vulnerability, particularly through increased residential development and settlement.

Land use intensification in bushfire prone areas refers to proposals that would expose a greater number of individuals to a bushfire. Land use intensification in extreme bushfire hazard areas is strongly discouraged.

SOCIAL AND ENVIRONMENTAL IMPLICATIONS

The serenity of the hills will be under attack.

The country and Hills lifestyle and the essence of living here will be obliterated.

The trees and forest environment, with the diverse wild-life will be endangered.

The strong sense of community values, caring about the environment, caring about each others' safety and welfare, being connected and engaged with each other and the environment will be under siege.

The increase in traffic will impact everyone living in the hills, when using the connecting roads and accessing local shops and services.

The Parkerville farmland is a uniquely beautiful area. Urbanization will destroy the rural character and charm that it has. This is a valuable asset for future generations to enjoy.

"A society grows great when old men plant trees whose shade they shall never sit in"

-Greek Proverb

These natural views and vistas are special. They cannot be replaced by man-made theme parks. Once they are lost, they are lost forever. Artists derive inspiration from nature and we need creative minds to survive sustainably into the future. Health experts advise being in the natural environment is beneficial for our wellbeing. Stress and anxiety plague our society for many reasons, but connecting with nature is proven to benefit our mental health and help alleviate these conditions.

The strategic planning document Perth and Peel@3.5million promotes sustainability and urban forests to help reduce pollution and minimise the impact of urban heat islands, plus the preservation and enhancement of existing landscape values.

This position is supported by statements in State Planning Policies (SPPs) that protect community health and wellbeing along with environmental attributes including the promotion of urban trees and the conservation and protection of native vegetation.

Eco-tourism should be encouraged to create employment, to create opportunities for visitors to come and enjoy, to relax in the beautiful Perth

Hills. This urban development of Parkerville blights an opportunity for future sustainable growth in tourism. Who, other than Nigel Satterley and the Perth Archbishop wants to go for a drive in the country-side with a "VISION" to see a sea of rooftops and rows of Mc Mansions.

There is a perception in the community that the State planning system is responsible for allowing extensive and inappropriate clearing in the Shire. The Mt Helena development, where the Planning minister Rita Saffioti has arrogantly displayed gross negligence in allowing extensive clear felling of trees, shows her contempt for the environment and peoples' lives, in spite of advice from FESA against the proposal. The DFES submission noted the proposal included lots within an extreme bushfire hazard level. FESA also wrote to Saffioti saying "CATASTROPHIC" bushfire is likely." Fire experts *warned her* that evacuation options were limited. Another Hills fire, death trap! Perhaps Rita Saffioti should PERSONALLY be held accountable?

The "Harmony Estate" in Parkerville, was historically zoned for residential purposes. The notion that the "historic' nature of the zoning makes it exempt from the perils of bad planning in a catastrophic fire zone, is an evil one. Did the "historic' plans, structural reports and rezoning for Hitler's death camps, make them right? This is different I hear you say. Well I say to you, PROVE IT!

Shire of Mundaring: Local Planning Policy (14 March 2017)

Mundaring and Perth Hills are well known and valued by residents alike, for the scenery, the tree filled landscape and its largely low density development as well as the unique experience on offer here.

This proposed amendment to rezone more rural land to urban does not fit with the Mundaring Shire's future vision.(Strategic Communication Plan Mundaring 2026)

A SENSE OF SPACE, A SENSE OF PLACE.

The Mundaring Shire planning scheme intent is to keep rural buffers around town sites. These areas are not just "cleared paddocks" as if of no intrinsic worth in themselves. They are not just buffers, they are not just there to be carved up by developers, they are the fire breaks of the future. The apocalyptic scenarios of climate change are going to demand this. They will be places for fire trucks, bull dozers and all the fire fighting personnel to have unfettered access and egress. A dam in an open paddock is safer for the water bombers to come in and more importantly leave fully loaded with water, without risk of clipping power-lines, buildings or trees. Planning decisions today must not make the dangerous job of fighting bush fires even more treacherous. Volunteers, brave men and women, put their lives on the line, for us. They deserve our support. Any advantage they can be given in fighting bushfires should be given. Anything less is treachery.

These bare paddocks are places of escape from bushfire for people and livestock, birds, and all the forest creatures. They are not just bare paddocks, they are lifelines.

The Hills communities have always shared and been respectful of the habitat of all their sentient neighbours, I have listed only a few .

The resident mob of kangaroos (two large family groups totalling at least 50 kangaroos)

Possums

Quendas

Bobtails

Racehorse Goannas

Echidnas

Native bees, spiders and insects to pollinate our plant life, for the future survival of our food source on this planet.

Frogs, so important to the ecosystem, inhabit the local creeks and dams. And the abundant bird-life. Blue wrens, Magpies, Galahs, Green parrots, Sparrow-Hawks
Waxeyes, Carnaby's Cockatoo, Baudin's Black Cockatoo, Chuditch, Brush tailed Phascogate, and the great wedge tailed eagle

WEDGE TAILED EAGLE

The Wedge Tailed Eagle is an iconic species and one pair is known to utilize the site of the Old Parkerville Farm on Kilburn Road. The area is part of its home range. This pair of Wedge Tailed Eagles are likely to hunt in this location due to the presence of a large number of kangaroos, the young of which are their prey.

The Mundaring Shire falls within the globally significant south-west Australia biodiversity hot spot, one of only 34 biodiversity hotspots identified on earth. Approximately 96 sqkm (9600ha) of good quality bushland designated as Local Natural Areas (LNAs) is located on private land and almost all outside the area covered Bush Forever.

ATTENTION:

DISCRETIONARY POWERS afforded to decision makers.

"THE PRECAUTIONARY PRINCIPLE, requires that, if there is a strong suspicion that a certain activity may have environmentally harmful consequences, it is better to control that activity now, rather than to wait for incontrovertible scientific evidence.

We face a real challenge when finding a balance to mitigating fire risk, by clearing forest to eradicate fire fuel, and protecting and enhancing biodiversity for future generations. This challenge is exacerbated by climate change. But, throw in an aggressive, urbanisation agenda and you have

chaotic, ecological and societal carnage. The decision makers will have blood on their hands. Could there ensue a possible case of culpable homicide? This calls for forthrightness, real courage and pulling heads out of the sand, but most of it calls for integrity, intestinal fortitude and pulling snouts out of troughs.

The guts to do the right thing!

Yours sincerely Cushla Clements 2 May 2019



Our Ref: PS.MRS 1347.57
Your Ref: 833-2-27-80 Pt1 (RLS/0786)
2 May 2019

Secretary
Western Australian Planning Commission
by email: info@dplh.wa.gov.au

Dear Sir / Madam

REFERRAL RESPONSE – MRS PROPOSED AMENDMENT 1347-57 – NORTH PARKERVILLE URBAN AREA

Thank you for the opportunity to provide comment on the proposed MRS amendment 1347-57. Please note, this advice is provided by officers and reflects Council's endorsed position as outlined in the Shire's Local Planning Strategy.

The proposal is consistent with the Shire's Local Planning Strategy, which supports MRS Urban zoning of the subject land, subject to adequate setback from and protection of Clutterbuck Creek and the maintenance of a rural buffer between existing Parkerville residential area and the proposed North Stoneville development (refer to pg. 87, Section 7.9 of the Shire's Local Planning Strategy).

It is noted that the northern alignment of the proposed Urban zone generally follows the alignment of Clutterbuck Creek. The proposed alignment provides a logical separation of Rural and Urban zoning. The proposed alignment does not prejudice the protection of, and the requirement to enhance, Clutterbuck Creek via future stages of planning.

As the Shire's LPS supports the Urban zone, it is recommended a concurrent rezoning of LPS4 be pursued provided the zone under LPS4 is a 'Development' zone. This would necessitate the preparation and consideration of a Structure Plan, allowing greater community consultation and more detailed consideration regarding the protection of Clutterbuck Creek. The Shire also advises that, given the prevailing residential density in the locality, any future structure plan should reflect an R5 (2000sqm lot size) density.

Should you have any further queries, please contact the Shire's Planning Services Team on 9290 6740.

Yours sincerely

A handwritten signature in black ink, appearing to be "Mark Luzi".

Mark Luzi
DIRECTOR STATUTORY SERVICES

Sue Starcken
2195 Roland Road
Parkerville 6081
sue.starcken@iinet.net.au

Secretary, Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

2nd May 2019

RE: Proposed Parkerville Farm Re-zoning to Urban

Dear Secretary

I am a long term resident and ratepayer of the Shire of Mundaring. I write to register my grave concerns and objections to the proposed re-zoning of the Parkerville Farm land to Urban.

The basis for my strong opposition to this plan is as follows:

1. The proposed change of zoning will effectively destroy the 'buffer' of rural and forested land and it represents an erosion of the planning intention and protection of the Perth Hills.
2. The environmental implications of this change will be far reaching and irreversible. This site adjoins the Clutterbuck Creek in the Jane Brook Catchment and damage to the water course and the quality of water will be highly consequential. In addition, this area constitutes prime habitat for native species of plants and animals. The loss of habitat for fauna and the destruction of flora is not a reversible phenomenon. We have a moral and an ethical responsibility to protect the environment for future generations - which are currently and definitively not being met. The extent of environmental destruction in the format of this proposal is untenable and largely irreversible and cannot be justified in purely fiscal terms.
3. The proposed change to zoning will negate the touted intentions of the Strategic Communication Plan Mundaring 2026 that identifies the hills as a great place to "Immerse yourself in nature". Re-zoning to urban will utterly nullify this claim.
4. There is an obvious need for adequate transportation infrastructure in urban growth which is not demonstrated in the proposed development. In particular, no road upgrades are scheduled to accommodate the population growth. The sudden growth of population will place extra

pressure on existing roads and will pose a grave hazard in the event of bushfire. Bushfire mitigation must comprise a large component of any urban development in what is categorically and demonstrably an extremely high-risk bushfire area. Clearly, appropriate provisions and mitigation plans for fire safety have not been adequately addressed in this plan. For this reason, I implore the Shire of Mundaring to reconsider this proposed development.

5. Further to transport infrastructure requirements, there has been no provision made for public transport, which effectively puts greater pressure on the already inadequate road systems. A mooted claim that railway/public transport will be connected to the area by 2030/31 raises a concern that this is a plan too far into the future to attenuate immediate transport needs and limitations. It is disheartening and naïve to assume the veracity of such a long-term promise and the future ability to honour it. We are seeing an almost ad hoc plan that demands that we blindly accept that that these provisos will in fact be delivered. Put simply, we are being asked to allow the wholesale destruction of significant areas of land based on guesswork, assumptions and future reckoning.

In summary, this re-zoning development does nothing to mitigate irretrievable damage to the environment and fauna. It does nothing to ensure bushfire prevention and protection. It proposes inadequate water security measures and grossly deficient transport infrastructure. It is not a future proofed proposition and it should be reconsidered and reviewed as a matter of urgency.

I acknowledge and respect the need for development, but I am also deeply concerned that the proposed developments in this area are not in keeping within a sustainable and enduring ethos. The Shire of Mundaring has the distinct opportunity at this juncture to demonstrate vision and leadership in the protection of our environment and the creation of sustainable community infrastructure. A thoroughly considered, future proof development is possible, but it needs to be truly responsive to community values and environmental sustainability.

Yours sincerely



Sue Starcken

mrs

From: Tony Cross <tonycross@westnet.com.au>
Sent: Thursday, 2 May 2019 4:34 PM
To: mrs@planning.wa.gov.au
Subject: Objection to Anglican Diocesan of Perth's Hills Development Plans

I strongly object to the planning application by the Anglican Diocesan of Perth to rezone more land in Parkerville to 'Urban'

This development will not only impact of wildlife, but on the environment. A lot of Shires are now replanting trees to improve the environment. With this proposal many acres of trees will be cleared and lost forever.

Bushfire threat is also a major concern. The addition of many more people to be evacuated, with no more escape routes being provided, will end in a major catastrophe. Who will take responsibility for any loss of life or property?

Where are all these extra people going to shop? Mundaring shopping centre is already very congested and could not cope with the extra number of people descending upon it.

People come to live in the Hills to get away from pollution, traffic noise and busy congested roads. The Hills would lose its identity as a community of like-minded people.

We may as well go and live in Suburbia where we would have more police to protect us from anti-social behaviour, because Suburbia is what we will get.

Tony and Anne Cross

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Section 57 Amendment (Minor)
Form 57

Submission

Metropolitan Region Scheme Amendment 1347/57

North Parkerville Urban Area

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Submission 101

RLS/0756

Title Ms. First Name: **Adriana** Surname: **McAuliffe** (PLEASE PRINT CLEARLY)

Address ... **1630 McDowell Loop, Parkerville** Postcode ... **6081**

Contact phone number .. **0407755095** Email address .. **atk8@bigpond.com**

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes No

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

We hereby submit our objections to the proposed development due to the following:

- Environmental Impacts – damage to natural environment and significant loss of trees
- Impact on conservation area
- Extreme traffic increase without the infrastructure to carry it
- Increased traffic hazards and safety issues
- Devaluation of properties
- Loss of flora and fauna (including protected species) – this has already been evidenced with the building of the Mundaring Christian College
- Increased noise levels
- Increased pressure on amenities
- Insufficient water and sewerage resources
- Financial losses – lifetime savings to secure final property purchase are wasted
- Increased risk of anti-social behavior / crime
- Loss of quiet enjoyment and peaceful existence of envisaged lifestyle
- Poor access to emergency services - insufficient escape routes
- Lack of shopping and services available
- Years of disruption and dust during building phase impacting health
- Possible ground contamination
- Entire proposal is inappropriate for the area
- Will severely impact tourism
- Not in keeping with the stylistic context or scale of the local area
- Private dam and catchment areas contaminated or reduced
- Loss of privacy and loss of views
- Vibration and late night activities
- Proposed advertising will create visual clutter

- The Proposal is non-compliant with the current Mundaring Planning scheme 4.
- Resident's loss of lifestyle negates the very reason for buying into the area.

.....

You should be aware that:

- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.

To be signed by person(s) making the submission

Signature

[Handwritten Signature]

Date

3/5/19

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 3 May 2019. Late submissions will NOT be considered.

mrs

From: mickarb <mickarb@bigpond.com>
Sent: Thursday, 2 May 2019 7:35 PM
To: mrs@planning.wa.gov.au
Subject: Save Perth Hills

Please find my submission against the Parkerville Farm being rezoned to Urban.

I agree with the issues raised by Save the Perth Hills Committee and wish to express my total support for a no vote to the Urbanising of the Parkerville Farm and North Stoneville projects.

Regards

Michael Arblaster

385 Molloy Trail

Parkerville

Sent from my Samsung Galaxy smartphone.

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Section 57 Amendment (Minor)
Form 57

Submission

Metropolitan Region Scheme Amendment 1347/57

North Parkerville Urban Area

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Submission 103

RLS/0796

Title (Mr, Mrs, Miss, Ms) MR & MRS First Name B

Surname Name and contact details removed at the request of the submitter (PLEASE PRINT CLEARLY)

Address Postcode

Contact phone number Email address

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes No

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

IN RESPONSE TO THE REQUEST FOR PUBLIC COMMENT ON THE MRS AMENDMENT 1347/57 "NORTH PARKERVILLE URBAN AREA", WE WISH TO MAKE THE FOLLOWING COMMENTS:

- (1) PAGE 1 OF THE AMENDMENT REPORT TALKS OF THE AMENDMENT ENABLING DEVELOPMENT OF THE AFFECTED AREA FOR "LOW-DENSITY RESIDENTIAL" PURPOSES. THE TERM 'LOW-DENSITY' ON ITS OWN IS VAGUE AND WITHOUT PROPER DEFINITION WE ARE CONCERNED THAT THE TERM IN A 'HILLS' CONTEXT WILL BE LOST TO A CONTEXT OF TYPICAL METROPOLITAN REDEVELOPMENT - I.E. SIGNIFICANTLY HIGHER DENSITY THAN LOCAL RESIDENTS EXPECT IN THIS AREA. DEPENDING ON THE FUTURE R-CODE ZONING, THE NUMBER OF HOUSING BLOCKS, AND BY EXTENSION PEOPLE, VEHICLE MOVEMENTS AND SO FORTH COULD POTENTIALLY BE VERY HIGH AND RUIN THE LOCAL ENVIRONMENT AS THE LOCAL RESIDENTS KNOW IT. THE VAST MAJORITY OF CURRENT RESIDENTS LIVE HERE BECAUSE OF THE SENSE OF SPACE AND THE OPEN ENVIRONMENT.
- (2) THE LAND AREA IN QUESTION IN THE AMENDMENT IS ONLY SERVICED FOR THE MOST PART BY KILBURN ROAD, AND THE WESTERN EDGE BY ROLAND ROAD. KILBURN ROAD IS A QUIET STREET WITH A NATURAL HILLS ASPECT, EASILY USED FOR PEDESTRIAN PURPOSES WITHOUT FORMAL FOOTPATHS. ADDING SIGNIFICANT TRAFFIC FROM AN ADDITIONAL ESTATE WOULD BE HIGHLY DETRIMENTAL TO EXISTING RESIDENTS & USERS.
- (3) WITH SATTERLEY PUSHING THEIR PROPOSED 'NORTH STONEVILLE' DEVELOPMENT VIRTUALLY NEXT

(Submission continued. Please attach additional pages if required)

- DOOR TO THE LAND NOTED IN THE AMENDMENT, TO HAVE THE AMENDMENT AREA RE-ZONED AS URBAN WOULD EFFECTIVELY JOIN NORTH STONEVILLE TO PARKERVILLE, CREATING A SIGNIFICANT-SIZED TOWNSHIP, WHICH IS CLEARLY NOT WHAT PEOPLE MOVE TO THE HILLS FOR.
- (4) FIRE SAFETY IN A BUSHFIRE-PRONE LOCATION IS ALSO A KEY CONSIDERATION, WITH A LACK OF ALTERNATE ROUTES AWAY, ESPECIALLY WITH THE THREAT OF THE 4000-PERSON NORTH STONEVILLE BEING ADDED TOO. A HIGHER DENSITY OF PEOPLE USING THE SAME EGRESS ROUTES WILL ONLY HINDER ESCAPE IN AN EMERGENCY. THE AMENDMENT REPORT ONLY GIVES A SHORT PARAGRAPH STATING THAT DOES NOTES THE AMENDMENT HAS "CONSIDERED HOW COMPLIANCE CAN BE ACHIEVED AT SUBSEQUENT STAGES OF THE PLANNING PROCESS." AGAIN, A VAGUE STATEMENT PROVIDING LITTLE REASSURANCE OF HOW FIRE MANAGEMENT IS TO BE DEALT WITH.
- (5) THE KEY ENVIRONMENTAL IMPACTS OF THE AMENDMENT (ASIDE FROM THE NEGATIVE VISUAL ASPECT) WOULD FOCUS ON (i) DISPERSING WILDLIFE (KANGAROOS, BIRDLIFE ETC), AND (ii) WATER MANAGEMENT - BOTH STORMWATER AND EFFLUENT - ESPECIALLY WITH THE CLOSE PROXIMITY OF CLUTTERBURN CREEK. BOTH ARE BRIEFLY MENTIONED IN THE REPORT, AND NEITHER COMMENT GIVES MUCH ASSURANCE THAT THE ISSUES ARE RESOLVED OR HOW THEY WILL BE MANAGED.

IN CLOSING, WE STRONGLY BELIEVE THE AMENDMENT PROPOSAL SHOULD BE WITHDRAWN AND THE LAND SHOULD NOT BE CONSIDERED FOR RE-ZONING AS URBAN. THE SPECIAL RURAL CHARACTERISTICS OF THE AREA WILL BE SIGNIFICANTLY REDUCED, OR RUINED, FOR MANY PEOPLE, WHO LIKE US DID NOT COME HERE TO LIVE IN A POPULOUS AREA LOOKING OVER ROWS OF HOUSES. WHAT IS CONSIDERED A 'MINOR AMENDMENT' BY THE PROPOSER WOULD BE OF SIGNIFICANT, NEGATIVE, IMPACT TO LOCAL RESIDENTS.

You should be aware that:

- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.

To be signed by person(s) making the submission

Signature ...

Date

2ND MAY 2019

Name and contact details removed at the request of the submitter

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 3 MAY 2019. Late submissions will NOT be considered.

mrs

From: Sharon Gough <sharong@indigojunction.org.au>
Sent: Friday, 3 May 2019 8:06 AM
To: 'mrs@planning.wa.gov.au'
Subject: Parkerville Urban Expansion

Hello,

Reference : Amendment to MRS 1347-57)

My name is Sharon Gough I am a resident in the Shire of Mundaring and live at 1510 Prosperity Road Mount Helena.

I am writing with concerns relating to the proposed Parkerville Urban Expansion.

While we welcome new community members to the area we are keen to ensure that the community is safe and sustainable into the future.

Fire safety:

As the anniversary of the Parkerville/Stoneville fire approaches, we are reminded of the high risk to lives and property that is very relevant to living in the Perth hills. As the Shire of Mundaring is listed as the 5th highest fire risk (Nationally) in a local govt area we would request serious consideration to the fire management planning. The proposed increased dwellings will cause risk to the lives of new residents as well as access to safe exit for existing residents. It is already very dangerous. We have no access to scheme water living in Prosperity Road and the introduction of high density development nearby poses additional risk. Fire is a very real threat and residents need to know that the Shire of Mundaring and WA Planning Commission is prioritising the safety of its community. We are encouraged and required to comply with fire safety regulations imposed by the Shire. As the Shire of Mundaring frequently reminds us, prevention is the best response. How is increasing the population to a high fire risk location preventive?

The traffic on Stoneville Road is already dangerous. The crosses mark the locations (Anketell & Prosperity/ Stoneville Rd) where people have died in car accidents. These are the two intersections closest to our house and are black spots with limited vision to see oncoming traffic. The Toodyay Rd poses additionally risk with heavy trucks using the route and additionally traffic entering from Stoneville Road. This is also the location of serious motor accidents causing death. The proposed increased dwellings will add thousands more vehicles to an already hazardous travel route. Mundaring is already jammed with traffic and poorly planned and difficult to access. How will the traffic in this location be managed? It's already dangerous crossing the Hwy in Mundaring even on foot!

The Perth Hills are the fresh air and lungs of the city. The location attracts tourists and visitors from Perth as a means to connect with nature and get away from city life for a while. This brings business to our local area and creates a sense of community that is welcoming and sustainable. The introduction of urban sprawl to the area will impact on domestic, international and local tourism opportunities. Residents to this area purchased property here to get away from high density living.

I recently took part in the 2018 National bird count. We noted red and white tail cockatoos both morning and evening on a daily basis in our area. Eagles are frequently sighted. Bandicoots, kangaroos, Possums, lizards and thousands of small creatures live in this rare and beautiful bush land. We don't expect no development but animals listed as at risk of extinction need to be considered when planning for growth. Has the destruction of habitat and trees and the environmental consequences of this been considered?

We would request the WA Planning Commission consider the whole community restrict the Parkerville Urban Expansion. Let's keep the Shire of Mundaring a safe and sustainable place to live.

Kind Regards

Sharon Gough
Mobile 0404 681 294
Resident 1510 Prosperity Rd
Mount Helena 6082

Sharon Gough | Program Manager



☎ (08) 9274 5382 ☎ 0404 681 294 ✉ sharong@indigojunction.org.au
53 Great Northern Highway, Midland WA 6056 | indigojunction.org.au

Everyone has the right to a safe place to live and grow.



Indigo Junction acknowledges the traditional Aboriginal and Torres Strait Islander owners of the land on which we work. We are committed to honouring their unique cultural and spiritual relationships to the land, waters and seas and their rich contribution to society. We pay our respects to Elders past, present and emerging.

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mrs

From: Barry Guzder <guzder@aapt.net.au>
Sent: Friday, 3 May 2019 1:56 PM
To: mrs@planning.wa.gov.au
Subject: Amendment to MRS 1347-57

MRS 1347-57 R

Rezone MRS 1347-57 Rural to Urban (north Stoneville)

The rezoning of 18.66 hectares of this land is not in the interests of all participants :

The residents of the hills

The animals living there and watercourses close by (Clutterbuck Creek, Jane Brook Catchment)

In addition there is a massive increase in traffic for the roads onto and out of this area, and when (not if) bushfires break out there will be traffic jams(I am a Stoneville volunteer bush firefighter)

At the moment there not enough water points to fight a fire of this size

If this continues the whole essence of living in the hills will be lost !

As per Strategic Communication Plan Mundaring 2026

Submission from,

Barry & Guzder
Gill street Mundaring.

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Government of Western Australia
Department of Mines, Industry Regulation and Safety

Your ref 833-2-27-80 Pt 1 (RLS/0786)

Our ref A0781/201901

Enquiries David Hamdorf
9222 3533

David.HAMDORF@dmirs.wa.gov.au

Secretary
Western Australian Planning Commission
By email: mrs@planning.wa.gov.au

Attention: Andrew Thomas

Dear Ms Fagan

**NORTH PARKERVILLE URBAN AREA – METROPOLITAN REGION SCHEME –
PROPOSED AMENDMENT 1347/57**

Thank you for your letter dated 19 February 2019 inviting comment on the above proposal to rezone the subject land from the Rural zone to the Urban Zone in the Metropolitan Region Scheme.

The Department of Mines, Industry Regulation and Safety has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.

Yours sincerely

Per Jeffrey Haworth
Executive Director Geological Survey and Resource Strategy
Geological Survey and Resource Strategy Division

3 May 2019

Shelley George
380 Fringeleaf Drive
Parkerville WA 6081
shellz@shellian.com.au
041 891 5212

May 3 2019

Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Reference : Amendment to MRS 1347-57 North Parkerville Urban Area

Dear Sir/Madam,

I am writing to oppose the amendment to the MRS 1347-57 to change the zoning from rural to urban.

The changing of the zoning to an urban density will have a major impact on the people who already live in Parkerville and surrounding area in Shire of Mundaring.

The changing of the zoning from rural to urban goes against everything in the Shire of Mundaring's Strategic Community Plan Mundaring 2016 - 2026 ' a sense of space, a sense of place" .

Consultation with the community saw issues such as respect for heritage and history of the area, moving to an area for the larger block sizes and to live in a community with like-minded people, to use water sustainability, a community properly equipped for bush fire risk and where the environment is well managed.

Changing North Parkerville Urban Area (Old Parkerville Farm) in to smaller blocks, chopping down the existing old growth trees , increasing residents risk during a bush fire event due to increased congestion on non upgraded roads which are already busy and potentially impacting Clutterbuck Creek waterway which is part of the Jane Brook catchment appears to be the reverse of the strategic plan.

Bushfire is a major risk up here in the Perth hills and there have been several major fires over the past 10 years – 2008 Stoneville Fire and 2014 Parkerville Fire.

Shire of Mundaring is ranked #5 out of 25 local government areas most at risk from bushfire and the chances of another major bushfire up here in the hills is very high.

A major concern is the increased traffic movements on Roland Road, Toodyay Road, Kilburn Road, Seabourne St and Great Eastern Highway.

Traffic on Roland Road and Seabourne St are already very busy in the mornings especially turning right across traffic onto Great Eastern Highway to travel down the hill. Stoneville Road can be backed up from Great Eastern Highway lights to the turn off to Mundaring Christian Primary School in the morning and blocking the roundabout at Hartung St and Stoneville Road. More people mean more cars and traffic, impacting on already busy roads and affecting wildlife which are being pushed out of their natural habitats to make way for new subdivisions.

An increase not just from all of the extra vehicles on the road everyday but noise pollution in the form of more people, more parties, more dogs barking, more rubbish on the verges and the impact of increased human activity to impact the run off and waterways of the local Clutterbuck Creek. Light pollution from the street lights, houses and extra cars on the road will impact onto the clear skies we have here, and lose the stunning night sky to watch the stars and International Space Station as it orbits.

Noise pollution and more human interaction will also affect all the wildlife, the resident nesting wedge tails being of the greatest concern, as once they have been moved on due to human impact (tree and habitat removal, loss of food source with the resident kangaroos moved/culled), they won't come back to the area.

Mundaring Township is already very busy servicing Mundaring and the local surrounding areas, and this can be seen at the car parks at the supermarkets, shops and Medical Centres are already under pressure, without increased number of residents adding to the demand for services.

Infrastructure and amenities should be one of the first items planned and built, not expected to just deal with the increases in population as random subdivisions are created. All of these increases to the population in the Shire of Mundaring – Proposed North Stoneville, North Parkerville Town Site and now the rezoning of Old Parkerville Farm in to urban lots – are all being developed independently of each other rather than looking at the whole impact on the existing residents in the Shire of Mundaring.

I am not against development, but to turn the Perth Hills into another Baldivis or Ellenbrook seems to be madness. I do oppose more rural zoned land being changed to urban.

Yours Faithfully

Shelley George

Section 57 Amendment (Minor)
Form 57

Submission

Metropolitan Region Scheme Amendment 1347/57

North Parkerville Urban Area

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Submission 108

RLS/0796

Title (Mr, Mrs, Miss, Ms) First Name

Surname *Name and contact details removed at the request of the submitter* (PLEASE PRINT CLEARLY)

Address Postcode

Contact phone number Email address

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

Metropolitan Region Scheme Amendment 1347/57

North Parkerville Urban Area

I wish to register my objection to the application to re-zone the southern parts of Lot 61 Roland Rd Parkerville and Lot 1001 Kilburn Rd Parkerville from rural to urban (MPS Amendment 1347/57). The reasons for my objections are outlined below.

1. Shire of Mundaring Local Planning Strategy - Strategies Document aims to protect the intrinsic characteristics that make up this unique area by planning out and guiding land use and development in a sustainable manner that meets community expectations. The proposed re-zoning (MPS Amendment 1347/57) does not align with the Strategies Document in that it doesn't support several of the key strategic aims and objectives as follows:

• to set promote and support sustainable development within the Shire

According to the Bruntland Report for the World Commission on Environment and Development (1992) 'sustainable' development is 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs.'

Re-zoning this buffer of rural land to urban will create urban sprawl from the existing Parkerville townsite through to the proposed new North Stoneville townsite, effectively eroding the 'village' lifestyle that is so important to residents in the Mundaring Hills. The remaining rural area north of Clutterbuck Creek will be all but obscured by proposed developments to the north and south, effectively visually cutting it off from

Kilburn Road. This will detract from the aesthetics of this stretch of road which currently enjoys a pleasant rural vista which contributes to the local community's 'sense of space'.

I question if there is an actual 'need' for urbanising this particular tract of land either now or in the future. If approved, it will not meet the needs of future generations who are entitled to enjoy the Shire of Mundaring's adopted community vision of protecting the rural and natural surroundings that create the unique Mundaring Hills 'sense of space' so highly valued by the community.

• to protect, manage and enhance the environment

Approving a development so close to Clutterbuck Creek brings the identified risk of pollution of this waterway due to onsite effluent disposal, as well as run-off from domestic activities (eg building activities, fertiliser use, water run-off from roads, etc). The 'Government Sewerage Policy' has a general presumption against the establishment of new onsite effluent disposal systems, meaning this site does not comply with the Policy as there is no reticulated sewer available to the area. An exemption from this policy would be required, however I submit that given the proximity to Clutterbuck Creek, any application for exemption should be refused. Additionally, developing this area into 2000sq.m blocks will adversely affect the visual aspect of the environment with a profusion of built structures, and it will displace native fauna. I also question how stormwater run-off will be managed to prevent pollution of Clutterbuck Creek (eg oil contained in road run-off entering the waterway).

• to identify and respond to significant medium and longer-term challenges facing the Shire

One of the challenges facing the Shire is the number and extent of proposed re-zoning applications to allow urban development within traditionally semi-rural/bushland hills communities. How these are addressed will have long-term implications for the whole region – once the land is lost to urban sprawl, the rural vista/bushland amenity is lost forever. Such proposals, to re-zone large tracts of rural land within the Shire of Mundaring to urban zoning, will erode the unique characteristics that make up the Hills lifestyle. This is not in keeping with community expectations, as proven by a recent rally attended by 1,000 people objecting to the urban density of the proposed North Stoneville development.

• to manage development to actively contribute to the Shire's unique character and to protect and enhance its natural hills environment

Applying urban-density zoning to such a visible tract of rural land actively detracts from the Shire's unique character and does not protect or enhance the natural hills environment. Instead it threatens and puts at risk both the unique hills character and the natural environment, especially the Clutterbuck Creek waterway.

• to sustain the Shire's hills heritage and village identity

Developing this portion of land to an urban density as is proposed, will remove any effective buffer between the existing Parkerville townsite and the proposed North Stoneville development. The visual this will create for local communities would be one of urban sprawl between the two areas, with very little left to separate the two villages. This is not in keeping with the Shire's aim to preserve village identity.

The hills heritage is characterised by generous tracts of farmland and natural and remnant bushland. Much of this is now under threat of re-zoning to urban densities, to the grave dismay of the wider community. Erosion of this environmental and lifestyle heritage via re-zoning to urban should be halted as it is not in keeping with the Shire's policy and community expectations of protecting that which makes this area unique.

• to ensure that development results in an appropriate level of services that the community desires and can afford

The recent rally in Mundaring, attended by over 1000 people who are opposed to the North Stoneville development, illustrates that the community does not want urban-density developments in this area. Instead, the community has voiced that if development is to proceed, it should be in keeping with existing densities – ie block sizes not less than 2ha.

There is also concern that lack of an appropriate level of services will negatively impact on existing and new residents – eg lack of adequate public transport, impact of increased traffic on local roads, erosion of well-being through compromised ‘sense of space’ resulting from urban-density housing.

• to provide for tourism opportunities which encourage visitors to experience Mundaring’s natural environment, heritage and the arts

Creating urban sprawl such as this in the hills will discourage visitors to the area. Our visitors invariably comment on the peacefulness and open spaces we enjoy here, but this will be eroded by urban-density development, especially in such a visible location along our major local road.

• to protect and enhance key environmental assets

Clutterbuck Creek is a local key environmental asset that warrants protection, both for its aesthetic qualities and for the native habitat it provides to local plant and animal life, both within the subject area and further downstream. The EPA has already identified that this creek will potentially be polluted by nutrient leaching from the proposed development’s onsite effluent disposal systems. Although the EPA supports a management strategy to address this, the effectiveness of any ongoing regulation/monitoring of activities undertaken by the almost 100 households that could potentially abut this area should the development proceed, gives little reassurance that the waterway will not be adversely affected by the re-zoning. Rather than protecting and enhancing this asset, the proposed re-zoning places it a significant risk.

• to protect and manage biodiversity within the Shire and reduce threat to the diverse forms of life within the district

Placing almost 100 households in an area of 18.66ha will naturally displace the existing flora and fauna. This has the potential to seriously reduce the biodiversity of this area, as flora and fauna are not guaranteed to re-locate to neighbouring areas. When viewed in conjunction with a similar impact from the neighbouring proposed North Stoneville development, the biodiversity of the whole area may be significantly compromised. This includes both native and non-native species, which currently exist in symbiotic relationships within the local ecosystem.

• to minimise the Shire’s contribution to climate change and to lead the community in developing environmentally sustainable practices

Proposed re-zoning of rural land to allow almost 100 urban blocks of just 2000sq.m, in fact maximises the Shire’s contribution to climate change. This same area could be re-zoned to accommodate a more widely community-accepted outcome comprising roughly nine blocks of 2ha size, which would have a much lesser impact on climate change and be within keeping with the Shire’s strategy.

• to identify, enhance and preserve elements of cultural significance

Within the hills community in which I live, there is a firm belief that the surrounding environment is of high cultural significance. The natural bushland and wide-open farmland tracts have helped shape the cultural spirit of this community by reminding

residents of the origins of the area, and allowing them to enjoy natural rather than built-up surroundings. When people speak of the 'hills', the image conveyed is that of bushland, creeks, hills, valleys, and open paddocks - not an urban sprawl from one village to the next. Urbanising the hills regions will change the culture of these communities and the sense of belonging will be eroded. This proposed re-zoning is yet another nail in the coffin of the hills culture and lifestyle and should therefore be rejected.

2. The proposed re-zoning/development contravenes several of the Shire of Mundaring Local Planning Strategy - Strategies Document in that it contravenes endorsed policy Strategies. For example:

6.2 Residential (hills) Existing towns/villages

Avoid the location of unsewered development on land not suitable for on-site effluent disposal 4.1.3

Developing re-zoned land in this application is reliant on unsewered development, however the proximity of Clutterbuck Creek potentially renders this land unsuitable for on-site effluent disposal due to the identified risk of contamination to the waterway. The Strategy states this should be avoided, rather than an exemption applied.

7.9 Parkerville

Maintain some rural residential or rural small holdings buffer between existing Parkerville residential area and the proposed North Parkerville ("Parkerville Townsite") and North Stoneville ("Stoneville Townsite") developments to continue development of the hills portion of the Shire in the form of discreet villages 5.2.8 5.3

The re-zoning of the southern portions of Lot 61 Roland Rd Parkerville and Lot 1001 Kilburn Road Parkerville from rural to urban, would leave a very minimal and unsatisfactory buffer of rural land between this area and the proposed North Stoneville development. This is not consistent with the Strategy's aim of adequate separation between developments. If re-zoning is to occur, it should be to block sizes of at least 2ha (ie rural-residential zoning) in keeping with the Shire's documented Strategy.

3. Increased traffic and population

The addition of up to 100 extra households to the area bounded by Roland Rd, Kilburn Rd and Brindle Rd will place added pressure on local roads and potentially necessitate additional intersections along Kilburn Rd and Roland Rd to provide for two safe egress routes in an emergency situation. I question the suitability of these roads to accommodate additional intersections that could realistically result in an extra 100-200 vehicle movements per day on these roads.

Further, the impact of traffic and population generated by another 100 households on the small village of Parkerville will cause parking issues in the townsite (shop/tavern/school/hall); congestion at the Roland Road/Richardson Road, the Owen Road/Byfield Road intersections and the Granite and Schoch Road intersections with Richardson Road; and a higher likelihood of wildlife being hit by increased traffic movements.

4. Compatibility with surrounding land uses

The subject area is bounded on three sides by rural-style blocks, with the only urban connection being along Kilburn Road. It is therefore more in keeping with surrounding land uses, for the subject area to remain a small rural landholding or be re-zoned to

rural-residential, rather than changing to an urban density land use. This would better complement the surrounding area and alleviate issues such as urban sprawl, traffic, pollution, loss of aesthetics/amenity.

5. Preservation of the Mundaring Hills character, culture and lifestyle

Being actively involved in the local community, I am aware of a number of proposed developments in the Mundaring hills that when considered together, will result in a massive increase to the local population. These developments have been designed with seemingly little regard for the existing population which will be heavily impacted by urban-density housing in previously low-density or largely uninhabited rural land. It is a real fear for this community that these proposals have the potential to radically change the culture, characteristics, environment and lifestyle that is so highly regarded in this area. Without protections in place, individual re-zoning applications will gradually deplete the existing environment to a point where the Mundaring Hills will completely lose the uniqueness that has all but been lost elsewhere in Perth. I therefore implore the Western Australian Planning Commission to fully consider this overall issue and the wider impact that the MRS minor amendment 1347/57 – North Parkerville Urban Area, will have on this unique area.

You should be aware that:

- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.

To be signed by person(s) making the submission

Signature Date 03/05/2019
Name and contact details removed at the request of the submitter

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 3 May 2019. Late submissions will NOT be considered.

Section 57 Amendment (Minor)
Form 57

Submission

Metropolitan Region Scheme Amendment 1347/57

North Parkerville Urban Area

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Submission 109

RLS/0796

Title (*Mr, Mrs, Miss, Ms*) MR First Name [REDACTED]
Surname **Name and contact details removed at the request of the submitter** (PLEASE PRINT CLEARLY)
Address [REDACTED] Postcode [REDACTED]
Contact phone number [REDACTED] Email address [REDACTED]

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

I object to the proposed re-zoning of this land from rural to urban because:

1. It is not sustainable development in the Shire of Mundaring as it will create an almost continuous urban tract between Parkerville townsite and the proposed North Stoneville townsite.
2. The rural zoning should be maintained to protect the hills lifestyle – this is why people live in the hills. Urban sized blocks belong in suburbia, not in the Perth Hills.
3. Visitors will not be encouraged to come to the area if all they see is urban housing.
4. Development adjoining Clutterbuck Creek will cause unacceptable environmental risk and impact – habitat will be lost, contamination of the waterway from onsite effluent disposal systems is an identified risk.
5. Urban development should be guided by the ability to fully service new properties with power, water, communications and reticulated sewer – if these can't be achieved, this is reason for urban development not to be placed in an area unsuited to this density.
6. Increased population will adversely affect traffic flow and increase congestion. The local roads and townsite facilities are not suited to a concentrated population in this tract of land.
7. There are already too many planned developments for the Mundaring Hills that the community is actively campaigning against – we don't need more. Protections should be in place to preserve the heritage and characteristics that make this area so appealing – this includes retaining remaining farmland and natural bush areas.

.....
turn over to complete your submission

mrs

From: Gloria Ekkelboom <ekkelboom48@gmail.com>
Sent: Friday, 3 May 2019 7:22 PM
To: mrs@planning.wa.gov.au
Subject: MRS 1347-57

I am writing to oppose the ongoing development in Parkeville. The expected impact to roads, flora and fauna is too great!

Ongoing development places strain on local resources and land to the detriment of my culture, and lifestyle. The hills sparse development provides passage of land for the proliferation of flora, fauna with minimal impact of people. I believe there should be a minimum block size stipulated and it should be greater than 1 acre within 5kms of the townsite.

Regards Gloria and Hans Ekkelboom

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This notice should not be removed.

LEAVE PERTH HILLS ALONG
NO MORE URBAN DEVELOPMENT.

Department of Planning,
Lands and Heritage
Received

Scanned: 03 MAY 2019

Attachment:

Scan CA:

Dvc No:

File No: RLS/0796

M. BABANIC

Flig

J. LAING

PARKERVILLE.

mrs

From: *Name and contact details removed at the request of the submitter*
Sent: Thursday, 2 May 2019 9:57 AM
To: mrs@planning.wa.gov.au
Subject: Perth Hills

Please do not allow our beautiful hills to be destroyed!

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This notice should not be removed.

mrs

From: *Name and contact details removed at the request of the submitter*
Sent: Thursday, 2 May 2019 10:06 AM
To: mrs@planning.wa.gov.au Perth
Subject: Hills

Do not allow building in the Perth Hills. We will loose wild life and of great concern the FIRE danger that would exist, also there will be a greater problem as there are only 2 roads that would NOT be able to handle fire evacuation!
*This email and any attachments to it are also subject to copyright and any unauthorised reproduction, adaptation or transmission is prohibited. There is no warranty that this email is error or virus free.
This notice should not be removed.*

mrs

From: *Name and contact details removed at the request of the submitter*
Sent: Thursday, 2 May 2019 10:09 AM
To: mrs@planning.wa.gov.au
Subject: Perth Hills

Please do not allow our beautiful hills to be destroyed!

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This notice should not be removed.



Government of Western Australia
Department of Education

Your ref : 833-3-27-80 P11
Our ref : (RLS/0786)
Enquiries : D19/0169488

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Department of Planning, Lands and Heritage Received	
Schedule	01 MAY 2019 <input type="checkbox"/>
Attachments	<input type="checkbox"/>
Scan CA	<input type="checkbox"/>
Doc No	R15/0786
File No	A. Muscara

Dear Ms Fagan

**Metropolitan Region Scheme Proposed Amendment 1347/57
North Parkerville Urban Area**

Thank you for your letter dated 22 February 2019 providing the Department of Education (Department) the opportunity to comment on the draft amendment to the Metropolitan Region Scheme.

The amendment area is located within a student local intake area of Parkerville Primary School (Primary School).

Within the local intake area of the Primary School, it is identified that an area known as Parkville Urban Precinct to the north-west of the amendment area was previously subjected to the Lifting of Urban Deferment process. In a letter to the Western Australian Planning Commission dated 4 July 2016 (Attachment 1), the Department has expressed concerns relating to the potential student yield generated from the Parkerville Urban Precinct. It is anticipated that the student yield would place student accommodation pressure on the Primary School.

Notwithstanding the minimal student yield from the amendment area based on the draft concept plan, the Department has concerns that coupled with the wider development of the future Parkerville Urban Precinct, the total student yield generated from these precincts would have a significant impact on the ability to accommodate all students. With limited developable site area of the Primary School due to natural constraints, accommodating the potential students at full development of these precincts would be very challenging.

It is worth noting that there is a potential public primary school site located to the north of the amendment area known as North Stoneville Townsite (Attachment 2) which is currently subjected to a Local Structure Plan (LSP) approval process. However, the subject primary school is intended to serve mainly the future student population within the North Stoneville Townsite LSP based on the approximate 1400 residential lots and that there may be limited capacity to accommodate additional students outside the catchment of the North Stoneville Townsite LSP.

Accordingly, the Department requests that the City of Mundaring and/or Department of Planning; Lands and Heritage to engage with the Department at key milestones to advise the progress of any future local detailed planning (including local structure plans, local development plans, etc) prior to subdivision of the amendment area so as to ensure that the future student population within the locality could be sufficiently accommodated within the local primary school(s).

Should there be any questions on the above, please contact Mr Ikmal Ahmad, Principal Consultant – Land Planning at ikmal.ahmad@education.wa.edu.au or on 9264 4435.

Yours sincerely



Matt Turnbull
Manager Land and Property

17 April 2019

Att.



Government of **Western Australia**
Department of **Education**

Your ref : 812-2-27-7
Our ref : (RLS/0628/1)
Enquiries : D16/0423649

Ms Kerrine Blenkinsop
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Dear Ms Blenkinsop

Proposed Lifting of Urban Deferment – Parkerville Urban Precinct

Thank you for your letter dated 23 June 2016 regarding the proposed lifting of Urban Deferment for the Parkerville Urban Precinct.

The Department of Education has reviewed the document and advises that the anticipated student yield from the proposed residential development may place accommodation pressure on the existing facilities at Parkerville Primary School.

As structure planning progresses the Department will liaise with the developer regarding the residential yield.

The Department has no objection to the proposed MRS Amendment.

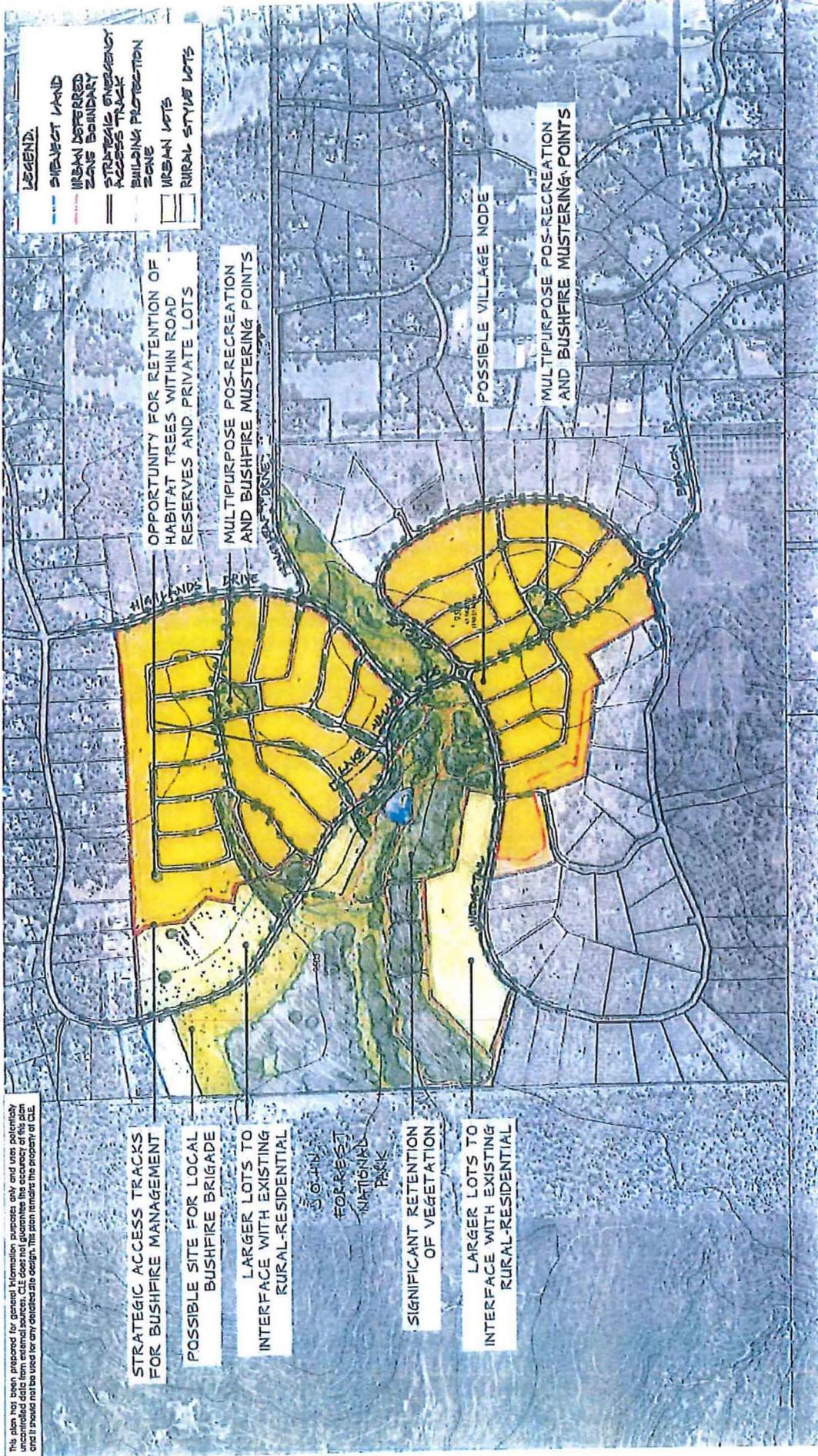
Yours sincerely

STEPHEN MULDOON
SENIOR CONSULTANT
STRATEGIC ASSET PLANNING

4 July 2016

LOT 9503 WEDGETAIL CIRCLE, PARKERVILLE
LIFTING OF URBAN DEFERMENT

ATTACHMENT 1



This plan has been prepared for general information purposes only and user responsibility is retained. It should not be used for any detailed site design. This plan remains the property of CLE.



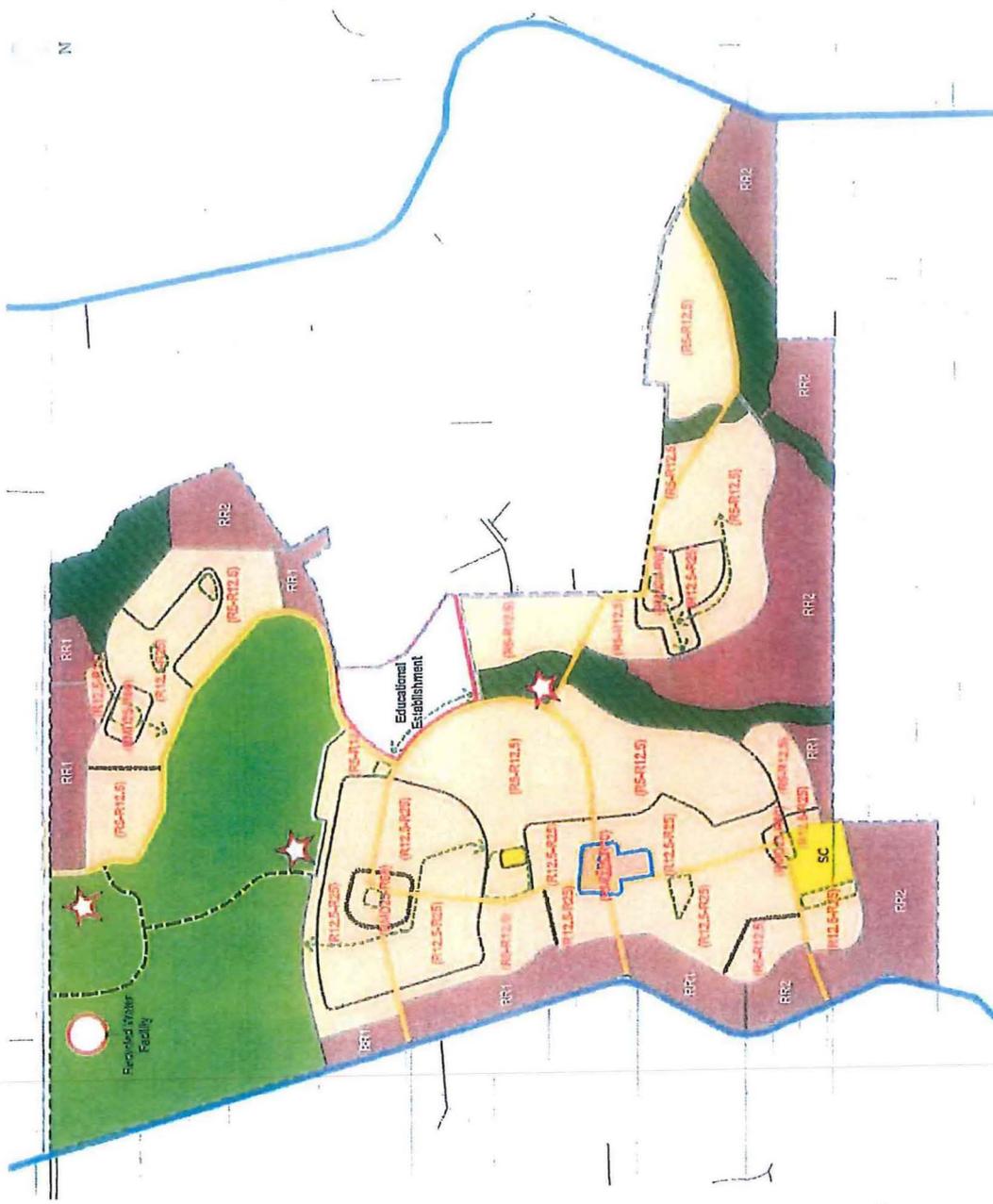
Sources: nearmap.com
2354-248-01 (17.05.2016), nts



PARKERVILLE TOWN SITE - PROPOSED DEVELOPMENT CONCEPT PLAN

Wedgetail Circle, Parkerville : Figure 8

PART ONE. IMPLEMENTATION



LEGEND

Structure Plan Boundary

Reserves

- Conservation / Recreation
- Important Local Roads
- Public Purposes
- Public Purposes: School
- SC
- Recreation

Zones

- Residential
- Rural Residential
- Special Use
- Local Centre

Other

- Connector Road
- Perimeter Road (Bushfire)
- Fire Service Access Route
- R Codes (R12.5-R12.9)
- Suggested Recreation Reserve Location
- Green Link
- Potential Special Use Location
- Recycled Water Facility

PLAN 1: STRUCTURE PLAN MAP

Plan Produced by: RobertsDay, 2018



mainroads
WESTERN AUSTRALIA

Enquiries: Maryanne Thornely on (08) 9323 4078
Our Ref: 19/1381 (D19#150101)
Your Ref: 833-2-27-80 Pt 1 (RLS/0786)

7 May 2019

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Email: referrals@planning.wa.gov.au (via email)

ATTN: ANDREW THOMAS

Dear Sir/Madam,

RE: METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1347/57 NORTH PARKERVILLE URBAN AREA

In response to correspondence received on 25 February 2019, Main Roads has reviewed the above referral package for the above MRS amendment.

Main Roads has no objections to the rezoning of this land from Rural to Urban.

Please forward a copy of the Commission's final determination regarding this proposal (quoting the above file reference) to planninginfo@mainroads.wa.gov.au.

Yours faithfully

Lindsay Broadhurst
Director of Road Planning and Development



Government of Western Australia
Department of Water and Environmental Regulation

Your ref: 833-2-27-80 Pt 1 (RLS/0786)
Our ref: DWERDT138468 PA 025716
Enquiries: Jim Mackintosh, Ph 6250 8043

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Via email – andrew.thomas@dplh.wa.gov.au

Attention: Andrew Thomas

Dear Sir/Madam

**RE: METROPOLITAN REGION SCHEME AMENDMENT 1347/57 - NORTH
PARKERVILLE URBAN AREA**

Thank you for the above referral dated 19 February 2019. The Department of Water and Environmental Regulation (DWER) has considered the proposed scheme amendment and would like to provide the following advice:

District Water Management Strategy

The DWER has endorsed the associated *Lots 61 & 1001 Kilburn Road, Parkerville – District Water Management Strategy, Revision 3* (Coterra Environment, May 2019) and therefore supports the proposed amendment.

Environmental matters will be addressed separately by the DWER's EIA Environmental Planning Branch. Please note that all amendments to the Metropolitan Region Scheme still require referral to the Environmental Protection Authority (EPA) in accordance with Section 38 of the *Planning and Development Act 2005* for a decision on whether or not the amendment requires formal environmental assessment.

If you wish to discuss the matter further, please contact myself on 6250 8043 or jim.mackintosh@dwer.wa.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jim Mackintosh'.

**Jim Mackintosh
Program Manager
Planning Advice Section
Swan Avon Region**

14 / 05 / 2019



Department of **Biodiversity,
Conservation and Attractions**



Your ref: 833-2-27-80 Pt1 (RLS/0786)
Our ref: 2019/0609
Enquiries: Tammy Kostas
Phone: 9278 0973
Email: tammy.kostas@dbca.wa.gov.au

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Attention: Andrew Thomas

Dear Ms Fagan

**METROPOLITAN REGION SCHEME AMENDMENT 1347/57 – NORTH PARKERVILLE
URBAN AREA – LOT 61 ROLAND ROAD AND LOT 1001 KILBURN ROAD, PARKERVILLE**

Thank you for providing the Department of Biodiversity, Conservation and Attractions (the department) with the opportunity for comment on the above-mentioned Metropolitan Region Scheme (MRS) amendment.

The department notes that the amendment is to rezone land from the Rural zone to the Urban zone. This will facilitate planning for future subdivision and development of the area for residential purposes.

The site is transected by Clutterbuck Creek which discharges to Jane Brook to the west of the site, and ultimately to the Swan River on the Swan Coastal Plain. The department is supportive of the retention, rehabilitation and protection of Clutterbuck Creek through the creation of a minimum 30 metre wide foreshore reserve, as proposed in the indicative structure plan and District Water Management Strategy (DWMS) provided in support of the application.

As the site is not located within an area currently serviced by a reticulated sewage system, wastewater is proposed to be treated and disposed of on-site using either conventional septic systems or Aerobic Treatment Units (ATUs) on individual lots. As the proposed minimum lot size is greater than 2000m² and the site is not located within a public drinking water source area or sewerage sensitive area, the development meets the exemption criteria under the *Draft Government Sewerage Policy 2016* and is not required to connect to reticulated sewerage.

However, on-site sewage disposal systems are a key source of nutrients to the river system, which lead to algal growth, low oxygen levels and fish kills. The department therefore recommends that all on-site effluent disposal systems and their associated infiltration areas be located at least 100 metres from any waterway, measured from the outer edge of riparian or wetland vegetation.

It is understood that further information on the proposed effluent disposal system requirements will be provided in the future Local Water Management Strategy (LWMS). It is recommended that the potential nutrient impacts from on-site effluent disposal systems to Clutterbuck Creek be investigated, and that the LWMS address the requirement for secondary treatment systems and nutrient attenuation capabilities of the wastewater systems proposed, as well as adequate setbacks to Clutterbuck Creek.

Rivers and Estuaries Branch
Locked Bag 104, Bentley Delivery Centre, Western Australia 6983
Phone: (08) 9219 9000 Email: rivers.planning@dbca.wa.gov.au
www.dbca.wa.gov.au

The department does not object to rezoning of the land subject to the requirement that any future development of the site is subject to a full and proper planning assessment. It is expected that this would include structure planning with appropriate consideration given to bushfire assessment based on the revegetated foreshore reserve zone for Clutterbuck Creek, and LWMS and urban water management plan addressing potential nutrient impacts of on-site effluent disposal systems on Clutterbuck Creek.

As it is indicated that native vegetation is proposed to be cleared to facilitate future subdivisions and development, there may be an impact to the breeding and foraging habitat of threatened species listed under State and Federal legislation such as Carnaby's Black Cockatoo (*Calyptorhynchus latirostris*), Forest Red-tailed Black Cockatoo (*Calyptorhynchus banksii naso*) and Baudin's Cockatoo (*Calyptorhynchus baudinii*). Consideration should therefore be given to the obligations for assessment of future proposals in accordance with the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*. The proponent(s) should contact the Commonwealth Department of Environment and Energy for further information on these responsibilities, prior to further planning stages.

If you have any queries regarding this matter, please contact the above officer. In all correspondence please quote the above reference number.

Yours sincerely



Jacey Mills
A/Manager, Statutory Assessments

17 May 2019

