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August 2020

Metropolitan Region Scheme Amendment **1358/57** (Minor Amendment)



Sawyers Valley
Urban Precinct

Report on Submissions
Submissions

Shire of Mundaring

**Metropolitan Region Scheme
Amendment 1358/57
(minor amendment)**

Sawyers Valley Urban Precinct

**Report on Submissions
Submissions**

Shire of Mundaring



August 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 1358/57

Sawyers Valley Urban Precinct

Report on Submissions

1 Introduction

At its July 2019 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

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 Lots 2 and 2083 Great Eastern Highway, Lots 10 and the Rural zoned portion of Lot 2384 Cole Road and Lot 108 Pearce Street, Sawyers Valley and an area of local road reserve from the Rural zone to the Urban zone in the MRS, as shown on *Amendment Figure - Proposal 1*.

The proposed Urban zoning 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. The EPA advised that the proposed scheme amendment does not require assessment under Part IV Division 3 of the *Environmental Protection Act 1986*, and provided advice on flora and vegetation and terrestrial fauna environment factors for the amendment.

In respect of these environmental factors, the EPA advised that remnant Jarrah and Marri trees within the amendment area have the potential to provide foraging habitat for Black Cockatoo species, and concluded that the amendment can be managed to meet its environmental objectives through the retention of fauna habitat as part of future detailed site planning.

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 11 October 2019 to 13 December 2019.

The amendment was made available 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

Thirty-four submissions were received on the amendment. An alphabetical index of all persons and organisations lodging submissions is at *Schedule 1*.

Three submissions supported the amendment, nineteen submissions objected to the amendment and twelve 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 increase in traffic volumes resulting from the subdivision and development of the amendment area would increase congestion along local roads and Great Eastern Highway and increase the risk of accidents.

WAPC Comment: The subsequent development of land in the amendment area for residential purposes will be accompanied by consideration of traffic and access issues and the modification and upgrading of the road network and pedestrian infrastructure (as required). The upgrades to the road network will be considered in the subsequent local structure planning stage by the Shire of Mundaring and the WAPC in accordance with relevant State and local government requirements. This should ensure that any future subdivision and development of land within the amendment area will not have a significant adverse impact on the safe and efficient operation of the surrounding road network.

- Sawyers Valley is not currently serviced by an adequate public transport service.

WAPC Comment: It is acknowledged that the Sawyers Valley locality is not well serviced by public transport given its remote location in the easternmost part of the Perth Metropolitan area and the low-density of residential development in this area. Both of these factors are not conducive to the provision of a public transport service. However, this is not considered to be a significant issue for this locality as people looking to move into areas such as this are likely to be aware of this situation and would give it appropriate consideration when deciding whether to live in such an area.

(b) Bushfire risk

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

WAPC Comment: The bushfire management plan prepared in support of the amendment has previously been supported by the Department of Fire and Emergency Services (DFES), and demonstrates that the threat of bushfire to people, property and 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). The proponent will be required to provide more detailed information to demonstrate compliance with SPP 3.7 and the Guidelines in subsequent stages of the planning process, which should ensure that future development within the amendment area is not exposed to an unacceptable bushfire risk.

- The existing road network does not provide appropriate escape routes in a bushfire event.

WAPC Comment: The potential need to upgrade the existing local road network is beyond the scope of the MRS amendment process. Such matters are given more detailed consideration in the subsequent structure planning stage by the Shire of Mundaring and the WAPC, in accordance with any relevant State and local government requirements including SPP 3.7. Furthermore, any future subdivision applications may be subject to approval conditions which require the construction of new roads and/or the upgrading of existing roads. Any future subdivision of the amendment area would be likely to improve this situation by creating a new road connection between Cole Road and Pearce Street.

(c) Environmental matters

- Subdivision and development of the amendment area may impact on local wildlife, including Black Cockatoo species.

WAPC Comment: The environmental and biodiversity values of the amendment area have been investigated as part of the environmental studies the proponent has undertaken in support of the amendment. Copies of these environmental studies have been provided to the relevant State government agencies and the local government.

In its assessment of the amendment, the EPA noted that Lot 108 Pearce Street has been parkland cleared and contains a number of mature Jarrah and Marri trees which have the potential to provide foraging habitat for Black Cockatoo species. The EPA concluded that the amendment can be managed to meet its environmental objectives through the retention of fauna habitat as part of future detailed site planning and provided advice on this matter. Given that any potential impacts of the future subdivision and development on significant environmental values can be appropriately addressed in the structure planning stage of the planning process, the proposed amendment is not considered to have unacceptable impacts on any significant environmental values within the amendment area.

Additionally, finalisation of the amendment does not abrogate the proponent of its responsibilities under the Environmental Protection and Biodiversity Conservation Act 1999. Under this Act, the proponent would be required to refer any development proposal which is likely to have a significant impact on a Matter of National Significance to the Commonwealth Department of Environment and Energy for assessment. This would include any proposal likely to have a significant impact on habitat for Black Cockatoo species.

- Parts of the amendment area may be unsuitable for the use of on-site sewerage disposal systems given the presence of cap rock and a high water table.

WAPC Comment: Any future structure planning for and subdivision or 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:

- *Requires that it be demonstrated that each residential lot is capable of accommodating on-site sewerage disposal without endangering public health or adversely impacting on the environment.*
- *Outlines a range of requirements for on-site sewerage disposal, including minimum separation distances from waterways and highest known groundwater levels, the need to undertake site and soil evaluations, and minimum lot size and land application area requirements.*

Compliance with these requirements should minimise the impacts of on-site sewerage disposal on the local environmental and nearby waterways. In addition, the Department of Health did not raise any issues with the proposed on-site effluent disposal and advised of future planning requirements.

(d) Impact on amenity

- Residents choose to live in the area to enjoy a rural atmosphere and lifestyle on spacious blocks of land. Lot sizes should be a minimum of half an acre [2,000 m²].

WAPC Comment: The amendment is consistent with the North-East Sub-regional Planning Framework (the Framework) which identifies the amendment area as an Urban Investigation area and the Shire of Mundaring Local Planning Strategy which identify the amendment area as being suitable for an urban zoning. The exact number of lots and minimum lots sizes will be confirmed by the Shire of Mundaring and the WAPC in the subsequent local structure planning stage, which is subject to separate public consultation.

Nonetheless, the Shire of Mundaring and the WAPC are likely to have regard for the Government Sewerage Policy in determining residential densities and lot sizes in the local structure planning stage, which recommends a minimum lot size of 2,000 m² where on-site sewerage disposal is proposed, as is likely to be the case for this site. If this requirement were to be applied to any subdivision within the amendment area, it would be likely to result in a similar development outcome to the adjacent Urban zoned area to the west. On this basis, the amendment is considered to be consistent with the current and intended character and amenity of the locality.

- High density housing will result in anti-social behaviour, crime and other social problems.

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 the subsequent local structure planning and subdivision stages of the planning process 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.

(e) Strategic planning context

- The amendment is not consistent with the strategic planning for the locality.

WAPC Comment: The amendment is consistent with the strategic planning for the locality, as it is consistent with the:

- *North-East Sub-regional Planning Framework (the Framework) - which identifies amendment area as an Urban investigation area that would be suitable for urban development once detailed investigations have been undertaken to address bushfire risk, environmental and servicing considerations. These investigations have been undertaken and demonstrate that the amendment area is suitable for urban development.*
 - *Shire of Mundaring Local Planning Strategy - which recommends investigating and supporting the amendment area being zoned Urban in the MRS to facilitate residential expansion at an R2.5/R5 density.*
- The amendment is not consistent with Principle 9 in Table 5: Principles for urban consolidation of the Framework.

WAPC Comment: Principle 9 in Table 5 of the Framework is to: 'Preserve, enhance and consolidate the green networks of parks, rivers, sport/recreation areas, facilities for active open space, conservation and biodiversity areas, and areas with a high level of tree canopy coverage, considered important for the health and wellbeing of the community'. This principle is not directly applicable to the amendment given the amendment area is not an urban infill location, but this principle is similar to the following key planning framework principle of the Framework: 'Avoid, protect and mitigate impacts on the environmental attributes (with an emphasis on avoiding and protecting) when allocating proposed land uses, or address impacts through an improved conservation estate where those impacts cannot be avoided or mitigated'.

The key planning framework principles were fundamental to the development of the Framework. Given the amendment is consistent with the Framework and, subsequently this key planning framework principle, it is also considered to be generally consistent with Principle 9.

(f) Infrastructure Capacity

- Existing infrastructure and amenities would not be able to meet the additional demand generated by future residents in the amendment area, particularly the reticulated water supply system.

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.

In respect of the reticulated water supply system, the Water Corporation does not raise any objections to the amendment and advises that the water servicing section of the amendment request report accurately summarises the current water constraints and issues. On this basis, it is likely that any required upgrades to the reticulated water supply system can be appropriately provided for in subsequent stages of the planning process.

(g) Substantiality of the amendment

- Some of the submissions state that the amendment should not be treated as a "minor" amendment given its significant impact on the Sawyers Valley community.

WAPC Comment: Development Control Policy 1.9 - Amendment to Region Schemes sets out the criteria for deciding whether the "major" or "minor" processes should be followed when the WAPC resolves to initiate an amendment to the MRS. The WAPC carefully considered the amendment and resolved that it should be processed as a "minor" amendment as follows:

- *The size and scale of the proposed 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 North-East Sub-regional Planning 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 consolidation of the Sawyers Valley town site.*
- *The Shire of Mundaring and relevant State Government agencies agree to the initiation of the amendment.*

7 Determinations

The responses to all submissions are detailed in this report. It is recommended that the amendment be adopted for finalisation without modification.

8 Coordination 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 (LPS 4)* be concurrently amended to transfer the amendment area to the "Development" zone. The WAPC supports the concurrent amendment to *LPS 4* to transfer Lot 2 Great Eastern Highway, Lots 2083 and 2348 Cole Road and Lots 10 and 108 Pearce Street, Sawyers Valley from the "Rural Residential" zone to the "Development" zone.

9 Conclusion and recommendation

This report summarises the background to MRS minor amendment 1358/57 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 Ministers 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 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 1358/57 is now finalised as advertised and shown on WAPC Amending Plan 3.2743, and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 21 August 2020.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1358/57

Sawyers Valley Urban Precinct

Submission Number	Name
3	ATCO Gas Australia Pty Ltd
18	Beswick, Stella
12	Biodiversity, Conservation and Attractions (Parks & Wildlife Service), Department of
21	Buckland, Amy
22	Buckland, Sean
32	<i>Name removed at the request of the submitter</i>
4	<i>Name removed at the request of the submitter</i>
2	Fire and Emergency Services, Department of
23	Hamilton, Coral
7	Health, Department of
31	Heawood, Nicole
16	Housing Industry Association Limited
26	Italiano, Domenico
10	Jobs, Tourism, Science and Innovation, Department of
15	Le Vaux, Michael
20	<i>Name removed at the request of the submitter</i>
30	<i>Name removed at the request of the submitter</i>
19	Lyon, Greg
17	Mitchell, Cliff
6	<i>Name removed at the request of the submitter</i>
28	<i>Name removed at the request of the submitter</i>
25	<i>Name removed at the request of the submitter</i>
29	<i>Name removed at the request of the submitter</i>
27	Sheil, Jo
5	Stanhope, Mellissa
13	<i>Name removed at the request of the submitter</i>
14	Toolan, Paul & Marie
9	Transport, Department of
11	Water and Environmental Regulation, Department of
8	Water Corporation
24	Weatherstone, Reg
1	Western Power

Late Submissions	Name
33	Main Roads WA
34	Mundaring, Shire 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: Western Power

Summary of Submission: COMMENT

Western Power advises that the transmission line corridor and associated assets need to be protected from encroachment in subsequent stages of the planning process (i.e. structure planning, subdivision and development stages), in order to mitigate public safety and reliability risks and to ensure access to its network.

Western Power also advises its consent is required prior to the commencement of a range works or the imposition of conservation controls at the subdivision stage, and it outlines the requirements for seeking this consent. It also recommends that any future structure plan includes additional provisions to ensure that the transmission line corridor and associated assets are protected from land use conflict and encroachment in subsequent planning stages.

Planning Comment: Comments noted.

Determination: Submission noted.

Submissions: 2

Submitted by: Department of Fire and Emergency Services

Summary of Submission: COMMENT

The DFES advises that it is unclear from the documentation whether the decision-maker has applied *State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7)* to this proposal. The Department also advises that a bushfire management plan is required to accompany strategic planning proposals, subdivision and development applications in areas above BAL-LOW or areas with a bushfire hazard level above low and that the bushfire management plan should be prepared as early as possible in the planning process. Should the WAPC apply *SPP 3.7* to this amendment, the Department requests that the relevant information be forwarded to it for review and comment.

Planning Comment: Refer to '*Part 6 – Main Issues Raised in Submissions*' section (b) Bushfire risk.

Determination: Submission noted.

Submission: 3, 8, 9, 10, 12

Submitted by: ATCO Gas Australia Pty Ltd, Water Corporation, Department of Transport, Department of Jobs, Tourism, Science and Innovation, Department of Biodiversity, Conservation and Attractions

Summary of Submission: COMMENT

The above servicing authorities and State Government agencies raise no objections and/or provide no comment or general comments.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 4

Submitted by: *Name and contact details removed at the request of the submitter*

Summary of Submission: OBJECTION

The Submitter objects to the amendment and provides the following comments:

- a) Main opposition is the increase in traffic to the one small road accessing Great Eastern Highway.
- b) Will not be viable for the amount of trucks and service vehicles needed for construction phase.
- c) Will not be viable in case of emergency.
- d) Another road must be constructed to access the Highway before any construction takes places to alleviate concerns.

Planning Comment:

- a)c)d Refer to 'Part 6 – Main Issues Raised in Submissions' section (a) Traffic and transport planning and (b) Bushfire risk.
- b) The impact of construction traffic vehicle movements is beyond the scope of the MRS amendment process and are most appropriately considered at the subdivision stage of the planning process.

Determination: Submission dismissed.

Submission: 5

Submitted by: Mellissa Stanhope (nearby landowner)

Summary of Submission: OBJECTION

The submitter objects to the amendment for the following reasons:

- a) The impact of subdivision and development of the amendment area on wildlife including kangaroos, emus, Carnaby's Black cockatoo and ducks.
- b) The access roads pose a bushfire issue. Limited access in and out of the new estate will not provide sufficient exit roads should residents need to leave in a bushfire. Even if there was an additional access road created on Cole Road it would, in turn, impact

on the evacuation of residents living in the Millstream Drive estate as Cole Road is their only exit point.

- c) Local residents on the other side of Great Eastern Highway have already experienced an increased crime rate due to the population growth in the Perth Hills.
- d) Subdivision of the amendment area would create housing for another 50 families, almost doubling the population of Sawyers Valley. We do not have the infrastructure or police presence to service a population growth of that size.

The submitter is not opposed to new subdivisions in the area, but is of the view that they should be gradual and be subdivided in a way that respects and protects the existing fauna, flora and families of the area. The submitter states that they choose to live in the Hills to enjoy a peaceful lifestyle with spacious blocks of land.

Planning Comment: Refer to '*Part 6 – Main Issues Raised in Submissions*' section (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (f) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 6

Submitted by: *Name and contact details removed at the request of the submitter*

Summary of Submission: OBJECTION

The submitter objects to the amendment and provides the following comments:

- a) If the land is subdivided into half acre blocks, the traffic travelling along Pearce Street would increase considerably and, as there has been accidents and near misses on these roads, children and residents could be seriously injured. Submitter is not against subdividing the blocks so long as they are rural sized (one acre or more), but there would still be an increase in traffic along Pearce Street.
- b) There will need to be more than one entry/exit in case of bushfire emergency to cope with the extra traffic. The Council has a duty of care to its ratepayers.
- c) The Council will need to provide a footpath along the full length of Pearce Street.
- d) With the increase in traffic, the Council will have to do something to stop cars cutting the corner of Pearce Street and Stevenson Road, as this an accident is waiting to happen.
- e) The triangular block of land situated on Pearce Street should not be subdivided as it is habitat for emus, kangaroos and cockatoo and should remain as such.

Planning Comment:

- a)b)e) Refer to '*Part 6 – Main Issues Raised in Submissions*' section (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters and (d) Impact on amenity.
- c) The provision of footpaths within the amendment area and in adjacent area is beyond the scope of the MRS amendment process and is a matter is best addressed in subsequent stages of the planning process, where appropriate.

- d) This concern relates to the design of an existing local road and driver behaviour, both of which are generally beyond the scope of the MRS amendment process.

Determination: Submission dismissed.

Submission: 7

Submitted by: Department of Health

Summary of Submission: COMMENT

The Department advises that future development within the amendment area is required to connect to scheme water and be in accordance with the *Government Sewerage Policy*. The Department provides additional advice in regards to the requirements for on-site sewerage disposal which need to be considered in subsequent stages of the planning process.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 11

Submitted by: Department of Water and Environmental Regulation

Summary of Submission: COMMENT

The Department does not object to the amendment and provides advice in relation to the requirements of *Better Urban Water Management*, particularly the need to prepare a district water management strategy. The Department refers to previous advice it provided on the amendment relating to a local water management strategy which has been prepared for the amendment area. As per this previous advice and given there are no water constraints within the amendment area, the Department advises that it defers assessment of the local water management strategy to the Shire of Mundaring.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 13

Submitted by: *Name and contact details removed at the request of the submitter*

Summary of Submission: OBJECTION

The submitter objects to the amendment and provides the following comments:

- a) The amendment would affect native flora, fauna and vegetation in the area, including existing Carnaby's Black Cockatoo and Red-Tailed Cockatoo habitat. There are also kangaroos, emus, bandicoots, echidnas, birds and many other native birds and animals in the nearby State forest.

- b) The amendment would be contrary to orderly and proper planning.
- c) We moved here 20 years ago to enjoy a rural atmosphere and not be in a suburban atmosphere and lifestyle.

Planning Comment:

- a)c) Refer to '*Part 6 – Main Issues Raised in Submissions*' section (c) Environmental matters and (d) Impact on amenity.
- b) The amendment is considered to be consistent with orderly and proper planning as it is consistent with the strategic planning for the locality, as outlined in the *North-East Sub-regional Planning Framework* and the *Shire of Mundaring Local Planning Strategy*, and the relevant policy requirements of the State Planning Framework. Refer to Part 6 (e) Strategic Planning Context for further detail.

Determination: Submission dismissed.

Submission: 14

Submitted by: Paul and Marie Toolan (nearby landowners)

Summary of Submission: OBJECTION

The submitters provide the following comments on the amendment:

- a) Feels that subdivision of further land would impact on the area.
- b) Water pressure is very low here, especially in summer when people are topping up pools.
- c) There are emus, kangaroos and ducks in the area.
- d) Traffic flow is at a premium at the moment and as there would be only one way in and out in an emergency it would be difficult. How much traffic will use Cole Road?

Planning Comment: Refer to '*Part 6 – Main Issues Raised in Submissions*' section (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (f) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 15

Submitted by: Michael Le Vaux (nearby landowner)

Summary of Submission: OBJECTION

The submitter objects to the amendment and provides the following comments:

- a) The submitter objects to the amendment due to the high density that would occur as a result, and would prefer to see the site developed under the Rural zoning.

b) *Urban Sprawl* - Urban sprawl is a feature of the Swan coastal plain that seems to know no bounds. It is a creeping scourge that no one wants to see repeated in the Hills. At what point does the environmental destruction become more important than housing. It cannot go on this way forever, the land will not support it. Development full of half acre lots [approximately 2,000 m²] is not suitable in Sawyers Valley.

c) *Urban Expectations* - Resident expectations of public transport, mobile reception, water pressure, street lighting, kerbs, drains, television reception etc, in what they think as an urban area will leave them dissatisfied. These urban features are not available in many Hills locations.

People are inclined to buy lots in the Hills as they are initially cheaper, but transport costs does not make a lot in the Hills cheaper over time. This leads some to buy in the Hills as it is all they can afford, rather than having a desire to live the Hills lifestyle.

d) *Bushfire* - The amendment area is adjacent to State forest and is a high-risk fire area. An urban zoning will place a much greater number of people in this high-risk area.

Both roads on either side of the amendment area (Cole Road and Pearce Street/Stephenson Street) currently serve as the only access roads to many dwellings. Both roads will be limited during a fire emergency.

There is a percentage of people who have a lack of understanding of the fire risk. Some will have a fascination with fire and it will only need one fire bug to cause major damage. Residents who live in a street that looks like an urban street nearer Perth will underestimate the actual risk a bushfire poses. Ember attacks will be a major feature of a fire.

e) *Environment* - More dwellings will result in a significant impact on fauna in the nearby Beelu National Park. Cats and dogs will be introduced in larger numbers which will roam for kilometres into the forest.

The introduction of exotic plants, weeds and pests will follow the more dwellings allowed. These will eventually make their way into the Beelu National Park and down the Jarrah Creek course.

A whole variety of native animals will be exterminated in and around high-density housing. This includes insects and spiders around homes and animals killed directly on the roads. Residents poisoning rodents will kill birds and large lizards that eat them.

The Jarrah Creek head waters start around this area. Any nutrient run-off from lawns and gardens will flow into Jarrah Creek, Jane Brook and the Swan River. High density development will increase the damage from more runoff. Other pollutants associated with human activity will also increase.

f) *Population Numbers* - In a general sense, the sheer number of people trying to live on the land is causing environmental collapse. While the population control options are limited for State and local government, the limiting of development densities in outer areas is an available option.

g) *Integrity of original town planning scheme* - Several years ago, the community and the Shire put in a lot of time to develop an overall plan of development for the Shire. Since LPS 4 has been accepted, many amendments have been made. An amendment should only be made under exceptional circumstances, but the number that have occurred shows amendments to be business as usual. Amendments don't get the same scrutiny as the original plan. This puts an unreasonable load on people commenting on such changes, all of whom are essentially volunteers. For the amendment proponents, it is a profit exercise with dollars at the end.

- h) *Traffic Congestion* - Traffic congestion during a fire is cause for concern, but even for normal activity congestion on these roads and near the primary school and the Great Eastern Highway is more than you would expect.

Great Eastern Highway was recently upgraded but its capacity is limited as outlined in the North Stoneville discussions. There is already another area approved near Sawyers Valley, in Lion Road (SP77), which will result in around 100 dwellings feeding onto the Great Eastern Highway.

- i) *Conclusion* - The rural zoning currently in place is seen by the community as appropriate in allowing a moderate population density for Sawyers Valley. It should not be changed to urban.

Planning Comment:

a)f)h)i) Refer to '*Part 6 – Main Issues Raised in Submissions*' section (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters and (d) Impact on amenity.

- g) Local planning schemes are not static planning documents and can be amended from time to time pursuant to the requirements of the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015*. Amendments to local schemes are generally required to be consistent with the strategic planning framework and any relevant policy requirements in much the same way that new local planning schemes are required to do so.

Determination: Submission dismissed.

Submission: 16

Submitted by: Housing Industry Association Ltd.

Summary of Submission: COMMENT

The Housing Industry Association (HIA) provides the following comments on the amendment:

- a) The HIA is committed to working with all sectors of government to support a regulatory environment that facilitates growth in the economy, reduces red tape and enables the delivery of affordable housing.
- b) It is understood the amendment is proposed to enable the development of low density housing, with a suggested zoning of R2.5 or R5 (2,000 m² to 4,000 m² housing lots).
- c) HIA considers further strategic work may be required with regard to the bushfire risk in the south-east portion of the amendment area. The suggestion within the report that "... remnant vegetation and trees ... should be retained in public open space ..." is likely to exacerbate the bushfire risk in this section of the amendment area and further introduce bushfire risk into any future subdivision; increasing the cost of constructing dwellings to a higher BAL requirement.
- d) Great Eastern Highway is identified as a strategic freight route/major traffic route in *State Planning Policy 5.4: Road and Rail Transport Noise* (SPP 5.4). Part of the amendment area located adjacent to this highway will likely require protection from traffic noise. There is no information provided that any noise level contour mapping

has been completed to ensure that dwellings can be accommodated in proximity to this highway.

- e) HIA is committed to working with the WAPC to ensure the proposed amendment and its statutory implementation will not negatively impact on housing affordability.

Planning Comment:

a)b)e) Comments noted.

- c) The retention of remnant vegetation within public open space would be unlikely to pose an unacceptable risk of bushfire risk to adjacent residential development. In this respect, it is anticipated that appropriate bushfire risk management measures could be implemented in subsequent planning stages pursuant to *State Planning Policy 3.7: Planning in Bushfire Prone Areas* without placing an onerous or undue burden on future residential lots.
- d) The impact of road transport noise on residential development is considered in the subsequent structure planning and subdivision stages of the planning process, pursuant to the requirements of SPP 5.4.

Determination: Submission noted.

Submission: 17

Submitted by: Cliff Mitchell (nearby landowner)

Summary of Submission: OBJECTION

The submitter objects to the amendment and provides the following comments:

- a) Too many people trying to use two roads (Pearce, Dowell and Stephenson Streets) onto Great Eastern Highway and Cole Road. It is extremely dangerous now, so what will it be like with an increase in traffic and with people getting impatient. Accidents will happen and the chances are that a large truck will be involved.
- b) The traffic flows through Sawyers Valley is now horrendous due to single lanes.
- c) The riding of unregistered bikes will increase and noise levels will increase due to the forest catchment being on the doorstep.
- d) There are no shops on this side of the road so it is not suited for high density living. Once you open this up to urban, the area will lend itself to congestion due to more splitting of blocks in the future.
- e) Footpaths will have to be put in.
- f) The wildlife is just hanging on as it is with many birds and marsupials being wiped out by cats and dogs.
- g) The lifestyle we have now will be gone forever due to developers after big bucks. All this goes without mentioning fires.

Planning Comment:

- a)d)f)g) Refer to '*Part 6 – Main Issues Raised in Submissions*' section 6 (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters and (d) Impact on amenity.
- e) The provision of footpaths is beyond the scope of the MRS amendment process. This matter is best considered in subsequent stages of the planning process, where appropriate.

Determination: Submission dismissed.

Submission: 18

Submitted by: Stella Beswick (nearby landowner)

Summary of Submission: OBJECTION

The submitter objects to the amendment, does not support lot sizes less than half an acre [2,000 m²] and would prefer rural blocks with one road linking to Cole Road and one road linking to Pearce Street.

Planning Comment: Refer to '*Part 6 – Main Issues Raised in Submissions*' section (b) Bushfire risk and (d) Impact on amenity.

Determination: Submission dismissed.

Submission: 19

Submitted by: Greg Lyon

Summary of Submission: OBJECTION

The submitter objects to the amendment and provides the following comments:

- a) Pedestrian access along Cole Road and access to Cole Road will need to be addressed. The current pedestrian access is actually on private land as the boundary fence was installed back from the actual boundary. The increased traffic of an extra 76 people in this area needs to be considered and rectified.
- b) The area south of the current line of houses on Cole Road is mainly surface rock and in my opinion unsuitable for buildings houses and accompanying infrastructure such as power lines, water supply removal and drainage.
- c) The major part of the land in this proposal is native bush (Lot 108) providing valuable habitat for native animals including but not limited to kangaroos, Black Cockatoos, emus and possums. Lots 2083 and 2348, whilst cleared, also have significant areas of land serving this purpose.
- d) This proposal is in breach of principle 9 of the principles for urban consolidation in the *North-East Sub-Regional Planning Framework*, which states 'Preserve, enhance and consolidate the green network of parks, rivers, sport/recreation areas, facilities for

active open space, conservation and biodiversity areas, and areas with a high level of tree canopy coverage, considered important for the health and wellbeing of the community'.

Lot 108 is surrounded by two blocks of native bushland and provides local residents with access to live in harmony with the native wildlife providing valuable health benefits. Lots 2038 and 2348 provide a corridor to this area for native fauna. Rezoning this area will remove this and create conflict between residents and local fauna.

- e) This area is highly prone to bushfires. Any increase in population will carry with it the increased risk of loss of life and property resulting from a bushfire. The prevailing strong easterly winds will blow embers and ash from any fire NNE-SSE of Sawyers Valley townsite directly into this area.

Access to a safe area typically the local oval is only by Cole Road for the current 36 dwellings in Millstream Drive and Cole Road. Cole Road is narrow and typically allows one vehicles to travel on it. When vehicles meet in opposing directions, one is forced off to the side of the road to allow the other to pass. The addition of another possible 28 dwellings (Lot 2038 and 2348) would create a major traffic bottleneck at the exit point of Great Eastern Highway, hampering access for emergency vehicles and impacting on resident safety.

Lot 108 and the possibility of another 10 dwellings also only has the one exit point to Pearce Street onto Stephenson Street to Great Eastern Highway. This is also a right hand turn to the local oval, with vision limited due to the hill at the west entry. This has the potential to further impact emergency services with a motor vehicle accident as people start to panic and take risks to escape to the evacuation centre.

- f) Mains water pressure in the town ranges from acceptable at best to a trickle at worst. How will putting another 38 dwellings in the townsite affect this?

Planning Comment:

- a) The provision of footpaths is beyond the scope of the MRS amendment process. This matter is best considered in subsequent stages of the planning process, where appropriate.
- b)-f) Refer to 'Part 6 – Main Issues Raised in Submissions' section (b) Bushfire risk, (c) Environmental matters, (e) Strategic planning context and (f) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 20

Submitted by: *Name and contact details removed at the request of the submitter*

Summary of Submission: OBJECTION

The submitter objects to the amendment and provides the following comments:

- a) Inadequate services - public transport, roads, water for number of dwellings proposed.

- b) Very high fire risk area and inadequate fire fighting services for Mundaring area. Few roads, thus potentially deadly in the case of fires. Risk likely to exacerbated by introduction and spread of non-native flammable weed grasses, which occur when bushland/forest areas are disturbed.
- c) Deforestation and habitat loss for endangered species such as the Carnaby's Black Cockatoo. More species likely to become endangered with uncontrolled deforestation and clearing of habitat.
- d) Loss of rural amenity with urbanisation, increased traffic, noise and air pollution.
- e) Increase of arson attacks and cruelty attacks on animals, as has occurred with Helena Valley urbanisation.
- f) Increased local shire rates as extra services with extra demands for services.
- g) Drop in property value/rental value with current oversupply of housing.

Planning Comment:

- a)-e) Refer to '*Part 6 – Main Issues Raised in Submissions*' section (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters and (d) Impact on amenity.
- f) The impact of future development within the amendment area on local government rates is beyond the scope of the MRS amendment process.
- g) 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.

Determination: Submission dismissed.

Submission: 21, 22

Submitted by: Amy & Sean Buckland (nearby landowner)

Summary of Submission: OBJECTION

The submitters object to the amendment and raise concerns about destruction of the wildlife corridor, increased traffic volumes and population density.

Planning Comment: Refer to '*Part 6 – Main Issues Raised in Submissions*' section (a) Traffic and transport planning, (c) Environmental matters and (d) Impact on amenity.

Determination: Submission dismissed.

Submission: 23

Submitted by: Coral Hamilton (nearby landowner)

Summary of Submission: OBJECTION

The submitter objects to the amendment and provides the following comments:

- a) There is only one way out of Stephenson Street and during a fire this would be an extremely dangerous situation. In the twenty years we have lived here, this has been a common occurrence.
- b) The traffic on the road is unbelievable. Do not want to think about it with an increase and only one way in and out.
- c) Traffic to get onto Great Eastern Highway has increased greatly as well. My husband and I sat there for ages the other day. Just constant traffic both ways into and out of Perth. All in all, heading for a disaster with one exit.

Planning Comment: Refer to '*Part 6 – Main Issues Raised in Submissions*' section (a) Traffic and transport planning and (b) Bushfire risk.

Determination: Submission dismissed.

Submission: 24

Submitted by: Reg Weatherstone (nearby landowner)

Summary of Submission: OBJECTION

The submitter objects to the amendment and provides the following comments:

- a) It is very pleasing to see the wildlife that are in that in that area every day from ducks to kangaroos and emus.
- b) The suburb does not have the infrastructure to support further density development. As it is, exiting Cole Road is already difficult.
- c) The rural atmosphere is what initially attracted us to the Millstream Estate.

Planning Comment: Refer to '*Part 6 – Main Issues Raised in Submissions*' section (a) Traffic and transport planning, (c) Environmental matters, (d) Impact on amenity and (f) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 25

Submitted by: *Name and contact details removed at the request of the submitter*

Summary of Submission: SUPPORT

The submitter is generally supportive of the amendment and provides the following comments:

- a) It is common sense to develop on land that is essentially in the middle of the township. Sawyers Valley is currently floundering, and it feels like just a postcode at the moment.

- b) Recommends zoning some area as local centre, cafe, shops etc. This would be good, particularly because Mundaring is pretty tight on space. Although this wouldn't provide a lot of housing choice, I think it's a good start and can only benefit the town and possibly assist in promoting important upgrades in the area.

Planning Comment:

- a) Comment noted.
- b) The zoning of land in the *Shire of Mundaring Local Planning Scheme No. 4* or designation of land uses in a local structure plan are most appropriately addressed in subsequent stages of the planning process.

Determination: Submission noted.

Submission: 26

Submitted by: Domenico Italiano

Summary of Submission: SUPPORT

The submitter supports the amendment and makes the following statement: "*Is exactly what is needed. More urban land is long overdue*".

Planning Comment: Comment noted.

Determination: Submission noted.

Submission: 27

Submitted by: Jo Sheil (on behalf of the Stoneville and Parkerville Progress Association)

Summary of Submission: OBJECTION

The submitter objects to the amendment and urges the WAPC to reject it on the following grounds: bushfire risk, lack of infrastructure and public transport, traffic impacts and environmental impacts. The submitter also provides the following comments:

- a) The amendment area is currently zoned Rural and comprises of orchards, paddocks and parkland cleared native bush. The current application aims to subdivide this land to ½ acre blocks which will increase the population in the Sawyers Valley significantly and impact the residents currently living in the Millstream Estate, Cole Road and Pearce Street negatively - environmentally and in a bushfire emergency situation.
- b) *Bushfire risk* - The Shire of Mundaring is Western Australia's highest fire risk shire and the fifth highest bushfire risk address in Australia. Currently, existing residents find it difficult to evacuate from their residences as their only access onto Great Eastern Highway is via Pearce Street and Cole Road. The additional dwellings from this proposed development would put current and future residents lives at risk.

- c) The Water Corporation advised that water cannot be guaranteed in a bushfire emergency and households on scheme water need to ensure they're prepared if impacted by loss of water pressure and power. These should be considered as a major concern in any new proposal to develop in the Hills.
- d) *Lack of infrastructure and public transport* - Sawyers Valley is a relatively isolated townsite with limited infrastructure in place and a lack of adequate public transport. These constraints should be noted during the planning process.
- e) *Traffic impacts* - The Great Eastern Highway currently bisects the Sawyers Valley townsite and the significant increase in population may put strain on the current road network infrastructure. Especially during peak hours and in a bushfire emergency, with constricted access and egress from the proposed development.
- f) *Environmental impacts* - The proposed development will have a significant environmental impact. Lot 108 should be retained and protected as Rural zoned land as it provides a high level of mature tree canopy coverage and is a wildlife corridor for native fauna and includes Carnaby's Black Cockatoo habitat.
- g) The submitter urges the WAPC to reject the amendment and recommends that the development site remains rural.

Planning Comment: Refer to 'Part 6 – Main Issues Raised in Submissions' section (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity and (f) Infrastructure capacity.

Determination: Submission dismissed.

Submission: 28

Submitted by: *Name and contact details removed at the request of the submitter*

Summary of Submission: SUPPORT

The submitter generally supports the amendment, but not exactly as proposed, and provides the following comments:

- a) All of the predominantly cleared land between Pearce Street and Cole Road has been identified for investigation for rezoning to R2.5/R5 in the *Shire of Mundaring Local Planning Strategy*, and should be looked at a whole rather than allowing ad hoc development.
- b) This could lead to a better overall outcome with regard to emergency access/egress via a connected road network.
- c) This could lead to greater protection of remnant vegetation and hopefully the protection of mature endemic trees which has been a significant failure in recent development sites, such as Harmony in Parkerville. The developer of Harmony left the trees only for the land buyers to clear almost everyone due to the lack of environmental protection which can be enforced on smaller lots.
- d) Concerned about the impact of the high-water table, in the lower lying areas of the amendment area, on effective effluent disposal. Is also concerned about potential

nutrient leaching into groundwater and Jarrah Creek (which is a few hundred metres away and connects to Jane Brook) from effluent disposal and increased fertiliser use.

- e) Vehicular traffic entering and exiting Cole Road and Stephenson Street at Great Eastern Highway would clearly increase quite considerably with additional properties. This can be challenging at certain times of day due to the bottleneck created by the single lane east and west on Great Eastern Highway through Sawyers Valley, with long waits for a gap in traffic and the added problem of vehicles exiting the Puma service station opposite Cole Road in addition to traffic using the service station forecourt as short cut to avoid the no right turn from Old Sawyers Road onto the Highway.
- f) In summary, the submitter would like to see:
- all existing lots which are predominantly cleared of natural vegetation investigated for rezoning;
 - larger lot sizes in areas with remnant vegetation with greater protection for existing endemic vegetation;
 - suitable lot sizes for on-site effluent disposal where high water table exists; and
 - possible upgrade of the intersection of Cole Road and Great Eastern Highway to accommodate increased traffic movements or an alternative exit onto Great Eastern Highway from Pearce Street via Darrowby Place.

Planning Comment:

- a) It is not considered essential for the amendment to include all land identified as an Urban investigation area in the *North-east Sub-regional Planning Framework*, as there are no significant issues that require the Urban investigation area to be comprehensively planned as a single parcel. Additionally, any structure plan prepared for the amendment area should be able to make appropriate provisions to coordinate the planning of this area with the rest of the Urban investigation area and surrounding areas.
- b)-f) Refer to '*Part 6 – Main Issues Raised in Submissions*' section (a) Traffic and transport planning, (b) Bushfire risk and (c) Environmental matters.

Determination: Submission dismissed.

Submission: 29, 30

Submitted by: *Name and contact details removed at the request of the submitter, Name and contact details removed at the request of the submitter*

Summary of Submission: OBJECTION

In general, the submissions object to the amendment and advise as follows:

- a) The comments contained in this submission are the result of consultations with residents, and concerns raised by attendees at the Sawyers Valley Residents and Ratepayers Association Ordinary General Meeting. There was unanimous opposition to half acre blocks, approximately 50 per cent opposed one acre blocks and most attendees preferred blocks greater than two acres.

- b) The amendment is not viewed as a "minor" amendment in its impact on the Sawyers Valley residents and community.
- c) The amendment is not consistent with principle 9 of the principles for urban consolidation in the *North-East Sub-regional Planning Framework* - which is to 'Preserve, enhance and consolidate the green network of parks, rivers, sport/recreation areas, facilities for active open space, conservation and biodiversity areas, and areas with a high level of tree canopy coverage, considered important for the health and wellbeing of the community'.
- d) *Bushfire risk* - Any urban development proposal needs to consider and apply the requirements of *State Planning Policy 3.7: Planning in Bushfire Prone Areas*, and raises concerns about the impact of additional dwellings within the amendment area on the safety of Cole Road and Pearce Street/Stephenson Street escape routes during a bushfire. The current situation is already dire.
- e) *Topography (on-site effluent disposal and stormwater)* - The submitter raises concerns about the management of effluent disposal and stormwater run-off from the amendment area into the groundwater that supplies Jarrah Creek, which subsequently flows into Jane Brook and the Swan River. The impact of the high water table near Cole Road on effluent disposal is also identified as a major concern.
- f) *Hills Lifestyle (including environmental impacts)* - Lot 108 Pearce Street was parkland cleared in 1988 and contains a number of mature jarrah and marri trees, which provide foraging habitat for Black Cockatoo species. This lot is surrounded by two larger lots of native bushland. It is essential that this lot be retained as Rural zoned land as this natural environment provides a high level of mature tree canopy coverage, in addition to being a wildlife corridor and possessing landscape and conservation values.
- The submitters are also concerned about the environmental impact of introducing more cats and dogs into the area and clearing requirements for new dwellings in bushfire prone areas.
- Sawyers Valley is much more than an urban development site and there is sufficient urban development occurring in surrounding areas. Living in the Hills and Sawyers Valley is not about clearing trees, and the amendment will not enhance the quiet rural-forest village atmosphere of Sawyers Valley, which has limited services.
- Retention of the current quality of life contributes the State Government's commitment which values the tourism potential of the Hills, including Sawyers Valley. The rural nature of the area is highly valued for a range of recreational activities. Sawyers Valley is recognised for this and reflects this rural quality of life.
- Sawyers Valley's rural hinterland, and the Hills in general, are the "Lungs of Perth". All trees contribute to combatting climate change. Appreciate, do not desecrate this beautiful natural environment.
- g) *Public Transport* - Public transport in Sawyers Valley is extremely limited, as is the range of convenience services. This results in a far greater dependence on private vehicles for transport, which will result in increased traffic flows and Pearce Street, Stephenson Street and Cole Road and entering onto Great Eastern Highway. High levels of traffic congestion will most likely be experienced during peak hours and in life threatening situations such as a bushfire.
- h) It is recommended that the WAPC rejects the amendment as the potential increase in dwellings and does not reflect the expectations of residents. The resulting increase in the hazards of escaping an emergency bushfire situation from this area is of great

concern to residents. Since the initial application was submitted in 2001, the Sawyers Valley townsite has remained a largely unchanged rural community, and the amendment is deemed unwarranted and undesirable for the area and community.

Planning Comment: Refer to '*Part 6 – Main Issues Raised in Submissions*' section (a) Traffic and transport planning, (b) Bushfire risk, (c) Environmental matters, (d) Impact on amenity, (e) Strategic planning context and (g) Substantially of the amendment.

Determination: Submission dismissed.

Submission: 31

Submitted by: Nicole Heawood (landowner)

Summary of Submission: OBJECTION

The submitter objects to the amendment and provides the following comments:

- a) The reasons for objecting to the amendment are: population density; traffic density; environmental effect on animals and habitat; the lack of retention of natural areas; and the loss of the present quality of life in Sawyers Valley.
- b) The reason current residents moved here was to live in an area of rural space and peace. If this site was to be re-classified as urban land, developers could and will change the block size to fit as many properties as possible. The townsite is not equipped for this and was not designed for this. I would be extremely disgusted and disappointed if this was cleared to go through by the Shire of Mundaring.
- c) The submitter is also concerned about who the property developer is and what relationship they have with the Shire of Mundaring.
- d) The lack of notification about this issue is extremely poor given that most ratepayers found out about this proposal through local media and letter drops.
- e) If this proposal goes through, does this mean I will be paying a different rate value to those that may be living next to me?
- f) If there was an increase in residents due to the development being approved, would appropriate emergency services be able to cope with this?

Planning Comment:

- a)b) Refer to '*Part 6 – Main Issues Raised in Submissions*' section (a) Traffic and transport planning, (c) Environmental matters and (d) Impact on amenity.
- c) This matter is beyond the scope of the MRS amendment process.
- d) The amendment has been advertised for public comment consistent with the requirements of the *Planning and Development Act 2005*. It is also consistent with the *North-East Sub-regional Planning Framework* and the *Shire of Mundaring Local Planning Strategy*, which have previously been advertised for public comment. On this basis, it is considered that adequate public consultation has been undertaken for this amendment.

- e) The impact of future development within the amendment area on local government rates is beyond the scope of the MRS amendment process.
- f) The potential need to upgrade the level of firefighting services in the area is beyond the scope of the MRS amendment process. Nonetheless, any future development of the amendment area, in itself, is unlikely to significantly increase the demand on existing local firefighting services given the relatively small number of additional lots which are likely to be created.

Determination: Submission dismissed.

Submission: 32

Submitted by: *Name and contact details removed at the request of the submitter*

Summary of Submission: OBJECTION

The submitter objects to the amendment and raises concerns about additional dwellings in the amendment area leading to an increase in traffic volumes on local roads, and safety impacts of an increased number of vehicles trying to access Great Eastern Highway. The submitter is of the opinion that Great Eastern Highway should be upgraded to dual lanes in both directions to eliminate the bottleneck of traffic entering and exiting the town site.

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

Determination: Submission dismissed.

Submission: 33 (Late)

Submitted by: Main Roads Western Australia

Summary of Submission: COMMENT

Main Roads Western Australia advises that it previously agreed to support the amendment subject to the following:

- a) Access arrangements to be further considered/implemented at the structure plan stage.
- b) The scheme amendment plan being amended to remove a portion of Cole Road.
- c) The development potential of land to the north, between Great Eastern Highway and Railway Terrace, not being intensified.

Planning Comment:

- a) c) Noted.
- b) This section of Cole Road is a road isolation lot occupied by the intersection of Cole Road and Great Eastern Highway, which is currently zoned Rural in the MRS and is designated as "No Zone" in the *Shire of Mundaring Local Planning Scheme No. 4* (LPS 4). Removing this lot from the amendment would result in an unusual situation

where it would still be zoned Rural in the MRS whilst all surrounding land would be reserved Primary Regional Roads or zoned Urban in the MRS. For this reason, it is still considered appropriate to rezone this lot to Urban in the MRS. However, it would be appropriate to not include this lot in the concurrent amendment of LPS 4 to rezone the amendment area as 'Development' zone, pursuant to section 126(3) of the *Planning and Development Act 2005*. This will retain the current 'No Zone' designation of this lot in LPS 4, which is consistent with the intent of the submitter's request.

Determination: Submission noted.

Submission: 34 (Late)

Submitted by: Shire of Mundaring

Summary of Submission: OBJECTION

The Shire of Mundaring provides the following comments:

- a) *Bushfire and biodiversity risk:* Two of the most significant planning issues facing the Shire are bushfire risk and biodiversity protection. In this respect, the Shire notes that:
- the DFES raises no objection to the amendment and considers the bushfire management plan submitted in support of the amendment to be sufficient for the current stage of the planning process; and
 - the DWER and the Department of Biodiversity, Conservation and Attractions raise no objections regarding environmental matters, but advise that remnant vegetation and trees should be retained in public open space at subsequent planning stages.
- b) *Water and wastewater management:* The Shire notes that DWER advises that the Shire should endorse a local water management strategy (LWMS) at the time of amendment to *Local Planning Scheme No. 4* (LPS 4).
- Implementation of this advice is problematic. Should the zoning of the subject land change in the MRS from Rural to Urban, the Shire has a statutory obligation to amend LPS 4 pursuant to the *Planning and Development Act 2005* and should not be responsible for the preparation of an LWMS in support of private development. However, if the subject properties were rezoned Development under LPS 4, there would be a requirement for the proponent to prepare an LWMS as part of structure planning pursuant to clause 5.16.1 of LPS 4.
- Changes to the *Government Sewerage Policy* are likely to have implications on future subdivision and development, should they proceed.
- c) *Concurrent amendments:* The Shire recommends that the amendment area be concurrently rezoned to the 'Development' zone in TPS4 for the following reasons:
- this zoning requires the preparation of a structure plan, which would require the identification and protection of significant vegetation, and the holistic consideration of environmental factors and preparation of an LWMS prior to subdivision;
 - this zoning would facilitate a greater degree of public input into the planning process via structure planning;
 - this zoning permits greater flexibility in subdivision design than a residential zone - in turn, allowing for greater responsiveness to specific site conditions;

- the amendment is considered to be a "minor" amendment by the WAPC and is consistent with the sustainability objectives within the *North-East Sub-regional Planning Framework*; and
 - concurrent amendments are consistent with the State Government's objective of planning systems being consistent and efficient (*Action Plan for Planning Reform*, August 2019).
- d) *Extent*: The Amendment excludes Lots 1, 2 and 2483 Cole Road, Sawyers Valley, whereas these properties were recommended for investigation by the *Shire of Mundaring Local Planning Strategy*.
- In earlier correspondence with the applicant, these properties were included in the investigation area but appear to be excluded from the Amendment; without justification. The scope of the amendment seems to reflect land ownership rather than seeking a comprehensive and coordinated land use outcome. Should these potential properties be considered suitable for inclusion in the Urban zone, they could potentially minimise access conflicts with Great Eastern Highway, create a more appropriate and/or safer urban - bush block interface and improve the viability of the Sawyers Valley centre. Therefore, these properties should be investigated for inclusion in the amendment.
- e) *Corrections*: The *Amendment Report* should be corrected to: more accurately describe the current zoning and reservation of land under the MRS and in LPS 4, and to correct an incorrect reference to the Parkerville Townsite.

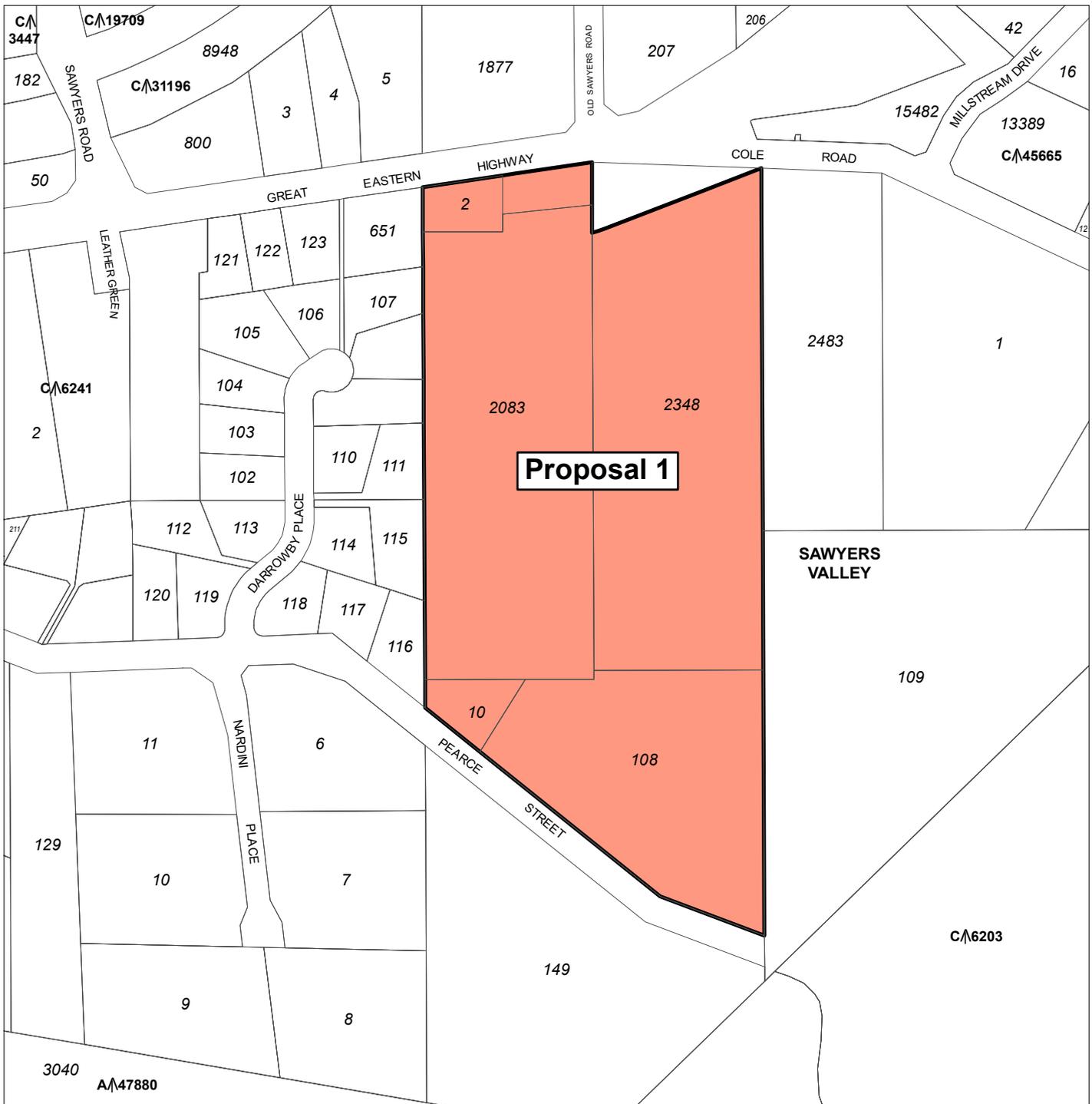
Planning Comment:

- a)b) Refer to 'Part 6 – Main Issues Raised in Submissions' section (b) Bushfire risk and (c) Environmental matters.
- c) Comments noted.
- d) The extent of the amendment area is generally consistent with the extent of land identified in the most recent MRS amendment request submitted by the proponent. Furthermore, the bushfire management plan, environmental assessment and local water management strategy which support the amendment have only been prepared for lots within the amendment area. Given the lack of the required supporting information for the other parts of the Urban investigation area, it would not be appropriate to modify the amendment to include these areas. Furthermore, it is anticipated that any future structure plan prepared for the amendment area should be able to adequately manage the interface between these two areas.
- e) Comments noted, however it is not possible to update the *Amendment Report* as it has already been advertised for public comment.

Determination: Submission noted.

Schedule 3

The amendment figure - proposal 1
as advertised



SAWYERS VALLEY URBAN PRECINCT
Proposed minor amendment
as advertised

24 July 2019

Proposal 1

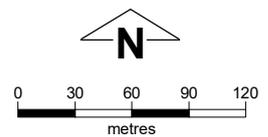
Proposed Amendment:

 Urban zone

Oracle reference no: 2994
 File number: 833/02/27/0081P V
 Version number: 1



Date: 2/08/2019
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1



Appendix 1

List of detail plans as advertised

Proposed Minor Amendment 1358/57

Sawyers Valley Urban Precinct

as advertised

Amending Plan 3.2743

Detail Plans

1.6248

Submissions

Submission 1

Our Reference: 50599114

Your Reference: 1358/57

18/10/2019

Western Australian Planning Commission

Dear Sir / Madam

Metropolitan Region Scheme Proposed Amendment 1358/57 Sawyers Valley Urban Precinct

The structure plan, future subdivision and development processes must protect the transmission line corridor and associated assets from encroachment, mitigating public safety and network reliability risks and ensuring there is no impediment to routine and emergency land access to the network.

1. Prior to subdivision, Western Power will need to review, assess and provide prior written consent to any proposals below or within the registered easement, in accordance with the easement conditions, including:
 - Landscaping plans (including mature heights and location of species);
 - Ground level changes;
 - Permanent structures;
 - Drainage plans;
 - Conservation controls.
2. In respect to condition 1, the proponent must submit detailed design plans for the any development or change in land use proposed within the electricity infrastructure corridor to allow determination of its suitability in respect to public safety, routine and emergency land access and future network plans. Regarding public safety assessment, the requirements of the detailed study are summarised below and a required to form part of the servicing strategy:
 - Soil Resistivity Report outlining on-site measurement of the soil resistivity, using the Wenner method.
 - An Earth Potential Rise study to determine touch, step and transfer potentials, including documentation of all calculations.
 - A Low Frequency Induction study to investigate the effects of induced voltages from the power line for step, touch and transfer potentials, during both construction and operation of the site.



363 Wellington Street Perth 6000
GPO Box L921 Perth WA 6842
enquiry@westernpower.com.au
westernpower.com.au



† 13 10 87
f (08) 9225 2660
TTY 1800 13 13 51
TIS 13 14 50

Electricity Networks Corporation
ABN: 18 540 492 861

- An Electrostatic Induction study to investigate the potential of hazardous charging of metallic objects in the vicinity of the line, such as fences, gates and other services.
- An Electromagnetic Field Study to determine the impacts of Electric and Magnetic Fields as per ARPANSA guidelines.

The studies should identify any mitigation required and be submitted to Western Power for review, record-keeping and to confirm the appropriateness of the proposal prior to subdivision. Please be advised that Western Power can provide data to assist in the preparation of the report, which will attract a fee. Costs will be estimated and funds must be received prior to assessment commencing. Generally assessments will take between three to five weeks, from receipt of funds.

3. Western Power requires the following additional provisions to be included on the Structure Plan for consideration at the subdivision and development stages:
 - Provision of Section 70A Notifications on all proposed lots adjoining the existing Western Power registered easement prior to subdivision clearance advising prospective purchasers that they are in close proximity to power infrastructure which will be maintained, upgraded and expanded on a regular basis.
 - All development shall be designed and constructed to protect Western Power infrastructure and interests from potential land use conflict.
 - No development (including fill, fencing, storage or parking) will be permitted within Western Power registered easements without the prior written approval of Western Power or the relevant power line operator.

Note: The above advice should not be construed as Western Power's support or otherwise of the land use or development proposed in the existing electricity corridors and associated registered easements. Further detailed studies will be required to determine the suitability of subdivision and development within the easement corridors.

Kind Regards

Kate

Customer Service

mrs

From: DFES Land Use Planning <advice@dfes.wa.gov.au>
Sent: Wednesday, 23 October 2019 4:31 PM
To: mrs
Cc: Anthony Muscara
Subject: 833-2-27-81 - RLS/0830 - 1358/57 Sawyers Valley Urban Precinct - DFES Response

Follow Up Flag: Follow up
Flag Status: Completed

DFES Ref: D12015

Dear Sir/Madam,

I refer to your letter dated 9 October 2019 concerning the referral of the Metropolitan Region Scheme proposed amendment 1358/57 (MRS amendment).

It is unclear from the documentation provided if the decision-maker has applied *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (SPP 3.7) to this proposal.

Given the MRS amendment seeks to rezone the subject site from the Rural zone to Urban zone, the MRS amendment provides an opportune mechanism for the coordination of bushfire risk to ensure that it does not result in the introduction or intensification of development or land use in an area that has or will, on completion, have an extreme BHL.

SPP 3.7 seeks to reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.

A Bushfire Management Plan (BMP) is required to accompany strategic planning proposals, subdivision and development applications in areas above BAL-LOW or areas with a bushfire hazard level above low (refer to clause 6.2b). A BMP includes the bushfire assessment, identification of the bushfire hazard issues arising from the relevant assessment and a clear demonstration that compliance with the bushfire protection criteria contained within Appendix 4 of these Guidelines, is or can be achieved.

The BMP should be prepared as early as possible in the planning process and progressively refined or reviewed as the level of detail increases. The level of detail provided within a BMP should be commensurate with the applicable planning stage and scale of the proposal or application.

Should you apply SPP 3.7 then, we request the relevant information according to this policy be forwarded to DFES to allow us to review and provide bespoke comment prior to the determination of the proposal.

Please do not hesitate to contact me on the number below, should you require clarification of any of the matters raised.

Regards,

Sandeep Shankar
Senior Land Use Planning Officer | Land Use Planning

Albert Facey House | 469 Wellington St, Perth WA 6000
T: 08 6551 4080 | E: advice@dfes.wa.gov.au | W: dfes.wa.gov.au



FOR A SAFER STATE

Acknowledgement of Country: DFES acknowledges the traditional custodians throughout Western Australia and their continuing connection to the land, waters and community. We pay our respects to all members of the Aboriginal communities and their cultures; and to Elders both past and present.

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Response ID ANON-3WT9-F5DQ-7

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**
Submitted on **2019-10-28 13:54:47**

Submission

1 What is your first name?

First name:

Fiona

2 What is your surname?

surname:

Snellin

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:

fiona.snellin@atco.com

5 What is your address?

address:

81 Prinsep Road Jandakot WA 6164

6 Contact phone number:

phone number:

61635000

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:

ATCO Gas Australia Pty Ltd own and operate the gas distribution network within the Metropolitan and Regional areas of Western Australia. ATCo Gas do not own any gas infrastructure within the immediate area of the Lots proposed to be the subject of the Amendment and to be included in the Urban zone in the MRS.

File upload:

No file was uploaded

Response ID ANON-3WT9-F5DG-W

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**
Submitted on **2019-11-02 10:41:58**

Submission

1 What is your first name?

First name: *Name 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:

Main opposition is the increase in traffic to the one small road accessing Great Eastern Hwy.
Will not be viable for the amount of trucks and service vehicles needed for construction phase.
Will not be viable in the case of emergency.
Another road must be constructed to access the highway before any construction takes place to alleviate concerns.

File upload:

No file was uploaded

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**
Submitted on **2019-11-02 15:15:26**

Submission

1 What is your first name?

First name:

Mellissa

2 What is your surname?

surname:

Stanhope

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:

mstanhope84@gmail.com

5 What is your address?

address:

25 Millstream Drive,
Sawyers Valley

6 Contact phone number:

phone number:

+61432225187

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 young family and I live on Millstream Drive (off Cole Road). My partner, Dave White, and I are opposed to the new subdivision mentioned above due to several reasons: 1) there are kangaroos, emus, carnaby cockatoos and families of ducks that live in the orchards that will be affected by the subdivision. They also frequently cross Cole Rd. We already have issues protecting this wildlife from people accessing 4WD tracks from Cole Rd (hence the signs that have been installed warning of wildlife crossing). I can only imagine the impact that the new subdivision will have on the wildlife that live here, not to mention the construction of those additional dwellings. Our children love to visit the wildlife and watch them grazing in the paddocks. I mean where else can you watch wild emus! 2) the access roads pose a bushfire issue. With limited access in and out of the new estate it does not provide sufficient exit roads should the residents need to leave due to bushfires. Even if there was an additional access road created on Cole Rd it would in turn impact the evacuation of residents living in the Millstream Drive estate as Cole Rd is our only exit point. 3) local residents on the other side of Grt Eastern Hwy have already experienced an increased crime rate due to the population growth in the perth hills. The proposed subdivision will create housing for over another 50 families, almost doubling the population of sawyers valley. We do not have the infrastructure or police presence to service a population growth of that size.

We are not opposed to new subdivisions within the area however we feel they should be gradual and the properties should be subdivided in a way that respects and protects the existing fauna, flora and families of the sawyers valley area. We chose to live in the hills to enjoy a peaceful lifestyle with spacious blocks of land.

File upload:

No file was uploaded

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**
Submitted on 2019-11-05 21:13:31

Submission

1 What is your first name?

First name: *Name 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 is for local planning scheme No 4. I am apposed to the land being changed from Rural to Urban on the following reasons,

If the land is sub divided into Halve acre blocks the traffic travelling along Pearce st would increase considerably and as there has been accidents / near misses on these roads, children / residents could be seriously injured, I'm not against sub dividing the blocks so long as they are Rural sized ,1 acre or More, plus there would still be an increase in traffic on Pearce st, and there will have to be more than 1 entry / exit in case of bush fire emergency to cope with all the extra traffic the council has duty of care to it ratepayers.

The council will need to lay down a foot path along the full length of Pearce st.

plus with increased traffic ,will have to do something to stop cars cutting the corner of Pearce an Stevenson road, I've almost run into several cars cutting the corner, with more traffic its inevitable a serious accident is waiting to happen.

The triangular block of land that is situated on Pearce street, should not be used for sub dividing as there is habitats for emus ,Kangaroos and cockatoo's this area therefore it should remain open land.

File upload:

MRS-1358-57-Amending-Plan-3-2743.pdf was uploaded

File upload:

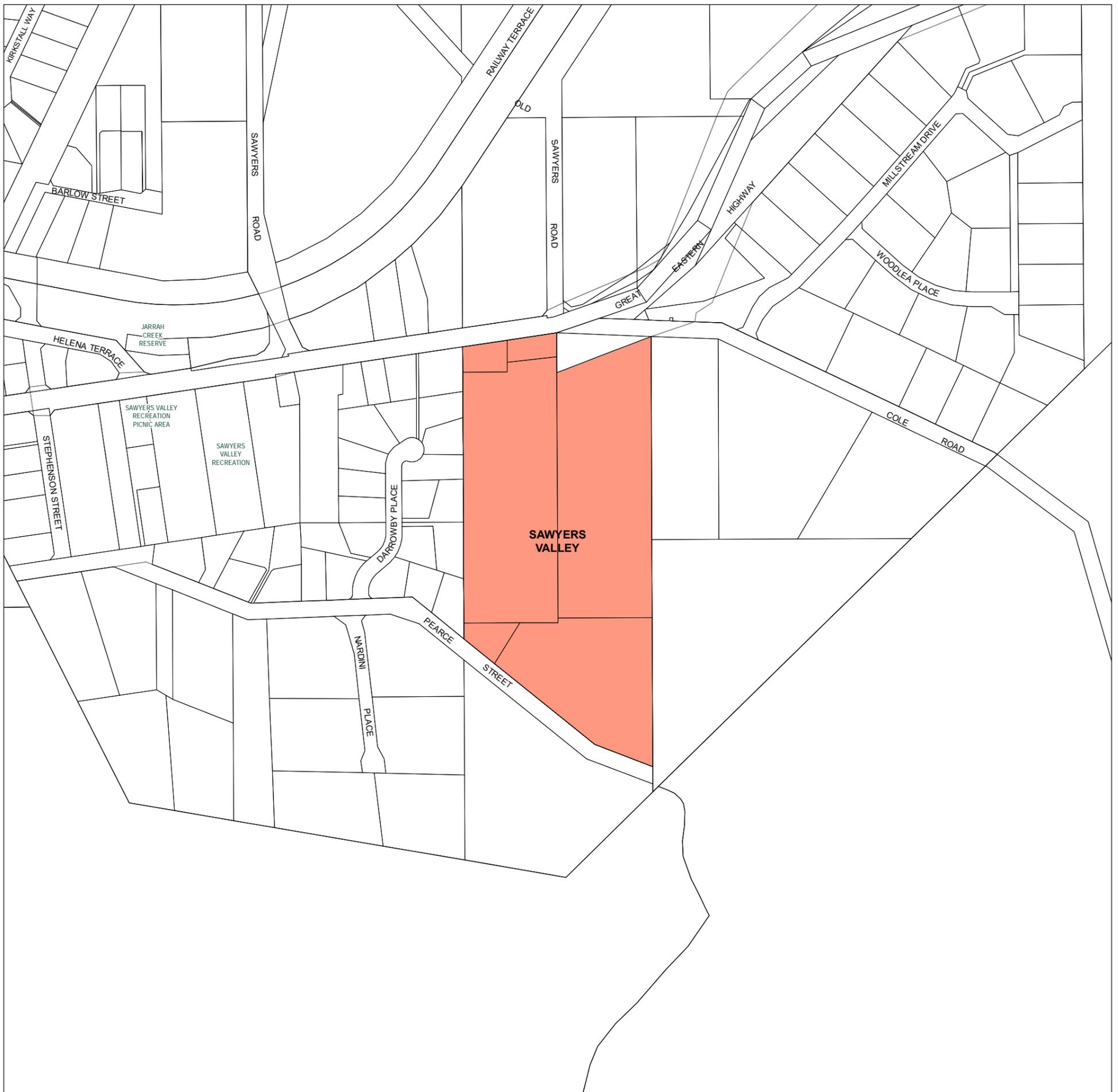
No file was uploaded

File upload:

No file was uploaded

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No file was uploaded



Signed for and on behalf of the
Western Australian Planning Commission

An officer duly authorised by the Commission
pursuant to section 24 of the
Planning and Development Act 2005
for that purpose in the presence of :

Witness

Date

Approved - Minister for Planning

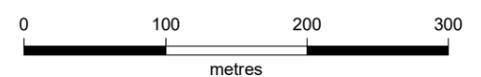
Date

Legend

 Excluded from rural zone
and included in urban zone

Metropolitan Region Scheme

Amendment No. 1358/57



Created on date: Friday, 2 August 2019
Document Name: MRS_2994_v1_A3_3.2743
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1

Program Manager: A. Muscara

Geospatial Officer: J. Ballarotta

Examined: A. Power

Revised:

Version No. 1

Date: WAPC/280.10.3 24 July 2019

Plan Number

3.2743

Sheet 1 of 1

File number: 833/02/27/0081P

Plan reference:

Metropolitan Region Scheme
1:25000 sheet 17

Oracle reference no: 2994



Government of **Western Australia**
Department of **Health**

Your Ref: 833-2-27-81 (RLS/0699/1)
Our Ref: F-AA-09536/3 D-AA-19/176473
Enquiries: Vic Andrich (08) 9222 2000

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Attention: Mr Anthony Muscara

Dear Ms Fagan

Department of Planning, Lands and Heritage Received		
Scanned:	29 OCT 2019	<input type="checkbox"/>
Attachments:		<input type="checkbox"/>
Scan QA:		<input type="checkbox"/>
Doc No:	RLS/0839	
File No:		

M. BURANIC

PROPOSED MRS AMENDMENT 1358/57 – SAWYERS VALLEY URBAN PRECINCT – LOT 2083 GREAT EASTERN HIGHWAY, LOT 2348 COLE ROAD AND LOT 108 PEARCE STREET, SAWYERS VALLEY

Thank you for your letter of 9 October 2019 requesting comments from the Department of Health (DOH) on the above proposal. The DOH provides the following comment:

The development is required to connect to scheme water and be in accordance with the *Government Sewerage Policy (2019)*.

As advised in our letter dated 13 December 2018, the limitations identified in the geotechnical report in Section 7.4 'Conclusions onsite suitability for effluent disposal', as described in Section 7.1, must be addressed prior to any development. The DOH supports the stated limitations in the original Report and requests that the Amendment Report (page 2 item iii) be amended accordingly.

Suitable provision for an adequate onsite 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. For more details please refer to the attached factsheet 'Guidance on Site-and-soil evaluation for Onsite Sewage Management'.

Should you have any queries or require further information please contact Vic Andrich on (08) 9222 2000 or at ehinfo@health.wa.gov.au

Yours sincerely

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

23 October 2019

Att.



Guidance on Site-and-soil evaluation for Onsite Sewage Management

Site-and-soil evaluation (SSE) requirements for the design and management of onsite sewage systems in areas that are not connected to reticulated sewerage have now been incorporated into the *Government Sewerage Policy 2018 (GSP)*. The GSP uses the SSE approach of the *Australian Standard AS/NZS1547:2012 On-site Domestic Wastewater Management (AS/NZS 1547)*.

This document explains SSE requirements to ensure that unsewered development only proceeds on land that has an acceptable capacity for sustainable onsite sewage management, and where constraints have been identified and addressed.

What is a Site-and-soil evaluation (SSE)?

An SSE is a written report that examines the various aspects of a site in relation to sewage collection, treatment and onsite disposal to ensure adequate management over time.

The assessment is to be in accordance with *AS/NZS 1547 On-site domestic wastewater management* reviewing all relevant constraints and the risks to public health and the environment potentially posed by an onsite sewage system. Whilst AS/NZS 1547 only applies to domestic wastewater management, the guidance for SSE is also relevant to non-residential development.

The overall objectives of the SSE process are to:

- assess the capacity of the site to sustainably manage sewage within lot boundaries;
- identify public and environmental health risks of onsite sewage management especially the effect on groundwater and surface water on the site;
- identify the most appropriate on-site system in consideration of site conditions and the nature of the proposed development; and
- identify and implement a management program to minimise these risks if required.

Why is an SSE required?

An SSE ensures that the property is large enough to accommodate an appropriately-sized treatment system, land application (irrigation, disposal or reuse) system for the size and location of the development and infrastructure that the property owner wishes to build. Where there is insufficient land to sustainably manage the proposed volume of wastewater, the size of the proposed development will need to be reduced.

When is an SSE required?

The GSP requires site and soil evaluations in support of planning and development applications in unsewered areas, including local planning scheme amendments, subdivision, and commercial and industrial developments and subdivisions and multi-unit residential developments.

An SSE may also be required to determine whether an existing development can sustainably contain all treated wastewater as part of an application to install an onsite sewage system in accordance with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.

The SSE should be undertaken as early as possible in the planning phase of the development or subdivision.

The table below shows the stages in the planning process and scale of development and determines the timing and the level of detail of investigation and reporting.

Stages in Planning Process	Scale of Proposal	Level of Assessment Required	Purpose
Sub-regional/district plans and local planning strategies	<ul style="list-style-type: none"> catchment-wide (multiple local government areas) one local government area part of an local government area 	<ul style="list-style-type: none"> broad SSE to determine areas which are most favourable for new developments desktop analysis based on soil landscape maps, GIS (geographic information systems), reports, studies and local knowledge representative testing of different soil landscape types (if necessary) 	<ul style="list-style-type: none"> review practicability of sewered versus unsewered option for wastewater management determine broad suitability for onsite sewage management eliminate areas not suitable for onsite sewage management or where technological solutions are cost prohibitive or ecologically unsustainable evaluating environmental and public health risks identify local government resourcing requirements to monitor on-site sewage management
Rezoning and local structure plan	<ul style="list-style-type: none"> one local government area part of an local government area specific site 	<ul style="list-style-type: none"> detailed SSE for site-specific rezoning 	<ul style="list-style-type: none"> determine minimum lot sizes identify appropriate treatment technologies and onsite sewage management system (e.g. disposal, reuse) establish performance standards/criteria determine management and monitoring options
Subdivision	<ul style="list-style-type: none"> specific site 	<ul style="list-style-type: none"> detailed SSE if not done at the earlier planning stage 	<ul style="list-style-type: none"> determine capacity of proposed lots to contain sewage on-site without compromising environmental and public health outcomes select and size treatment/onsite sewage management system, including land application area identify management and monitoring

			options <ul style="list-style-type: none"> define adequate onsite sewage management locations
Development	<ul style="list-style-type: none"> individual lot 	<ul style="list-style-type: none"> site specific SSE if not done at the earlier planning stage 	<ul style="list-style-type: none"> determine capacity of site to contain proposed development and sewage on-site, without compromising environmental and public health outcomes design precise treatment/onsite sewage management system implement management and monitoring options
SSE – Site and Soil Evaluation			

Who should undertake an SSE?

Individual landowners or developers are responsible for engaging a suitably qualified and experienced professional to undertake an SSE for unsewered developments and subdivisions.

What are the competencies of SSE assessors?

The assessor should either possess an appropriate tertiary-level qualification or specific knowledge and practical experience of soil science, in particular soil hydrological and soil chemical processes.

An SSE professional should possess technical expertise and experience with the broader, interdisciplinary fields of onsite sewage management, including skills in the interpretation of site, soil and climate conditions, undertaking water and nutrient balances, selection and design of appropriate wastewater treatment systems, disposal and reuse options, and other relevant skills.

What are the stages of an SSE?

After clarifying the property owner's objectives, an SSE has the following stages:

- a desk top study,
- an onsite and surrounding area field check and,
- land capability testing and evaluation.

What risks are to be considered in an SSE?

Australian Standard AS/NZS 1547 takes a risk management based approach in the assessment, design, installation, operation and monitoring of onsite sewage management systems. This includes the identification, assessment, reduction and monitoring of risks to public health, the environment and local amenity. The extent of the evaluation should be proportionate to level risk associated with on-site sewage disposal. It is expected that in areas where health and environmental risks are minimal, the extent of the SSE can be scaled down. Risks need to be well managed to avoid:

- contamination of drinking water supplies,

- contamination of groundwater or recreational waters,
- exposure to wastewater,
- negative impacts on aquatic and terrestrial ecosystems,
- reduction in the amenity value of land, water and air through odours, boggy areas, ponding, scums and algae overgrowth,
- contamination of food sources.

What are the reporting requirements of an SSE?

The desk top study and the field visit must identify features on and adjacent to the property in accordance with AS/NZS 1547. This may include, but is not limited to:

- water and nutrient balance
- topographical features including slope and aspect
- underlying geology, soil types, rocky outcrops, presence of restrictive soil horizons and bedrock and shallow soils
- potentially poorly drained areas, drainage lines, seepage, watercourses and flood frequency
- legal and planning information including boundaries and existing and proposed infrastructure, landuses
- location, depth, nature and value of aquifers and bores, depth to shallow perched or seasonally high water table
- potable water supply catchments, dams and waterways
- risks from stormwater flows and flooding
- rainfall and pan evaporation readings
- vegetation type and density
- the degree of previous soil disturbance, contamination, compaction and imported fill
- risk of erosion and land slippage
- distance to surface waters, road cuttings, embankments, retaining walls, fence and buildings
- soil surface conditions – stoniness, dampness, hardness, soil cracks
- salinity
- sodic and dispersive soils
- soil permeability (constant head) test in accordance with AS/NZS 1547
- sensitive environments inside and around the lot boundaries

As an SSE must be carried out in accordance with the AS/NZS 1547 please refer to the Standard for full details.

The scale and nature of the reporting requirements will be proportionate to the level of risk associated with the scale and nature of future development and the physical and environmental conditions of the site.

Are there any other relevant documents?

This factsheet supplements a number of documents for onsite sewage management in the WA, including the following:

- Department of Health – *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*
- Government of Western Australia - *Government Sewerage Policy*
- Standards Australia - *AS/NZS1547:2012 On-site Domestic Wastewater Management*

More Information:

Environmental Health Directorate
Department of Health
PO Box 8172
PERTH BUSINESS CENTRE WA 6849

Telephone: 08 9388 4999
Facsimile: 08 9388 4910

**This document can be made available in alternative formats
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health.wa.gov.au

Development Services 629 Newcastle Street
Leederville WA 6007 PO Box 100
Leederville WA 6902 T (08) 9420 2099
F (08) 9420 3193



Your Ref: 833/02/27/0081P
Our Ref: 57161015 (MRS363737)
Enquiries: Brett Coombes
Direct Tel: 9420 3165
Fax: 9420 3193

31 October 2019

Secretary
Western Australian Planning Commission
LOCKED BAG 2506
PERTH WA 6001

Attention: Anthony Muscara

**MRS Amendment 1358/57
Sawyers Valley Urban Precinct**

Thank you for your letter of 9 October 2019 inviting comments on the above proposed amendment.

The Water Corporation has no objections to the amendment. The water servicing section of the amendment report accurately summarises the current water constraints and issues.

If you require further clarification on any of the above issues, please contact me on Tel. 9420-3165.

A handwritten signature in black ink that reads "B. Coombes".

Brett Coombes
Senior Urban Planner
Development Services

Subject: FW: INVITATION TO COMMENT – Metropolitan Region Scheme Proposed Amendment 1358/57 – Sawyers Valley Precinct

From: Dawkins, Jacob [mailto:Jacob.Dawkins@transport.wa.gov.au]

Sent: Thursday, 12 December 2019 9:02 AM

To: Anthony Muscara <Anthony.Muscara@dplh.wa.gov.au>

Subject: INVITATION TO COMMENT – Metropolitan Region Scheme Proposed Amendment 1358/57 – Sawyers Valley Precinct

Your ref: 833-2-27-81 Pt1 (RLS/0830)

Our ref: DT/15/05043

Dear Anthony,

INVITATION TO COMMENT – Metropolitan Region Scheme Proposed Amendment 1358/57 – Sawyers Valley Precinct

I refer to your letter dated 15 October 2019 regarding a request for comment for the abovementioned.

Thank you for providing the opportunity to provide comment. The Department of Transport does not have any comment.

Kind regards,

Jacob Dawkins

A/ Senior Transport Planner | Urban Mobility | Department of Transport

Level 8, 140 William Street, Perth WA 6000

Tel: (08) 6551 6855 | Fax: (08) 6551 6492

Email: Jacob.Dawkins@transport.wa.gov.au | Web: www.transport.wa.gov.au



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Government of Western Australia
Department of Jobs, Tourism, Science and Innovation

Your ref: 833-2-27-81 Pt 1 (RLS/0830)
Our ref: J0820/201701
Enquiries: simone.solliman@jtsi.wa.gov.au -
Phone: (08) 9222 0476

Ms Sam Fagan
Secretary
Western Australian Planning Commission
140 William Street
PERTH WA 6000

Attention: Mr Anthony Muscara

Thank you for providing the Department with the opportunity to comment on the Metropolitan Region Scheme Proposed Amendment 1358/57 Sawyers Valley Urban Precinct.

The Department has reviewed the proposed amendment and has no comment to make.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ben Peden'.

Ben Peden
A/EXECUTIVE DIRECTOR
INFRASTRUCTURE, PLANNING AND ECONOMIC DEVELOPMENT

27 November 2019



Your ref: 833-2-27-81 Pt 1 (RLS/0830)
Our ref: RF47-10, 030189
Enquiries: Diana Nussey
Ph: 6250 8014

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

Via email – mrs@dplh.wa.gov.au

Attention: Anthony Muscara

Dear Sir/Madam,

Re: Metropolitan Region Scheme Proposed Amendment 1358/57 – Sawyers Valley Urban Precinct

Thank you for providing the above referral for the Department of Water and Environmental Regulation (Department) to consider. The Department does not object to the proposed amendment and would like to provide the following comments:

Better Urban Water Management

Under the *Better Urban Water Management Guidelines* (WAPC, 2008), a District Water Management Strategy (DWMS) should be prepared to inform further water planning at subsequent stages. This was recommended in previous advice from the Department for the proposed amendment, dated 14 June 2017.

In further advice provided by the Department's EIA Environmental Planning Branch, dated 21 December 2018, it was stated that a Local Water Management Strategy (LWMS) had been prepared but not referred to the Department for assessment. The Department did not consider it necessary to review the LWMS.

As per previous advice and given that there are no water constraints on the site, the Department defers assessment and approval of the document to the Shire of Mundaring.

If you would like more information regarding this matter, please contact Diana Nussey on 6250 8014 or diana.nussey@dwer.wa.gov.au.

Yours sincerely,

Bree Lyons
A/Senior Natural Resource Management Officer
Planning Advice
Swan Avon Region

4 November 2019



Your ref: 833-2-27-81 (RLS/0699/1)
Our ref: CMS17121 DWERA-001804
Enquiries: Gerard O'Brien, 6364 6599
Email: gerard.obrien@dwer.wa.gov.au

Ms Kerrine Blenkinsop
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Department of Planning, Lands and Heritage Received	
Scanned	02 JAN 2019
Attachments	<input type="checkbox"/>
Scan QA	<input type="checkbox"/>
Doc No.	<input type="checkbox"/>
File No.	RLS/0699

ATTENTION: Andrew Thomas

Dear Ms Blenkinsop

PROPOSED METROPOLITAN REGION SCHEME AMENDMENT SAWYERS VALLEY URBAN EXPANSION AREA

I refer to your letters dated 12 May 2017 and 9 November 2018 seeking preliminary comments from the Department of Water and Environmental Regulation (DWER) regarding the proposed Metropolitan Region Scheme (MRS) urban rezoning for the Sawyers Valley Urban Expansion Area.

Please note this is not Environmental Protection Authority (EPA) advice, this information is from DWER EIA Environmental Planning Branch:

It is noted that your most recent correspondence clarifies that the proposed amendment area is comprised of three lots totalling 17.8 hectares (ha), containing areas of remnant vegetation. Two of these lots partially contain small areas of remnant vegetation mapped as 'Protection' category Local Natural Area. The Shire of Mundaring Local Planning Strategy states there is a strong presumption against intensifying development potential by rezoning Local Natural Areas. The Shire of Mundaring LPS No. 4 also states there is a presumption against clearing of Local Natural Areas identified for protection. Remnant vegetation within the amendment area may also contain habitat for Threatened Fauna; Black Cockatoos.

Remnant vegetation and existing habitat trees should be retained to retain fauna habitat, vegetation and amenity values. These values should be retained in Public Open Space and throughout the site, not only to retain habitat functions, but to help address the urban heat island effect.

It is also understood that a resolution of the Western Australian Planning Commission (WAPC), a concurrent amendment to the region and local planning schemes under section 126 of the *Planning and Development Act 2005* could be undertaken to amend the local scheme maps so that they are consistent with the region scheme. This approach is not supported, as it would not allow for the local scheme to be amended to require the retention, protection and management of the significant areas of native

vegetation, flora and fauna values. Specifically, the EPA considers the local scheme should require future development to retain remnant vegetation and habitat trees.

Please note, all amendments to the MRS still require referral to the EPA in accordance with Section 38 of the *Planning and Development Act 2005* for the consideration of environmental impacts in accordance with Part IV of the *Environmental Protection Act 1986*.

Below are additional comments regarding management of inland water environmental values:

Water Resource Management

A Local Water Management Strategy (LWMS) has been prepared to support the proposal: *Local Water Management Strategy – Lot 2083 Great Eastern Highway, Lot 2348 Cole Road and Lot 108 Pearce Street, Sawyers Valley, Shire of Mundaring* (July 2018). It should be noted that the LWMS has not been referred to DWER for assessment.

However, the size and nature of the proposed amendment area, and given the minimal water resource constraints, DWER does not consider it necessary to review the LWMS. It is recommended that the Shire of Mundaring assess and endorse the LWMS at the subsequent Local Planning Scheme amendment stage.

I trust this information is of assistance. Should you have any enquires please contact Gerard O'Brien on 6364 6499.

Yours sincerely



Liesl Rohl
Manager
EIA Environmental Planning Branch

21 December 2018

Subject: FW: Metropolitan Region Scheme Proposed Amendment 1358-57 - Sawyers Valley Urban Precinct
Attachments: Proposed MRS Amendment - Sawyers Valley Urban Expansion Area

From: Jacqui Clinton [mailto:jacqui.clinton@dbca.wa.gov.au]
Sent: Wednesday, 4 December 2019 3:56 PM
To: Anthony Muscara <Anthony.Muscara@dplh.wa.gov.au>
Subject: Metropolitan Region Scheme Proposed Amendment 1358-57 - Sawyers Valley Urban Precinct

Hi Anthony,

In response to a recent request for comment regarding the initiated MRS amendment above, DBCA advises it has no comment to make.

Please see attached previous response to Andrew Thomas regarding the modified proposed MRS amendment, including a copy of our comment on the original proposal. This email advice indicates that all issues raised in our original response have been addressed by the provision of additional information and a modification to the MRS amendment boundaries.

If you have any queries please contact me.

Regards

Jacqui

Jacqui Clinton

Senior Planning Officer
Swan Region
Parks and Wildlife Service
Department of Biodiversity, Conservation and Attractions
Phone: (08) 9442 0312 Mobile:0439 977 455
Email: jacqui.clinton@dbca.wa.gov.au

** I currently work part-time on Mondays, Wednesday and Thursdays*



Department of **Biodiversity,
Conservation and Attractions**



*We're working
Western Australia*

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From: Jacqui Clinton <jacqui.clinton@dbca.wa.gov.au>
Sent: Wednesday, 5 December 2018 1:26 PM
To: Andrew Thomas
Subject: Proposed MRS Amendment - Sawyers Valley Urban Expansion Area
Attachments: MRS_-_Proposed_Amend_Swayers_Valley_Urban_Expansion_Area_12062017_JC.pdf

Hi Andrew,

The Department of Biodiversity, Conservation and Attractions (DBCA) recently received a revised MRS amendment proposal for the Sawyers Valley Urban Expansion area for comment. DBCA's previous advice (attached) can be applied to the revised amendment however it should be noted that due to the reduced proposed amendment area, which no longer abuts the Mundaring State forest, any advice related to interface treatments to DBCA estate is no longer relevant. It is also noted that the proposed amendment is now in accordance with the North-East Sub-regional Planning Framework (March 2018) which identifies the area as "Urban Investigation". The supporting documentation provided also contains all the relevant environmental and planning information required for DBCA to assess any impacts to environmental values as a result of the change in land use.

DBCA therefore has no further comment to make on this proposal. Thank you for the opportunity to provide further comment and please contact me if you have any queries regarding the above or attached advice.

Regards

Jacqui

Jacqui Clinton

Senior Planning Officer
Swan Region
Parks and Wildlife Service
Department of Biodiversity, Conservation and Attractions
Phone: (08) 9442 0312 Mobile:0439 977 455
Email: jacqui.clinton@dbca.wa.gov.au

** I currently work part-time on Mondays, Wednesday and Thursdays*





The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Att: Andrew Thomas

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT –SAWYERS VALLEY URBAN EXPANSION AREA

I refer to your letter of 12 May 2017 requesting the Department of Parks and Wildlife's comments on the proposed Metropolitan Region Scheme amendment to facilitate rezoning Lots 2 and 2083 Great Eastern Highway, Lots 1, 2, 2348 and 2483 Cole Road and Lot 108, 109 and 10 Pearce Street, Sawyers Valley from 'Rural' to 'Urban'.

While there has been technical documentation provided to support this proposed amendment, all environmental and planning information submitted only relates to Lots 2083 Great Eastern Highway, Lot 2348 Cole Road and Lot 108 Pearce Street, Sawyers Valley. There is no environmental, planning or bushfire risk assessment information provided on the remaining lots subject of this proposed amendment. The department therefore provides the following advice based on known environmental and planning information for these areas.

The department recognises that this proposed scheme amendment is not consistent with the Western Australian Planning Commission's (WAPC) *Draft North-East Sub-Regional Planning Framework* which shows this area as Rural Residential. Lot 109 Pearce Street, which forms part of the proposed amendment, contains relatively undisturbed native vegetation and is identified as a Local Natural Area in the *Shire of Mundaring's Local Biodiversity Strategy*. This lot also abuts an area of State forest which is managed by the department. It is unclear whether future planning for this lot indicates it will be retained in its entirety as it is also included in the proposed urban zoning. Parks and Wildlife supports the retention of the vegetation within this lot in any future planning proposal.

The department supports the provision of a hard road edge interface and application of appropriate fencing (to the specifications of Parks and Wildlife) to any residential areas abutting the Mundaring State forest. Residents within the development area should be aware of operational management activities undertaken within the State forest abutting the site including prescribed burning and feral animal and weed control.

As the existing adjacent land manager and controlling agency responsible for undertaking bushfire suppression of the bushland areas to the south and east of the amendment area, Parks and Wildlife has an interest in ensuring that fire management plans for adjacent properties ensure that all fire protection requirements are provided for on the property and do not place impositions or reliance upon the management of adjoining State forest. A

Bushfire Hazard Assessment for those lots abutting Mundaring State forest has not yet been undertaken. It is the department's expectation that the planning system will ensure that bushfire management plans are prepared and there is adequate separation between the development and the adjoining State forest in accordance with the WAPC's Planning for Bushfire Prone Areas Policy and Guidelines.

Due to the native vegetation clearing required to facilitate future subdivisions, Parks and Wildlife considers 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 the proposal in accordance with the *Wildlife Conservation Act 1950* and the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). Please be aware that the proponent may therefore have notification responsibilities under the EPBC Act. The proponent should contact the Commonwealth Department of Environment and Energy for further information on these responsibilities, prior to further planning stages.

Given the potential for the future urban land use to impact environmental values and departmental operations, Parks and Wildlife recommends that the proposed scheme amendment be deferred until adequate environmental and planning information on all subject lots is made available to support the proposed rezoning.

Thank you for the opportunity to comment on this proposed amendment. Please contact Jacqui Clinton at Parks and Wildlife's Swan Region office on 9219 9412 or by email at jacqui.clinton@dpaw.wa.gov.au should you have any queries regarding this advice.

Yours faithfully



Stefan de Haan
REGIONAL MANAGER

12 June 2017

Planning and Development Act 2005

Section 57 Amendment (Minor)
Form 57

Submission

Metropolitan Region Scheme Amendment 1358/57

Sawyers Valley Urban Precinct

Department of Planning,
Lands and Heritage
Received

Scanned: 10 DEC 2019
Attachments
Scan QA
Doc No.
File Name: RLS/0839

OFFICE USE ONLY

SUBMISSION NUMBER

13

RLS/0839

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

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

Surname *Name 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)

I wish to record my objections to this rezoning of 25 acres of rural land to urban land in Sawyers Valley.

Also I believe this would effect the native flora, fauna and vegetation in this area.

Existing Carnaby + Red Tail Cockatoo's habitat

There are kangaroos, Emus, Bandicoots, Echidnas, birds and many other native birds + animals in nearby state forest.

I believe this would be contrary to proper + orderly planning.

We moved here 20 years ago to enjoy a rural atmosphere + not to be in a suburban atmosphere + lifestyle

turn over to complete your submission

Section 57 Amendment (Minor)
Form 57

Submission

Metropolitan Region Scheme Amendment 1358/57

Sawyers Valley Urban Precinct

Department of Planning,
Lands and Heritage
Received

Scanned 11 DEC 2019
Attachments
Scan QA
Doc No. RLS/0839
File No. M. BUBANIC

OFFICE USE ONLY

SUBMISSION NUMBER

14

RLS/0839

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

Title (Mr/Mrs/Miss/Ms) ^{MR & MRS.} TOOLAN First Name PAUL and MARIE
Surname TOOLAN (PLEASE PRINT CLEARLY)

Address 1 PENNY LANE SAWYERS VALLEY Postcode 6074

Contact phone number 0447 730 712 Email address PMT PERTH @ OUTLOOK . 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 feel a subdivision of further land would impact on the area.
1. Water pressure is very low here especially in summer when people are topping off pools.
2. There are emus, kangaroos and ducks in the area.
3. Traffic flow is at a premium at the moment and as there would be only one way in and out in an emergency it would be difficult.
4. How much traffic will use Cole Road?

Submission 15

Submission to MRS Amendment 1358/57 – Sawyers Valley Urban Precinct

Mr Michael Le Vaux

1435 Sawyers Road, Sawyers Valley 6074

Phone: 0427 995 630

Email: mjlevaux@iinet.net.au

Name removed from submission: No

Submission:

Introduction

The area included in this amendment is currently zoned rural. The proposed zoning change is to urban. My submission is against this zone change due to the high density (for Sawyers Valley) that would occur as a result. I would like to see a development under a rural zone.

Urban Sprawl

Urban Sprawl is a feature of the Swan coastal plain that seems to know no bounds. This is a creeping scourge that no one wants to see repeated in the Hills. At what point does the environmental destruction become more important than more housing, it cannot go this way for ever. The land will not support it.

Local sentiment, myself included, is that a development full of ½ acre lots is not suitable in Sawyers Valley.

Urban Expectations

Resident expectations of public transport, mobile reception, water pressure, street lighting, kerbs, drains, TV reception etc. in what they think of as an urban area will leave them dissatisfied. These urban features are not available in many Hills locations.

People are inclined to buy Hills lots as they are initially cheaper but the transport/travel costs makes a Hills lot not as cheap over time. This leads some to buy in the Hills as that's all they can afford rather than have a desire to live the Hills lifestyle.

Bush Fire

The subject area is adjacent to catchment and state forest and in a high fire risk area. Both roads on either side of the area, Cole Road and Pearce St, already serve as the only access to many dwellings. Both roads will be limited during a fire emergency.

An urban zone will place a much larger number of people in this high-risk area

In any group of people there will be a percentage who have a lack of understanding of the fire risk ie. careless on total fire ban days. Some will have a dangerous fascination with fire. It will only need one fire bug in the area to cause major damage.

Residents who live in a street that looks like an urban street nearer Perth will under-estimate the actual risk a bush fire poses. Ember attacks will be a major feature of a fire.

Environment

More dwellings will result in a significant impact on fauna in the nearby Beelu National Park. Cats and dogs will be introduced in larger numbers which will roam for kilometres into the forest.

The introduction of exotic plants, weeds and pests will follow the more dwellings allowed. These will eventually make their way into the Beelu National Park and down the Jarrah Creek water course.

A whole variety of native animals will be exterminated in and around high density housing. This includes insects & spiders around homes and animals killed directly on the roads. Residents poisoning rodents will kill birds and large lizards that eat them.

The Jarrah Creek head waters start around this area. Any nutrient runoff from lawns and gardens will flow into Jarrah Creek, Jane Brook and Swan River. High density development will increase the damage from more runoff. Other pollutants associated with human activity will also increase.

Population Numbers

In a general sense the sheer number of people trying to live on the land is causing environmental collapse. While population control options are limited for state and local government the limiting of development densities in outer areas is an available option.

Integrity of Original TPS

Several years ago, the community and Shire put in a lot of time to develop an overall plan of development for the shire. Since its acceptance of TPS4 many amendments have been made. An amendment should only be under exceptional circumstances but the number that have occurred shows amendments to be business as usual. Amendments don't get the same scrutiny as the original plan. This puts an unreasonable load on people concerned with commenting on such changes, all of whom are essentially volunteers. For the amendment proponents, it is a profit exercise with dollars at the end.

In the case of this amendment no notices were erected on the site and many nearby residents did not know of it. This hardly ensures that good community consultation occurred.

Traffic Congestion

Traffic congestion during a fire is cause for concern but even for normal activity congestion on these roads and near the primary school and the Gt Eastern Highway is more than you would expect.

Gt Eastern Highway recently upgraded but its capacity is limited as outlined in the North Stoneville discussions. There is already another area approved, near Sawyers Valley in Lion Road (SP77), which will result in around a hundred dwellings feeding onto the Gt Eastern Highway.

Conclusion

The rural zoning currently in place is seen by the community as appropriate in allowing a moderate population density for Sawyers Valley. It should not be changed to urban.



22 Parkland Road
Herdsman Business Park
Osborne Park WA 6017
PO Box 1494
Osborne Park DC WA 6916
t (08) 9492 9200
f (08) 9492 9293
hia.com.au

13 December 2019

Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Dear Sir/Madam,

MRS Minor amendment 1358/57 - Sawyers Valley Urban Precinct.

The following comments are provided by the Housing Industry Association (HIA) in regards to the *MRS Minor amendment 1358/57 - Sawyers Valley Urban Precinct* (the amendment). HIA is committed to working with all sectors of government to support a regulatory environment that facilitates growth in the economy, reduces red tape, and enables the delivery of affordable housing.

HIA understands the Minor amendment is proposed to enable development of low density housing, expanding the Sawyers Valley town site, with a suggested zoning of R2.5 to R5 (2000 – 4000m² housing lots).

HIA considers further strategic work may be required with regard to the bushfire risk to the South-East portion of the amendment area, overlaying a significant portion of the development area. The suggestion within the report that “...*remnant vegetation and trees ... should be retained in public open space ...*” as submitted is likely to exacerbate the bushfire risk within this section of the amendment area and further introduce bushfire risk into any future subdivision; increasing the costs of constructing a dwelling to meet higher BAL level requirements.

As the Great Western Highway is identified as a *Strategic freight and/or major traffic route* per ‘SPP5.4 – Schedule 3 Perth and Peel’ and Table 2 of the Implementation Guidelines, the amendment area adjacent Great Eastern Highway will likely require noise reduction measures to protect from noise disturbance generated by traffic using the Great Eastern Highway. There is no information provided that any Noise Level Contour Mapping has been completed to ensure the amendment area can accommodate dwellings within the Great Eastern Highway proximity.

HIA is committed to working with WAPC in relation to the above comments to ensure the proposed amendment and the statutory implementation of the proposed amendment will not have any negative impacts with regard to housing affordability. It is hoped that these comments are of assistance in finalising the Minor amendment. Should you wish to arrange a meeting to discuss these comments in more detail, please contact Aaron Sice on 9492 9219 or a.sice@hia.com.au

Yours sincerely,
HOUSING INDUSTRY ASSOCIATION LIMITED

Cath Hart,
Executive Director.

Response ID ANON-3WT9-F5D9-F

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**
Submitted on **2019-11-18 19:37:39**

Submission

1 What is your first name?

First name:

cliff

2 What is your surname?

surname:

mitchell

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:

seagull.mitchell@gmail.com

5 What is your address?

address:

145 Dowell street Sawyers Valley

6 Contact phone number:

phone number:

0419247914

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 .1 Two many people trying to utilize two roads [Pearce, Dowell & Stepherson] onto Great eastern Highway and Cole road [very dangerous]. It is extreme Dangerous now so what will it be like with a larger increase in traffic with People get impatient and accidents will happen and the chances are a large truck will be involved. 2.The traffic flow through Sawyers Valley now is horrendous due to single lanes . 3 .The riding of unregistered bikes will increase and noise levels will increase because it goes on now due to Forrest catchment area being on the doorstep. 4. There are no shops on this side of the road so it is not suited for high density living. Once you open this up to urban than the area will lend itself to congestion due to more splitting of blocs in the future. 5. Footpaths will have to be put in. 6. The wild life is just hanging on as it is with many birds an marsupials being wiped out by cats and dogs . The life style we now have will be gone for ever due to developers after big bucks. All this goes with out mentioning fires .

File upload:

No file was uploaded

Response ID ANON-3WT9-F5DB-R

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**
Submitted on **2019-11-21 15:59:13**

Submission

1 What is your first name?

First name:

Stella

2 What is your surname?

surname:

Beswick

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:

dust25storm@gmail.com

5 What is your address?

address:

145 Dowell St Sawyers Valley

6 Contact phone number:

phone number:

0497941750

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 blocks less than a half acre. Definitely prefer Rural blocks with one road linking to Cole Rd and one road linking to Pearce St.

File upload:

No file was uploaded

Response ID ANON-3WT9-F5DY-F

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**
Submitted on **2019-11-23 14:55:52**

Submission

1 What is your first name?

First name:

Greg

2 What is your surname?

surname:

Lyon

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:

gd-lyon@hotmailcom

5 What is your address?

address:

17 Markham Way Swan View WA 6056

6 Contact phone number:

phone number:

0430087287

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) Pedestrian access on Cole Rd and access to and from Cole Rd will need to be addressed. The current pedestrian access is actually on private land as the boundary fence was installed back from the actual boundary. The increased pedestrian traffic of an extra 76 people (using 2016 census household figures) in this area needs to be considered and rectified.
- 2) The area south of the current line of households on Cole Rd is mainly surface rock and in my opinion unsuitable for build on households and the accompanying infrastructure such as electricity supply lines, water supply removal and drainage.
- 3) The major part of the land in this proposal is native bush land (lot 108) providing valuable shelter and food sources for native animals including but not limited to Kangaroos, Black cockatoos, Emus and Possums. Lot 2083 and 2348 whilst cleared also have significant areas of land serving this purpose.
- 4) This proposal is in breach of principle 9 of the urban consolidation principles as set out in the North-East Sub-Regional Planning Forum which states Preserve, enhance and consolidate the green network of parks, rivers, sport/recreation areas, facilities for active open space, conservation and biodiversity areas, and areas with a high level of tree canopy coverage, considered important for the health and of the community. Lot 108 is surrounded by two blocks of native bush land and provide local residents with access to live in harmony with the native wildlife providing valuable health benefits. LOT 2083 and 2348 provide a corridor to this area for the native fauna. Rezoning of this area will remove this and create conflict between residents and the local fauna.
- 5) This area is highly prone to bushfires. Any increase in population will carry with it the increased risk of loss of life and property resulting from a bushfire. The prevailing strong Easterly winds will blow embers and ash from any fire NNE-SSE of Sawyers Valley townsite directly onto this area. Access to a safe area typically the local oval is only by Cole Rd for the current 36 dwellings in Millstream and Cole Rd. Cole Rd is narrow and typically only allows 1 vehicle travel on it. When vehicles meet in opposing directions one is forced off to the side of the road to allow the other to pass. The addition of another possible 28 dwellings (Lot 2083 and 2348) would create a major traffic bottleneck at the exit point of GT Eastern Hwy. Hampering access for emergency vehicles and residents safety. Lot 108 and the possibility of another 10 dwellings also only has 1 exit point Pearce St onto Stephenson St to Gt Eastern Hwy. This is also a right hand turn, to the local oval, with vision limited due to the hill at the west entry to the . This has the potential to further impact emergency services with a motor vehicle accident as people start to panic and take risks to escape to the evacuation centre.

5) Mains water pressure in the town ranges from acceptable at best to a trickle at worst. How will putting another possible 38 dwellings into the town site affect this?

File upload:

No file was uploaded

Response ID ANON-3WT9-F5D3-9

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**

Submitted on **2019-11-27 07:29:31**

Submission

1 What is your first name?

First name: *Name 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:

Inadequate services eg public transport,roads,water for number of dwellings proposed

Very high fire risk area,inadequate fire fighting services for Mundaring area,few roads thus potentially deadly in the case of fires eg Stoneville/Parkerville fires,likely to be exacerbated by introduction & spread of non native flammable weed grasses,which occurs when bushland/forests are disturbed

Deforestation/habit loss for endangered species such as the Carnaby Cockatoo,more species likely to become endangered with uncontrolled deforestation and clearing of habitat

Loss of rural amenity with urbanisation,increased traffic,noise,air pollution

Increase of arsonist attacks and cruelty attacks on animals,as has occurred with Helena Valley urbanisation

Increase of local shire rates as extra services with extra demands for services

Drop in property value/rental value with current oversupply of housing

File upload:

No file was uploaded

Response ID ANON-3WT9-F5DX-E

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**
Submitted on **2019-12-01 12:37:35**

Submission

1 What is your first name?

First name:

Amy

2 What is your surname?

surname:

Buckland

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:

sean.aimee@gmail.com

5 What is your address?

address:

21 Millstream drive Sawyers Valley

6 Contact phone number:

phone number:

0439727734

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:

Destroying the wildlife corridor and traffic density issues. Terrible

File upload:

No file was uploaded

Response ID ANON-3WT9-F5DP-6

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**
Submitted on **2019-12-01 12:43:02**

Submission

1 What is your first name?

First name:

Sean

2 What is your surname?

surname:

Buckland

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:

sean.aimee@gmail.com

5 What is your address?

address:

21 Millstream drive Sawyers valley

6 Contact phone number:

phone number:

0439099459

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:

Destroying the wildlife corridor, traffic density and population density!

File upload:

No file was uploaded

Response ID ANON-3WT9-F5D7-D

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**
Submitted on **2019-12-03 13:05:00**

Submission

1 What is your first name?

First name:

Coral

2 What is your surname?

surname:

Hamilton

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:

coral_nev@bigpond.com

5 What is your address?

address:

280 stephenson street

6 Contact phone number:

phone number:

0408883516

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:

There is only one way out of Stephenson Street in case of fire it would be an extremely dangerous situation. In the 20 years we have lived here this is a very common occurrence.

I don't think we've had a year that there's been nothing.

The traffic on the road is unbelievable do not want to think about it with an increase and only one way in and out.

Traffic to get onto Great Eastern Highway has increased greatly as well. my Husband and I sat there for ages the other day just constant traffic both ways into and out of Perth.

All in all a heading for a disaster with one exit.

File upload:

No file was uploaded

Response ID ANON-3WT9-F5DR-8

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**
Submitted on **2019-12-07 11:39:01**

Submission

1 What is your first name?

First name:

reg

2 What is your surname?

surname:

weatherstone

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:

reg.weatherstone@gmail.com

5 What is your address?

address:

12 Millstream Drive Sawyers Valley WA 6074

6 Contact phone number:

phone number:

0408962572

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 very pleasing to see the wildlife that are in that area every day from ducks to kangaroos and emus.
The suburb does not have the infrastructure to support further density development and as it is exiting Cole Rd is already difficult
The rural atmosphere is what initially attracted us to the Millstream estate

File upload:

No file was uploaded

Response ID ANON-3WT9-F5DC-S

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**
Submitted on **2019-12-08 13:34:48**

Submission

1 What is your first name?

First name: *Name 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:

I'm generally supportive of this amendment. I think it is common sense to develop on land that is essentially in the middle of the township. I feel that Sawyers Valley is currently floundering and it feels like just a postcode at the moment. My only suggestion would be to possibly zone some area as Local Centre, cafes, shops, etc would be good in my opinion, particularly because Mundaring next door is pretty tight on space.

Although this wouldn't provide a lot of housing choice as 2000 square metre blocks are very common in the area, I think it's a good start and can only benefit the town, and possibly assist in prompting important upgrades in the area.

File upload:

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Response ID ANON-3WT9-F5DT-A

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**
Submitted on **2019-12-12 13:38:21**

Submission

1 What is your first name?

First name:

Domenico

2 What is your surname?

surname:

Italiano

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:

dom1@professionalsmagnetrealty.com.au

5 What is your address?

address:

660 Walker Street Mundaring WA 6073

6 Contact phone number:

phone number:

0419045591

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:

Is exactly what is needed . More urban land is long overdue.

File upload:

No file was uploaded

Response ID ANON-3WT9-F5DD-T

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**

Submitted on **2019-12-12 15:50:57**

Submission

1 What is your first name?

First name:

Jo

2 What is your surname?

surname:

Sheil

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:

villes.progress.assoc@gmail.com

5 What is your address?

address:

PO Box 33

Stoneville

WA

6081

6 Contact phone number:

phone number:

422491016

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 TO THE WEST AUSTRALIAN PLANNING COMMISSION

MRS AMENDMENT AMENDMENT 1358/57

Sawyers Valley Urban Precinct

Contact details: Jo Sheil

President

SPPA (Stoneville and Parkerville Progress Association)

PO Box 33, Stoneville, WA 6081

Mobile details: 0422491016

Email: villes.progress.assoc@gmail.com

SUBMISSION

The Stoneville and Parkerville Progress Association has been made aware of a proposed "minor amendment" to MRSA 1358/57 by the WAPC in relation to the rezoning of a potential development site in the Sawyers Valley Townsite from rural zoning to urban. We strongly urge the WAPC to reject this application on the following grounds:

Bush fire risk

Lack of Infrastructure and public transport

Traffic impacts

Environmental impacts

The proposed development Lots 2083 (9 acres) and 2348 (10 acres) fronting Cole Rd and Lot 108 (6 acres) fronting Pearce Street are currently zoned rural and comprise orchards, paddocks and parkland cleared native bush. The current application aims to subdivide this land to ½ acre blocks which will increase the population in the Sawyers Valley townsite significantly and impact the residents currently living in Millstream estate, Cole Rd and Pearce St negatively -environmentally and in a bushfire emergency situation.

Bush fire Risk

Mundaring Shire is WA's highest fire risk shire and the 5th highest bushfire risk address in Australia. Currently the existing residents would find it difficult to evacuate from their residences as their only access onto Great Eastern Highway is via Pearce St and Cole Rd . The additional dwellings from this proposed development would put current and future residents lives at risk.

The Water Corporation advertised in The Echo that water cannot be guaranteed in a bushfire emergency and households on scheme water need to ensure they're prepared if impacted by loss of water pressure and power. These should be considered as a major concern in any new proposal to develop in the hills.

Lack of Infrastructure and public transport

Sawyers Valley is a relatively isolated townsite with limited infrastructure in place and a lack of adequate public transport. These constraints should also be noted during the planning process.

Traffic Impacts

The Great Eastern Highway currently bisects the Sawyers Valley townsite and the significant increase in population may put strain on the current road network infrastructure especially during peak hours and in a bushfire emergency with constricted access and egress from the proposed development.

Environmental impacts

The proposed development will have a significant impact on environmental sustainability.

Lot 108 should be retained and protected as Rural zoned land as it provides a high level of mature tree canopy coverage and is a wildlife corridor for native fauna and includes Carnaby Black Cockatoo Habitat.

RECOMMENDATION

The Stoneville and Parkerville Progress Association strongly urges the WAPC to reject this rezoning application and recommends the development site remain Rural.

File upload:

SUBMISSION SV R&R.docx was uploaded

File upload:

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Stoneville & Parkerville Progress Association Inc.

P.O. Box 33, Stoneville, Western Australia 6081

**SUBMISSION TO THE WEST AUSTRALIAN PLANNING COMMISSION
MRS AMENDMENT AMENDMENT 1358/57
Sawyers Valley Urban Precinct**

Contact details: Jo Sheil
President
SPPA (Stoneville and Parkerville Progress Association)
PO Box 33, Stoneville, WA 6081

Mobile details: 0422491016

Email: viles.progress.assoc@gmail.com

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Lack of Infrastructure and public transport
Traffic impacts
Environmental impacts

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The proposed development will have a significant impact on environmental sustainability.

Lot 108 should be retained and protected as Rural zoned land as it provides a high level of mature tree canopy coverage and is a wildlife corridor for native fauna and includes Carnaby Black Cockatoo Habitat.

RECOMMENDATION

The Stoneville and Parkerville Progress Association strongly urges the WAPC to reject this rezoning application and recommends the development site remain Rural.

Response ID ANON-3WT9-F5DM-3

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**
Submitted on **2019-12-12 20:25:03**

Submission

1 What is your first name?

First name: *Name 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:

We generally support the amendment but not exactly as it has been proposed.

The Shire of Mundaring has identified all of the predominantly cleared land between Pearce St and Cole Rd for investigation as to its suitability for rezoning to R2.5/R5 in their most recent Town Planning Strategy. We believe this area including all lots South of Cole Rd should be looked at as a whole rather than allowing ad hoc development. It is our opinion that not all landowners in this area will be willing to progress with development at this time however, this seems a natural progression of the Sawyers Valley Townsite and would link up the existing R5 lots on the Southern side of Great Eastern Highway with the R2.5 lots in the Millstream subdivision to the North of Cole Rd. This could lead to better overall outcome with regard to Emergency access/egress via a connected road network. This could also lead to greater protection for remnant vegetation and hopefully the protection of mature endemic trees which has been a significant failure in recent development sites such as Harmony in Parkerville. The developer of Harmony left the trees only for the land buyers to clear almost every single one due to the lack of environmental protection which can be enforced on smaller lot sizes. We have further concerns with regard to the high water table in the lower lying areas of this land for effective effluent disposal and the potential for nutrient leaching from both on site effluent disposal and an increase in fertiliser use on future lawns and gardens into the groundwater which contributes to Jarrah Creek a few hundred metres away which then feeds into Jane Brook further downstream. Vehicles traffic entering and exiting Cole Rd and Stephenson St at Great Eastern Highway would clearly increase quite considerably with additional properties and this can already be challenging at certain times of the day due to the bottleneck created by the single lane East and West on Great Eastern Highway through Sawyers Valley, with long waits for a gap in the traffic and the added problem of Vehicles exiting the Puma Service Station opposite Cole Rd in addition to traffic using the Puma Service Station Forecourt as a short cut to avoid the no right turn from Old Sawyers Rd onto the Highway.

In Summary we would like to see all existing lots which are predominantly cleared of natural vegetation investigated for rezoning.

Larger lot sizes in areas with remnant vegetation with greater protection for existing endemic vegetation.

Suitable lot sizes for on site effluent disposal where high water table exists.

Possible upgrade of Cole Rd/Great Eastern Highway intersection to accommodate increased traffic movements or alternative exit onto Great Eastern Highway from Pearce St via dead end road Darrowby Pl, currently pedestrian access only.

File upload:

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File upload:

No file was uploaded

Response ID ANON-3WT9-F5D1-7

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**
Submitted on **2019-12-13 14:08:52**

Submission

1 What is your first name?

First name: **Name 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:

sawyersvalley@gmail.com

5 What is your address?

address:

Sawyers Valley Residents & Ratepayers Association

6 Contact phone number:

phone number:

9295 2226

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 submission and supporting documents in file uploads.

SUBMISSION TO THE WESTERN AUSTRALIA PLANNING COMMISSION

Metropolitan Region Scheme Amendment 1358/57

Sawyers Valley Urban Precinct

Contact:

President

Sawyers Valley Residents and Ratepayers Association

Sawyers Valley WA 6074

Phone: 9295 2226

Email: sawyersvalley@gmail.com

Website: <http://sawyersvalley.weebly.com/>

SUBMISSION

INTRODUCTION

The SVRRA (Sawyers Valley Residents & Ratepayers Association) comprises a membership-based group of volunteers representing the community of Sawyers Valley in the Shire of Mundaring. The SVRRA provides an essential voice for the 1000 residents of Sawyers Valley, 6074.

The comments contained in this submission are the result of consultations with individual residents, emails of concern received by the SVRRA and expressions of

concern raised by a large number of attendees at the Ordinary General Meeting of the SVRRA, 4th November 2019. There was unanimous opposition to ½ acre blocks. Approximately 50% of attendees opposed 1 acre blocks and the majority of attendees preferred blocks greater than 2 acres.

GENERAL COMMENT

When the SVRRA received details of the MRSA 1358/57 a community awareness program was immediately initiated. It is not viewed as a "minor amendment" in its impact on the Sawyers Valley residents and community. The SVRRA appreciates the aim of the MRSA 1358/57 is to facilitate different land use for development purposes.

However, the SVRRA is greatly concerned that the principles for urban consolidation set out in principle 9, "Green Network", of the 10 principles for urban consolidation in the North-East Sub-Regional Planning Forum, page 27, are being overlooked in sections of the MRSA 1358/57, namely to "preserve, enhance and consolidate the green network of (parks, rivers, sport/recreation areas, facilities for active open space,) conservation and biodiversity areas, and areas with a high level of tree canopy coverage, considered important for the health and wellbeing of the community".

BUSH FIRE RISK

The proposed area comprises 10.4 hectares (25 acres) of rural zoned land between Cole Rd and Pearce Street, Sawyers Valley.

Rural land blocks are larger, generally from roughly 1 hectare (2.5 acres) upwards. The proposed urban land blocks range in size from R2.5 (1 acre) to R 5 (½ acre). To better understand the implications of these block sizes, the block sizes in the area comprise:

- 2.5 acre blocks make up Nardini Place & King Jarrah Rise, off Pearce Street
- 1 acre blocks make up Mill Stream Estate, off Cole Road
- ½ acre blocks make up Darrowby Place, off Pearce Street
- (1. Sawyers Valley Map Landgate - see attached)

In Sept 2001 an unsuccessful submission (2. Sawyers Valley Subdivision 2001 File – see attached), by the same owners, to rezone blocks 2083 & 2348 fronting Cole Road, provided an insight into the intended subdivisions of the two blocks, should they be rezoned urban (3. Sawyers Valley Subdivision Map – see attached). 28 x ½ acre blocks on 19 acres with two access roads onto Cole Road. No intended subdivisions were presented for Lot 108, at the time.

The 2016 Census revealed that in postcode 6074, WA, there are 389 dwellings, 84 of those are currently south of Great Eastern Highway, (Mill Stream, Cole Road and Pearce Street), comprising almost 22% of the total dwellings in 6074. An additional possible 38 dwellings in the rezoning proposal would mean that 31% of dwellings in 6074, WA, would be located south of Great Eastern Highway. An unacceptable level of density of dwellings, population and traffic.

The 2016 Census revealed that in postcode 6074, WA, there are an average of 2.7 people per household and also 2.7 motor vehicles per household. Based on these statistics the two blocks fronting Cole Road could be occupied by an average of 76 additional residents driving 76 motor vehicles onto Cole Road. Lot 108 (6 acres) could have 10 x ½ acre blocks; an additional 27 people and 27 motor vehicles; an increase of more than 100 motor vehicles and people occupying the total proposed rezoned land.

Any proposal for urban development will need to ensure that it has considered, and where applicable, applied State Planning Policy 3.7 Planning in Bushfire Prone Areas. This policy includes reference to designated bushfire-prone areas to assist in reducing the risk to people, property and infrastructure by encouraging a risk-based approach to strategic planning, subdivision, development and other planning decisions proposed in bushfire prone areas. Up to 28 additional dwellings would access Cole Road and possibly 10 more dwellings would access Pearce Street. The current situation is already dire.

- currently Cole Road serves as the only escape route onto Great Eastern Highway for 27 dwellings in Mill Stream and 9 dwellings on Cole Road, without the addition of another possible 28 dwellings on lots 2083 & 2348. Rezoning to urban could increase the total number of dwellings to 64 with possibly more than 170 vehicles evacuating along Cole Road in a bushfire emergency situation.

- currently Pearce Street / Stephenson Street serve as the only escape route for 48 dwellings. An additional possible 10 dwellings, would result in possibly more than 150 vehicles evacuating via a single exit onto Great Eastern Highway in a bushfire emergency situation.

TOPOGRAPHY

Residents expressed concerns for the management of suitable effluent disposal, and the management of the wastewater and stormwater run-off from the proposed area for rezoning into the groundwater that supplies Jarrah Creek, which subsequently flows into Jane Brook and finally into the Swan River. Rezoning this land will increase even further nutrient pollution from lawn and garden fertilizers and pet waste products. The water table near Cole Road is very high and issues with effluent disposal were raised as being of major concerns.

As was highlighted in the objections to the 2001 proposal, sewerage limitations exist with this proposed development. There are large areas of cap rock in portions of the lots fronting Cole Road. There is a high-water table during winter and restrictions have already been imposed on properties near Cole Road in the Millstream development.

HILLS LIFESTYLE

The proposal comprises mainly 3 separate large blocks. The two larger blocks (2083 & 2348, comprising 9 & 10 acres respectively) fronting Cole Road have previously been cleared for dwellings, paddocks and orchards. The smaller block (Lot 108, 6 acres) fronting Pearce Street was parkland cleared in 1988 and contains a number of mature Jarrah and Marri trees, which provide foraging habitat for black cockatoo species (Carnaby & Red Tailed). Lot 108 is partially surrounded by two larger (8.5 & 12 acre) blocks of native bushland. It is essential that this block (Lot 108) be retained as rural zoned land as this natural environment provides a high level of mature tree canopy coverage, in addition to, being a wildlife corridor for native terrestrial fauna. (4. Sawyers Valley Corridor Map – see attached)

The significant environmental attributes (including Carnaby's Black Cockatoo habitat) and the retention of terrestrial fauna habitat needs to be protected. Lot 108 especially, is home to rare cockatoos (Red and White tailed), emus, bandicoots, echidnas, kangaroos, sand monitors and numerous other faunae. This block

possesses landscape and conservation values.

Residents have expressed grave concerns for the environmental impact of even more cats and dogs destroying the relatively fragile wildlife and environment, which is currently succumbing to increasingly hotter and drier climate change.

Sawyers Valley is much more than an urban development site. There is sufficient urban development occurring in surrounding areas, e.g. Lion Street development. New building regulations for bush fire risk buildings require a significant clearing of bushland on new blocks. Living in the Hills, in Sawyers Valley, is not about clearing trees. This proposed amendment will not enhance the relatively remote quiet rural-forest village atmosphere of Sawyers Valley, which has limited services.

Retention of the current quality of life contributes to the WA State Government's commitment which values the tourism potential of the Hills, including Sawyers Valley. The rural nature of Sawyers Valley's neighbouring State Forest and Beelu National Park is highly valued for hiking, biking, bushwalking, appreciation of fauna and flora, and numerous other activities. Sawyers Valley is recognised for, and reflects this rural quality of life.

Sawyers Valley's rural hinterland in particular, and the Hills in general, are "The Lungs of Perth". All trees contribute to combatting climate change. Appreciate, do not desecrate, this beautiful natural environment.

PUBLIC TRANSPORT

Public transport in Sawyers Valley is extremely limited, as is the range of convenient services, resulting in a far greater dependency on a private vehicular based transport model (Mundaring 2026 – Strategic Community Plan, Page 11). Sawyers Valley's relative isolation and lack of an adequate public transport service will result in increased traffic flow on Pearce Street / Stephenson Street & Cole Road entering onto Great Eastern Highway.

Intense traffic flow most likely will be experienced during peak hours, school drop-off and pick-up times and extreme congestion will be experienced in life threatening situations, such as, a bushfire emergency.

RECOMMENDATION

The SVRRA strongly urges the WAPC to reject the application for the proposed rezoning of the parcel of land from rural to urban land. The potential increase in density of dwellings, population and traffic south of Great Eastern Highway does not reflect the expectations of the residents who have made Sawyers Valley their home. The resulting increase in the hazards of escaping an emergency bushfire situation from this area is of great concern to Sawyers Valley residents, who have expressed these views in person and by email to the SVRRA.

Since the initial application was submitted in 2001, the Sawyers Valley townsite has remained a largely unchanged rural community, and the Metropolitan Region Scheme Amendment 1358/57, Sawyers Valley Urban Precinct, Minor Amendment is deemed unwarranted and undesirable for the Sawyers Valley township and community by its residents. This sentiment was expressed by attendees at the Ordinary General Meeting of the SVRRA, 4th November 2019.

File upload:

SVRRA - SUBMISSION TO THE WESTERN AUSTRALIA PLANNING COMMISSION - FINAL.docx was uploaded

File upload:

1. Sawyers Valley Map Landgate.docx was uploaded

File upload:

2. Sawyers Valley Subdivision 2001 File.pdf was uploaded

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3. Sawyers Valley Subdivision Map.docx was uploaded

File upload:

4. Sawyers Valley Corridor Map.docx was uploaded

SUBMISSION TO THE WESTERN AUSTRALIA PLANNING COMMISSION

Metropolitan Region Scheme Amendment 1358/57 Sawyers Valley Urban Precinct

Contact:

President
Sawyers Valley Residents and Ratepayers Association

Sawyers Valley WA 6074

Phone: 9295 2226

Email: sawyersvalley@gmail.com

Website: <http://sawyersvalley.weebly.com/>

SUBMISSION

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Retention of the current quality of life contributes to the WA State Government's commitment which values the tourism potential of the Hills, including Sawyers Valley. The rural nature of Sawyers Valley's neighbouring State Forest and Beelu National Park is highly valued for hiking, biking, bushwalking, appreciation of fauna and flora, and numerous other activities. Sawyers Valley is recognised for, and reflects this rural quality of life.

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PUBLIC TRANSPORT

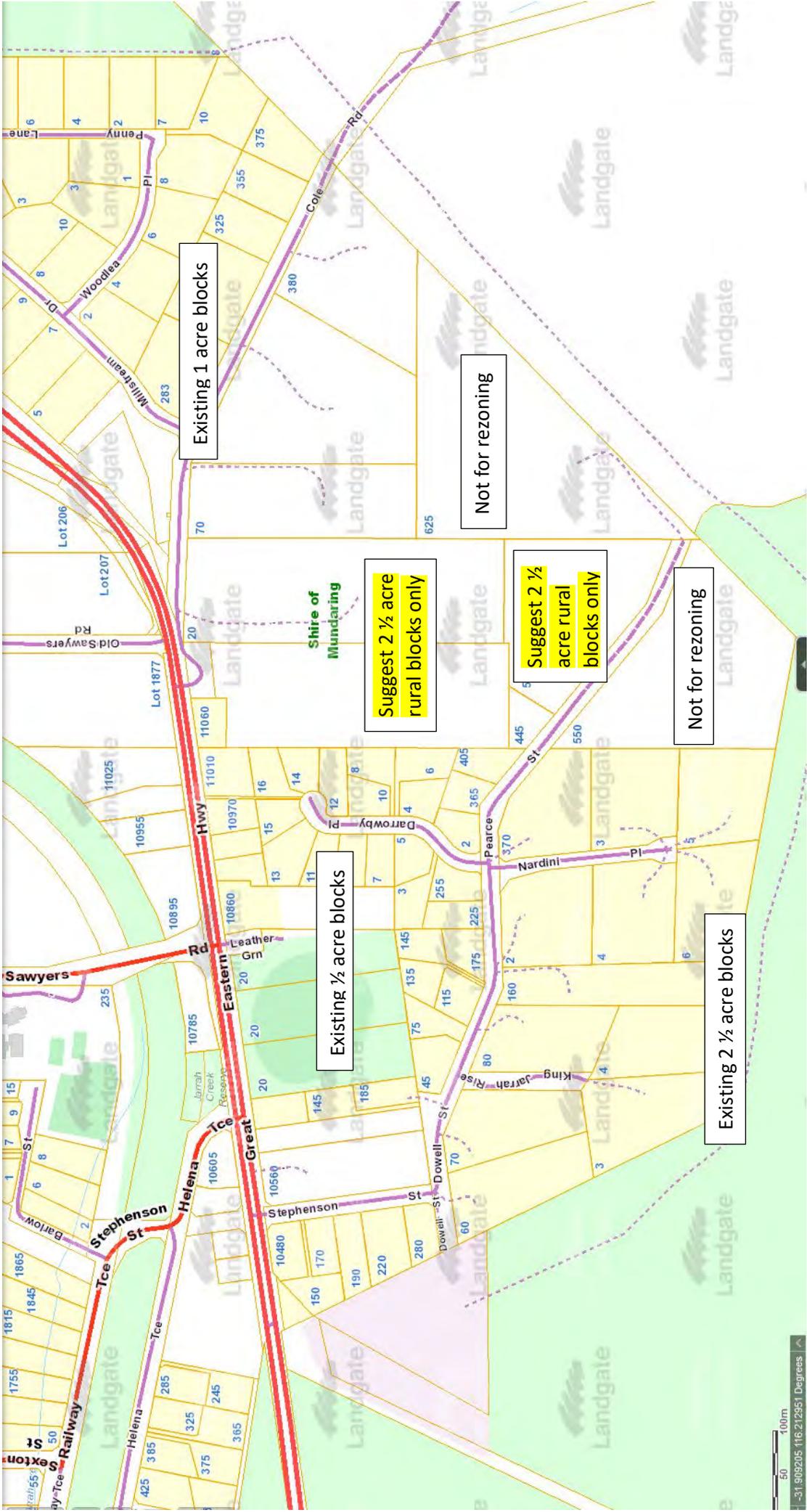
Public transport in Sawyers Valley is extremely limited, as is the range of convenient services, resulting in a far greater dependency on a private vehicular based transport model ([Mundaring 2026 – Strategic Community Plan, Page 11](#)). Sawyers Valley’s relative isolation and lack of an adequate public transport service will result in increased traffic flow on Pearce Street / Stephenson Street & Cole Road entering onto Great Eastern Highway.

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Since the initial application was submitted in 2001, the Sawyers Valley townsite has remained a largely unchanged rural community, and the Metropolitan Region Scheme Amendment 1358/57, Sawyers Valley Urban Precinct, Minor Amendment is deemed unwarranted and undesirable for the Sawyers Valley township and community by its residents. This sentiment was expressed by attendees at the Ordinary General Meeting of the SVRRA, 4th November 2019.



No.	Name and Address	Affected Property / General	Summary of Submissions	Comments / Recommendation
27	J, D, L & E Hill 1095 Helena Terrace, Sawyers Valley	Lots between Cole Road and Pearce Street, Sawyers Valley.	<p>a) Concerned about proposed rezoning of land between Cole and Pearce Roads, Sawyers Valley.</p> <p>b) Currently lots are zoned "RLL", Council's long term strategy – Policy 1 will rezone land to "R5"</p> <p>c) The subject land is extremely close, and in some cases bordering on Jarrah Creek</p> <p>d) Increased density would insert a large number of septic tanks and garden runoff, whilst community is trying to rehabilitate creek.</p> <p>e) Increase in cats and dogs, putting more pressure on native fauna</p> <p>f) Also increase primary school children crossing Great Eastern Highway and push limits of school</p> <p>g) Will destroy village atmosphere of Sawyers Valley</p>	<p>(These comments and recommendations also applicable to Submission Nos 28, 38 – 41, 47 – 54, 58, 61 and 72).</p> <p>COMMENTS Note: Comments 1 – 8 recognise and respond to matters identified in points a – g of the submission.</p> <ol style="list-style-type: none"> 1 Land comprises lower part of same valley system as the "Millstream R2.5 development and is more exposed to Highway in terms of visual exposure and traffic impacts. 2 In consideration of maintaining lifestyle diversity and rural living qualities it is location that adjoins R5 development, R2.5 development, RLL areas and State Forest/water catchment. 3 Given the current status of Sawyers Valley Townsite as a relatively remote rural-forest village with limited services and population size, a substantial increase in size and density of population settlement would be premature at this time. 4 The existing orchard is not of a scale and location that warrants protection. 5 As with the 'Millstream' development, the density of settlement needs to reflect constraints (i.e. low lying land, nutrient management, vegetation, etc). 6 Council's TPS and long term planning strategy promote the establishment and

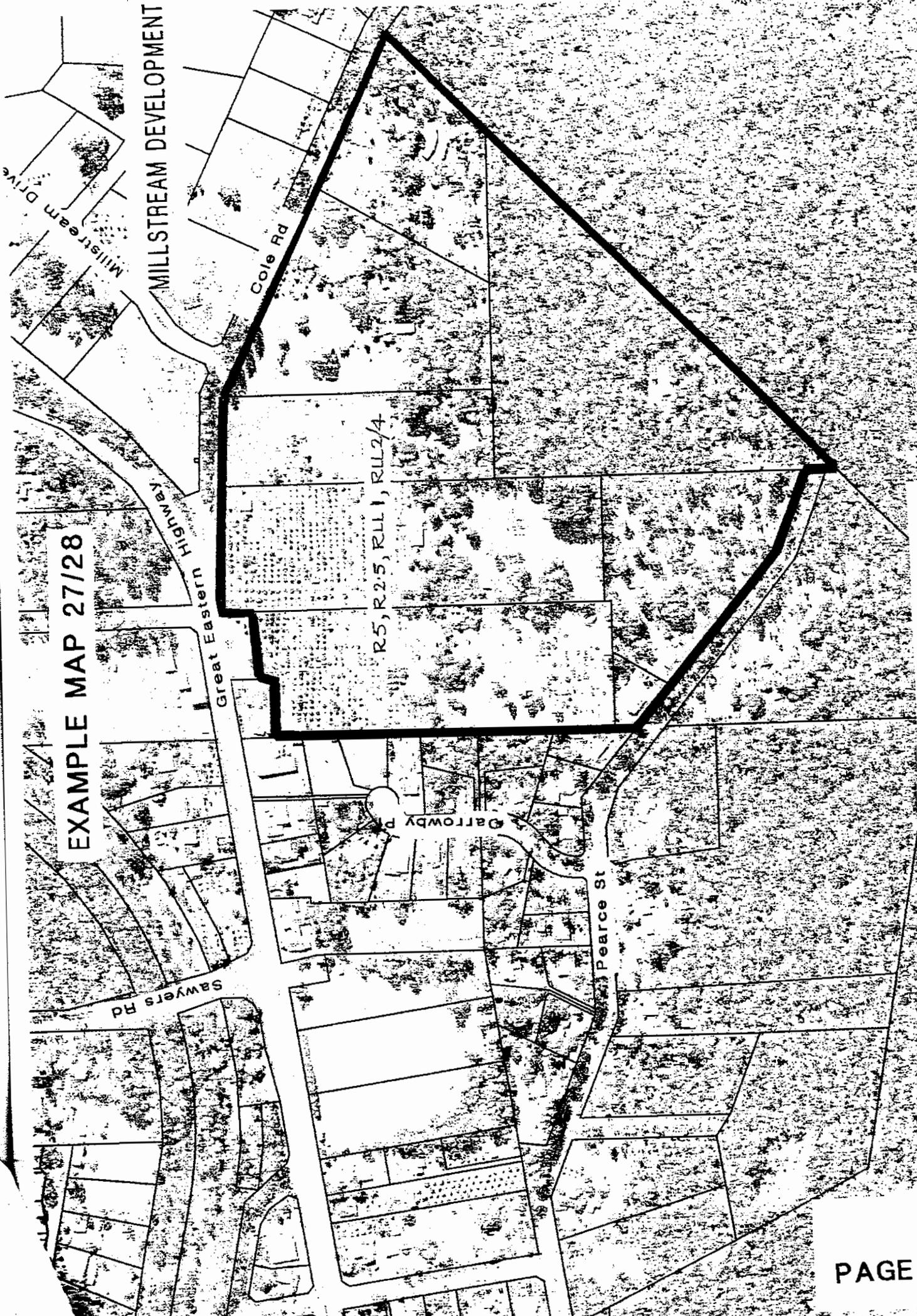
No.	Name and Address	Affected Property / General	Summary of Submissions	Comments / Recommendation
				<p>consolidation of urban villages in a hills rural setting. These villages need to be planned and contained to avoid pressure of 'sprawl' in the rural hinterland. These villages also require a sufficient population threshold for the utility and maintenance of services and facilities.</p> <p>7 Examination of the 'Millstream' R2.5 development shows approximately 50% of the 31 lots being sold in the initial two years with numerous lots also built on. Such a relatively good take up rate indicate acceptance of R2.5.</p> <p>8 Other issues identified in the submission(s), such as proximity to forest and water catchment, security, traffic amenity and safety, effluent disposal, nutrient management, public transport and facilities, and school capacity, etc, have been noted and the above comments and ultimate recommendation respond to these issues. Further, matters that are relevant to servicing authorities (e.g. education, Main Roads and community services) will form part of a comprehensive evaluation and consultation through the Scheme Amendment process.</p> <p><u>RECOMMENDATION</u></p> <p>Upon review of the original Residential R5 proposal, in the context of the strategic and physical attributes of the subject land, and the relevant issues identified in public submissions, it is recommended that the area is more suited to a combination of R5, Residential R2.5 with a component for</p>

No.	Name and Address	Affected Property / General	Summary of Submissions	Comments / Recommendation
28	Ray Belton PO Box 429 Midland WA 6936 on behalf of various landowners	Lots 106, 107, 1877, 2083, 2348, 2483 and 1 Great Eastern Highway /Cole Road, Sawyers Valley.	<p>a) Request rezoning of Lot 1877, 107, 106, 2083, 234 and 1 Great Eastern Highway / Old Sawyers Road / Cole Road, Sawyers from Special Purpose (southern portion of Lot 1877) RLL 2 and RLL to R5.</p> <p>b) Potential development 70 lots of 2000m² each.</p> <p>c) Demand for 2000m² lots in the locality high due to scarcity.</p> <p>d) Essential services unavailable in locality.</p> <p>e) A primary school and recreation field exist approximately 450 metres and 400 metres respectively from the subject land.</p> <p>f) The soil types (D2 and Yg1) are suitable for on-site effluent disposal.</p>	<p>Rural Landscape Living 1 and RLL 2/4 in the upland vegetated areas in proximity to the forest. During the formal review process the applicant will be requested to provide a draft LSIP to illustrate the proposed zoning disposition based on physical and environmental assessment. (See example Map 26 / 27)</p>
				<p>COMMENTS Note: Comments below recognise and respond to the matters outlined under points a) to f) of submission.</p> <p>1 Lots 2083, 2348, 2483, 1, 2, 108, 109 were identified for R5 development in Council's Planning Policy 1 for reasons quoted in points d), e) and f) of the submission and the following reasons: <i>"the need for each settlement to sustain a population level capable of financially supporting the facilities that the residents within each settlement want provided by the Shire."</i></p> <p>2 The projected population for Sawyers Valley townsite for the year 2029 is 640 (256 lots) and the rural hinterland is 670 (268 lots). These projections have been confirmed in the Draft North Eastern Hills Settlement Pattern Plan Study. The market analysis demonstrating the demand is</p>

No.	Name and Address	Affected Property / General	Summary of Submissions	Comments / Recommendation
				<p>required prior to rezoning be initiated. Also refer to submission 78(g) from the Ministry for Planning.</p> <p>3 The proposed 2000m²-lot size is a significant increase on the current density of development on the subject land.</p> <p>4 The land to the south of Great Eastern Highway is heavily constrained by high water tables and clay soils close to the surface.</p> <p>5 The broad land capability assessment (D2 and Yg1) may suggest that the land is capable of supporting residential development, however this is based on 1 septic tank per hectare and does into take into account site specific conditions.</p> <p>6 A detailed geotechnical report demonstrating that the land is suitable for accommodating the proposed density of development as well as a detailed Drainage Plan consistent with the Shire's Urban Strategy would be required.</p> <p>7 The remnant vegetation in the southern part of the proposed development possesses landscape and conservation values that require a greater level of protection than provided in the proposal.</p> <p>8 Based on the above, the proposal has to be redesigned to incorporate:</p> <p>(i) areas of POS</p>

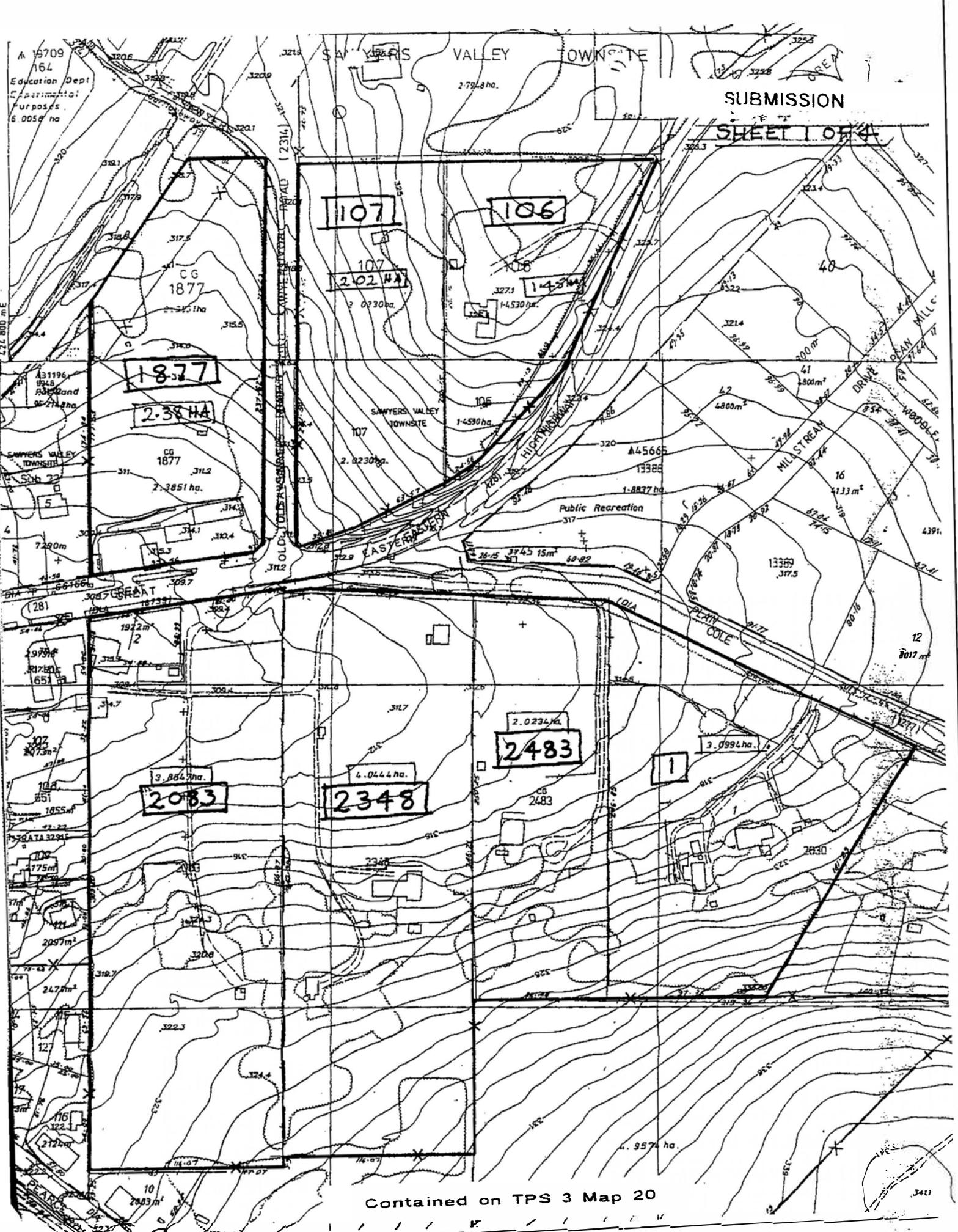
No.	Name and Address	Affected Property / General	Summary of Submissions	Comments / Recommendation
				<p>(ii) 4000m² or larger lots for areas containing remnant vegetation and/or constrained by high water tables.</p> <p>(iii) Larger lots (1ha, 2ha, 4ha) abutting state forest areas to the south.</p> <p>(iv) Better access arrangements to the southern lots by the removal of cul-de-sac heads.</p> <p>(v) Small lots (2000m² to 4000m²) adjacent to Great Eastern Highway, subject to demonstration that the land is suitable.</p> <p>Refer example map 27/28.</p> <p>9 Due to extensive vegetation cover Lots 106 and 107 shall remain within the existing RLL 2 zone.</p> <p>10 The status quo for Lot 1877 be maintained.</p> <p><u>RECOMMENDATION</u></p> <p>1 That the submission as proposed be not supported.</p> <p>2 The proponent be required to submit a comprehensive LSIP incorporating lots 2083, 2348, 2483, 1, 2, 108 and 109 Great Eastern Highway, Cole Road and Pearce Street Sawyers</p>

No.	Name and Address	Affected Property / General	Summary of Submissions	Comments / Recommendation
				<p>Valley in accordance with the above comments.</p> <p>3 The LSIP and the associated documentation shall be submitted prior to the formal review process of the Scheme or shall await the next review in the years 2006 / 2007.</p>



EXAMPLE MAP 27/28

Contained on TPS 3 Map 20



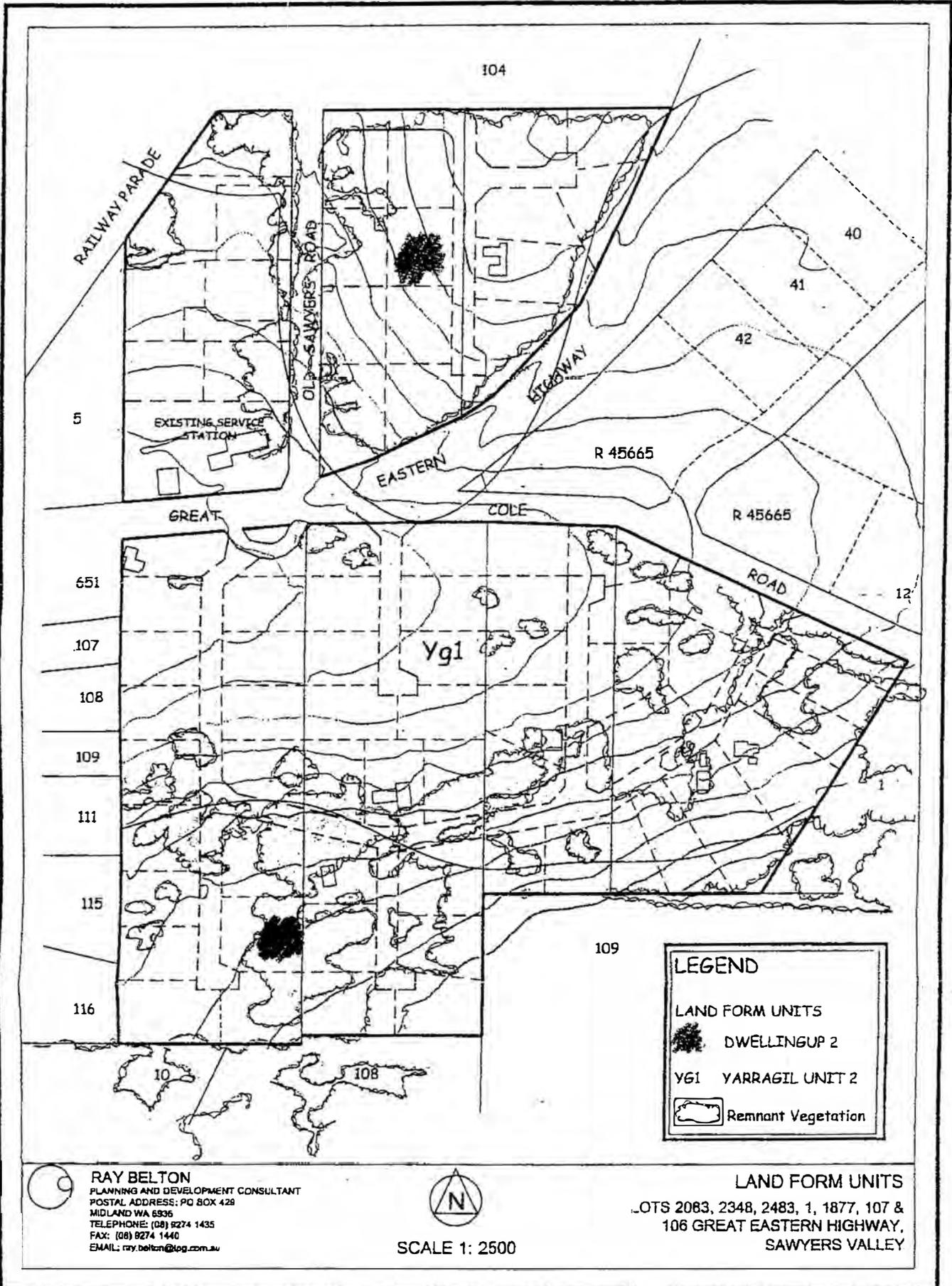
Contained on TPS 3 Map 20

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 MIDLAND WA 6936
 TELEPHONE: (08) 9274 1435
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SCALE 1:2000

CADASTRAL PLAN
 Lots 106, 107, 1877, 2083,
 2348, 2483 and 1 Great
 Eastern Highway,
 Sawyers Valley



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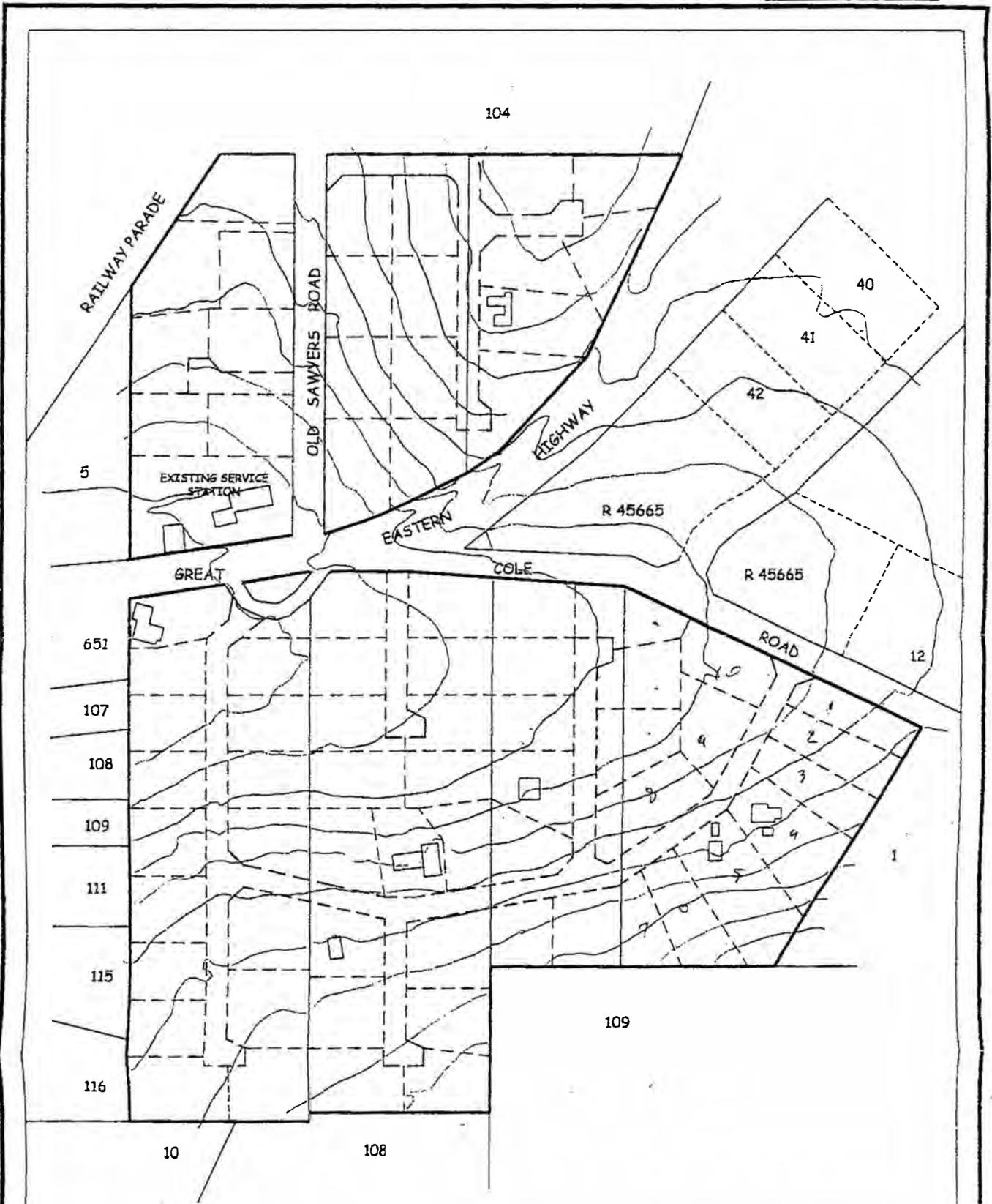
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LEGEND

LAND FORM UNITS

-  DWELLINGUP 2
-  YARRAGIL UNIT 2
-  Remnant Vegetation

LAND FORM UNITS
 LOTS 2083, 2348, 2483, 1, 1877, 107 &
 106 GREAT EASTERN HIGHWAY,
 SAWYERS VALLEY



Contained on TPS 3 Map 20



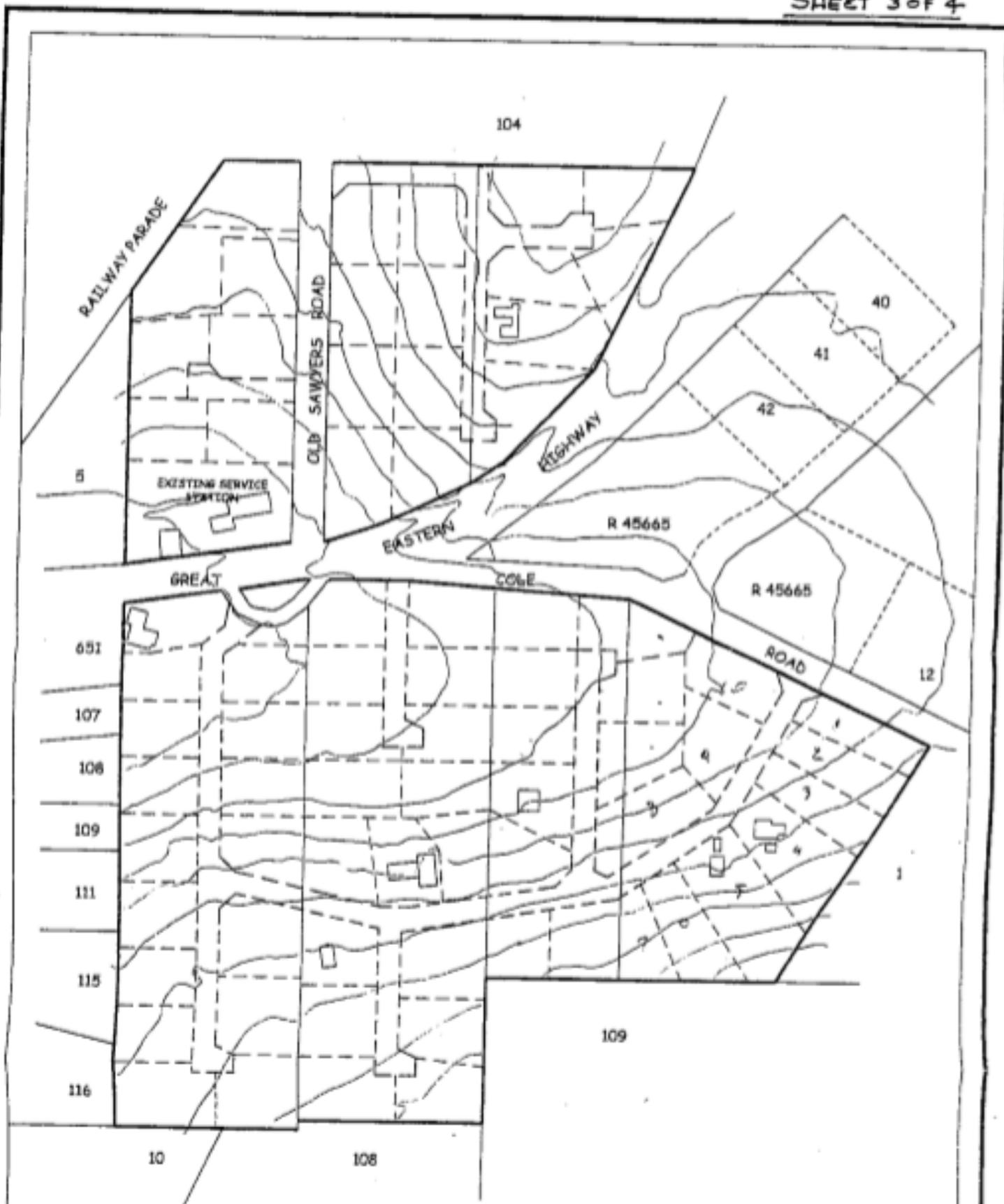
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SCALE 1:2500

GUIDE PLAN

LOTS 2083, 2348, 2483, 1, 1877, 107 &
106 GREAT EASTERN HIGHWAY,
SAWYERS VALLEY



Contained on TPS 3 Map 20

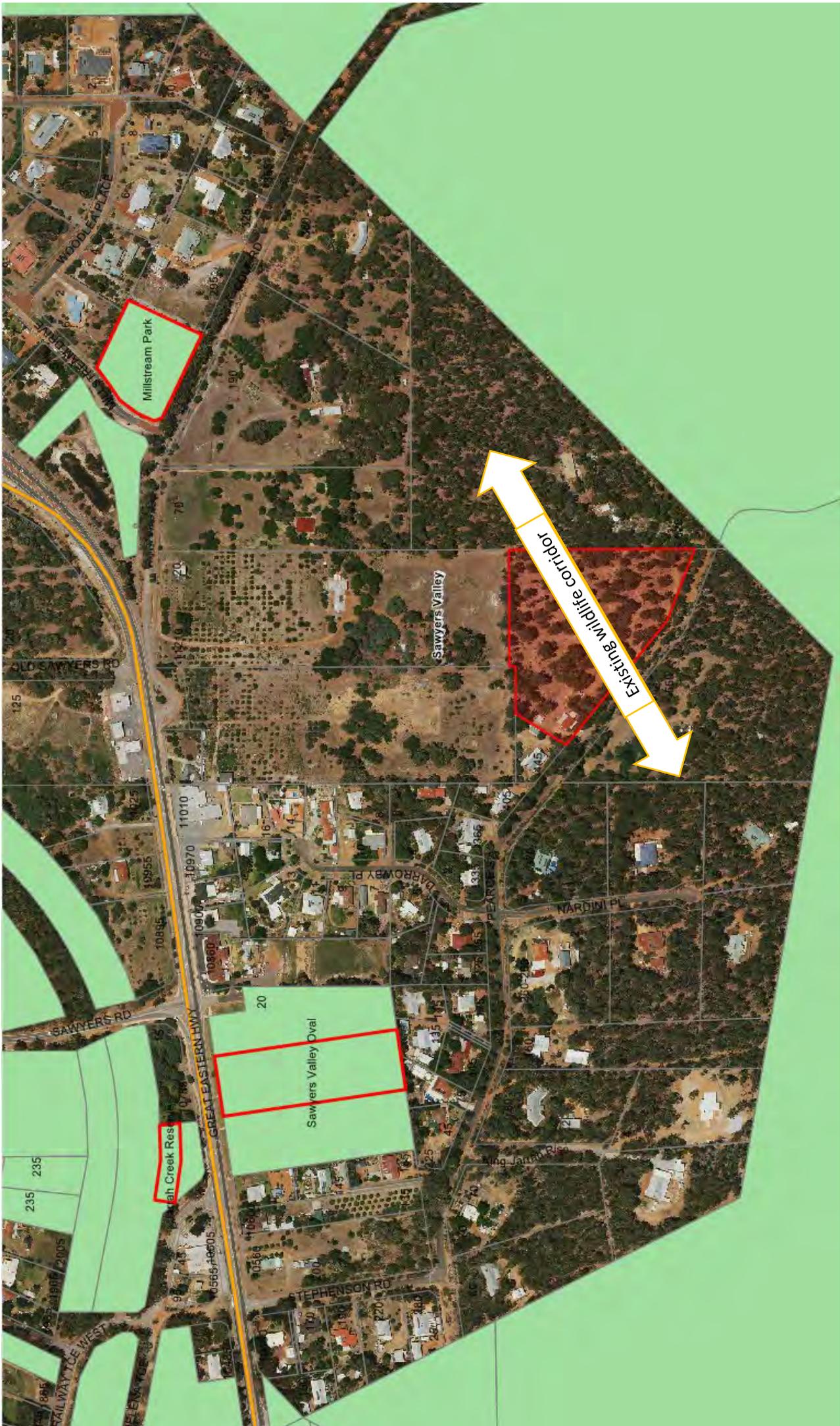


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SCALE 1:2500

GUIDE PLAN
LOTS 2083, 2348, 2483, 1, 1877, 107 &
106 GREAT EASTERN HIGHWAY,
SAWYERS VALLEY



Millstream Park

Sawyers Valley

Sawyers Valley Oval

Existing wildlife corridor

Mill Creek Res

WOODLEA PLACE

MILLSTREAM RD

OLD SAWYERS RD

SAWYERS RD

GREAT EASTERN HWY

STEPHENSON RD

DARROWAY PL

NARDINI PL

RAILWAY TCE WEST

125

10895

10895

235

885

11010

10970

10860

0568-18605

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Response ID ANON-3WT9-F5DA-Q

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**
Submitted on **2019-12-13 14:23:45**

Submission

1 What is your first name?

First name: *Name 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:

Please find Submission and attachments in file uploads.

SUBMISSION TO THE WESTERN AUSTRALIA PLANNING COMMISSION
Metropolitan Region Scheme Amendment 1358/57
Sawyers Valley Urban Precinct

Contact:

Address:

Phone:

Email:

SUBMISSION

INTRODUCTION

Lot 108 Pearce Street, 2083 Great Eastern Highway and 2348 Cole Road are subject to an amendment process to rezone them from rural to urban. No objections are raised to the rezoning of lots 2 and 10 in the proposal. This submission relates to the proposed "minor" amendment, to which I am totally opposed.

GENERAL COMMENT

The MRSA 1358/57 is not a "minor amendment" as it will have a profound impact on the Sawyers Valley residents and community. I believe that the principles for urban consolidation detailed in principle 9, "Green Network", of the 10 principles for urban consolidation as set out in the North-East Sub-Regional Planning Forum, page 27, are being overlooked in sections of the MRSA 1358/57, namely to "preserve, enhance and consolidate the green network of (parks, rivers, sport/recreation areas, facilities for active open space), conservation and biodiversity areas, and areas with a high level of tree canopy coverage, considered important for the health and wellbeing of the community".

BUSH FIRE RISK

The proposed area comprises 10.4 hectares (25 acres) of rural zoned land between Cole Rd and Pearce Street, Sawyers Valley.

Rural land blocks are larger, generally from roughly 1 hectare (2.5 acres) upwards. The proposed urban land blocks range in size from R2.5 (1 acre) to R 5 (½ acre). To better understand the implications of these block sizes, the block sizes in the surrounding area comprise:

- 2.5 acre blocks make up Nardini Place & King Jarrah Rise, off Pearce Street
- 1 acre blocks make up Mill Stream Estate, off Cole Road
- ½ acre blocks make up Darrowby Place, off Pearce Street
- (1. Sawyers Valley Map Landgate - see attached)

In Sept 2001 an unsuccessful submission (2. Sawyers Valley Subdivision 2001 File – see attached), by the same owners, to rezone blocks 2083 & 2348 fronting Cole Road, provided an insight into the intended subdivisions of the two blocks, should they be rezoned urban (3. Sawyers Valley Subdivision Map – see attached). 28 x ½ acre blocks on 19 acres with two access roads onto Cole Road. No intended subdivisions were presented for Lot 108, at the time.

The 2016 Census revealed that in postcode 6074, WA, there are 389 dwellings, 84 of those are currently south of Great Eastern Highway, (Mill Stream, Cole Road and Pearce Street), comprising almost 22% of the total dwellings in 6074. An additional possible 38 dwellings in the rezoning proposal would mean that 31% of dwellings in 6074, WA, would be located south of Great Eastern Highway. An unacceptable level of density of dwellings, population and traffic. The 2016 Census revealed that in postcode 6074, WA, there are an average of 2.7 people per household and also 2.7 motor vehicles per household. Based on these statistics the two blocks fronting Cole Road could be occupied by an average of 76 additional residents driving 76 additional motor vehicles onto Cole Road. Lot 108 (6 acres) could have 10 x ½ acre blocks; an additional 27 people and 27 motor vehicles; an increase of more than 100 motor vehicles and people occupying the total proposed rezoned land.

Any proposal for urban development will need to ensure that it has considered, and where applicable, applied State Planning Policy 3.7 Planning in Bushfire Prone Areas. This policy includes reference to designated bushfire-prone areas to assist in reducing the risk to people, property and infrastructure by encouraging a risk-based approach to strategic planning, subdivision, development and other planning decisions proposed in bushfire prone areas. Up to 28 additional dwellings would have access to Cole Road and possibly 10 more dwellings would have access to Pearce Street. The current situation is already dire.

- currently Cole Road serves as the only escape route onto Great Eastern Highway for 27 dwellings in Mill Stream and 9 dwellings on Cole Road, without the addition of another possible 28 dwellings on lots 2083 & 2348. Rezoning to urban could increase the total number of dwellings to 64 with possibly more than 170 vehicles evacuating along Cole Road in a bushfire emergency situation.

- currently Pearce Street / Stephenson Street serve as the only escape route for 48 dwellings. An additional possible 10 dwellings, would result in possibly more than 150 vehicles evacuating via a single exit onto Great Eastern Highway in a bushfire emergency situation.

TOPOGRAPHY

I express my concern for the management of suitable effluent disposal, and the management of the wastewater and stormwater run-off from the proposed area for rezoning, into the groundwater that supplies Jarrah Creek, which subsequently flows into Jane Brook and finally into the Swan River. Rezoning this land will increase even further nutrient pollution from lawn and garden fertilizers and pet waste products. The water table near Cole Road is very high and issues with effluent disposal are of major concern.

As was highlighted in the objections to the 2001 proposal, sewerage limitations exist with this proposed development. There are large areas of cap rock in portions of the lots fronting Cole Road. There is a high-water table during winter and restrictions have already been imposed on properties near Cole Road in the Millstream development.

HILLS LIFESTYLE

The proposal comprises mainly 3 separate large blocks. The two larger blocks (2083 & 2348, comprising 9 & 10 acres respectively) fronting Cole Road have previously been cleared for dwellings, paddocks and orchards. The smaller block (Lot 108, 6 acres) fronting Pearce Street was parkland cleared in 1988 and contains a number of mature Jarrah and Marri trees, which provide foraging habitat for black cockatoo species (Carnaby & Red Tailed). Lot 108 is partially surrounded by two larger (8.5 & 12 acre) blocks of native bushland. It is essential that this block (Lot 108) be retained as rural zoned land, as this natural environment provides a high level of mature tree canopy coverage, in addition to, being a wildlife corridor for native terrestrial fauna. (4. Sawyers Valley Corridor Map – see attached)

The significant environmental attributes (including Carnaby's Black Cockatoo habitat) and the retention of terrestrial fauna habitat needs to be protected. Lot 108 especially, is home to rare cockatoos (Red and White tailed), emus, bandicoots, echidnas, kangaroos, sand monitors and numerous other faunae. This block possesses landscape and conservation values.

I have grave concerns for the environmental impact of even more cats and dogs destroying the relatively fragile wildlife and environment, which is currently succumbing to increasingly hotter and drier climate change.

Sawyers Valley is much more than an urban development site. There is sufficient urban development occurring in surrounding areas, e.g. Lion Street development. New building regulations for bush fire risk buildings require a significant clearing of bushland on new blocks. Living in the Hills, in Sawyers Valley, is not about clearing trees. This proposed amendment will not enhance the relatively remote quiet rural-forest village atmosphere of Sawyers Valley, which has limited services.

Retention of the current quality of life contributes to the WA State Government's commitment which values the tourism potential of the Hills, including Sawyers Valley. The rural nature of Sawyers Valley's neighbouring State Forest and Beelu National Park is highly valued for hiking, biking, bushwalking, appreciation of fauna and flora, and numerous other activities. Sawyers Valley is recognised for, and reflects this rural quality of life.

Sawyers Valley's rural hinterland in particular, and the Hills in general, are "The Lungs of Perth". All trees contribute to combatting climate change. Appreciate, do not desecrate, this beautiful natural environment.

PUBLIC TRANSPORT

Public transport in Sawyers Valley is extremely limited, as is the range of convenient services, resulting in a far greater dependency on a private vehicular based transport model (Mundaring 2026 – Strategic Community Plan, Page 11). Sawyers Valley's relative isolation and lack of an adequate public transport service will result in increased traffic flow on Pearce Street / Stephenson Street & Cole Road entering onto Great Eastern Highway.

Intense traffic flow most likely will be experienced during peak hours, school drop-off and pick-up times and extreme congestion will be experienced in life threatening situations, such as, a bushfire emergency.

RECOMMENDATION

I strongly urge the WAPC to reject the application for the proposed rezoning of the parcel of land from rural to urban land. The potential increase in density of dwellings, population and traffic south of Great Eastern Highway does not reflect the expectations of my family and I, who have made Sawyers Valley our home for the past four decades. The resulting increase in the hazards of escaping an emergency bushfire situation from this area is of utmost concern to us and our neighbours.

Since the initial application was submitted in 2001, the Sawyers Valley townsite has remained a largely unchanged rural community, and the Metropolitan Region Scheme Amendment 1358/57, Sawyers Valley Urban Precinct, Minor Amendment, is deemed unwarranted and undesirable for the Sawyers Valley township and community, and especially for my family and I.

File upload:

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File upload:

1. Sawyers Valley Map Landgate.docx was uploaded

File upload:

2. Sawyers Valley Subdivision 2001 File.pdf was uploaded

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3. Sawyers Valley Subdivision Map.docx was uploaded

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4. Sawyers Valley Corridor Map.docx was uploaded

SUBMISSION TO THE WESTERN AUSTRALIA PLANNING COMMISSION

Metropolitan Region Scheme Amendment 1358/57 Sawyers Valley Urban Precinct

Contact:

Address:

Phone:

Email:

SUBMISSION

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HILLS LIFESTYLE

The proposal comprises mainly 3 separate large blocks. The two larger blocks (2083 & 2348, comprising 9 & 10 acres respectively) fronting Cole Road have previously been cleared for dwellings, paddocks and orchards. The smaller block (Lot 108, 6 acres) fronting Pearce Street was parkland cleared in 1988 and contains a number of mature Jarrah and Marri trees, which provide foraging habitat for black cockatoo species (Carnaby & Red Tailed). Lot 108 is partially surrounded by two larger (8.5 & 12 acre) blocks of native bushland. It is essential that this block (Lot 108) be retained as rural zoned land, as this natural environment provides a high level of mature tree canopy coverage, in addition to, being a wildlife corridor for native terrestrial fauna. ([4. Sawyers Valley Corridor Map – see attached](#))

The significant environmental attributes (including Carnaby's Black Cockatoo habitat) and the retention of terrestrial fauna habitat needs to be protected. Lot 108 especially, is home to rare cockatoos (Red and White tailed), emus, bandicoots, echidnas, kangaroos, sand monitors and numerous other faunae. This block possesses landscape and conservation values.

I have grave concerns for the environmental impact of even more cats and dogs destroying the relatively fragile wildlife and environment, which is currently succumbing to increasingly hotter and drier climate change.

Sawyers Valley is much more than an urban development site. There is sufficient urban development occurring in surrounding areas, e.g. Lion Street development. New building regulations for bush fire risk buildings require a significant clearing of bushland on new blocks. Living in the Hills, in Sawyers Valley, is not about clearing trees. This proposed amendment will not enhance the relatively remote quiet rural-forest village atmosphere of Sawyers Valley, which has limited services.

Retention of the current quality of life contributes to the WA State Government's commitment which values the tourism potential of the Hills, including Sawyers Valley. The rural nature of Sawyers Valley's neighbouring State Forest and Beelu National Park is highly valued for hiking, biking, bushwalking, appreciation of fauna and flora, and numerous other activities. Sawyers Valley is recognised for, and reflects this rural quality of life.

Sawyers Valley's rural hinterland in particular, and the Hills in general, are "The Lungs of Perth". All trees contribute to combatting climate change. Appreciate, do not desecrate, this beautiful natural environment.

PUBLIC TRANSPORT

Public transport in Sawyers Valley is extremely limited, as is the range of convenient services, resulting in a far greater dependency on a private vehicular based transport model ([Mundaring 2026 – Strategic Community Plan, Page 11](#)). Sawyers Valley's relative isolation and lack of an adequate public transport service will result in increased traffic flow on Pearce Street / Stephenson Street & Cole Road entering onto Great Eastern Highway.

Intense traffic flow most likely will be experienced during peak hours, school drop-off and pick-up times and extreme congestion will be experienced in life threatening situations, such as, a bushfire emergency.

RECOMMENDATION

I strongly urge the WAPC to reject the application for the proposed rezoning of the parcel of land from rural to urban land. The potential increase in density of dwellings, population and traffic south of Great Eastern Highway does not reflect the expectations of my family and I, who have made Sawyers Valley our home for the past four decades. The resulting increase in the hazards of escaping an emergency bushfire situation from this area is of utmost concern to us and our neighbours.

Since the initial application was submitted in 2001, the Sawyers Valley townsite has remained a largely unchanged rural community, and the Metropolitan Region Scheme Amendment 1358/57, Sawyers Valley Urban Precinct, Minor Amendment, is deemed unwarranted and undesirable for the Sawyers Valley township and community, and especially for my family and I.

No.	Name and Address	Affected Property / General	Summary of Submissions	Comments / Recommendation
27	J, D, L & E Hill 1095 Helena Terrace, Sawyers Valley	Lots between Cole Road and Pearce Street, Sawyers Valley.	<p>a) Concerned about proposed rezoning of land between Cole and Pearce Roads, Sawyers Valley.</p> <p>b) Currently lots are zoned "RLL", Council's long term strategy – Policy 1 will rezone land to "R5"</p> <p>c) The subject land is extremely close, and in some cases bordering on Jarrah Creek</p> <p>d) Increased density would insert a large number of septic tanks and garden runoff, whilst community is trying to rehabilitate creek.</p> <p>e) Increase in cats and dogs, putting more pressure on native fauna</p> <p>f) Also increase primary school children crossing Great Eastern Highway and push limits of school</p> <p>g) Will destroy village atmosphere of Sawyers Valley</p>	<p>(These comments and recommendations also applicable to Submission Nos 28, 38 – 41, 47 – 54, 58, 61 and 72).</p> <p>COMMENTS</p> <p>Note: Comments 1 – 8 recognise and respond to matters identified in points a – g of the submission.</p>
			<ol style="list-style-type: none"> 1 Land comprises lower part of same valley system as the "Millstream R2.5 development and is more exposed to Highway in terms of visual exposure and traffic impacts. 2 In consideration of maintaining lifestyle diversity and rural living qualities it is location that adjoins R5 development, R2.5 development, RLL areas and State Forest/water catchment. 3 Given the current status of Sawyers Valley Townsite as a relatively remote rural-forest village with limited services and population size, a substantial increase in size and density of population settlement would be premature at this time. 4 The existing orchard is not of a scale and location that warrants protection. 5 As with the 'Millstream' development, the density of settlement needs to reflect constraints (i.e. low lying land, nutrient management, vegetation, etc). 6 Council's TPS and long term planning strategy promote the establishment and 	

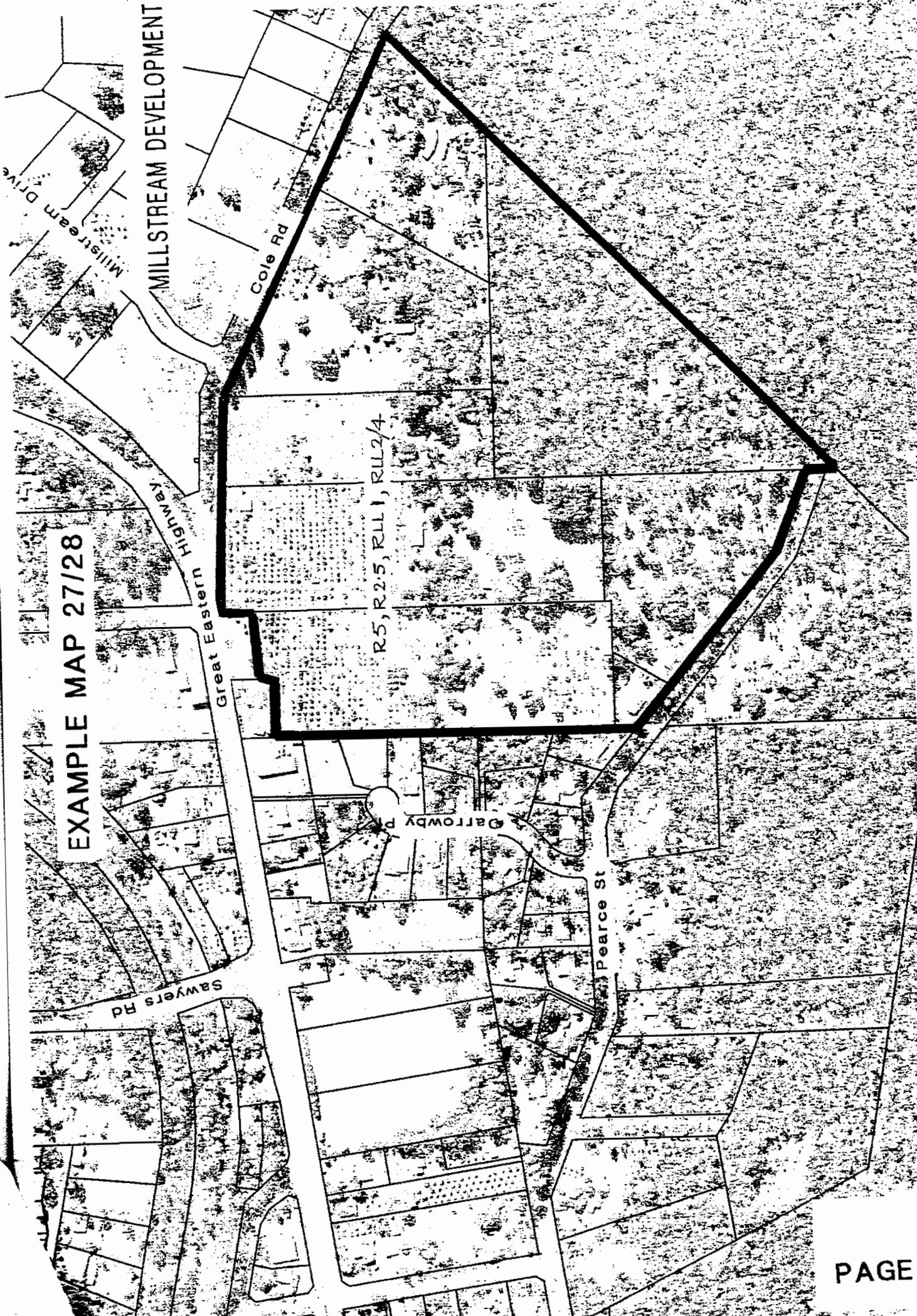
No.	Name and Address	Affected Property / General	Summary of Submissions	Comments / Recommendation
				<p>consolidation of urban villages in a hills rural setting. These villages need to be planned and contained to avoid pressure of 'sprawl' in the rural hinterland. These villages also require a sufficient population threshold for the utility and maintenance of services and facilities.</p> <p>7 Examination of the 'Millstream' R2.5 development shows approximately 50% of the 31 lots being sold in the initial two years with numerous lots also built on. Such a relatively good take up rate indicate acceptance of R2.5.</p> <p>8 Other issues identified in the submission(s), such as proximity to forest and water catchment, security, traffic amenity and safety, effluent disposal, nutrient management, public transport and facilities, and school capacity, etc, have been noted and the above comments and ultimate recommendation respond to these issues. Further, matters that are relevant to servicing authorities (e.g. education, Main Roads and community services) will form part of a comprehensive evaluation and consultation through the Scheme Amendment process.</p> <p><u>RECOMMENDATION</u></p> <p>Upon review of the original Residential R5 proposal, in the context of the strategic and physical attributes of the subject land, and the relevant issues identified in public submissions, it is recommended that the area is more suited to a combination of R5, Residential R2.5 with a component for</p>

No.	Name and Address	Affected Property / General	Summary of Submissions	Comments / Recommendation
28	Ray Belton PO Box 429 Midland WA 6936 on behalf of various landowners	Lots 106, 107, 1877, 2083, 2348, 2483 and 1 Great Eastern Highway /Cole Road, Sawyers Valley.	<p>a) Request rezoning of Lot 1877, 107, 106, 2083, 234 and 1 Great Eastern Highway / Old Sawyers Road / Cole Road, Sawyers from Special Purpose (southern portion of Lot 1877) RLL 2 and RLL to R5.</p> <p>b) Potential development 70 lots of 2000m² each.</p> <p>c) Demand for 2000m² lots in the locality high due to scarcity.</p> <p>d) Essential services unavailable in locality.</p> <p>e) A primary school and recreation field exist approximately 450 metres and 400 metres respectively from the subject land.</p> <p>f) The soil types (D2 and Yg1) are suitable for on-site effluent disposal.</p>	<p>Rural Landscape Living 1 and RLL 2/4 in the upland vegetated areas in proximity to the forest. During the formal review process the applicant will be requested to provide a draft LSIP to illustrate the proposed zoning disposition based on physical and environmental assessment. (See example Map 26 / 27)</p>
				<p><u>COMMENTS</u> Note: Comments below recognise and respond to the matters outlined under points a) to f) of submission. 1 Lots 2083, 2348, 2483, 1, 2, 108, 109 were identified for R5 development in Council's Planning Policy 1 for reasons quoted in points d), e) and f) of the submission and the following reasons: <i>"the need for each settlement to sustain a population level capable of financially supporting the facilities that the residents within each settlement want provided by the Shire."</i></p> <p>2 The projected population for Sawyers Valley townsite for the year 2029 is 640 (256 lots) and the rural hinterland is 670 (268 lots). These projections have been confirmed in the Draft North Eastern Hills Settlement Pattern Plan Study. The market analysis demonstrating the demand is</p>

No.	Name and Address	Affected Property / General	Summary of Submissions	Comments / Recommendation
				<p>required prior to rezoning be initiated. Also refer to submission 78(g) from the Ministry for Planning.</p> <p>3 The proposed 2000m²-lot size is a significant increase on the current density of development on the subject land.</p> <p>4 The land to the south of Great Eastern Highway is heavily constrained by high water tables and clay soils close to the surface.</p> <p>5 The broad land capability assessment (D2 and Yg1) may suggest that the land is capable of supporting residential development, however this is based on 1 septic tank per hectare and does into take into account site specific conditions.</p> <p>6 A detailed geotechnical report demonstrating that the land is suitable for accommodating the proposed density of development as well as a detailed Drainage Plan consistent with the Shire's Urban Strategy would be required.</p> <p>7 The remnant vegetation in the southern part of the proposed development possesses landscape and conservation values that require a greater level of protection than provided in the proposal.</p> <p>8 Based on the above, the proposal has to be redesigned to incorporate:</p> <p>(i) areas of POS</p>

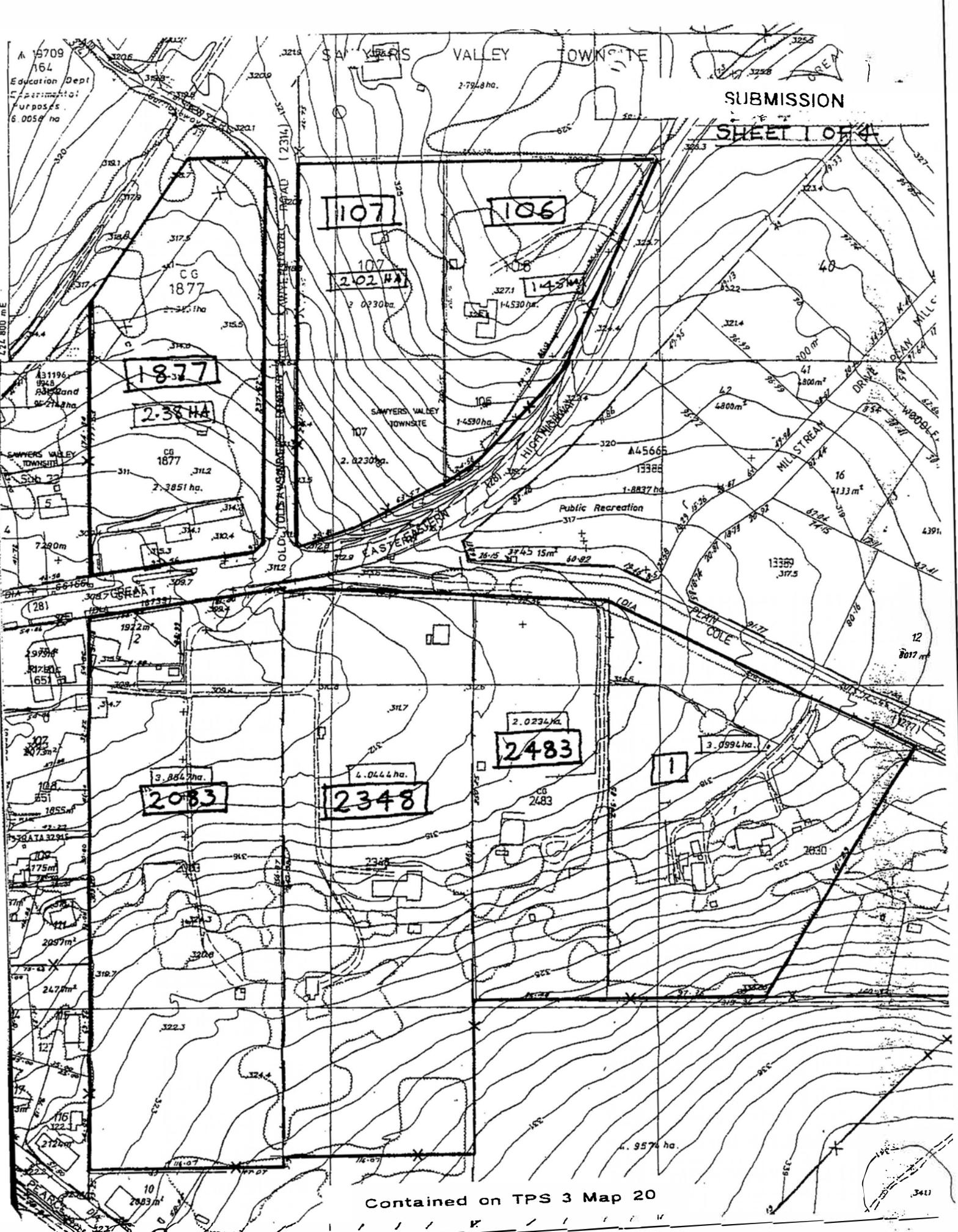
No.	Name and Address	Affected Property / General	Summary of Submissions	Comments / Recommendation
				<p>(ii) 4000m² or larger lots for areas containing remnant vegetation and/or constrained by high water tables.</p> <p>(iii) Larger lots (1ha, 2ha, 4ha) abutting state forest areas to the south.</p> <p>(iv) Better access arrangements to the southern lots by the removal of cul-de-sac heads.</p> <p>(v) Small lots (2000m² to 4000m²) adjacent to Great Eastern Highway, subject to demonstration that the land is suitable.</p> <p>Refer example map 27/28.</p> <p>9 Due to extensive vegetation cover Lots 106 and 107 shall remain within the existing RLL 2 zone.</p> <p>10 The status quo for Lot 1877 be maintained.</p> <p><u>RECOMMENDATION</u></p> <p>1 That the submission as proposed be not supported.</p> <p>2 The proponent be required to submit a comprehensive LSIP incorporating lots 2083, 2348, 2483, 1, 2, 108 and 109 Great Eastern Highway, Cole Road and Pearce Street Sawyers</p>

No.	Name and Address	Affected Property / General	Summary of Submissions	Comments / Recommendation
				<p>Valley in accordance with the above comments.</p> <p>3 The LSIP and the associated documentation shall be submitted prior to the formal review process of the Scheme or shall await the next review in the years 2006 / 2007.</p>



EXAMPLE MAP 27/28

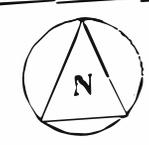
Contained on TPS 3 Map 20



SUBMISSION
 SHEET 1 OF 4

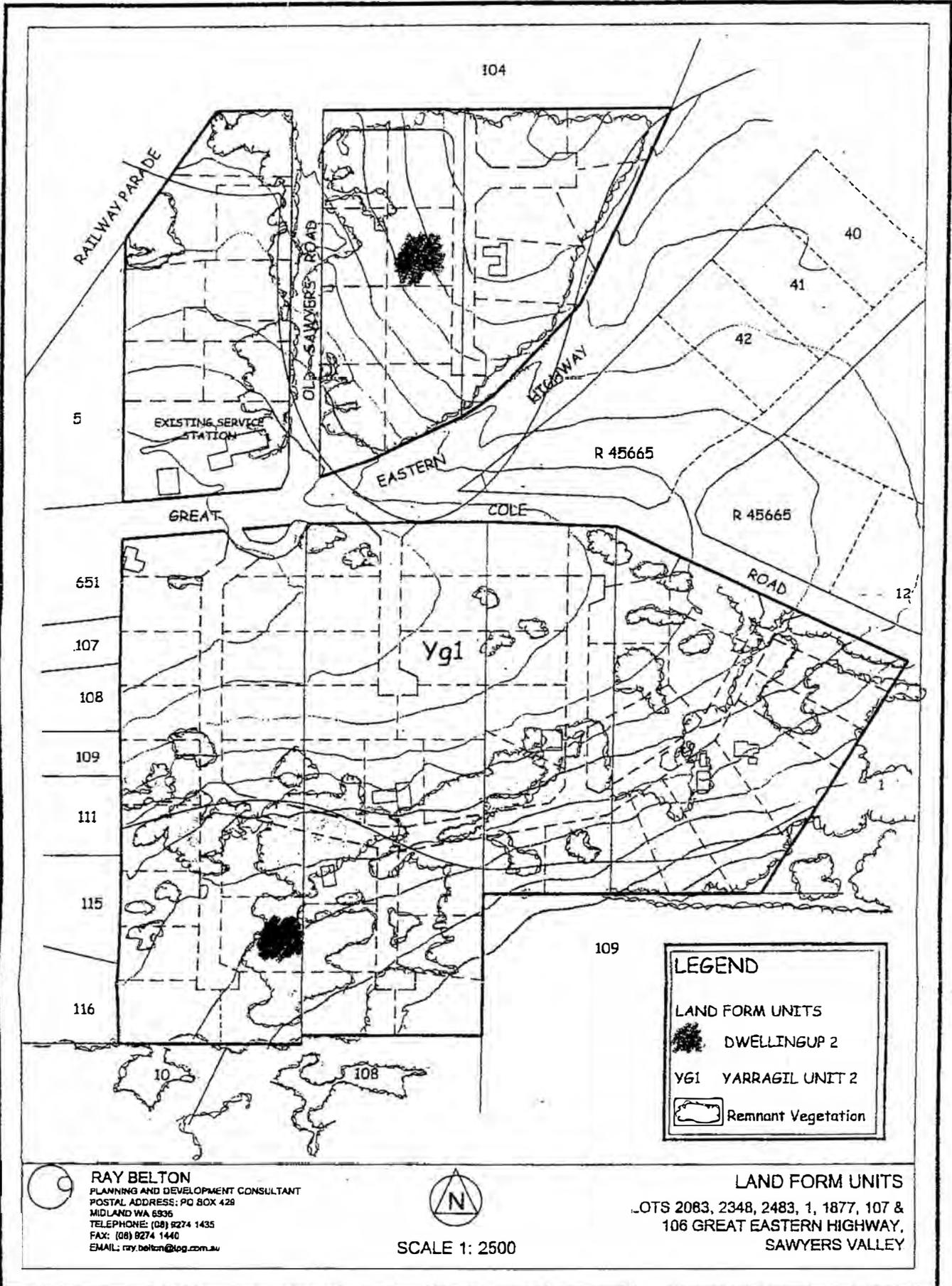
Contained on TPS 3 Map 20

RAY BELTON
 PLANNING AND DEVELOPMENT CONSULTANT
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 MIDLAND WA 6936
 TELEPHONE: (08) 9274 1435
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SCALE 1:2000

CADASTRAL PLAN
 Lots 106, 107, 1877, 2083,
 2348, 2483 and 1 Great
 Eastern Highway,
 Sawyers Valley



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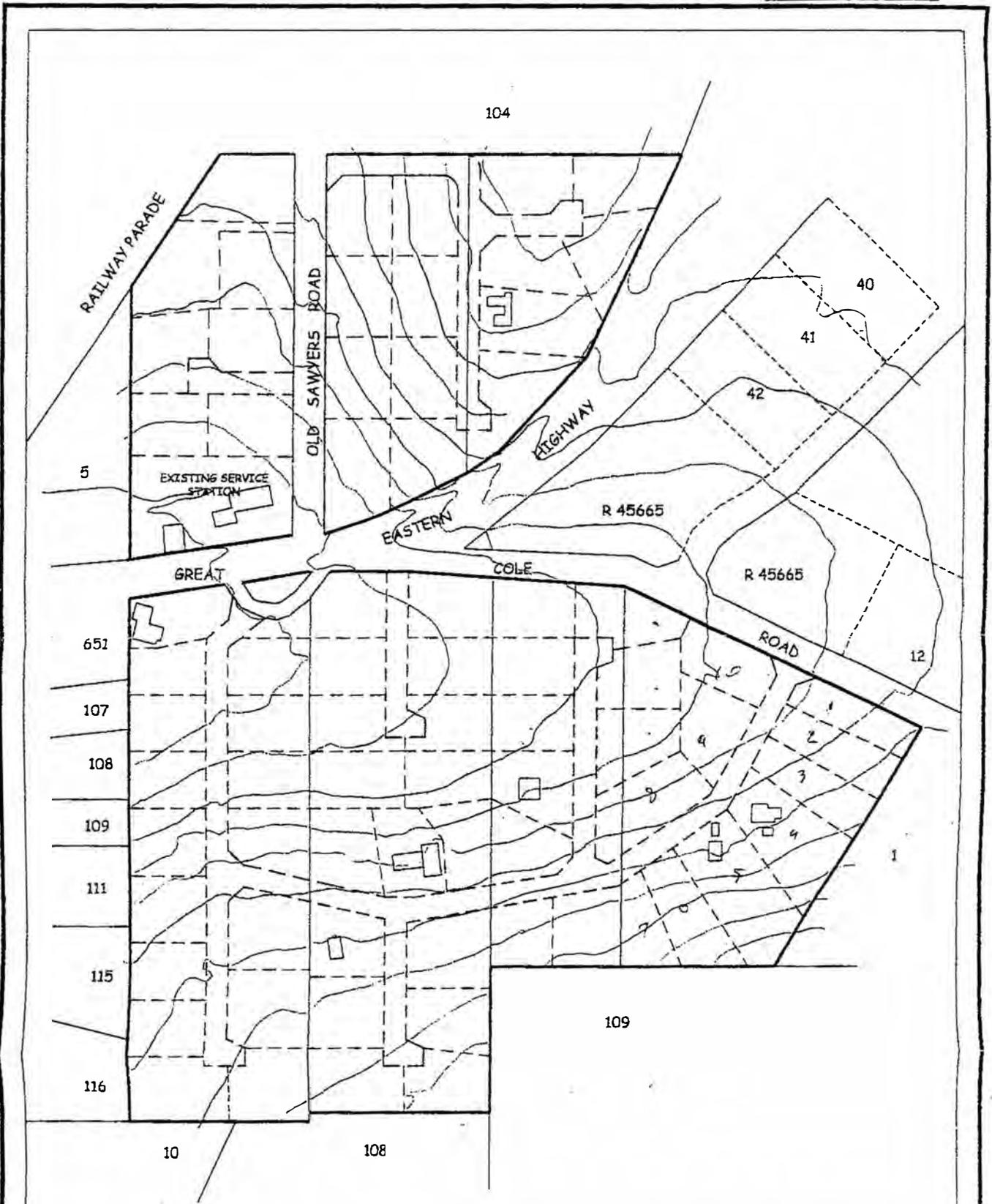
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LEGEND

LAND FORM UNITS

-  DWELLINGUP 2
-  YARRAGIL UNIT 2
-  Remnant Vegetation

LAND FORM UNITS
 LOTS 2083, 2348, 2483, 1, 1877, 107 &
 106 GREAT EASTERN HIGHWAY,
 SAWYERS VALLEY



Contained on TPS 3 Map 20

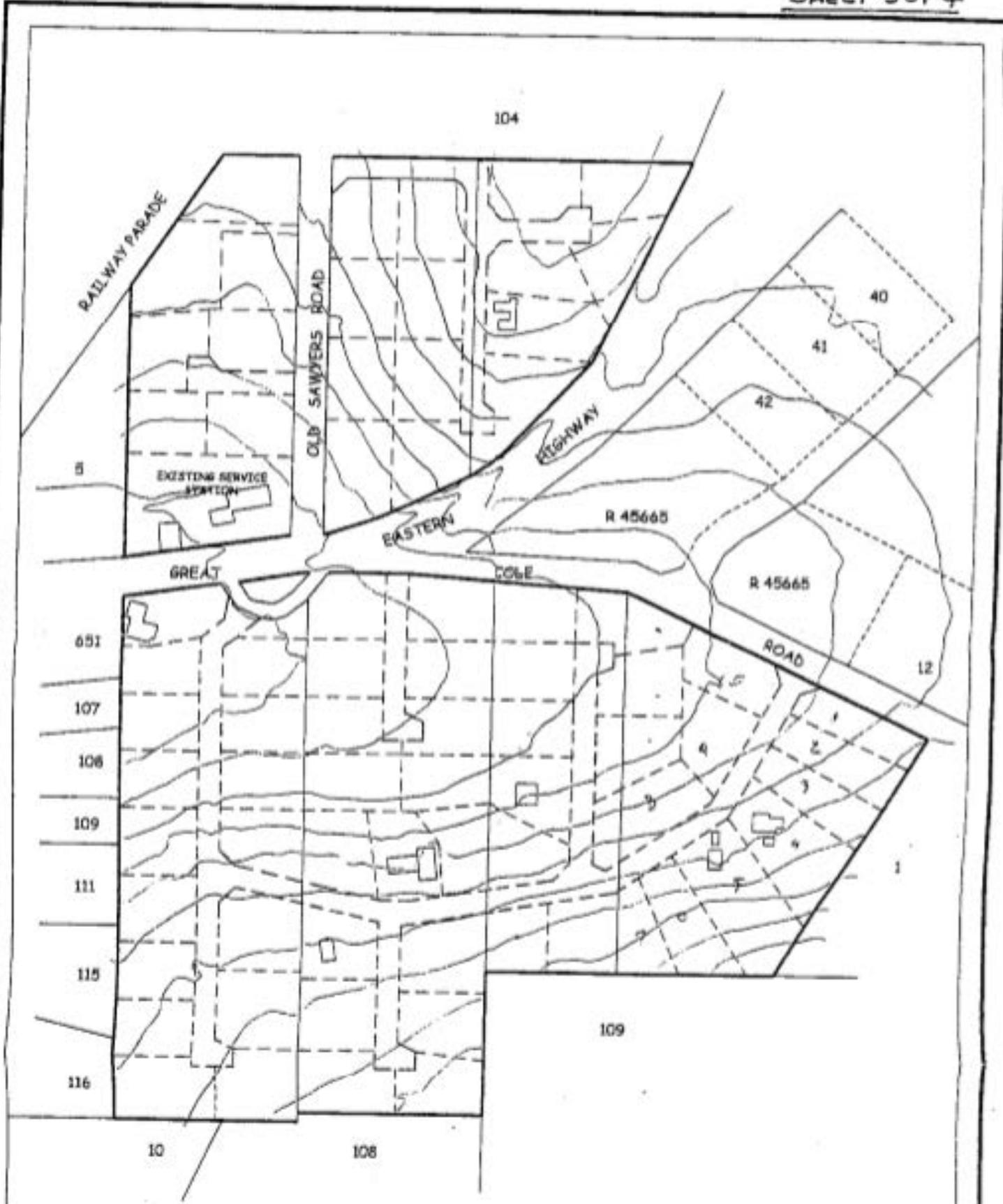


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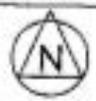
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GUIDE PLAN
LOTS 2083, 2348, 2483, 1, 1877, 107 &
106 GREAT EASTERN HIGHWAY,
SAWYERS VALLEY



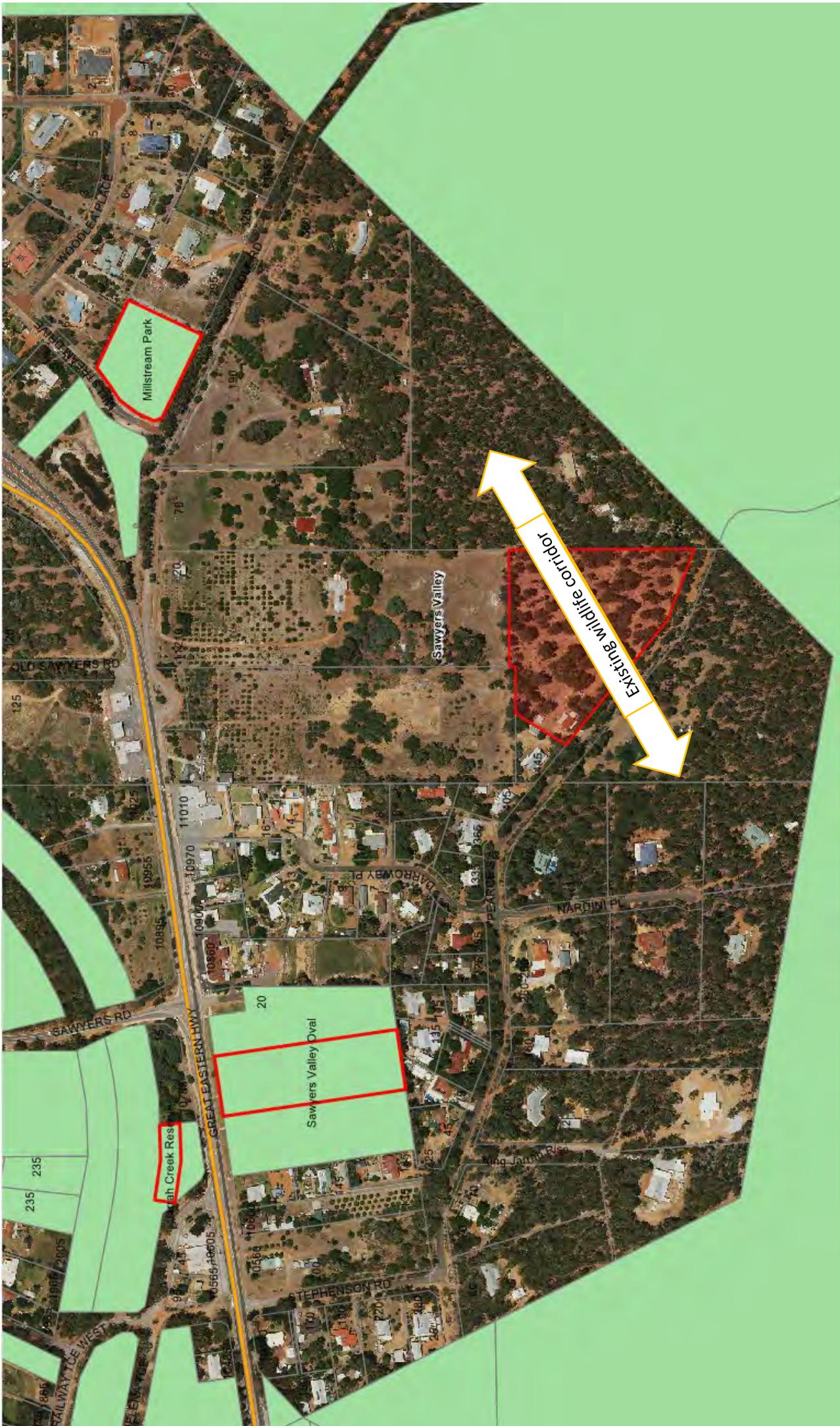
Contained on TPS 3 Map 20

RAY BELTON
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MIDLAND WA 6300
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FAX: (08) 9274 1440
EMAIL: ray.belton@tpg.com.au



SCALE 1:2500

GUIDE PLAN
LOTS 2083, 2348, 2483, 1, 1877, 107 &
106 GREAT EASTERN HIGHWAY,
SAWYERS VALLEY



Response ID ANON-3WT9-F5DE-U

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**

Submitted on **2019-12-13 15:51:36**

Submission

1 What is your first name?

First name:

Nicole

2 What is your surname?

surname:

Heawood

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:

gregcole@westnet.com.au

5 What is your address?

address:

P.O. Box 8257 Hannans, Kalgoorlie, 6433. (Postal)

22 Smythe Drive, Broadwood, Kalgoorlie. (Residential)

6 Contact phone number:

phone number:

0419198258

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,

I Nicole Heawood, property owner of lot 111 Darrowby Place Sawyers Valley, strongly disagree with the proposed rezoning of the 25 acres next door from Rural to Urban.

My reasons for this are: Population density, traffic density, environmental effect on animals and habitat, the lack of retention of natural areas and the that the present quality of life in Sawyers Valley would be forever gone. The reason current owners brought here was to live in an area of rural space and peace. If it was to be re-classed as Urban land developer`s could and will change the block size to fit as many as possible properties in as they can. The Town site is not equipped for this and was not designed for this. I, as a current rate payer and property owner would be extremely disgusted and disappointed if this was cleared to go through by the Mundaring Shire.

I also have concerns as to who is the property developer and what relationship, if any, they have with the Mundaring Shire. The lack of notification from the Shire with it`s residents about this issue is extremely poor to say the least, given the fact that most rate payers found out about this proposed development through local media/letter drops.

If this development goes through, does this mean I will be paying a different rate value to those that may be living next to me?

If there was to be an increase in residents due to the development being approved, would the appropriate emergency services be able to cope with this?

Just some of my concerns.

Regards, Nicole Heawood.

File upload:

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Response ID ANON-3WT9-F5D5-B

Submitted to **Metropolitan Region Scheme minor amendment 1358/57 - Sawyers Valley Urban Precinct**

Submitted on **2019-12-13 12:19:01**

Submission

1 What is your first name?

First name: *Name 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:

With the proposed increase in dwellings to the area, more vehicles will be trying to access Grt Eastern Hwy via Pearce and Cole St. Along with all the traffic already exiting Sawyers Rd, and the fact that the highway reduces to single lane through the township, It would alleviate the potential of a serious or fatal accident caused by road users attempting to enter Grt Eastern Hwy in both directions.

In my opinion, I think the highway should be upgraded to dual lanes in both directions to eliminate the bottleneck of traffic entering and exiting the township.

Thanks

File upload:

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Enquiries: Name Nicole Coaker on (08) 9323 6370
Our Ref: 17/3131 (D19#1085828)
Your Ref:833-2-27-81

19 December 2019

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Email: mrs@dplh.wa.gov.au (via email)

Dear Sir/ Madam

**REFERRAL RESPONSE - AMENDED REFERRAL PROPOSED MRS AMENDMENT –
SAWYERS VALLEY URBAN EXPANSION AREA - LOT 2 2083 GREAT EASTERN
HIGHWAY / LOT 2348 COLE ROAD / LOT 108 PEARCE STREET - SHIRE OF
MUNDARING**

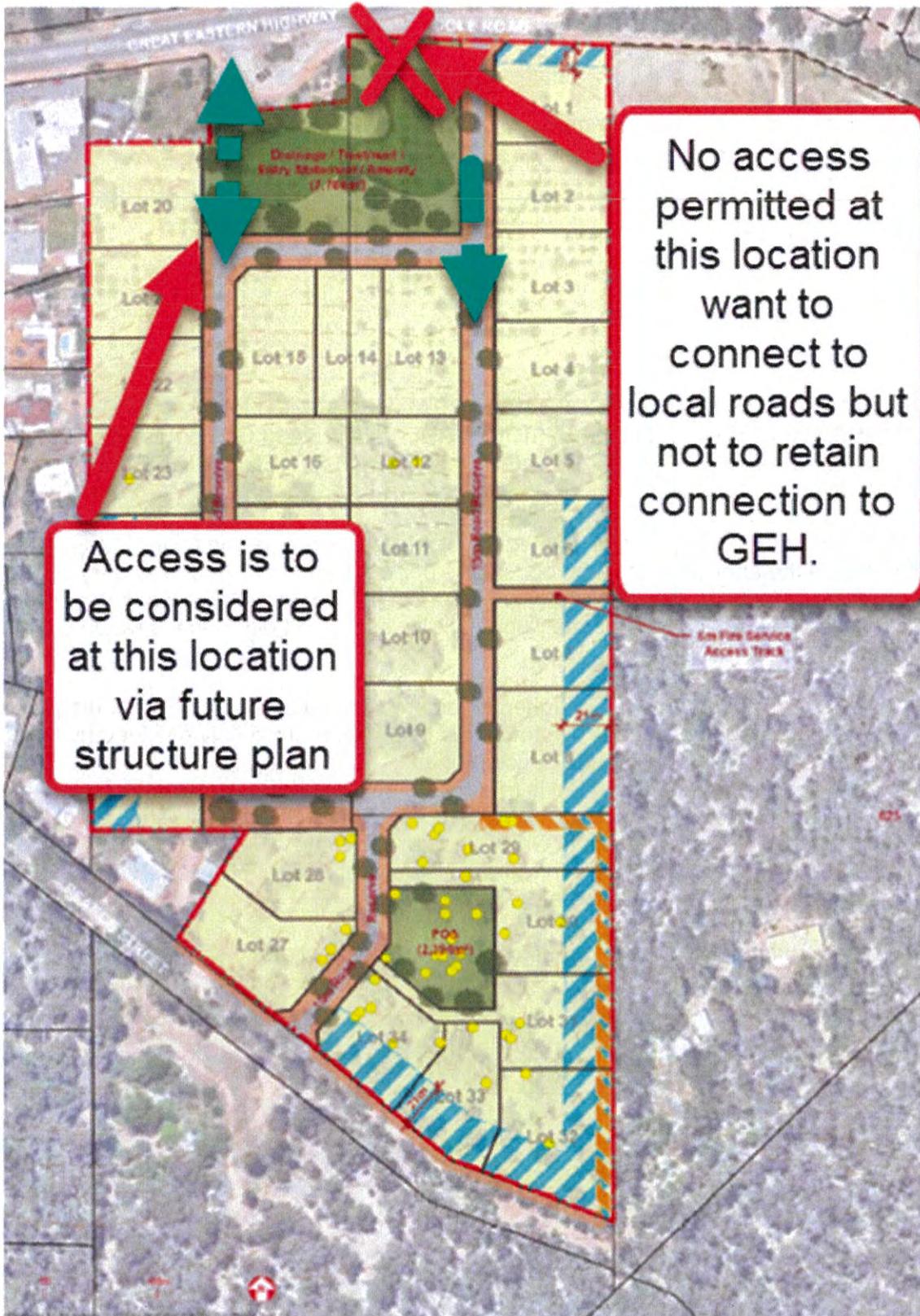
Thank you for your correspondence dated 9 October 2019, requesting Main Roads comments on the abovementioned proposal. As per the meeting held 19 February 2019 with Department of Planning Land and Heritage (Andrew Thomas and Mathew Selby) and Main Roads (Justin McKirdy and Maryanne Thornely). It was agreed Main Roads would support the amendment subject to the following:

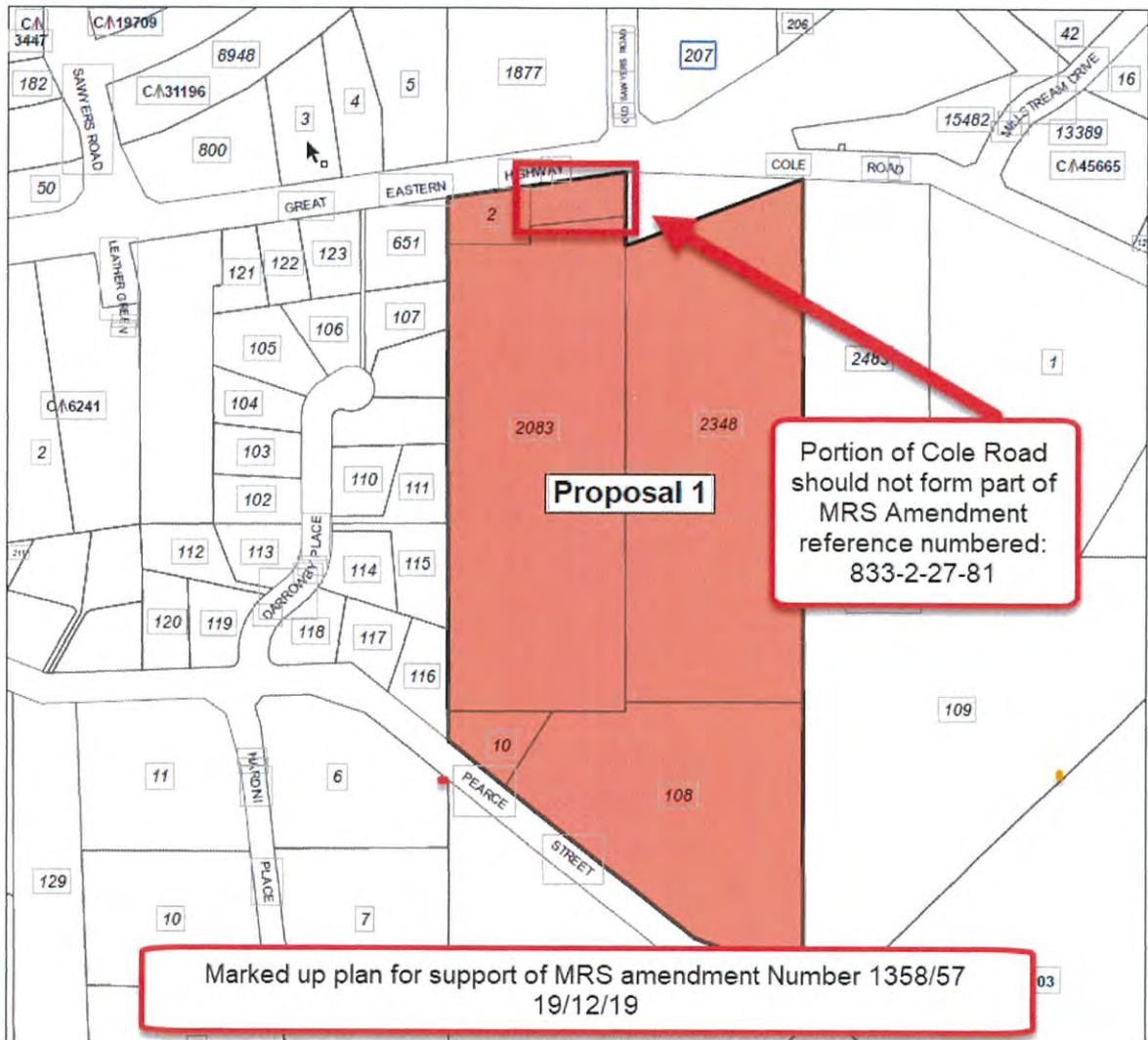
1. Access arrangements to be further considered/implemented at the structure plan stage. The attached image illustrates the information previously provided by Main Roads, to form a guide to the structure plan.
2. The Scheme amendment plan is required to be amended – as per attached marked up plan. Portion of Cole Road forms part of this amendment – this should not be included. This road is a link to Great Eastern Highway.
3. The land to the north (between Railway Terrace and Great Eastern Highway) development potential is not intensified.

Should you require any further information please do not hesitate to contact planninginfo@mainroads.wa.gov.au quoting the file reference above.

Yours Sincerely

Ian Thompson
A/Manager Statutory Road Planning







Our Ref: PS.MRS 1358.57
Your Ref: 833-2-27-81 Pt 1 (RLS0830)
20 December 2019

Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Dear Sir/Madam

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1358/57 SAWYERS VALLEY URBAN PRECINCT

Thank you for the opportunity to share Council's adopted position (as contained in the Shire's Local Planning Strategy) in relation to this locality, and provide officer comment on the above amendment (the Amendment).

Bushfire and Biodiversity Risk

Two of the most significant planning issues facing the Shire are bushfire risk and biodiversity protection.

Regarding bushfire risk, the Shire notes that DFES raises no objection to the proposal and consider that the Bushfire Management Plan submitted in support of the Amendment is sufficient for the current stage of the planning process.

It is also noted that both DWER and DBCA raise no objections regarding environmental matters but advise that remnant vegetation and trees should be retained in POS at subsequent planning stages.

Water & Wastewater Management

DWER have advised that the Shire should endorse an LWMS at the time of amendment to Local Planning Scheme No. 4 (LPS4).

Implementation of this advice is problematic. Should the zone of the subject properties change under the MRS from Rural to Urban, the Shire has a statutory obligation to amend LPS4 under the *Planning and Development Act 2005* and cannot/should not be responsible for the preparation of an LWMS in support of private development.

However, if the subject properties were rezoned Development under LPS4, there would be a requirement for the landowner/proponent to prepare an LWMS as part of structure planning pursuant to Clause 5.16.1 of Local Planning Scheme No. 4 (LPS4).

Changes to the Government Sewerage Policy are likely to have implications on future subdivision and development, should they proceed. For example, the density of subdivision being informed by a suitable site and soil evaluation.

Concurrent Amendments

Page 4 and 5 of the Amendment states that:

*...the Shire has the option of recommending to the WAPC to concurrently rezone land that is being zoned Urban under the MRS to a "Development" zone (or similar) in its LPS...it is noted that preliminary advice from the **Department of Water and Environmental Regulation** advised that it did not support a concurrent amendment due to the need for a future local planning scheme amendment to include provisions supporting the retention of remnant vegetation within the amendment area (emphasis added).*

The Shire has ongoing concerns with the State environmental agencies unfamiliarity with the planning system. Specifically, the efficacy of the Shire's Local Planning Scheme No.4 and the existing environmental protection provisions available in future planning stages e.g. structure planning.

Within this context, the Shire recommends that the subject properties be concurrently rezoned to Development for the following reasons:

1. A Development zone requires the preparation of a structure plan, A structure plan would require the identification and protection of significant vegetation prior to subdivision. Rezoning to Residential would not mandate preparation of a structure plan and in turn, holistic consideration of environmental factors and preparation of an LWMS prior to subdivision;
2. A Development zone would facilitate a greater degree of public input into the planning process via structure planning;
3. A Development zone permits greater flexibility in subdivision design than a Residential zone – in turn, allowing for greater responsiveness to specific site conditions.
4. As outlined on page 5, the Amendment is considered a "minor" by the WAPC and is consistent with the sustainability objectives within the North-East Sub-Regional Planning Framework;
5. Concurrent amendments are consistent with the State Government's objective planning systems being consistent and efficient (Action Plan for Planning Reform, August 2019).

Extent

The Amendment excludes; 70 (Lot 2483), 190 (Lot 1) and 380 (Lot 2) Cole Road



(see figure).

These properties were also recommended for investigation by the Shire's Local Planning Strategy:

Investigate and support MRS Urban zoning over primarily cleared or farmed land between Pearce Street and Cole Road to facilitate residential expansion (R5 and R2.5), subject to adequate setback from Extreme bushfire hazard area, retention of Local Natural Areas in Public Open Space and adequate on-site effluent disposal capacity.

In earlier correspondence with the applicant, these properties were included in the investigation area but appear to be excluded from the Amendment; without justification. The scope of the amendment seems to reflect land ownership rather than seeking a comprehensive and coordinated land use outcome.

Should these properties be considered suitable for inclusion in the Urban zone, they could potentially minimise access conflicts with Great Eastern Highway, create a more appropriate and/or safer urban - bushblock interface (i.e. with a Fire Service Access Route) and improve the viability of the Sawyers Valley centre. Therefore, in accordance with the Shire's LPS4, WAPC should properties should be investigated for inclusion in the Amendment.

Corrections

The Amendment report contains should be corrected as follows:

Page 1 – highly vegetated Parks and Recreation and State Forest reserve are also located to the east and south-east of the subject properties. The Urban zoned portions in proximity to the site would be better described as north-east rather than east. The Rural zoned land to the east have not been mentioned. The current zone of the subject properties is Rural Residential and not Rural Living.

Page 5 – It is stated that "The proposed amendment will allow further detailed planning to facilitate the development of the Parkerville Townsite..." The Amendment has no relationship to the Parkerville Townsite.

Should you have any further enquiries regarding this matter, please contact **Christopher Jennings** (Senior Strategic Planning Officer) of the Shire's Planning and Environment Service team on **9290 6740**.

Yours sincerely

A handwritten signature in blue ink that reads "Angus Money".

Angus Money
MANAGER PLANNING & ENVIRONMENT

