



December 2020

Metropolitan Region Scheme Amendment 1372/57 (Minor Amendment)



Part Lot 800 Canning Road,
Carmel (Heidelberg Park)

Report on Submissions
Submissions

City of Kalamunda

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Amendment 1372/57
(Minor Amendment)**

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(Heidelberg Park)**

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The Western Australian Planning Commission acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

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MRS Amendment 1372/57 Report on Submissions
Submissions

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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 1372/57

Part Lot 800 Canning Road, Carmel (Heidelberg Park)

Report on Submissions

1 Introduction

At its May 2020 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 principal differences between the minor and the major MRS amendment processes are that the former includes a 60 day advertising period while the period for the latter is 90 days, the former is not required to be placed before Parliament (for 12 sitting days) while the latter is and there is not requirement for submitters to be offered hearings for minor amendments.

2 The proposed amendment

Purpose

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

The purpose of the amendment is to transfer approximately 10.78 ha of land from the Parks and Recreation reservation to the Urban zone in the MRS.

The proposed Urban zoning will allow for aged persons facilities and Public Open Space (POS) (for recreation and conservation purposes) following detailed structure planning, subdivision and development approval.

3 Environmental Protection Authority advice

On 26 June 2020, the Environmental Protection Authority (EPA) advised that the amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986*. The EPA provided advice and recommendations in relation to: Flora and Vegetation and Terrestrial Fauna.

The EPA notes that Lot 800 has been historically cleared with remnant vegetation varying from completely degraded to excellent condition. The EPA supports the retention of remnant vegetation and threatened species of black cockatoo habitat in POS. The EPA's *Environmental Protection Bulletin No. 20 - Protection of Naturally Vegetated Areas Through Planning and Development* provides advice on the protection of vegetated areas in urban environments.

The EPA recommends the provision of an appropriate interface between future urban development and the Korung National Park, in consultation with the Department of Biodiversity, Conservation and Attractions (DBCA). Future residents within the proposed Urban area should be made aware of operational management activities undertaken within

Korung National Park, including prescribed burning and feral animal and weed control. The EPA recommends that bushfire management plans required for development on Lot 800 ensure that all fire protection requirements are provided for within the development area, without reliance upon fire management undertaken within the Korung National Park.

The EPA concludes that the amendment can be managed to meet the EPA's environmental objectives through existing planning controls. The EPA recommends its advice is implemented to mitigate potential impacts to Flora and Vegetation and Terrestrial Fauna.

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 21 July 2020 to 25 September 2020.

The amendment was made available for public inspection during ordinary business hours at:

- i) Western Australian Planning Commission, 140 William Street Perth
- ii) City of Kalamunda
- 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 the amendment.

5 Submissions

Twenty-five submissions (including one late submission) were received on the amendment. An alphabetic index of all the persons and organisations lodging submissions is at Schedule 1.

Six submissions were of support, eight were of objection and 11 were of non-objection / comment.

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

6.1 Supporting Submissions

Submissions support the proposed amendment and generally advise that the development of an integrated residential aged care facility (including the provision of POS) will help alleviate the shortage of aged care accommodation in the Kalamunda and Perth Hills locality.

WAPC Response: *Submissions of support have been noted.*

6.2 Submissions of Concern and/or Comment

(a) Environmental Issues

Submissions have advised that the vegetation on-site should be retained, and no further clearing should occur.

WAPC Response: *The City of Kalamunda (as the proponent) has undertaken a preliminary concept plan to guide the planning of the site. The concept plan provides for aged accommodation and POS for recreation and conservation purposes. The proposed development of the site is to be strategically located within existing cleared areas and will have regard to appropriate bushfire requirements. The proponent has confirmed that where vegetation does exist it is proposed to be retained – wherever possible.*

The City notes that there are several 'significant trees' within the amendment area, with the majority of these to be retained through the local structure planning process as POS, road reserves and developable areas. Furthermore, Local Development Plans can be prepared to ensure that the 'significant trees' are retained on private property.

On 26 June 2020, the EPA determined that the amendment should not be assessed, and advised of matters relating to flora and vegetation and terrestrial fauna. The EPA concluded that the amendment can be managed to meet the EPA's environmental objectives through existing planning controls. This includes the consideration of the EPA's "Environmental Protection Bulletin No. 20 - Protection of Naturally Vegetated Areas through Planning and Development" which provides guidance on the protection of vegetated areas in urban environments.

The western portion of Lot 800 Canning Road (outside the amendment area) is approximately 2.78 ha and is reserved as Parks and Recreation given its environmental values. If this amendment is finalised the DBCA has confirmed that it will accept management of this portion of Lot 800 and its addition to the adjacent Korung National Park A-Class Reservation.

The WAPC supports the finalisation of the proposed amendment and considers that there are adequate planning controls to ensure the protection of native remnant vegetation is adequately balanced with fire management requirements and the social benefits of providing aged care facilities.

(b) Strategic Planning Context

Submissions have advised that the proposed amendment site is remote from shops, medical facilities and public transport.

WAPC response: *The City of Kalamunda's draft Local Housing Strategy 2020 - 2025 (and associated Aged Accommodation Strategy) advises of a specific shortage of aged care beds in the Perth hills and the provision of aged care on this site will help meet this shortage and allow "aging in place". The Strategy specifically identifies the subject site as an aged care and POS investigation area, and this amendment seeks to implement the recommendations of that document.*

It is recognised that land to the north of the subject site is designated for urban development, and this area is likely to become more developed and change in character overtime which will assist to integrate the subject land. In this regard, the

subject site is approximately 2 km from the Ray Owen Reserve and Sanderson Road Shopping Centre, 1.6 km from the Lesmurdie Road shopping Centre, 1 km from the Walliston Deli and 700 m from the Lesmurdie Public Library.

In relation to public transport considerations the closest bus route is approximately 1 km to the north. However, the City has advised that specific transport options are to be considered as part of the design of any future development proposal. This will provide an opportunity for the site to be integrated into the surrounding locality, and will be given detailed consideration when a development proposal is lodged for the site.

The amendment also provides for an area of POS for conservation and recreation purposes which will positively contribute to the social and recreational amenity of the locality. This area will be accessible to all the community with the inclusion of appropriate facilities such as: seating, paths connecting to existing bushland walkways, olive orchard, shelter with seating areas/BBQ facilities, playground etc.

The WAPC considers that the social and community benefits of providing land for aged accommodation and POS in a variety of locations, and potential for residents to “age in place” will positively contribute to the Kalamunda locality.

(c) Traffic Considerations

Submissions have advised that traffic issues will be exacerbated by the proposed development of the site.

WAPC Comment: *It is noted that the subsequent development of the site will be accompanied by consideration of traffic, parking and access issues which may result in modifications and/or upgrades to the road network - as appropriate.*

The City of Kalamunda has undertaken an Infrastructure and Servicing Report to support the MRS amendment. The report recommends a 60 km/h speed limit be extended from Pomeroy Road to a point approximately 150 m south of the proposed southern access (along Canning Road) in order to address potential concerns with traffic accessing the site.

In any case, such matters will be given further detailed consideration in the subsequent local structure planning (subject to public consultation) and development approval stages by the City of Kalamunda and relevant State Government agencies.

7 Responses and determinations

The responses to all submissions are detailed in Schedule 2 - *Summary of submissions and determinations*. It is recommended that the amendment be adopted for finalisation as advertised.

8 Co-ordination of region and local scheme amendments

Under section 126(3) of the *Planning and Development Act 2005* the WAPC has the option of concurrently rezoning land that is being zoned Urban under the MRS, to a “Development” zone (or similar) in the corresponding Local Planning Scheme (LPS). The WAPC supports the concurrent LPS amendment of the subject land to an “Urban Development” zone in the City of Kalamunda LPS No. 3.

9 Conclusion and recommendation

This report summarises the background to minor amendment 1372/57 and examines the various submissions made on it.

The WAPC, after considering the submissions, is satisfied that the 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.

Having regard to the above, the WAPC recommends that the Minister for Planning approves the amendment.

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 1372/57 is now finalised as advertised and shown on WAPC Amending Plan 3.2771 and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 22 December 2020.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1372/57

Part Lot 800 Canning Road, Carmel (Heidelberg Park)

Submission Number	Name
11	Aged Care Today (ACT) Kalamunda
6	ATCO Gas
24	Biodiversity, Conservation and Attractions (Swan Region), Department of
21	Communities, Department of
12	Davey, Matthew
17	<i>Name removed at the request of the submitter</i>
2	Fry, Ronald
10	Iris, Jones (Coordinator, Friends of Aged Care)
15	Jobs, Tourism, Science and Innovation, Department of
14	Kalamunda, City of
23	Main Roads WA
19	McGuire, Ben
18	<i>Name removed at the request of the submitter</i>
7	Mines, Industry Regulation and Safety, Department of
5	<i>Name removed at the request of the submitter</i>
22	Nature Reserves Preservation Group Inc
4	Pember, Neil
20	<i>Name removed at the request of the submitter</i>
13	<i>Name removed at the request of the submitter</i>
1	Summers, Jade
8	Transport, Department of
16	Water and Environmental Regulation (Swan Avon Region), Department of
9	Water Corporation
3	Wilkins, Paula
Late Submissions	Name
25	Education, Department of

Schedule 2

Summary of submissions and determinations

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

Submission: 1

Submitted by: Jade Summers (interested resident)

Summary of Submission: OBJECTION

The submitter uses and enjoys this recreation land weekly both the bush and open space walking, and there are other locals enjoying this space. It's a place free of urban sprawl and brings a sense of calm and quiet.

There seems to be a bias to the use to just one generation that involves housing and the loss of bushland to the south which should remain. This land should remain recreation for all to use. Did the City of Kalamunda address ideas from local school children to see what they would like done with this space, as they are our future users?

Planning Comment: Comments noted. Refer to Parts 6.2(a) – “*Environmental Issues*”, (b) – “*Strategic Planning Context*” and (c) - “*Traffic Considerations*” of the Report on Submissions.

The City of Kalamunda advised that it engaged extensively as part of the visioning process for the site and all comments were given due consideration as part of the “*Heidelberg Park Public Engagement Outcomes Report*”.

Determination: Submission dismissed.

Submission: 2

Submitted by: Ronald Fry (interested resident)

Summary of Submission: SUPPORT

Heidelberg Park is an excellent location for a modern aged care facility and should be proceeded with as soon as possible.

The submitters comments relate to trees and the design of any development at Heidelberg Park and should happen with fire risk at the forefront. The use of deciduous trees, as opposed to eucalyptus and other native species, should be used to mitigate fire risk. Native species are designed to burn and planting and growing them close to dwellings is not appropriate. There is a magnificent paperbark tree close to Pomeroy Road that should be preserved and appears to be growing in a patch with underground water.

Planning Comment: Support noted. Refer to Part 6.1 - “*Supporting Submissions*” of the Report on Submissions.

The WAPC notes that in relation to bushfire requirements the Department of Fire and Emergency Services (DFES) has approved a Bushfire Management Plan (BMP) for the site. As more detailed planning progresses (e.g. local structure plan, subdivision, development approval stages) further information on bushfire requirements will be provided in accordance with *State Planning Policy 3.7 – Planning In Bushfire Prone Areas* (SPP 3.7).

Determination: Submission noted.

Submission: 3

Submitted by: Paula Wilkins (interested resident)

Summary of Submission: SUPPORT

The submitter advises that the City of Kalamunda needs more aged care facilities.

Planning Comment: Support noted. Refer to Part 6.1 - "*Supporting Submissions*" of the Report on Submissions.

Determination: Submission noted.

Submission: 4

Submitted by: Neil Pember (interested resident)

Summary of Submission: SUPPORT

The submitter has been trying to get an Integrated Aged Care Facility in the Kalamunda area for the past decade. The submitters parents needed help 20 years ago and there was nothing available for them. They were housed in other suburbs separately which was heartbreaking after 60+ years of marriage. Ever since then, the submitter is committed to do all they can to get an Integrated Aged Care Facility in the local area.

The submitter fought for Wilkins Road and lost but hopefully Pomeroy Road will occur. A facility like "Heidelberg Park" must occur so that the many local people who need this service can obtain it locally.

Planning Comment: Support noted. Refer to Part 6.1 – "*Supporting Submissions*" of the Report on Submissions.

Determination: Submission noted.

Submission: 5

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

Summary of Submission: OBJECTION

The submitter objects to the proposed amendment as follows:

- To locate aged housing and a high care facility in a remote location does not make any sense. Communities work better and are more sustainable if we create more vibrant suburbs with interspersed dwelling choices. We need more housing choices for ageing in place with local high care facilities.
- The location is not near shops or other community facilities.
- The location is not well serviced by public transport.
- The planning does not follow liveable / walkable neighbourhood planning principles.
- Strong bushfire protection actions would need to be taken.
- With more considered planning and engagement with the community there would be sites that could be combined / utilised / recoded closer to established local centres in Lesmurdie, Walliston, Kalamunda and Gooseberry Hill.

Planning Comment: Comments noted. Refer to Part 6.2(b) - "*Strategic Planning Context*" of the Report on Submissions.

The WAPC notes that in relation to bushfire requirements, the DFES has approved a BMP for the site. As more detailed planning progresses (e.g. local structure plan, subdivision, development approval stages) further information on bushfire requirements will need to be provided in accordance with SPP 3.7.

Determination: Submission dismissed.

Submission: 6, 7, 8, 9, 15, 16, 21, 23, 25 (late submission)

Submitted by: ATCO Gas, Department of Mines, Industry Regulation and Safety, Department of Transport, Water Corporation, Department of Jobs, Tourism, Science and Innovation, Department of Water and Environmental Regulation (Swan Avon Region), Department of Communities, Main Roads WA, Department of Education

Summary of Submission: COMMENT

The above State Government agencies and infrastructure providers raise no objections, no comment or provide general comments on the amendment.

Planning Comment: Comments noted. Where applicable these comments have been provided to the proponent for further consideration.

Determination: Submissions noted.

Submission: 10

Submitted by: Iris Jones (Co-ordinator, Friends of Aged Care)

Summary of Submission: SUPPORT

The submitter advises that the Friends of Aged Care strongly support this amendment. The initiative is unique in that it has involved collaboration between community groups, including the Local and State Governments (via local MP Matthew Hughes). Such collaboration has proved most successful for all concerned and support this joint initiative.

The submitter advises of the various options available and notes the site offers much to residents city-wide as well as addressing the aged care crisis in Kalamunda. The submission also builds on one which was originally put forward by the City Kalamunda. It has the same objectives (but with more detail) and is submitted in order to endorse the City's initiative for it to progress. Request that you move ahead with the amendment with some speed for the benefit of the whole community.

This submission envisages a multi-faceted space over 13.5 hectares which will house a whole community of different ages and demographics, the idea being that whilst there is a desperate need for integrated aged care, the elderly enjoy being part of a community and do not necessarily wish to be isolated into separate care areas.

The Heidelberg space is large enough to accommodate the elderly and their needs as a priority setting, including a nursing home. There is also room for community housing

including single apartments. The infrastructure required to accommodate such a community setting should therefore cater for all age groups.

The following components, if carefully designed, could achieve a tailor-made community space in a bush setting which provides something for everybody with full integrated aged care facilities being the priority on the site, and the other community facilities complementing the aged care component.

A Dementia Garden

The dementia tsunami is upon us. The forecast is that 1 in 4 will acquire this dreaded disease is now dated and recent figures are heading towards 1 in 3 in our ageing population. This is underscored by the weekly television reports of sufferers inadvertently losing their bearings and becoming lost. Some of them never find their way home. They die out there.

Sufferers like to be outdoors. The sights and smells are attractive to them but unfortunately, they are inclined to wander. There are interesting precedents for secure Dementia Gardens both in Australia and overseas. These spaces are carefully designed so that walkers cannot explore unsafe areas, and where they can easily find their way back to facilities. Alternatively they can be easily found. The area needs to be secure and innovation will be required so that this is done in a sensitive manner. Any secured area should be made available to visitors to the complex who bring with them relatives with dementia. A Community Garden within the secured area could be an added attraction for both dementia sufferers and residents alike.

Natural Bush Setting

Careful planning and design can be developed with the objective of keeping as much of the natural bush on the site as possible. If trees need to be removed, then a plan for tree-replacement needs to be in place across the site. Trees need to be carefully chosen. They must be safe. No Lemon Scented Gums or the like please. Those near pathways should have no honkey nuts - the cause of injuries to the elderly when they stumble over them.

The maintenance and care of the natural bush which is a habitat for flora and fauna, including protected birds, is a must. A leaf out of the Cambridge Reserve template could be utilised on this site whereby invasive non-natives are removed and particular areas of retained bush upgraded.

There could be room for a special area of native bush which is upgraded and preserved along the lines of the Barrie Oldfield Reserve in Lesmurdie where, with the appropriate care, literally hundreds of plants and species can be protected in a relatively small space.

Pathways and walkways into the bush both on-site and off would give residents the opportunity to enjoy the environment on their doorstep. This would benefit both elderly residents and families and bushwalks could be carefully planned so that the natural environment is not disturbed.

Seating and the Arts

The elderly, like all of us, enjoy being outdoors. However, seating and rest areas are important and special areas can be set aside for uniquely designed seating. It is suggested that the Council reintroduce a community arts program whereby an artist is employed to work with residents onsite to design, create and install seating across the facilities. Space would be required on the site for work areas for such a project and future projects, where residents themselves are directly involved.

Think Kalamunda's Stained-Glass Window - designed and built by residents with the help of professional artists over a full year. This suggestion would also give residents a sense of ownership in the design, creation and installation of the seating. An experienced Artist in Residence will be required on the site.

Such a suggestion could dovetail with Council's developing Arts Policy and Strategy with a Project Team drawn from the Arts Committee and residents on the site. Council could provide seeding funding to this Committee so that they could attract funding along the lines of the Up the Creek Project at Upper Lesmurdie Falls where unique seating was designed and installed throughout the site.

For an outlay of \$48,000, the Council got a \$200,000 project in Up the Creek, plus further \$100,000 in volunteer time. Think big, and work back depending on the purse strings. Council could incorporate an Artist in Residence project into its existing arts program for the specific purpose of creating functional art work, like seating, within the Heidelberg initiative. This would make the project unique and unlike any other project of its kind. It could be a showcase for the City and one that like the Stained-Glass Window, everybody could feel proud of.

Lighting & Security

It is suggested that the facility be gated, especially where the elderly are residing. If this is not possible given that all ages may be accommodated on the site, then appropriate high-quality lighting can be used to discourage crime. It is imperative that it is recognised that older people are extremely vulnerable and that criminals take advantage of this. The design of Independent Living Units for the elderly needs to take this into consideration as it is clear these facilities are being targeted by criminals. CCTV throughout the complex would be a deterrent.

The Heidelberg Hub

The recent proposal of a series of hubs across the City where seniors help seniors was a most successful initiative with a packed house at the Lesmurdie Club, where those attending welcomed the idea.

This initiative, as we were informed, is not a costly labour-intensive exercise, but more one where the elderly come together to help each other in the provision of services/activities. Each hub has its own character and it is suggested that the Heidelberg Hub be planned from the outset. All that would be required would be a room to be used as a shopfront for the Hub in perhaps an onsite library or the like, where people can meet to plan activities and services. This would give the Hub a home.

Donations of office equipment etc. would not be hard to find and members of the Hub would manage themselves. Such a Hub could serve the whole area of Lesmurdie and not just Heidelberg.

Performance Area

If the idea of an integrated community space is accepted, with all age groups catered for, then a specially designed performance area would provide a number of opportunities. Residents on the site could enjoy performances and the general community could be encouraged to use the space for performances and other demonstrations, with an almost captive audience on site. The space could be indoors or outdoors, and residents should be involved in deciding what is most appropriate. If outdoors, obviously shade/power will prove important and this should be considered at the outset and not as an afterthought if an amphitheatre is considered.

Aged Care Facilities

Apart from Donovan Village, there are no other integrated aged care facilities (ageing in place) in the city. The Gavour Road proposal which is now moving ahead will provide a template for state-of-the art integrated aged care facilities. Heidelberg aged facilities can therefore learn from this project.

However, it is essential that Council ensure that Heidelberg does not become just another Retirement or Lifestyle Village for the over 55's. These facilities, whilst attractive to those who wish to downsize, do not offer Low Care, High Care, Dementia Care and Respite Care all on the one site. Anything less will not serve the stated needs in our community and it would be a great tragedy if this opportunity for integrated aged care was lost.

Planning Comment: Support noted. Refer to Part 6.1 – “*Supporting Submissions*” of the Report on Submissions.

The WAPC advises that the proposed amendment seeks to rezone the site to Urban to facilitate aged care and POS uses. The design and configuration of proposed uses within the site is not within the scope of the MRS amendment process, however this is considered in the subsequent more detailed local structure planning (subject to public consultation) and development approval stages by the City of Kalamunda and relevant State Government agencies.

Determination: Submission noted.

Submission: 11

Submitted by: Aged Care Today (ACT) Kalamunda

Summary of Submission: SUPPORT

Aged Care Today (ACT) Kalamunda supports the proposed development of an integrated residential aged care facility on this site to help alleviate the shortage of aged care accommodation in the Kalamunda area.

ACT Kalamunda, now networking some 340 people, began in 2011 and evolved from a group of people in the area with concerns for local residents who had problems finding suitable residential aged care places for elderly relatives and friends within easy visiting distance of central Kalamunda, particularly in the Hills environment. The lack of places meant that many elderly people needing high care were displaced from their preferred living environment, spouses, friends and social networks due to the need to move to Fremantle, Joondalup, Mosman Park and other areas remote from their home. This resulted in spouses, also elderly and often unable to drive, having to endure trips of one hour or more each way, often on a daily basis, to visit their loved ones.

Kalamunda has a well-acknowledged, longstanding critical shortage of residential aged care beds which have resulted in our elderly residents requiring high level care to seek it outside our boundaries, imposing considerable difficulty and cost on family members and carers. The situation has not improved significantly in the last 15 years, with only one new facility coming on stream.

Even with this development, by 2026 we will probably be some 300 or more beds short of the estimated 750 beds needed, based on Commonwealth Government targets. This equates to three or four new residential aged care facilities or the extension of existing facilities to meet this need.

ACT Kalamunda applauds the action of the WA Government and WAPC in moving to facilitate the building of a residential aged care facility at Heidelberg Park, Carmel. ACT Kalamunda raises the following issues with regard to the provision of residential aged care facilities in the Perth Hills:

- Need for sites on top of the Hills, in the region of Kalamunda townsite.
- Incentives for developers to build in the Hills area.
- The proposed site at Heidelberg Park is an ideal environment for an integrated aged care facility.

ACT Kalamunda strongly supports the development of an integrated aged care facility, including a residential facility (RACF) of at least 100 beds adjacent to a number of independent living units, on the site of Heidelberg Park. As a starting point the concept plan developed by the City of Kalamunda in 2019, into which ACT Kalamunda had considerable input, is considered an appropriate design, incorporating the aged care development within an area of natural bushland and public recreational open space which allows the elderly residents of the facility to interact with the public and provides space for visitors and residents to enjoy outdoor activities.

A school or child care centre adjacent to the aged care premises could be incorporated into the development plan and would be of advantage to both parties and to the community. People living in the Hills area of Kalamunda have made a lifestyle choice to be there and generally prefer to continue this throughout their lives. To enable this to occur, adequate residential aged care facilities are required in the immediate area. This is particularly essential in the case when one partner in a relationship is to be in residential care and the other continues living in the community. As they become more elderly, and driving an issue, facilities within easy driving distance become important. It becomes impossible with an elderly driver or non-driver (more commonly the case) for partners and families to remain connected if one is required to find residential aged care, 50 or so kilometres from the family home.

Kalamunda is a very community-centred and family oriented City, with many people involved in community organisations and activities. Even residents in aged care facilities, and particularly those in independent living units, can maintain contact with activities and with elderly friends, if they reside within easy commuting distance of the Kalamunda city centre. It is common for there to be several generations of a family living in Kalamunda or nearby, and an arrangement such as outlined in the concept plan, which enables interaction and visiting with their elderly relatives, would be beneficial to all.

An internationally accepted situation for aged care homes is in proximity to schools or child care centres. This allows interaction between children and the elderly with benefit to both, and many schools have programs and senior school projects which utilize this interaction.

Such arrangements should be encouraged. We note that Walliston Primary and Kalamunda Christian school are within walking distance of Heidelberg Park whilst Lesmurdie and Kalamunda Senior High Schools are within reasonable proximity.

ACT Kalamunda liaises and works collaboratively with Friends of Aged Care to achieve the common goal. We are aware of their submission to WAPC on this issue and are generally supportive of the suggestions they have put forward for the Heidelberg Park development.

Incentives for developers to build in the Hills area

To assist the State Government in meeting its election commitment to improving aged care availability in the City of Kalamunda, hills and foothills, incentives to assist developers, may be of benefit to both.

An integrated model combining Independent Living Units (ILU) and residential aged care accommodation seems to be preferred by private developers to assist financial management. Many elderly people downsize in their 70s and 80s; their last desirable move is to an integrated residential facility where one can transition from an ILU straight into high care on the same site. An ILU with no services other than the provision of a Federal Government aged care package (if it's available at the appropriate level) is merely downsizing; it does not solve the problem or the necessity for high care being delivered on the one site to both the residential and community based client via a "Hub and Spoke" model based in the RACF.

Allocation of large enough sites, as at Heidelberg Park, to allow this would be of benefit. Some developers may be prepared to build "residential care only" developments in selected areas if conditions are viable. This is not the model that ACT Kalamunda espouses.

The increased costs of building in the Hills – site works, waste treatment and higher construction costs due to bushfire risk are all disincentives to development in Kalamunda. WA Government initiatives to offset this situation would be of advantage in insuring an appropriate outcome at Heidelberg Park.

Possible Incentives

Free or low-cost Government land released specifically for aged care use, or a large area released for general use with a requirement that a set portion be reserved for residential aged care accommodation. It is important that the Heidelberg Park land be made available to a developer at a cost which is seen as an incentive to commit to such a development.

Low cost loans and Government subsidies to assist in meeting the local increased cost of building, above those pertaining in the western suburbs of Perth.

Relief from associated government duties and taxes.

Financial and/or construction assistance for sewerage or alternative waste treatment plants.

Benefits for Government

A requirement for aged care providers' take-up of cheap Government land could be an "offset" incorporation of "social housing" within the complex to meet the needs of people unable to afford the standard ILU but needing the benefits of a "hub and spoke model" of aged care and the related arrangements. This may assist in meeting the election commitment for aged care accommodation for all.

Clearing acute hospital beds of high needs aged care patients, providing an ongoing annual benefit to WA health sector costs, assisting hospital waiting list reduction and transferring aged care related health costs to the Federal budget.

The proposed Heidelberg Park aged care development, assisted by appropriate WA Government support and incentives, has the potential to substantially improve the situation of aged care accommodation in the City of Kalamunda and ACT Kalamunda is strongly supportive of the concept as outlined above.

Planning Comment: Support noted. Refer to Part 6.1 – "*Supporting Submissions*" of the Report on Submissions.

The WAPC advises that the proposed amendment seeks to rezone the site to Urban to facilitate aged care and POS uses. The design and configuration of proposed uses within the site is not within the scope of the MRS amendment process, however this is considered in the subsequent more detailed local structure planning (subject to public consultation) and

development approval stages by the City of Kalamunda and relevant State Government agencies.

Determination: Submission noted.

Submission: 12

Submitted by: Matthew Davey (interested resident)

Summary of Submission: OBJECTION

The submitter opposes the amendment given the effect on the amenity of the area, mainly Pomeroy Road and the destruction of bushland.

Traffic along Pomeroy Road has increased over the last several years and is already being used as a main traffic artery. With increased traffic along Lesmurdie, Gladys and Melaleuca Roads, as confirmed by residents in those areas, Pomeroy Road has become a major thoroughfare. Adding more development only increases road traffic and puts pressure on public services such as drainage systems and water pressure.

The construction of a large complex will reduce the amount of natural bushland which is the main reason people live in the Kalamunda area. The submitter would not like to see any local flora and fauna affected due to the proposal.

Planning Comment: Comments noted. Refer to Parts 6.2(a) – “*Environmental Issues*”, (b) – “*Strategic Planning Context*” and (c) - “*Traffic Considerations*” of the Report on Submissions.

Determination: Submission dismissed.

Submission: 13

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

Summary of Submission: OBJECTION

The submitter advises that the location is an amazing nature space that has significant usage by families, riders, pet owners and trail runners.

Introducing significant traffic and constant volumes of people is detrimental to the serenity in the area and the lifestyle of those surrounding it.

One of the supporting reasons for the location is that the site is approximately 1.7 km from the Lesmurdie Village shops. Are aged care residents going to walk that far and come back with their groceries?

The most sensible location for aged care in this area is Kalamunda Central area, or within 200-400 metres of the small IGA centres. The submitter supports a small nature play area but not such that it brings volumes of people. Pomeroy Road is busy enough, especially now that all tourist traffic is directed along Pomeroy Road.

Planning Comment: Comments noted. Refer to Parts 6.2(a) – “*Environmental Issues*”, (b) – “*Strategic Planning Context*” and (c) - “*Traffic Considerations*” of the Report on Submissions.

Determination: Submission dismissed.

Submission: 14

Submitted by: City of Kalamunda

Summary of Submission: SUPPORT

The City of Kalamunda has invested significantly in the de-constraining and technical investigations to progress the proposed amendment. Consistent with the Council's resolution of 26 November 2019, the City supports the amendment and content of the *Amendment Report*, and recommends that the amendment is progressed as a matter of priority to achieve the intended age care, environmental and social benefits.

Senior level discussions between the City and DPLH earlier in the year indicated that the DPLH would prepare an LPS amendment for submission to the City to support the future development of the land. The City seeks to understand where the DPLH is at with the LPS 3 amendment.

Planning Comment: Support noted. Refer to Part 6.1 – “*Supporting Submissions*” of the Report on Submissions.

The WAPC notes that the subject land is to be concurrently zoned “Urban Development” in the City of Kalamunda LPS 3. Therefore, should the amendment be granted final approval by the Minister for Planning a local structure plan will be prepared for the site.

Determination: Submission noted.

Submission: 17

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

Summary of Submission: OBJECTION

The submitter is part owner of Lot 4 (405) Canning Road, Walliston which is directly across Heidelberg Park. The submitter has owned the property for around 20 years but was not contacted by the WAPC and had to get the letter regarding this amendment from their mother.

The submitter made numerous submissions to the City of Kalamunda when they were undertaking the review of LPS 3, draft *Local Planning Strategy* and more recent draft *Local Housing Strategy*.

The submitter has been trying to get the parcels of land bounded by Canning Road (west), Pomeroy Road (north), Annetts Road (south), Lot 10 Pomeroy Road and Lot 11 Annetts Road (east) rezoned to a more suitable zoning, given the current zoning is not in accordance with any of the current lot sizes or uses.

The proposed amendment (across the road) is more constrained than the above and this is considered unreasonable, considering the submitter has been working towards the rezoning of this land since 2005 without any appreciation or assistance from the City of Kalamunda. This adhoc rezoning has come about due to political issues and not based on any sound planning practices or reasons. It is purely a land swap to keep some land already zoned Urban as Parks and Recreation and vice versa.

The rezoning of a relatively small parcel of land in isolation opens up the WAPC to more such requests, and the precedent will have been set and expect the same level of

cooperation to be provided to the submitter as provided by the City of Kalamunda or government agencies. The submitter could provide as many non-planning reasons for rezoning their land as put forward by this proposal but be advised that it did not meet policy.

Comments on draft *Local Housing Strategy*

In relation to the City's draft *Local Housing Strategy*, the submitter made the following comments to the City of Kalamunda relating to Heidelberg Park.

This project has come out of the blue and is number 1 priority, when looking to fulfil a need for the community, the location has a number of hurdles to overcome, mainly not having good transport links, no sewer, water supply issues, and no activity centre, and is in a bushfire prone area.

The good thing about it is that it is owned by the Crown and managed by the City and can be managed appropriately. Once the land is sold the City loses a valuable POS area, which for a growing community will put more pressure on the already busy POS areas.

However, the rezoning mechanism is flawed and too narrow focused. The land across Canning Road has an odd zoning i.e. "Rural Landscape Interest", yet most of the lots bordered between Canning, Pomeroy and Annetts Road do not meet the minimum lot size requirements or uses for this zoning.

There are businesses operating from some of the lots within this area. This land may be a better option than the Heidelberg Park land for the aged care purposes. Lots 397 and 405 Canning Road, Walliston would provide 8 ha of land to facilitate the development and leave a park across the road that can be developed for the entire community to use including a new aged care facility. This land has the same constraints as the land across the road, however the land is more elevated, has less issues for onsite effluent disposal as the soil types are better than the valley within Heidelberg Park, has less drainage issues (not in a valley) and the houses can be easily demolished. The two properties are on Scheme water however would have the same issues for water supply pressures. Heidelberg Park has too many constraints to overcome (some can't be) that the land across the road does not.

The City have never contacted the submitter directly about the development and they have read most of it in the local newspaper indicating that the facility is a done deal without any due consideration to the adjoining landowners or proper planning processes. I would have thought some contact from the local authority would have been appropriate and even from the local Member of Parliament may have been appropriate prior to simply announcing that a deal had been done.

The land in question does not have all the appropriate requirements to enable a suitable aged care outcome to be reached other than size. If this land is able to be rezoned then the land bounded by Canning, Pomeroy, Annetts Road to the south and Lot 10 Pomeroy Road and Lot 11 Annetts Road to the east be rezoned to Urban as part of this process, and that it should be initiated by the City of Kalamunda.

This would enable the potential for further lots to be developed and with an increase of population, more facilities to assist with the provision of suitable services for this land such as public transport. There are no bus routes nearby, no shopping centres (closest is 3 km away at Kalamunda Glades), no other amenities like doctors 4.8 km away or pharmacy etc.

The submitter believes they have had a continued and consistent approach to the best use of their land and believe that the WAPC should reject the amendment as it does not meet sound planning practices and opens the WAPC to similar rezoning applications without a suitable planning basis.

If the same basis that the POS (public land which the submitter has a right to use as a ratepayer and have paid for through rates) is able to be rezoned, then why not rezone the two lots across the road to facilitate the aged care need for the area? Taking away some of the public land from ratepayers should not be overridden by a need in the community if the land opposite is just as suitable but will need to be purchased to undertake the works. The issue of cost should not come into a planning argument. What value is placed on the POS, and the loss of it to the community?

This planning process has been flawed (no consultation with the owners of land directly affected), no consideration for finding suitable landholdings with better amenity and closer to transport links and services, the rezoning has been initiated in an ad-hoc manner based on political motivations, has been rushed through the system due to political motivations, that the WAPC believe is a minor amendment. It seems that planning and getting the best outcomes are no longer relevant and that the planning process should be shelved and enable development to occur without sound planning principles to be taken into account.

The proper planning principles that make this site suitable for this type of development should be outlined, or alternatively agreement that the land across the road is similarly suitable and advice that the rezoning to Urban of this land can occur within the same time frames as the proposed amendment.

This submission was also supported by various attachments.

Planning Comment: Comments noted. Refer to Parts 6.2(a) – “*Environmental Issues*”, (b) – “*Strategic Planning Context*” and (c) - “*Traffic Considerations*” of the Report on Submissions.

The WAPC notes that landowner details for MRS amendments are provided by the relevant local government, and the WAPC uses all reasonable endeavours to contact affected landowners (and surrounding landowners - where appropriate). In addition, the amendment was made available on the WAPC’s website and a notice was placed in the West Australian and the local newspaper/s circulating in the district.

It has been requested that the amendment be modified by the inclusion of nearby Lot 3 and 4 Canning Road, Walliston (and the area surrounded by Pomeroy, Walliston and Annett’s Road and Lot 10 Pomeroy Road & Lot 11 Annetts Road) to the Urban zone. However, the WAPC advises that such a modification is outside the scope of the advertised amendment, as it would require reconsideration by the EPA (City of Kalamunda and relevant State Government agencies) and re-advertising given the changes proposed - essentially the MRS amendment process would need to be recommenced from the start.

The WAPC notes that the subject land is not identified for urbanisation in the City of Kalamunda draft Local Housing Strategy or the *North-East Sub-regional Planning Framework* and is unlikely to be supported to an Urban zone. However, anyone is free to lodge an MRS amendment request accompanied by sufficient planning justification in order for such a request to be considered by the WAPC.

The *Planning and Development Act 2005* allows for amendments to the MRS to be processed as either “minor” or “major” depending on whether they are considered to constitute a substantial alteration to the MRS or not. *Development Control Policy 1.9 – Amendment to Region Schemes* sets out the criteria for deciding whether the “major” or “minor” process should be followed. The criteria relate to a variety of matters, not all of which relate to every amendment. The WAPC determined that this amendment be processed as a “minor” amendment for the following reasons:

- The proposed amendment is not considered complex and will facilitate the provision of aged persons accommodation and POS (for recreation and conservation purposes);

- The proposal is in accordance with the recommendations of the City of Kalamunda draft Local Housing Strategy which identifies the site for aged care and POS investigation;
- The proposed amendment area is primarily over land that has been cleared of vegetation, however where vegetation exists it is proposed to be retained - wherever possible;
- If the amendment is finalised, the DBCA will accept management of the western portion of Lot 800 (outside the amendment area) and its addition to the adjacent Korung National Park A-Class Reservation; and
- The City of Kalamunda and relevant State Government agencies have not raised matters which prevent the initiation and/or advertising of the amendment or which can't be resolved in subsequent planning stages.

The "minor" MRS amendment process is provided for in the planning legislation, accordingly there is no implication that when it is used to administer an MRS amendment that this constitutes a "fast track" process or an attempt to "bypass" Parliament or public consultation.

In relation to the submission on the draft LHS, the City of Kalamunda has advised that these comments will be considered as part of the finalisation of their draft *Local Planning Strategy*.

Determination: Submission dismissed.

Submission: 18

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

Summary of Submission: OBJECTION

The submitter refers to the Planning Institute of Australia's '*Creating Age Friendly Communities*' guideline, and the Heidelberg Park site does not have the existing amenities to be an appropriate site for aged care.

"Housing must be considered in connection with outdoor spaces and the rest of the built environment such that older people's homes are located in areas safe from natural hazards and are close to services, other age groups and civic attractions that keep them integrated in the community, mobile and fit. Transportation services and infrastructures must always be linked to opportunities for social, civic and economic participation, as well as to access to essential health services.

Social inclusion of older people must target social arenas and roles that carry power and status in society, such as decision-making in civic life, paid work and media programming. Because knowledge is key to empowerment, information about all aspects of city living must be accessible to everyone at all times".

Issues with including aged care development at the site include:

- High level of traffic on Canning Road, creating pedestrian safety issues and noise concerns. There have been several crashes witnessed in the Canning Road / Pomeroy Road roundabout area in recent years.
- There are no existing transport services in close proximity to enable the residents to be independently mobile.
- The site is not close to community based medical services that would allow for walking / active transport to services.
- Being located adjacent to bushland areas presents a risk in case of bushfire.
- Adequate parking would be required. In co-locating aged care and recreational areas, adequate parking at the site would be required.

The high-density housing in the concept plan is suited to town centre areas to encourage walking, engagement in community activities and easy access to services. The proposed site is isolated from services and currently is not a safe traffic area to cater for an increase in population and vehicles.

Planning Comment: Comments noted. Refer to Parts 6(a) – “*Environmental Issues*”, (b) – “*Strategic Planning Context*” and (c) - “*Traffic Considerations*” of the Report on Submissions.

The WAPC notes that in relation to bushfire requirements the DFES has approved a BMP for the site. As more detailed planning progresses (e.g. local structure plan, subdivision, development approval stages) further information on bushfire requirements will be provided in accordance with SPP 3.7.

Determination: Submission dismissed.

Submission: 19, 20

Submitted by: Ben McGuire, *Name removed at the request of the submitter* (interested residents)

Summary of Submission: OBJECTION

No comments were provided by the submitters.

Planning Comment: Comments noted.

Determination: Submissions dismissed.

Submission: 22

Submitted by: Nature Preserves Preservation Group Inc.

Summary of Submission: COMMENT

This submission is on behalf of Nature Reserves Preservation Group (NRPG) Inc. advises as follows:

“The proposed Urban zoning will allow for aged persons facilities and Public Open Space (POS) for recreation and conservation purposes following a Local Planning Scheme (LPS) amendment, detailed structure planning and subdivision approval.”

NRPG Response: The NRPG acknowledges the need for “aged persons facilities” within the City of Kalamunda. It is recognised that this proposal, involving the inevitable loss of bushland on the site, is linked to the ‘rescue’ of bushland from the threat of development, through MRS amendment 1373/57.

“The City seeks to ensure that the site is developed in a manner which minimises the impact on the environment, ensuring that development occurs on primarily degraded land and that the surrounding bushland is protected and managed to retain existing ecological values – wherever possible...”

NRPG Response: In line with the requirement to comply with SPP 2.8, and the City’s Clean and Green credentials, expect the above statement to be honoured, but would have welcomed the deletion of “*wherever possible*”, a term always giving cause for concern.

"The remainder of Lot 800 Canning Road (approximately 2.78 ha and outside amendment area) is to remain reserved as Parks and Recreation given its environmental values. If the amendment is finalised, the DBCA will accept management of this portion of Lot 800 and its addition to the adjacent Korung National Park A-Class Reservation."

NRPG Response: This is welcome news, should the amendment succeed. Since the Parks and Recreation designation gives no protection of any environmental or heritage values, adding that reserve to an A-Class reserve will provide that protection.

"A Bushfire Management Plan has been approved by the Department of Fire and Emergency Services, it is considered that the proposed amendment is consistent with the intent of SPP 3.7"

NRPG Response: Given the location of the site, NRPG has no doubt that the requirements of SPP 3.7 and the Guidelines can be complied with. The concern is over the possible destruction of existing environmental values resulting from requirements generated by compliance with these publications.

"Environment

The Department of Water and Environmental Regulation (DWER) has verbally advised of..."

NRPG Response: It is regrettable that this important environmental advice is no more than a verbal submission. At later stages in any development proposal on this site, it is to be hoped that this advice will be submitted in more detail to allow public comment.

"The DBCA advises..."

NRPG Response: DBCA acknowledges the value of this intact remnant vegetation in "Very Good" to "Excellent" condition, in providing suitable habitat for "a number of conservation significant fauna species." It should be acknowledged that the success of this amendment will mean that this valuable vegetation will be part of a 'Rural-Urban Interface' and as such, will require sensitive handling by the City of Kalamunda and developers.

"The City of Kalamunda has provided commitments to retain some vegetation and habitat trees within this area as a managed buffer."

NRPG Response: NRPG would prefer to see a more positive commitment statement on such retention, given the value of the habitat within the 'buffer'.

"DBCA requests that all fire protection requirements are provided on-site..."

NRPG Response: This is an important request and should be addressed with great care at future stages of any development, bearing in mind the requirements of SPP 3.7, the Guidelines and City of Kalamunda commitments (above).

Sustainability appraisal

"...where vegetation exists, it is proposed to be retained within POS areas (for recreation and conservation purposes)."

NRPG Response: Retention of as much as possible of this remnant vegetation habitat will enhance the continuity of green linkages to the adjoining National Park. Retained areas of POS should be carefully managed, to ensure "recreation" does not seriously compromise "conservation".

Advice under Section 48A(1) (a) Environmental Protection Act 1986

"The proposed MRS Urban zoning will allow for aged persons facilities and Public Open Space for recreation and conservation purposes..."

NRPG Response: Urban zoning also permits other uses, including "Residential" and "Commercial". Should the proposed zoning be approved, yet the proposed aged persons development flounder, NRPG would have concerns over what other developments may be proposed in line with Urban uses.

Advice and Recommendations regarding Environmental Factors

"The EPA supports the retention of remnant vegetation and threatened species of Black Cockatoo habitat in Public Open Space. The EPA's Environmental Protection Bulletin No. 20 Protection of naturally vegetated areas through planning and development provides advice on protection of vegetated areas in urban environments."

NRPG Response: The growing importance of remnant vegetation and habitat is increasingly recognised. The cumulative loss of such areas continues to have a dramatic effect on the long-term survival of flora and fauna species. Every attempt should be made to retain such areas in their natural state.

Sensitively incorporating these retained areas into the detailed development plans, benefits not only the endemic flora and fauna but also, the quality of life of residents of the development. Research into the physical and psychological benefits of living in 'natural' surroundings, increasingly discovers that such benefits are concrete, rather than imagined. It is to be hoped those involved with planning and approving any such development, heed the following expectations of the EPA, taken from Bulletin No. 20: *"The EPA expects protection of naturally vegetated areas to be considered as early as possible in the planning process and addressed at each stage of planning"*.

"The EPA recommends that bushfire management plans required for development on Lot 800 ensure that all fire protection requirements are provided for within the development area without reliance upon fire management undertaken within Korung National Park."

NRPG response: It is important that this recommendation is followed. This echoes the DBCA request (above). Whilst this may reduce the extent of accommodation provided on the development and may increase costs, the recommendation should be followed.

NRPG welcomes the opportunity to comment on this proposed amendment and stresses the need for any aged persons facilities development to retain as much of the remnant vegetation as possible, in order to ensure the retention of its biodiversity values.

Planning Comment: Comments noted. Refer to Parts 6.2(a) – *"Environmental Issues"* and 6.2(b) – *"Strategic Planning Context"* of the Report on Submissions.

The WAPC notes that in relation to bushfire requirements the DFES has approved a BMP for the site. As more detailed planning progresses (e.g. local structure plan, subdivision, development approval stages) further information on bushfire requirements will be provided in accordance with SPP 3.7.

Determination: Submission noted.

Submission:	24
Submitted by:	Department of Biodiversity, Conservation and Attractions (Swan Region)
Summary of Submission:	COMMENT

The DBCA advises that as outlined in the Heidelberg Park, Carmel – Environmental Assessment, the site contains intact remnant vegetation in ‘Very Good’ to ‘Excellent’ condition which provides important habitat to a number of conservation significant fauna species.

Despite the City of Kalamunda’s commitments within the supporting documentation to retain some vegetation and habitat trees within the area, shown in the preliminary concept plan as managed buffer, there is no mechanism proposed to ensure this occurs. The BMP proposes that the managed buffer within Urban zone will be a ‘managed low threat buffer’ indicating that the native vegetation in this area will be removed and maintained as low fuel to meet bushfire mitigation requirements. To ensure that development and fire mitigation measures only occur in degraded areas, it is recommended that the current Parks and Recreation reservation be retained over the bushland in “Very Good” and “Excellent” condition in the western and southern portions of Lot 800 Canning Road.

Lot 800 Canning Road abuts the DBCA managed Korung National Park (R47881) on its western boundary. As part of any future development, the DBCA supports installation of appropriate fencing (to Departmental specifications) along the interface with the national park.

Future residents within Lot 800 Canning Road should also be aware of operational management activities undertaken within the National Park 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 west of the amendment area, the DBCA requests that bushfire 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 national park.

If native vegetation is proposed to be cleared to facilitate future development, there may be an impact to the breeding and foraging habitat of threatened species listed under State and Federal legislation such as Carnaby’s Black Cockatoo (*Calyptorhynchus latirostris*), Forest Red-tailed Black Cockatoo (*Calyptorhynchus banksii naso*) and Baudin’s Cockatoo (*Calyptorhynchus baudinii*). Consideration should be given to the obligations for assessment of future proposals in accordance with the *Environment Protection and Biodiversity Conservation Act 1999*. The proponent should contact the Federal Department of Environment and Energy (DoEE) for further information on these responsibilities, prior to further planning stages.

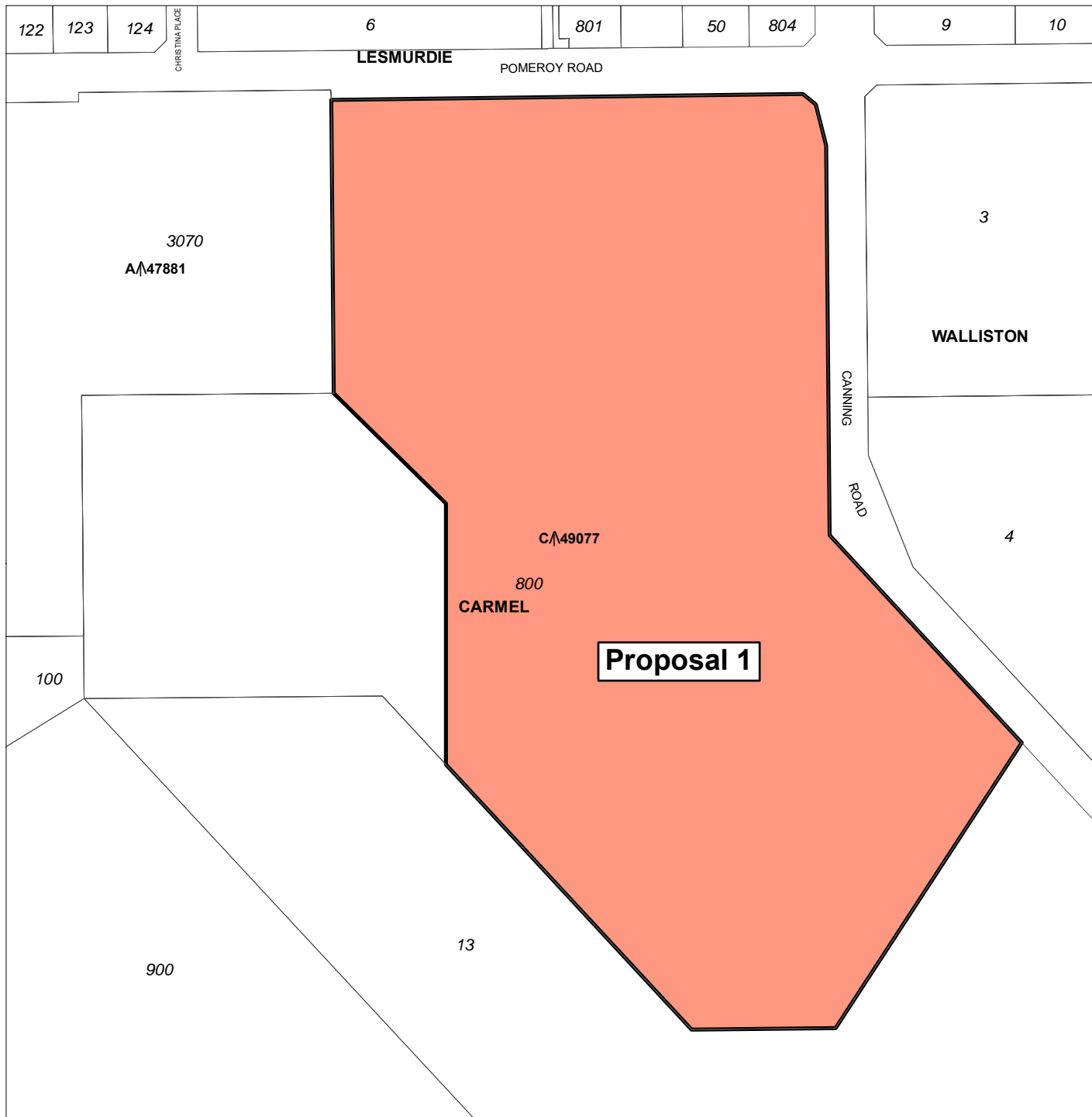
Planning Comment: Comments noted. Refer to Part 6.2(a) – “*Environmental Issues*” of the Report on Submissions. The proponent has been advised to contact the DoEE in order to confirm referral responsibilities prior to further planning stages.

The WAPC notes that the protection of environmental assets will be given further detailed consideration in the subsequent local structure planning and development approval stages by the City of Kalamunda, WAPC and relevant State Government agencies (including the DBCA). This includes the strategic allocation of POS and development design considerations which respond to existing vegetation and bushfire requirements.

Determination: Submission noted.

Schedule 3

The amendment figure - proposal 1
as advertised



Pt Lot 800 Canning Road, Carmel (Heidelberg Park)
Proposed minor amendment
as advertised

06 May 2020

Proposal 1

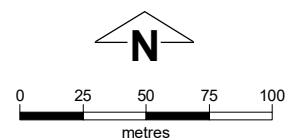
Proposed Amendment:

 Urban zone

Oracle reference no: 3026
 File number: 833/02/24/0067
 Version number: 1



Date: 26/05/2020
 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 1372/57

Part Lot 800 Canning Rd, Carmel (Heidelberg Park)

as advertised

Amending Plan 3.2771

Detail Plans

1.6375, 1.6392

Submissions

Response ID ANON-Z31T-8P23-Y

Submitted to **MRS minor amendments - 1372/57 - Pt Lot 800 Canning Road, Carmel and 1373/57 - Old Railway Reserve, Kalamunda and Surrounds**
Submitted on **2020-07-25 07:28:00**

Introduction**1 What is your first name?**

First name:

Jade

2 What is your surname?

surname:

Summers

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:

jadipoo29@yahoo.com.au

5 What is your address?

address:

5 Glen Avon Street, Lesmurdie, 6086

6 Contact phone number:

phone number:

0415971255

7 Please indicate which MRS amendment you are making a submission for:

1372/57

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

Oppose

9 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 use and enjoy this recreation land weekly both the bush and open space walking, and I see plenty of other locals enjoying this space. It's a place free of urban sprawl and brings you sense of calm and quiet. There seems to be a bias to the use to just one generation that involves housing and the loss of bush land to the south which would be a pity to see gone. I believe this land should remain recreational for all to use. Did the city of Kalamunda address ideas to the local school children to see what they would like done with this space? As they are our future users?

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Submitted to **MRS minor amendments - 1372/57 - Pt Lot 800 Canning Road, Carmel and 1373/57 - Old Railway Reserve, Kalamunda and Surrounds**
Submitted on **2020-07-26 09:23:00**

Introduction

1 What is your first name?

First name:

Ronald

2 What is your surname?

surname:

Fry

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:

ronaldfry@bigpond.com

5 What is your address?

address:

31 MARCHETTI ROAD
PICKERING BROOK
6076

6 Contact phone number:

phone number:

92937173

7 Please indicate which MRS amendment you are making a submission for:

1372/57

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

Support

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

Submission:

Heidelberg park is an excellent location for a modern aged care facility and should be proceeded with ASAP

My contribution is to do with trees

Fire risk is of concern to all of us currently and the design of any development at Heidelberg park should happen with fire risk at the forefront

The use of deciduous trees as opposed to eucalyptus and other native species should be used to mitigate fire risk

Much as we love our native species they are designed to burn and it is time we realised that planting and growing them close to our dwellings is foolhardy

There is however a magnificent paperbark tree close to Pomeroy road that should be preserved at all costs appears to be growing in a patch with underground water

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Submitted to **MRS minor amendments - 1372/57 - Pt Lot 800 Canning Road, Carmel and 1373/57 - Old Railway Reserve, Kalamunda and Surrounds**
Submitted on **2020-07-29 10:06:37**

Introduction

1 What is your first name?

First name:
Paula

2 What is your surname?

surname:
Wilkins

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:
paulawilkins58@gmail.com

5 What is your address?

address:
50 Masonmill Rd, Carmel 6076

6 Contact phone number:

phone number:
08 9293 5532

7 Please indicate which MRS amendment you are making a submission for:

1372/57

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

Support

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

Submission:
the city of Kalamunda needs more aged care facilities

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Submitted to **MRS minor amendments - 1372/57 - Pt Lot 800 Canning Road, Carmel and 1373/57 - Old Railway Reserve, Kalamunda and Surrounds**
Submitted on **2020-08-01 11:53:37**

Introduction

1 What is your first name?

First name:
Neil

2 What is your surname?

surname:
Pember

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:
margaret.pember@bigpond.com

5 What is your address?

address:
6 McNess Rd Kalamunda W.A. 6076

6 Contact phone number:

phone number:
0438002035

7 Please indicate which MRS amendment you are making a submission for:

1372/57

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

Support

9 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 have been trying to get an Integrated Aged Care Facility in the Kalamunda area for the past decade. My parents needed help 20 years ago and there was nothing available for them here . They were housed in other suburbs separately which was heartbreaking after 60+ years of marriage. Ever since then I vowed I would do all I could to get an Integrated Aged Care Facility in my local area.

I fought for Wilkins Rd and lost but hopefully Pomeroy Rd will come to fruition.
We MUST get a facility like "Heidelberg Park" so that the many local people who need this service can obtain it here LOCALLY.

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Submitted to **MRS minor amendments - 1372/57 - Pt Lot 800 Canning Road, Carmel and 1373/57 - Old Railway Reserve, Kalamunda and Surrounds**
Submitted on **2020-08-04 14:54:10**

Introduction

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 Please indicate which MRS amendment you are making a submission for:

1372/57

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

Support

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

Submission:

Thank you for the opportunity to comment. I am opposed for the following reasons:

- * To locate aged housing and a high care facility in a remote location does not make any sense. These days communities work better and are more sustainable if we create more vibrant suburbs with interspersed dwelling choices. We need more housing choices for ageing in place with local high care facilities.
- * The location is not near shops or other community facilities
- * The location is not well serviced by public transport
- * The planning does not follow livable / walkable neighbourhood planning principles
- * Strong bushfire protection actions would need to be taken
- * With more considered planning and engagement with the community there would be sites that could be combined / utilised / recoded closer to established local centres in Lesmurdie / Walliston / Kalamunda / Gooseberry Hill

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Submitted to **MRS minor amendments - 1372/57 - Pt Lot 800 Canning Road, Carmel and 1373/57 - Old Railway Reserve, Kalamunda and Surrounds**
Submitted on **2020-08-06 11:17:17**

Introduction

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 Please indicate which MRS amendment you are making a submission for:

Both

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

Support

9 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 do not operate gas mains or infrastructure within the immediate vicinity nor within the Lots nominated in the proposed Amendments

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Your ref 833/2/24/67 Pt 1 (RLS/0920)
833/2/24/68 Pt 1 (RLS/0922)
Our ref A0781/201901
Enquiries Hannah Wallace
9222 3235
Hannah.WALLACE@dmirs.wa.gov.au

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

Attention: Anthony Muscara

Dear Ms Fagan

METROPOLITAM REGION SCHEME AMENDMENTS:
1372/57 – PART LOT 800 CANNING ROAD, CARMEL (HEILDELBURG PARK)
1373/57 – OLD RAILWAY RESERVE, KALAMUNDA AND SURROUNDS

Thank you for your letter dated 16 July 2020 inviting comment on the above proposals being the transfer of approximately 10.78ha from the Parks and Recreation reservation to the Urban zone in the MRS (1372/57) and the transfer of approximately 9.02ha from the Urban zone to the Parks and Recreation reservation (1373/57)

The Department of Mines, Industry Regulation and Safety has determined that these proposals raise no significant issues with respect to mineral and petroleum resources, geothermal energy and basic raw materials.

Yours sincerely

Samantha Carter

Samantha Carter
Acting General Manager Land Use Planning
Minerals and Petroleum Resources Directorate
27 July 2020

Subject: FW: Metropolitan Region Scheme Amendment 1372/57 – Part Lot 800 Canning Road, Carmel (Heidelberg Park) - DoT

From: Zhang, Angela [<mailto:Angela.Zhang@transport.wa.gov.au>]

Sent: Tuesday, 11 August 2020 1:36 PM

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

Subject: Metropolitan Region Scheme Amendment 1372/57 – Part Lot 800 Canning Road, Carmel (Heidelberg Park)

Your ref: 833/2/24/67 Pt 1 (RLS0920) – 1372/57

Our ref: DT/15/05069

Dear Anthony

METROPOLITAN REGION SCHEME AMENDMENT 1372/57 – PART LOT 800 CANNING ROAD, CARMEL (HEIDELBERG PARK)

I refer to your letter dated 16 July 2020 regarding a request for comment for the abovementioned.

The Department of Transport has reviewed the proposed MRS Amendment and do not have any comments to provide.

Thank you for providing the opportunity to provide comment.

Kind regards,

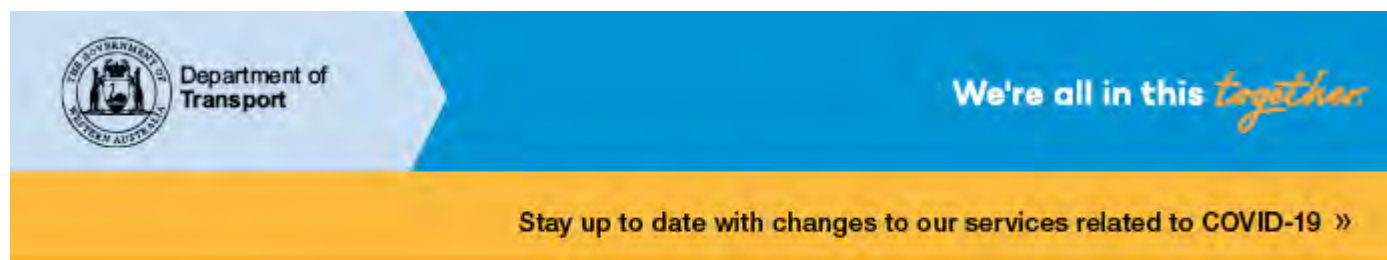
Angela Zhang

Transport Planner | Urban Mobility | Department of Transport

140 William Street, Perth WA 6000

Tel: (08) 6551 6542 | Fax: (08) 6551 6492

Email: Angela.Zhang@transport.wa.gov.au | Web: www.transport.wa.gov.au



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Development
Services

629 Newcastle Street
Leederville WA 6007

PO Box 100
Leederville WA 6902

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



Your Ref: 833/2/24/67 Pt1 (RLS/0920) – 1372/57
Our Ref: 57126057 (MRS369103)
Enquiries: Brett Coombes
Direct Tel: 9420 3165
Fax: 9420 3193

18 August 2020

Secretary
Western Australian Planning Commission
LOCKED BAG 2506
PERTH WA 6001

Attention: Anthony Muscara

MRS Amendment - Part Lot 800 Canning Rd, Carmel (Heidelberg Park)

Thank you for your letter of 5 August 2020 inviting comments on the above proposed MRS amendment. The Water Corporation has no objections to the proposal.

The Corporation has previously provided advice to consultants and the DPLH regarding water servicing of a preliminary development proposal on the subject land. The advice is summarized in the amendment report.

Lot 800 is remote from Water Corporation sewerage infrastructure. Wastewater treatment and disposal will need to be provided on the site as part of the future development.

If you have any queries or require further clarification on any of the above issues, please contact the Enquiries Officer.

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

Brett Coombes
Senior Urban Planner
Development Services

The Secretary
W.A. Planning Commission
Locked Bag 2506
Perth 6001

Department of Planning, Lands and Heritage Received	
Scanned	20 AUG 2020
Attachments	<input type="checkbox"/>
Scan QA	<input type="checkbox"/>
Doc No	
File No	R15/0921

M. BUBANIC

2 Orangedale Road
Lesmurdie WA 6076
17th August 2020

Sir/Madam

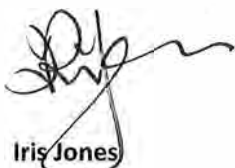
MRS Minor Amendment 1372/57 – Part Lot 800 Canning Road, Carmel (Heidelberg Park)

I refer to the above and on behalf of this organisation I advise that we strongly support this minor amendment. The initiative is unique in that it has involved collaboration between community groups, including our own, our local government authority, and State Government via local MP Matthew Hughes. Such collaboration has proved most successful for all concerned and we are delighted this joint initiative has come thus far.

A comprehensive submission from our group on the site is attached for your consideration. It looks at the various options available and notes the site offers much to residents city-wide as well as addressing the aged care crisis here. Our submission also builds on one which was originally put forward by the City Kalamunda. It has the same objectives (but with more detail) and is submitted in order to endorse the City's initiative for it to progress. We now ask you to move ahead with the minor amendment with some speed for the benefit of the whole community.

Thank you for your time and we look forward to a decision on this important initiative.

Sincerely,



Iris Jones
Coordinator
Friends of Aged Care

HEIDELBERG PARK – A VISION FOR THE FUTURE

SUBMISSION FROM FRIENDS OF AGED CARE

This submission envisages a multi-faceted space over the 13.5 hectares which will house a whole community of different ages and demographics, the idea being that whilst there is a desperate need for integrated aged care, the elderly enjoy being part of a community and do not necessarily wish to be isolated into separate care areas.

The Heidelberg space is large enough to accommodate the elderly and their needs as a priority setting, including a Nursing Home. In addition there is room for community housing including single apartments. The infrastructure required to accommodate such a community setting should therefore cater for all age groups.

The following components, if carefully designed, could achieve a tailor-made community space in a bush setting which provides something for everybody with full integrated aged care facilities being the priority on the site, and the other community facilities complementing the aged care component.

- Grassed area with play/exercise equipment/BBQs/seating
- Gardening and Storage facilities
- A Community Garden
- Independent Living Units for the elderly
- Nursing Home with Dementia and Respite Care Wings
- Dementia Garden
- Rental space for boats/caravans for residents
- Residential housing for families
- Apartment block for youth/single housing
- Small Performance Area (Indoor or out)
- Rooms for visiting physicians (Doctors Physio etc.)
- Bush walks/pathways/community seating
- Library (Books to be supplied by Council a la Sunshine Park & Parry House)
- Art space (wet room or the like)
- Preservation flora and fauna area
- Indoor pool and exercise area
- Function room with tea/coffee facilities indoor and out
- 'Hub' shopfront and Library
- Cover for a facility bus
- Visitor Parking
- Deli, IGA or similar if possible
- On-site sewerage facilities

A Dementia Garden

The Dementia Tsunami is upon us. The forecast that 1 in 4 of us will acquire this dreaded disease is now dated and recent figures are heading towards 1 in 3 in our ageing population. This is underscored by the weekly television reports of sufferers inadvertently losing their bearings and becoming lost. Some of them never find their way home. They die out there.

Sufferers like to be outdoors. The sights and smells are attractive to them but unfortunately, they are inclined to wander. There are interesting precedents for secure Dementia Gardens both in Australia

and overseas. These spaces are carefully designed so that walkers cannot explore unsafe areas, and where they can easily find their way back to facilities. Alternatively they can be easily found. The area needs to be secure and innovation will be required so that this is done in a sensitive manner. Any secured area should be made available to visitors to the complex who bring with them relatives with dementia. **A Community Garden** within the secured area could be an added attraction for both dementia sufferers and residents alike.

Natural Bush Setting

Careful planning and design can be developed with the objective of keeping as much of the natural bush on the site as possible. If trees need to be removed, then a plan for tree-replacement needs to be in place across the site. Trees need to be carefully chosen. They must be safe. No Lemon Scented Gums or the like please. Those *near pathways* should have no honkey nuts – the cause of injuries to the elderly when they stumble over them.

The maintenance and care of the natural bush which is a habitat for flora and fauna, including protected birds, is a must. A leaf out of the Cambridge Reserve template could be utilised on this site whereby invasive non-natives are removed and particular areas of retained bush upgraded.

There could be room for a special area of native bush which is upgraded and preserved along the lines of the Barrie Oldfield Reserve in Lesmurdie where, with the appropriate care, literally hundreds of plants and species can be protected in a relatively small space.

Pathways and walkways into the bush both on-site and off would give residents the opportunity to enjoy the environment on their doorstep. This would benefit both elderly residents and families and bushwalks could be carefully planned so that the natural environment is not disturbed.

Seating and the Arts

The elderly, like all of us, enjoy being outdoors. However, seating and rest areas are important and special areas can be set aside for uniquely designed seating. It is suggested that the Council re-introduce a community arts program whereby an artist is employed to work with residents onsite to design, create and install seating across the facilities. Space would be required on the site for work areas for such a project and future projects, where residents themselves are directly involved.

Think Kalamunda's Stained Glass Window – designed and built by residents with the help of professional artists over a full year. This suggestion would also give residents a sense of ownership in the design, creation and installation of the seating. An experienced Artist in Residence will be required on the site.

Such a suggestion could dovetail with Council's developing Arts Policy and Strategy with a Project Team drawn from the Arts Committee and residents on the site. Council could provide seeding funding to this Committee so that they could attract funding along the lines of the Up the Creek Project at Upper Lesmurdie Falls where unique seating was designed and installed throughout the site.

For an outlay of \$48,000, the Council got a \$200,000 project in Up the Creek, plus further \$100,000 in volunteer time. Think big, and work back depending on the purse strings. Council could incorporate an Artist in Residence project into its existing arts program for the specific purpose of creating functional art work, like seating, within the Heidelberg initiative. This would make the project unique

and unlike any other project of its kind. *It could be a showcase for the City and one that, like the Stained Glass Window, everybody could feel proud of.*

Lighting & Security

It is suggested that the facility be gated, especially where the elderly are residing. If this is not possible given that all ages may be accommodated on the site, then appropriate high quality lighting can be used to discourage crime. It is imperative that it is recognised that older people are extremely vulnerable and that criminals take advantage of this. The design of Independent Living Units for the elderly needs to take this into consideration as it is clear these facilities are being targeted by criminals. CCTV throughout the complex would be a deterrent.

The Heidelberg Hub

The recent proposal of a series of 'Hubs' across the city where seniors help seniors was a most successful initiative with a packed house at the Lesmurdie Club, where those attending welcomed the idea.

This initiative, as we were informed, is not a costly labour-intensive exercise, but more one where the elderly come together to help each other in the provision of services/activities. Each Hub has its own character and it is suggested that the Heidelberg Hub be planned from the outset. All that would be required would be a room to be used as a shopfront for the Hub in perhaps an onsite **library** or the like, where people can meet to plan activities and services. This would give the Hub a home. Donations of office equipment etc. would not be hard to find and members of the Hub would manage themselves. Such a Hub could serve the whole area of Lesmurdie and not just Heidelberg.

Performance Area

If the idea of an integrated community space is accepted, with all age groups catered for, then a specially designed performance area would provide a number of opportunities. Residents on the site could enjoy performances and the general community could be encouraged to use the space for performances and other demonstrations, with an almost captive audience on site. The space could be indoors or outdoors and residents should be involved in deciding what is most appropriate. If outdoors, obviously shade/power will prove important and this should be considered at the outset and not as an afterthought if an amphitheatre is considered.

Aged Care Facilities

Apart from Donovan Village, there are no other integrated aged care facilities (ageing in place) in the city. The Gavour Road proposal which is now moving ahead will provide a template for state-of-the-art integrated aged care facilities. Heidelberg aged facilities can therefore learn from this project.

However, it is essential that Council ensure that Heidelberg does not become just another Retirement or Lifestyle Village for the over 55s. These facilities, whilst attractive to those who wish to downsize, do not offer Low Care, High Care, Dementia Care and Respite Care all on the one site. Anything less will not serve the stated needs in our community and it would be a great tragedy if this opportunity for integrated aged care was lost.

Iris Jones

Co-ordinator

Friends of Aged Care

4th June 2019

Submitted to **MRS minor amendments - 1372/57 - Pt Lot 800 Canning Road, Carmel and 1373/57 - Old Railway Reserve, Kalamunda and Surrounds**
Submitted on **2020-08-14 13:28:30**

Introduction

1 What is your first name?

First name:

Malcolm

2 What is your surname?

surname:

Roberts

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:

kalamundaact1@gmail.com

5 What is your address?

address:

99 Huntley St

Gooseberry Hill WA 6076

6 Contact phone number:

phone number:

08 9293 2697

7 Please indicate which MRS amendment you are making a submission for:

1372/57

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

Support

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

Submission:

Aged Care Today (ACT) Kalamunda supports the proposed development of an integrated residential aged care facility on this site to help alleviate the shortage of aged care accommodation in the Kalamunda area.

See attached submission.

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WAPC submission ACT letterhead.docx was uploaded

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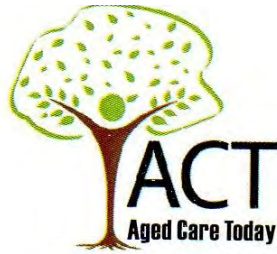
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Email: kalamundaact1@gmail.com

**Submission to WA Planning Commission
In support of Heidelberg Park development
for aged care**

By Aged Care Today (ACT) Kalamunda

Aged Care Today (ACT) Kalamunda – introduction

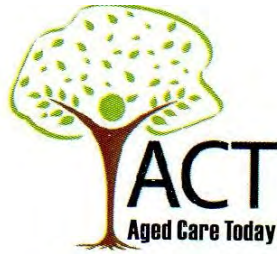
ACT Kalamunda, now networking some 340 people, began in 2011 and evolved from a group of people in the area with concerns for local residents who had problems finding suitable residential aged care places for elderly relatives and friends within easy visiting distance of central Kalamunda, particularly in the Hills environment. The lack of places meant that many elderly people needing high care were displaced from their preferred living environment, spouses, friends and social networks due to the need to move to Fremantle, Joondalup, Mosman Park and other areas remote from their home. This resulted in spouses, also elderly and often unable to drive, having to endure trips of one hour or more each way, often on a daily basis, to visit their loved ones.

Kalamunda has a well-acknowledged, longstanding critical shortage of residential aged care beds which have resulted in our elderly residents requiring high level care to seek it outside our boundaries, imposing considerable difficulty and cost on family members and carers.

The situation has not improved significantly in the last 15 years, with only one new facility coming on stream.

Even with this development, by 2026 we will probably be some 300 or more beds short of the estimated 750 beds needed, based on Commonwealth Govt targets. This equates to three or four new residential aged care facilities or the extension of existing facilities to meet this need.

ACT applauds the action of the WA Government and WA Planning Commission in moving to facilitate the building of a residential aged care facility at Heidelberg Park, Carmel, as per MRS amendment 1372-57.



ACT Kalamunda raises the following issues with regard to the provision of residential aged care facilities in the Perth Hills;

- 1. Need for sites on top of the Hills, in the region of Kalamunda townsite.**
- 2. Incentives for developers to build in the Hills area.**

- 1. Need for sites on top of the Hills, in the region of Kalamunda townsite.**

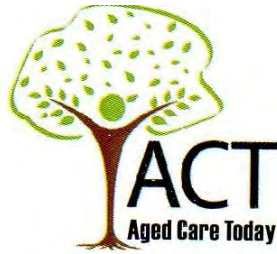
The proposed site at Heidelberg Park is an ideal environment for an integrated aged care facility.

ACT Kalamunda strongly supports the development of an integrated aged care facility, including a residential facility (RACF) of at least 100 beds adjacent to a number of independent living units, on the site of Heidelberg Park. As a starting point the Concept Plan developed by the City of Kalamunda in 2019, into which ACT had considerable input, is considered an appropriate design, incorporating the aged care development within an area of natural bushland and public recreational open space which allows the elderly residents of the facility to interact with the public and provides space for visitors and residents to enjoy outdoor activities.

A school or child care centre adjacent to the aged care premises could be incorporated into the development plan and would be of advantage to both parties and to the community.

People living in the Hills area of Kalamunda have made a lifestyle choice to be there and generally prefer to continue this throughout their lives. To enable this to occur, adequate residential aged care facilities are required in the immediate area. This is particularly essential in the case when one partner in a relationship is to be in residential care and the other continues living in the community. As they become more elderly, and driving an issue, facilities within easy driving distance become important. It becomes impossible with an elderly driver or non-driver (more commonly the case) for partners and families to remain connected if one is required to find residential aged care, 50 or so kilometres from the family home.

Kalamunda is a very community-centred and family oriented City, with many people involved in community organisations and activities. Even residents in aged care facilities, and particularly those in independent living units, can maintain contact with activities and with elderly friends, if they reside within easy commuting distance of the Kalamunda City centre. It is common for there to be several generations of a family living in Kalamunda or nearby, and an arrangement such as outlined in the Concept Plan, which enables interaction and visiting with their elderly relatives, would be beneficial to all.



An internationally accepted situation for aged care homes is in proximity to schools or child care centres. This allows interaction between children and the elderly with benefit to both, and many schools have programs and senior school projects which utilize this interaction. Such arrangements should be encouraged. We note that Walliston Primary and Kalamunda Christian school are within walking distance of Heidelberg Park whilst Lesmurdie and Kalamunda Senior High Schools are within reasonable proximity.

Kalamunda Aged Care Today liaises and works collaboratively with Friends of Aged Care to achieve the common goal. We are aware of their submission to WAPC on this issue and are generally supportive of the suggestions they have put forward for the Heidelberg Park development.

2. Incentives for developers to build in the Hills area.

To assist the State Government in meeting its election commitment to improving aged care availability in the City of Kalamunda, hills and foothills, incentives to assist developers, may be of benefit to both.

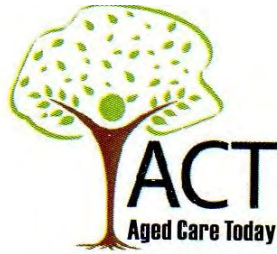
An integrated model combining independent living units and residential aged care accommodation seems to be preferred by private developers to assist financial management. Many elderly people downsize in their 70s and 80s; their last desirable move is to an integrated residential facility where one can transition from an ILU straight into high care on the same site. An ILU with no services other than the provision of a Federal Government aged care package (if it's available at the appropriate level) is merely downsizing; it does not solve the problem or the necessity for high care being delivered on the one site to both the residential and community based client via a "Hub and Spoke" model based in the RACF.

Allocation of large enough sites, as at Heidelberg Park, to allow this would be of benefit. Some developers may be prepared to build "residential care only" developments in selected areas if conditions are viable. This is not the model that ACT espouses.

The increased costs of building in the Hills – site works, waste treatment and higher construction costs due to bushfire risk are all disincentives to development in Kalamunda. WA Government initiatives to offset this situation would be of advantage in insuring an appropriate outcome at Heidelberg Park.

Possible incentives;

- Free or low cost Government land released specifically for aged care use, or a large area released for general use with a requirement that a set portion be reserved for residential aged care accommodation. It is important that the Heidelberg Park land



be made available to a developer at a cost which is seen as an incentive to commit to such a development.

- Low cost loans and Government subsidies to assist in meeting the local increased cost of building, above those pertaining in the western suburbs of Perth.
- Relief from associated government duties and taxes
- Financial and/or construction assistance for sewerage or alternative waste treatment plants.

Benefits for Government could be;

- A requirement for aged care providers' take-up of cheap Govt land could be an "offset" incorporation of "social housing" within the complex to meet the needs of people unable to afford the standard ILU but needing the benefits of a "hub and spoke model" of aged care and the related arrangements. This may assist in meeting the election commitment for aged care accommodation for all.
- Clearing acute hospital beds of high needs aged care patients, providing an ongoing annual benefit to WA health sector costs, assisting hospital waiting list reduction and transferring aged care related health costs to the Federal budget.

The proposed Heidelberg Park aged care development, assisted by appropriate WA Government support and incentives, has the potential to substantially improve the situation of aged care accommodation in the City of Kalamunda and ACT Kalamunda is strongly supportive of the concept as outlined above.

Malcolm Roberts
Convenor,
ACT Kalamunda
14/8/2020

Submitted to **MRS minor amendments - 1372/57 - Pt Lot 800 Canning Road, Carmel and 1373/57 - Old Railway Reserve, Kalamunda and Surrounds**
Submitted on **2020-08-15 12:25:58**

Introduction

1 What is your first name?

First name:
Matthew

2 What is your surname?

surname:
Davey

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:
mdavey1@iinet.net.au

5 What is your address?

address:
31 Carob Tree Place Lesmurdie

6 Contact phone number:

phone number:
0434855630

7 Please indicate which MRS amendment you are making a submission for:

1372/57

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

Oppose

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

Submission:

I oppose the development of Heidelberg Park due to the effect on the amenity of the area, mainly Pomeroy Road, and the destruction of bushland. The traffic along Pomeroy Road has increased over the last several years and is already being used as a main traffic artery. With increased traffic along Lesmurdie Rd, Gladys Rd and Melaleuca Rd, as confirmed by residents in those areas, Pomeroy has already become a major thoroughfare also. Adding more development in the immediate area only increases road traffic and also puts pressure on public services such as drainage systems and water pressure. The construction of a large complex will reduce the amount of natural bushland which is of course a main reason people live in the Kalamunda area. I would not like to see any local flora and fauna affected due to this construction.

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Submitted to **MRS minor amendments - 1372/57 - Pt Lot 800 Canning Road, Carmel and 1373/57 - Old Railway Reserve, Kalamunda and Surrounds**
Submitted on **2020-08-15 19:45:01**

Introduction

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 Please indicate which MRS amendment you are making a submission for:

1372/57

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

Oppose

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

Submission:

The location is an amazing nature space that has significant usage by families, riders, pet owners and trail runners.

Introducing significant traffic and constant volumes of people by introducing an aged care location is detrimental to the serenity in the area and the lifestyle of those surrounding it.

One of the reasons for the location support listed 1.7km to Lesmurdie Village shops. Are the aged care residents going to walk that far and come back with their groceries...? No!

The most sensible location for aged care in this area is Kalamunda Central area, or within 200-400 metres of the small IGA centres.

I support a small nature play area but not such that it brings volumes of people. Pomeroy Road is busy enough as it is, especially now all the tourist traffic is directed along Pomeroy.

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Our Ref: 3.009580
Your Ref: MRS 1372/57 and MRS 1373/57

2 September 2020

Chairman
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Dear Sir,

Metropolitan Region Scheme (MRS) Amendments 1372/57 and 1373/57

Thank you for the opportunity to comment on MRS Amendment 1372/57 – Part Lot 800 Canning Road, Carmel, and MRS Amendment 1373/57 – Old Railway Reserve, Kalamunda.

The City has invested significantly in the de-constraining exercises and technical investigations to progress the subject amendments. Consistent with the Council's resolution OCM 260/2019 and OCM 261/2019 on 26 November 2019, the City supports the initiation of the MRS Amendments, content of the Amendment Report and recommends the MRS Amendments are progressed as a matter of priority to achieve the intended age care, environmental and social benefits of the projects.

Senior level discussions between the City and Department of Planning, Lands and Heritage (DPLH) earlier in the year indicated that the DPLH would prepare a City of Kalamunda – Local Planning Scheme No.3 amendment (LPS3 Amendment) for Heidelberg Park for submission to the City to support the MRS Amendment and future development of the land. The City is eager to understand where the DPLH are at with the LPS3 Amendment.

Should you have any queries, please, do not hesitate to contact the City's Senior Strategic Planner, Mr Mitchell Brooks on 9257 9999 or mitchell.brooks@kalamunda.wa.gov.au.

Regards,



Peter Varelis
Director Development Services

Enc:

1. 26 November 2019 Ordinary Council Meeting Report – 420 Canning Road, Carmel (Heidelberg Park)
2. 26 November 2019 Ordinary Council Meeting Report – 30, 34 and 38 Schmitt Road (Old Railway Reserve)

10.1.7. Request for the Western Australian Planning Commission to Initiate a Metropolitan Region Scheme Amendment- 420 Canning Road, Carmel (Heidelberg Park)

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

Cr Janelle Sewell declared an Interest Affecting Impartiality on Item 10.1.7 Request the Western Australian Planning Commission to Initiate a Metropolitan Region Scheme Amendment - 420 Canning Road, Carmel (Heidelberg Park). Cr Sewell is employed by the Member for Kalamunda as a Research Officer.

Previous Items	OCM 99/2019
Directorate	Development Services
Business Unit	Strategic Planning
File Reference	CN-01/420 and 3.009580
Applicant	City of Kalamunda
Owner	State of Western Australia
Attachments	<ol style="list-style-type: none"> Existing MRS [10.1.7.1 - 1 page] Proposed MRS [10.1.7.2 - 1 page] Preliminary Concept Plan [10.1.7.3 - 1 page] Heidelberg Park - Engagement Summary [10.1.7.4 - 20 pages]

EXECUTIVE SUMMARY

- The purpose of this report is to provide Council the opportunity to request a Metropolitan Region Scheme (MRS) amendment to change Lot 800 (420) Canning Road, Carmel (Heidelberg Park) from a Parks and Recreation reservation to an Urban zone. A portion of Heidelberg Park is to be retained as Parks and Recreation where environmental values exist.
- Amending the MRS from Parks and Recreation to Urban will allow a portion of the site to be developed for aged care and residential purposes, with the balance to be retained as public open space.
- Community engagement on the visions and values for the site was undertaken during June - July 2019 and indicated a strong desire for aged care development and improved public open space at the site.
- The recommendation seeks Council endorsement to request for the Western Australian Planning Commission to initiate a Metropolitan Region Scheme Amendment for Lot 800 (420) Canning Road, Carmel (Heidelberg Park) from the Parks and Recreation reservation to an Urban zone.

BACKGROUND

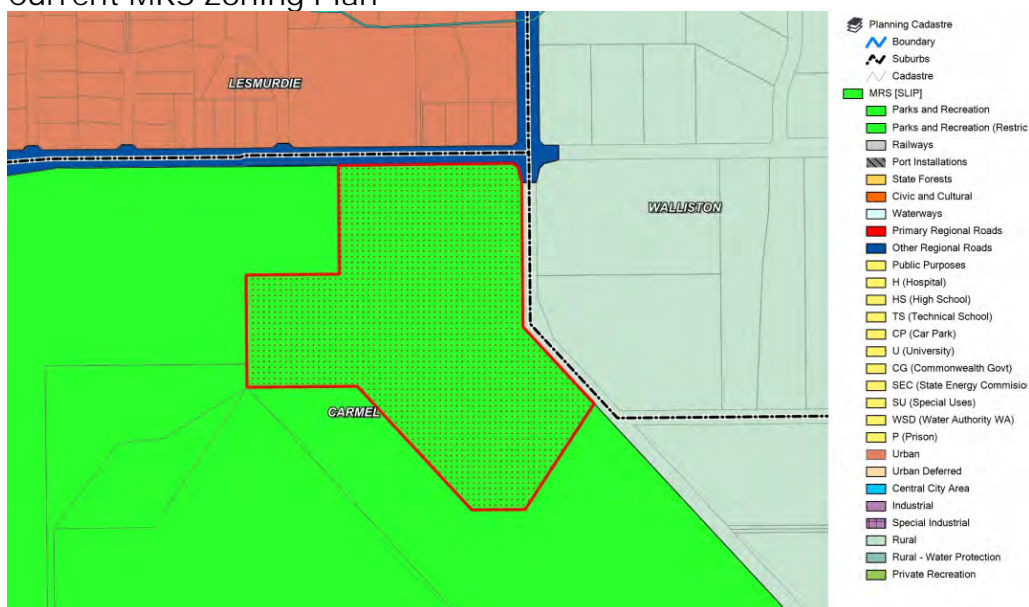
5. Land Details:

Land Area:	13.5608ha
Local Planning Scheme Zone:	Not zoned within Local Planning Scheme No. 3
Metropolitan Regional Scheme Zone:	Parks and Recreation

6. Locality Plan:



7. Current MRS Zoning Plan



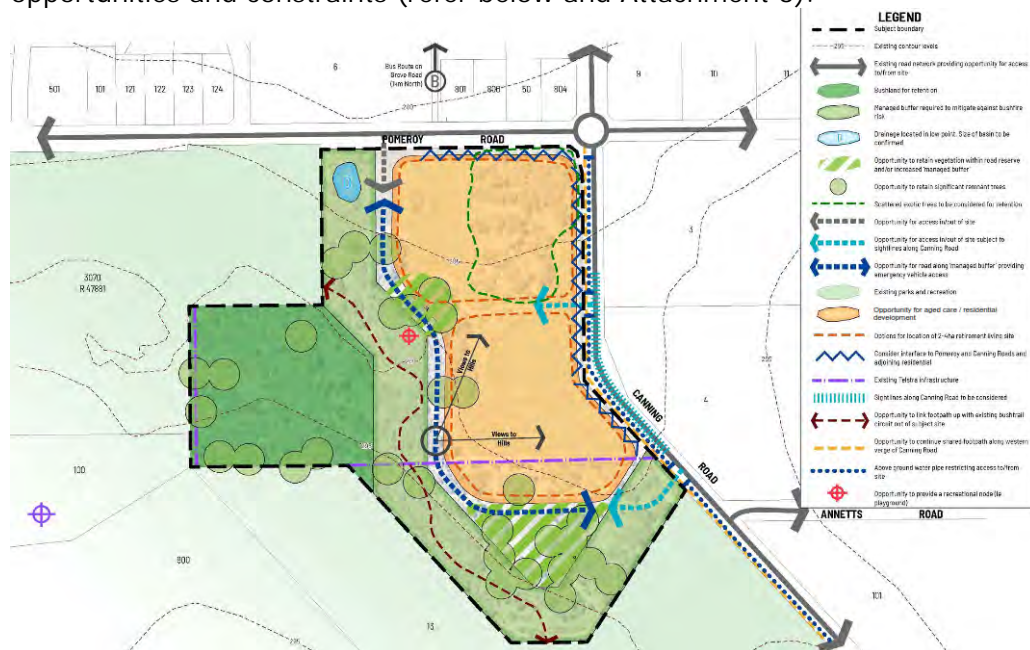
8. In undertaking the MRS amendment process, the Western Australian Planning Commission (WAPC) may resolve to prepare a regional planning scheme amendment in accordance with Part 4, Division 1, s. 36 of the *Planning and Development Act 2005*. The proposed MRS amendment must comply with the following processes set out in Division 2, 3 and 4:
- a) Referral to the EPA in accordance section 48A of the Environmental Protection Act.
 - b) Minister consents to public advertising for no less than three months.
 - c) Commission provides a report and recommendation to the Minister.
 - d) The Minister provides a report and recommendation to the Governor.
 - e) The Governor may approve the MRS Amendment with or without modification and gazette the resolution.
 - f) A copy of the amendment is to be laid before both Houses of Parliament for at least 12 sitting days.
9. In 2016, the Council adopted an Aged Accommodation Strategy which has a series of key recommendations, including (in part):
- a) The City not directly undertaking any retirement or aged care developments; and
 - b) Utilising underutilised government assets to encourage retirement living and aged care developments that are near amenities and public transport.
10. During the Council's consideration of the Aged Accommodation Strategy, the document was referred to the City's Aged Care Advisory Committee (the Committee) and the following relevant comments were provided for the Council's consideration:
- 1. The City should provide land at minimal cost to appropriate developers to encourage retirement and aged care developments; and
 - 2. The City has a role in monitoring and stimulating service providers to develop in the City. The City should look to remove barriers to entry and eliminate red tape wherever possible.
11. In response to this strategic direction and comments received from the Committee and further to the preparation and adoption of the City's Public Open Space Strategy 2018, the City has identified Heidelberg Park as a potential opportunity for an aged care development.
12. The findings of various technical reports (environmental, geotechnical and infrastructure and servicing) indicated that the north-eastern portion of the site may be suitable for urban development.
13. Community engagement was undertaken during June – July 2019 on the vision and values for Heidelberg Park. During the consultation there was a strong desire expressed by the community for aged care and improved public open space at the site. A summary of the engagement outcomes is provided in Attachment 4.

14. In October 2019, the City's officers met with senior representatives of the Department of Planning, Lands and Heritage (DPLH), resulting in an in-principle agreement to progress with the MRS amendment to rezone the site from Parks and Recreation to Urban to allow for the development of aged care.
15. The City currently manages the site. A change to the management order will be required as part from the MRS amendment process.

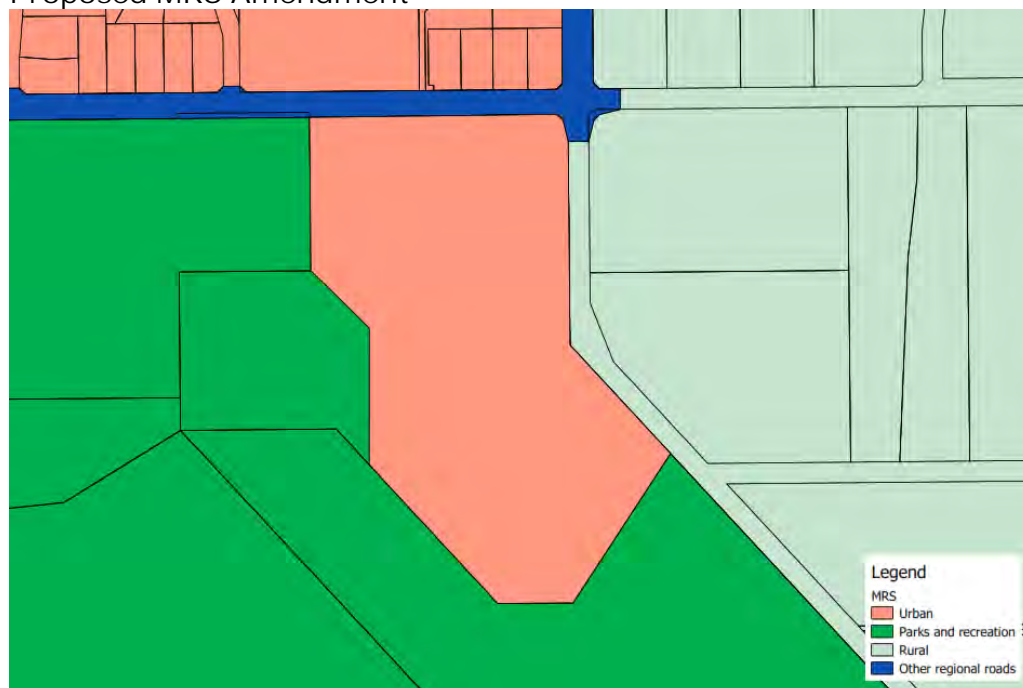
DETAILS

16. Heidelberg Park is located at the intersection of Pomeroy Road and Canning Road in Carmel. The south and west of the site is reserved as Parks and Recreation. To the north of the site are rural residential lots, typically 2000m², and to the east of the site are Rural Landscape Interest lots, typically 2-8ha.
17. Heidelberg Park is zoned Parks and Recreation under the MRS (refer Attachment 1) and has no zoning under the City's Local Planning Scheme No. 3 (LPS3).
18. To determine the feasibility of development on the site, technical investigations were undertaken including the following key studies:
 - a) Environmental Assessment Report (including flora and fauna studies).
 - b) Geotechnical Report (including ground testing for wastewater).
19. The Environmental Assessment Report investigated flora and fauna including black cockatoo and other threatened or protected ecological communities. The report concluded that ecological linkages should be retained and that the surrounding bushland be protected from edge effects through appropriate design considerations.
20. The Geotechnical Report prepared in November 2018, found the site was suitable for development, and is capable of wastewater disposal with no special requirements.
21. Community engagement undertaken during June – July 2019 included a drop-in workshop on site, a community survey and written submissions. The purpose of the community engagement was for the community to express their vision for the future of Heidelberg Park. Approximately 150 community members attended the workshop and participated in the activities.
22. Participants at the workshop were asked to indicate their most preferred outcomes for Heidelberg Park. The most popular votes were natural paths (20 votes), aged care facility (17 votes), traditional playground (16 votes) and nature play (9 votes). The other activities at the workshop included ideas mapping, co-design and positive ideas which yielded similar results with participants expressing the need for intergenerational living, integrated aged care, natural bushland protection and enhanced public open space.

23. A total of 393 surveys were completed, of the potential uses for the site, the most popular response was 'Home for aged care' with 247 votes. 'Home for over 55s' was the second most popular vote (147 votes), followed by a nature area (140 votes).
24. The City received six written submissions. Four submissions suggested the site be used as an aged care facility. The remaining two submissions suggested the site be used for other purposes, like a peace park or enhanced community park.
25. As a result of community engagement, the City seeks the Council's endorsement to request the WAPC to initiate an MRS amendment for 420 Canning Road, Carmel (Heidelberg Park) from Parks and Recreation to Urban (Attachment 2). The rezoning of the site from Parks and Recreation to Urban will allow for the site to be developed for aged care and improved public open space. A portion of the site to the west (approximately 2.75ha) will be retained as Parks and Recreation to conserve the high-quality bushland.
26. A Preliminary Concept Plan has been prepared which addresses site opportunities and constraints (refer below and Attachment 3).



27. Proposed MRS Amendment



STATUTORY AND LEGAL CONSIDERATIONS

28. The MRS may be amended in accordance with Part 4, Division 2, Section 37 (1) of the *Planning and Development Act 2005*.
29. The Council may endorse the proposed MRS amendment request for referral to the WAPC. As the MRS is a State Government Region Scheme, it is the responsibility of the WAPC to resolve to amend a region planning scheme subject to Section 36 of the *Planning and Development Act 2005*.
30. If the WAPC resolves to prepare the proposed MRS amendment, the proposal is to be referred to the EPA for comment and review. The proposal may then be referred to the Minister for consent to seek public submissions.
31. Part II Division 3 of the MRS Scheme Text covers Reserved Land not Owned by or Vested in a Public Authority. This section, in essence, requires that development on land so reserved shall not be commenced or carried out without the approval of the WAPC.

POLICY CONSIDERATIONS

32. State Planning Policy 2.0 Environment and Natural Resources
State Planning Policy 2.0 (SPP 2.0) defines the principles and considerations that represent good and responsible planning in terms of environment and natural resource issues within the framework of the State Planning Strategy. Supplemented by more detailed planning policies on particular natural resource matters.

SPP 2.0 objectives are to:

- a) Integrate environment and natural resource management with broader land use planning and decision making;
- b) Protect, conserve and enhance the natural environment; and
- c) Promote and assist in the wise and sustainable use and management of natural resources.

The proposed Heidelberg Park project incorporates these objectives by ensuring development occurs only on degraded land and that surrounding bushland is protected and managed to retain the existing ecological value.

33. State Planning Policy 3.7 Planning in Bushfire Prone Areas
This policy directs how land use planning should address bushfire risk management in Western Australia. The bushfire risk at Heidelberg Park originates from the bushland to the west and south-west. The managed parkland POS surrounding the proposed development area, identified in the concept feasibility plan, is designed to act concurrently as a recreation space and Asset Protection Zone buffer to meet the requirements of this policy.

COMMUNITY ENGAGEMENT REQUIREMENTS

Internal Referrals

34. The project has been prepared having regard for all built form and developed oriented disciplines.

External Referrals

35. The City undertook preliminary community consultation during June – July 2019 on the vision for the site. The community expressed a desire for aged care, improved public open space and protection of bushland on the site. A summary of the engagement outcomes is provided in Attachment 4.
36. Should the Council endorse the request for the proposed MRS amendment, referral of the proposal to relevant government agencies, which may be affected by the change, will be undertaken as part of the WAPC amendment process. This may include surrounding local governments, Department of Biodiversity, Conservation and Attractions, Environmental Protection Authority (for prior notification) and Department of Water and Environmental Regulation.
37. If the WAPC accept the MRS amendment request, landowners affected by the proposed MRS amendment will be consulted by the WAPC through the advertising process.

FINANCIAL CONSIDERATIONS

38. The MRS amendment process does not incur any financial cost to the City. The burden of the ongoing maintenance and management of the balance of public open space and Parks and Recreation land will continue to be undertaken by the City.

39. Given the public open space portion will be enhanced, there will likely be an increase to the City's maintenance funding to maintain the improvements.

STRATEGIC COMMUNITY PLAN

Strategic Planning Alignment

40. *Kalamunda Advancing Strategic Community Plan to 2027*

Priority 1: Kalamunda Cares and Interacts

Objective 1.1 - To be a community that advocates, facilitates and provides quality lifestyles choices.

Strategy 1.1.1 - Facilitates the inclusion of the ageing population and people with disability to have access to information, facilities and services.

Priority 2: Kalamunda Clean and Green

Objective 2.1 - To protect and enhance the environmental values of the City.

Strategy 2.1.1 - Enhance our bushland, natural areas, waterways and reserves.

Strategy 2.1.2 - Support the conservation and enhancement of our biodiversity.

Priority 3: Kalamunda Develops

Objective 3.1 - To plan for sustainable population growth.

Strategy 3.1.1 - Plan for diverse and sustainable housing, community facilities and industrial development to meet changing social and economic needs.

SUSTAINABILITY

Social Implications

41. The City is investigating opportunities to redevelop underutilised land to provide aged persons accommodation as a priority further to adoption of the Aged Accommodation Strategy in 2016. In this way, the City can assist in providing a choice of suitable accommodation for an ageing demographic which will help residents to remain close to friends, family and within the community as they age.

Economic Implications

42. Development of underutilised land for aged persons accommodation and a community park will increase community use of public assets.
43. Increasing the amount of aged person accommodation will mean residents seeking to downsize have the opportunity to move nearby, which may provide opportunities for other residents to move into existing properties.

Environmental Implications

44. The property was previously used for orcharding activity in the 1960's and, therefore, a large proportion of the bushland is revegetation. Most of the native vegetation on the western part of the site is considered to be in very good or excellent condition. In the southern area the vegetation ranges from good and very good to completely degraded. Any development is proposed to be located in the north-eastern aspect of the site in areas that are completely degraded to mitigate clearing of any high value vegetation.
45. The preliminary plan shows that some vegetation to the fringe of the development area may be affected as it is proposed to become managed parkland as a bushfire asset protection zone to the proposed development area. This will be further considered through more detailed design processes for this public open space area.
46. In relation to the cockatoo habitat, there are some significant trees that are present on the site and these have been surveyed. All the potential black cockatoo breeding habitat trees are likely to be retained. As it is anticipated that the affected area is likely to be less than 1 ha, referral under the Environmental Protection and Biodiversity Conservation Act is unlikely to be required. This can be confirmed during later detailed design phases.

RISK MANAGEMENT CONSIDERATIONS

- 47.
- | | | |
|---|-------------|--------|
| Risk: The City / DPLH does not secure an aged care provider or sufficient landowners for development of the project. | | |
| Likelihood | Consequence | Rating |
| Unlikely | Major | High |
| Action/Strategy | | |
| Discuss the project with existing aged care providers during the MRS amendment advertising phase and through an appropriate registration of interest process. | | |
- 48.
- | | | |
|--|-------------|--------|
| Risk: The WAPC decides to not initiate the MRS Request / refuses the MRS Amendment. | | |
| Likelihood | Consequence | Rating |
| Unlikely | Significant | Medium |
| Action/Strategy | | |
| Endorse the request for the MRS amendment and refer the proposal to the WAPC to initiate the process. City officers continue dialogue with the WAPC to ensure the MRS amendment is formalised and ultimately approved. | | |

OFFICER COMMENT

49. Results from the community engagement exercise indicated strong support for the development of aged care on the site, improved public open space and retaining high quality bushland.

50. Undertaking an MRS amendment to rezone the site from a Parks and Recreation reservation to Urban will allow the site to be developed for aged care and improved public open space. A condition for any aged care provider will be to retain approximately 3ha for public open space, consistent with the concept plan and to achieve bushfire requirements.
51. A portion of the site to the west (approximately 2.75ha) will be retained as Parks and Recreation to conserve the high-quality bushland.

Voting Requirements: Simple Majority

RESOLVED OCM 261/2019

That Council ENDORSE the request for the Western Australian Planning Commission to initiate a Metropolitan Region Scheme Amendment for Lot 800 (420) Canning Road, Carmel (Heidelberg Park) from the Parks and Recreation reservation to an Urban zone.

Moved: Cr Sue Bilich

Seconded: Cr Kathy Ritchie

Vote: CARRIED UNANIMOUSLY (10/0)

10.1.6. Request for the Western Australian Planning Commission to Initiate a Metropolitan Region Scheme Amendment - 30, 34, 38 Schmitt Road and Old Railway Reserve Kalamunda

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

Cr Janelle Sewell declared an Interest Affecting Impartiality on Item 10.1.6 Request the Western Australian Planning Commission to Initiate a Metropolitan Region Scheme Amendment - 30, 34, 38 Schmitt Road and Old Railway Reserve Kalamunda. Cr Sewell's undertook community advocacy for Schmitt Road.

Cr Sewell left the meeting at 7:56pm and did not vote on this item. Cr Sewell returned to the meeting at 7:57pm.

Previous Items	Nil
Directorate	Development Services
Business Unit	Strategic Planning
File Reference	SC-3/30, SC-3/34, SC-3/38, MN-7/2, RL-1/22
Applicant	City of Kalamunda
Owner	Western Australian Planning Commission / City of Kalamunda
Attachments	1. Existing MRS [10.1.6.1 - 1 page] 2. Proposed MRS [10.1.6.2 - 1 page]

EXECUTIVE SUMMARY

1. The purpose of this report is to provide Council the opportunity to request a Metropolitan Region Scheme (MRS) amendment to change Lot 50 (No. 30), Lot 23 (No. 34) and Lot 24 (No. 38) Schmitt Road and the Old Railway Reserve (portion between the Bibbulmun Track Terminus on the corner of Railway Road and Mundaring Weir Road to Schmitt Road) from an Urban zone to a Parks and Recreation reservation.
2. Once the land is reserved as Parks and Recreation under the MRS, the land at 30, 34 and 38 Schmitt Road will no longer have any subdivision / development potential for residential purposes and will formally be brought into the Old Railway Reserve reservation. A land management order will be put in place for the City to take over the management of these land parcels.
3. By rezoning the portion of Old Railway Reserve between the Bibbulmun Track Terminus on the corner of Railway Road and Mundaring Weir Road to Schmitt Road from the Urban zone to the Parks and Recreation reserve, it will be consistent with the entire Old Railway Reserve which extends from Gooseberry Hill to Walliston.
4. The recommendations seeks Council endorsement to request the Western Australian Planning Commission to initiate a Metropolitan Region Scheme Amendment for Lot 50 (No. 30), Lot 23 (No. 34) and Lot 24 (No. 38) Schmitt Road, Kalamunda and the Old Railway Reserve portion between the Bibbulmun Track Terminus on the corner of Railway Road and Mundaring Weir Road to Schmitt Road from the Urban zone to a Parks and Recreation reservation.

BACKGROUND

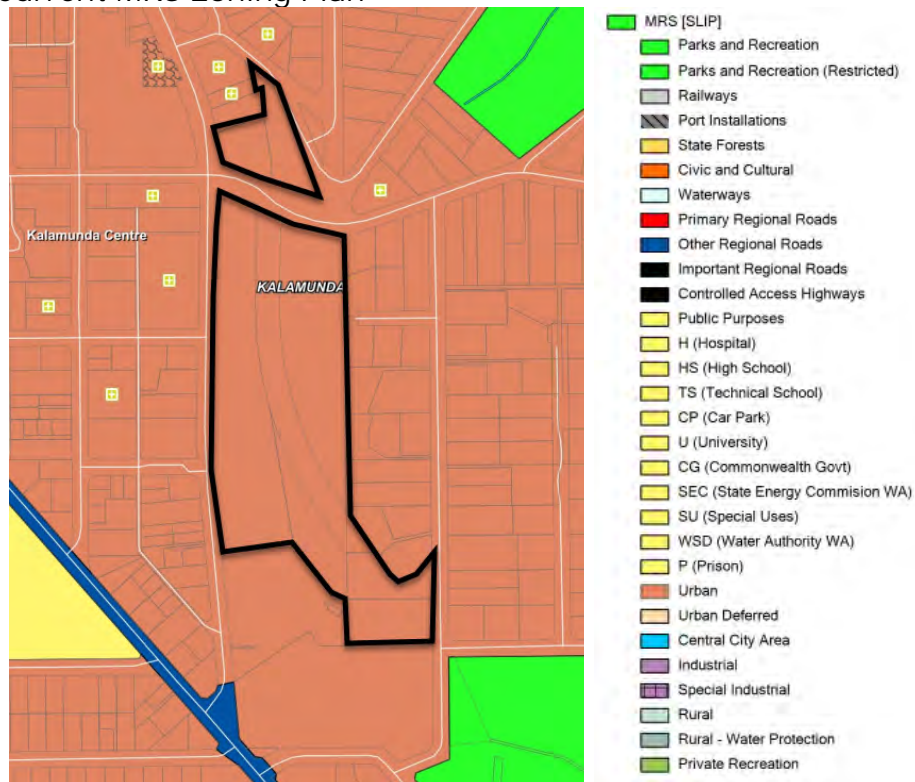
5. Land Details:

Lot / Property	Land Area	Local Planning Scheme Zone:	Metropolitan Region Scheme Zone
Old Railway Reserve			
60 Dixon Road	5014.16m ²	Local Open Space	Urban
Lot 443 Railway Road	3893.60m ²	Local Open Space	Urban
22 Railway Road	28,722.64m ²	Local Open Space	Urban
2A Mundaring Weir Road	21,784.60m ²	Local Open Space	Urban
Lot 372	6662.17m ²	Local Open Space	Urban
Decommissioned road reserve (within Old Railway Reserve) Referred to as 'Old Road Reserve' in below locality plan	12,792m ²	Local Open Space	Urban
WAPC Owned Land			
30 Schmitt Road	992m ²	Residential R5	Urban
34 Schmitt Road	4379m ²	Residential R5	Urban
38 Schmitt Road	6094.95m ²	Residential R5	Urban
Total	90,335.12m²		

6. Locality Plan:



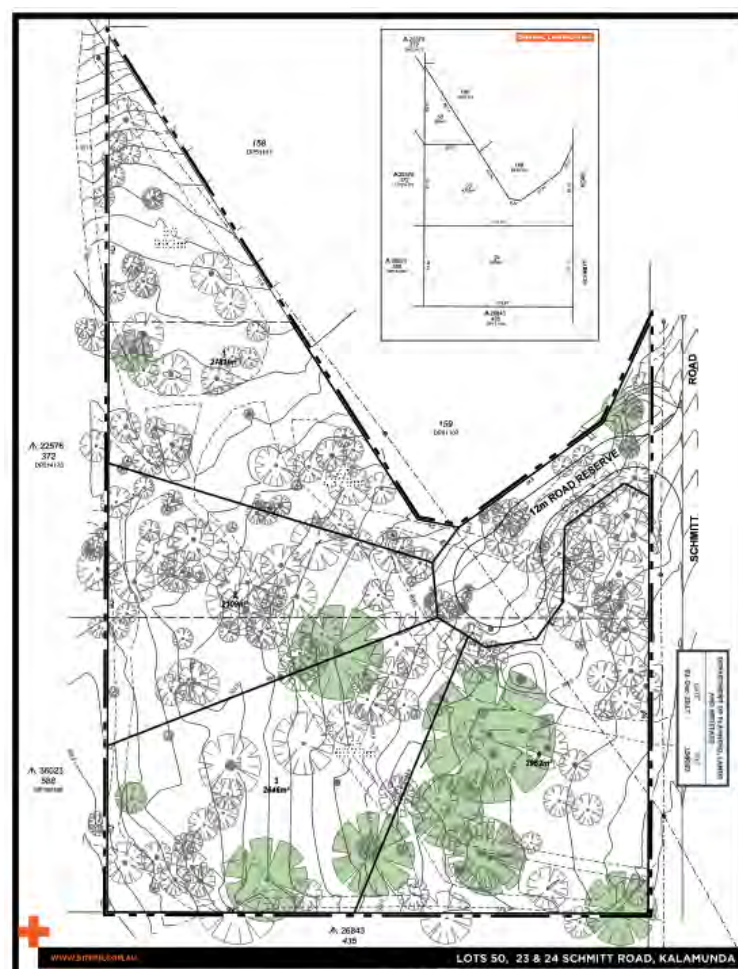
7. Current MRS Zoning Plan



8. Current Local Planning Scheme Zoning Plan



9. The properties at 30, 34 and 38 Schmitt Road are currently owned in freehold by the Western Australian Planning Commission (WAPC). The Old Railway Reserve portion between the Bibbulmun Track Terminus on the corner of Railway Road and Mundaring Weir Road to Schmitt Road is Local Open Space (Crown Land) and is vested to the City of Kalamunda for management.
10. The properties at 30, 34 and 38 Schmitt Road are vacant lots through which the Old Railway trail informally traverses.
11. On 6 December 2017, a four-lot subdivision (156002 and 156003) was referred to the City at 30, 34 and 38 Schmitt Road Kalamunda.



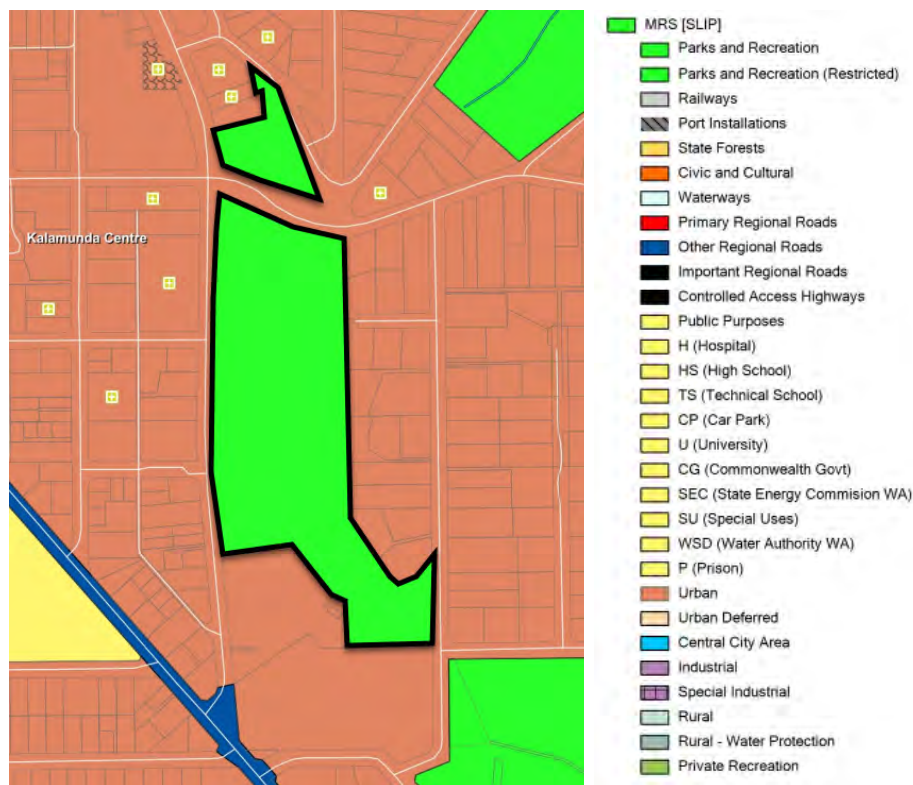
12. On 16 March 2018 the four-lot subdivision was approved by the WAPC.
13. As a result of the approved subdivision and prospective sale of the land for residential development, a significant contingent of the community strongly voiced their opposition and sought support from the City and the WAPC to retain the lots as part of the Old Railway Reserve.

14. The City and the Department of Planning, Lands and Heritage (DPLH) held a meeting in January 2019 and again in October 2019 and agreed in principle to rezone 30, 34 and 38 Schmitt Road as well as the portion of the Old Railway Reserve, between the Bibbulmun Track Terminus on the corner of Railway Road and Mundaring Weir Road to Schmitt Road, from Urban to Parks and Recreation.

DETAILS

15. The land at 30, 34 and 38 Schmitt Road, and the Old Railway Reserve portion between the Bibbulmun Track Terminus on the corner of Railway Road and Mundaring Weir Road to Schmitt Road is located on the periphery of the Kalamunda Town Centre.
16. The properties at 30, 34 and 38 Schmitt Road are zoned Urban under the MRS (refer Attachment 1) and Residential R5 under the City's Local Planning Scheme No. 3 (LPS3). The Old Railway trail informally traverses through these parcels.
17. The Old Railway Reserve portion between the Bibbulmun Track Terminus on the corner of Railway Road and Mundaring Weir Road to Schmitt Road is zoned Urban under the MRS (refer Attachment 1) and Local Open Space under the City's LPS3.
18. The other portions of the Old Railway Reserve are zoned Parks and Recreation under the MRS and have no zoning under the City's LPS3. The Old Railway Reserve extends from Gooseberry Hill to Walliston, and includes an unsealed trail which is popular amongst locals and visitors for recreating. It also includes stretches of dense native vegetation typical of the Darling Scarp.
19. As a result of the approved 4 lot subdivision over 30, 34 and 38 Schmitt Road, the community strongly voiced their opposition to any residential development on these parcels due to the importance of the Old Railway Reserve trail traversing those parcels.
20. In view of the strong community opinion, the City and DPLH have agreed, in principle, to protect the Old Railway Reserve trail traversing the lots and rezone the parcels from Urban to Parks and Recreation (refer Attachment 2).
21. It is also agreed, in-principle, that the portion of the Old Railway Reserve between the Bibbulmun Track Terminus on the corner of Railway Road and Mundaring Weir Road to Schmitt Road be rezoned from Urban to Parks and Recreation to be consistent with the entire Old Railway Reserve (Refer Attachment 2) and reflect its recreational function.
22. A management order will be required for the City to take over the management of 30, 34 and 38 Schmitt Road. The City currently manages the Old Railway Reserve portion between the Bibbulmun Track Terminus on the corner of Railway Road and Mundaring Weir Road to Schmitt Road.

23. The rezoning will also provide an opportunity for the property cadastres to be adjusted by amalgamating all lots into two consolidated parcels, with the Mundaring Weir Road / Railway Road intersection separating the two consolidated lots.
24. In summary, the City seeks Council's endorsement to request the WAPC to initiate an MRS Amendment for 30, 34, 38 Schmitt Road and the Old Railway Reserve portion between the Bibbulmun Track Terminus on the corner of Railway Road and Mundaring Weir Road to Schmitt Road from Urban to Parks and Recreation.
25. Proposed MRS Zoning



STATUTORY AND LEGAL CONSIDERATIONS

26. The MRS may be amended in accordance with Part 4, Division 2, Section 37 (1) of the *Planning and Development Act 2005*.
27. The Council may endorse the proposed MRS amendment request for referral to the WAPC. As the MRS is a State Government Region Scheme, it is the responsibility of the WAPC to resolve to amend a region planning scheme subject to Section 36 of the *Planning and Development Act 2005*.
28. If the WAPC resolves to prepare the proposed MRS amendment, the proposal is to be referred to the EPA for comment and review. The proposal may then be referred to the Minister for consent to seek public submissions.

29. Part II Division 3 of the MRS Scheme Text covers Reserved Land not Owned by or Vested in a Public Authority. This section, in essence, requires that development on land so reserved shall not be commenced or carried out without the approval of the WAPC.

POLICY CONSIDERATIONS

30. Nil

COMMUNITY ENGAGEMENT REQUIREMENTS

Internal Referrals

31. N/A

External Referrals

32. Should the Council endorse the request for the proposed MRS amendment, referral of the proposal to relevant government agencies, which may be affected by the change, will be undertaken as part of the WAPC amendment process. This may include surrounding local governments, Department of Biodiversity, Conservation and Attractions, Environmental Protection Authority (for prior notification) and Department of Water and Environmental Regulation.
33. If the WAPC accept the MRS amendment request, landowners affected by the proposed MRS amendment will be consulted by the WAPC through the advertising process.

FINANCIAL CONSIDERATIONS

34. The MRS amendment process does not incur any financial cost to the City. The burden of the ongoing maintenance and management of the inclusion of 30, 34 and 38 Schmitt Road to the Old Railway Reserve will be taken on by the City as part of its existing management costs for Old Railway Reserve.
35. It is considered that the inclusion of 1.1ha of land (the Schmitt Road properties) to the City's overall bushland reserves under care would not require a substantive increase in maintenance funding beyond the current \$1.7m pa for all of the City's Bushland Reserves.

STRATEGIC COMMUNITY PLAN

Strategic Planning Alignment

36. *Kalamunda Advancing Strategic Community Plan to 2027*
- Priority 1: Kalamunda Cares and Interacts**
- Objective 1.2 - To provide a safe and healthy environment for community to enjoy.
- Strategy** - 1.2.3 Provide high quality and accessible recreational and social spaces and facilities.

Priority 2: Kalamunda Clean and Green

Objective 2.1 - To protect and enhance the environmental values of the City.

Strategy 2.1.1 - Enhance our bushland, natural areas, waterways and reserves.

Strategy 2.1.2 - Support the conservation and enhancement of our biodiversity.

Priority 4: Kalamunda Leads

Objective 4.1 - To provide leadership through transparent governance.

Strategy 4.1.1 - Provide good governance.

SUSTAINABILITY

Social Implications

37. Rezoning 30, 34 and 38 Schmitt Road from Urban to Parks and Recreation will enable the land to formally be part of the Old Railway Reserve and protect the land for recreation and conservation purposes which provides the community with health benefits such physical activity, positive mental health, improved amenity and social interaction.

Economic Implications

38. Rezoning 30, 34 and 38 Schmitt Road from Urban to Parks and Recreation will prevent the WAPC from making profit on the land through land sale. Profits to the WAPC are incorporated into the State budget which funds public infrastructure and benefits including investment in the City of Kalamunda.

Environmental Implications

39. Rezoning 30, 34 and 38 Schmitt Road from Urban to Parks and Recreation will prevent substantial clearing of native vegetation as a result of development. This will provide a positive conservation outcome for the protection of native flora and fauna.

RISK MANAGEMENT CONSIDERATIONS

40.	Risk: Council does not endorse the request for the MRS Amendment, and the areas remain zoned urban, with the possibility of the WAPC then acting on their subdivision and selling for residential development with resultant community opposition. (Note the WAPC may still initiate the MRS Amendment without the City's Request)		
	Likelihood	Consequence	Rating
	Possible	Significant	High
	Action/Strategy		
	Endorse the request for the MRS Amendment and refer the proposal to the WAPC to make a determination.		

41.

Risk: The WAPC decides to not initiate the MRS Request / refuses the MRS Amendment resulting in delays to the conclusion of this matter.

Likelihood

Consequence

Rating

Unlikely

Significant

Medium

Action/Strategy

Endorse the request for the MRS Amendment and refer the proposal to the WAPC to make a determination. City officers continue dialogue with the WAPC to ensure the MRS Amendment is initiated and approved.

OFFICER COMMENT

42.

As a result of the strong community opinion, the City and DPLH have agreed, in principle, to protect the Old Railway Reserve trail traversing the lots and rezone the parcels from Urban to Parks and Recreation.

43.

The rezoning of 30, 34 and 38 Schmitt Road from Urban to Parks and Recreation will provide a positive conservation outcome for the protection of native flora and fauna.

44.

The rezoning of 30, 34 and 38 Schmitt Road from Urban to Parks and Recreation will enable the land to formally be part of the Old Railway Reserve and protect the land for recreation and conservation purposes, thereby providing the community with health benefits such physical activity, positive mental health, improved amenity and social interaction.

45.

By rezoning the Old Railway Reserve portion between the Bibbulmun Track Terminus on the corner of Railway Road and Mundaring Weir Road to Schmitt Road from Urban to Parks and Recreation, the Old Railway Reserve will be consistent with the entire stretch of the Old Railway Reserve from Gooseberry Hill to Walliston.

46.

A management order will be required for the City to take over the management of 30, 34 and 38 Schmitt Road.

Voting Requirements: Simple Majority

RESOLVED OCM 260/2019

That Council ENDORSE the request for the Western Australian Planning Commission to initiate a Metropolitan Region Scheme Amendment for Lot 50 (No. 30), Lot 23 (No. 34) and Lot 24 (No. 38) Schmitt Road, Kalamunda and the Old Railway Reserve portion between the Bibbulmun Track Terminus on the corner of Railway Road and Mundaring Weir Road to Schmitt Road from the Urban zone to a Parks and Recreation reservation.

Moved: Cr Geoff Stallard

Seconded: Cr Kathy Ritchie

Vote: CARRIED UNANIMOUSLY (9/0)



Your ref: RLS/0920 – 1872/57, RLS/0922 – 1373/57
Our ref: J0820/201701
Enquiries: freya.symons@jtsi.wa.gov.au
Phone: 08 6277 2914

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

ATTENTION: ANTHONY MUSCARA

Dear Ms Fagan

Thank you for providing the Department of Jobs, Tourism, Science and Innovation with the opportunity to provide comment on the proposed Metropolitan Region Scheme amendments over Heidelberg Park, Carmel and Old Railway Reserve, Kalamunda to change the zoning of the properties.

The Department has reviewed the proposal and has no comment to provide at this time.

Yours sincerely

Kristian Dawson
A/EXECUTIVE DIRECTOR
INFRASTRUCTURE, PLANNING AND ECONOMIC DEVELOPMENT

16 September 2020

From: Diana Nussey <Diana.Nussey@dwer.wa.gov.au>
Sent: Wednesday, 9 September 2020 3:52 PM
To: mrs
Subject: WAPC Metropolitan Region Scheme Amendment 1372/57 - Part Lot 800 Canning Road, Carmel (Heidelberg Park) - DWER

[Attention: Mr Anthony Muscara](#)

Your ref: 833/2/24/67 Pt 1(RLS/0920) – 1372/57

Dear Anthony,

The Department of Water and Environmental Regulation has assessed Metropolitan Region Scheme Amendment 1372/57 and has no comments to provide.

Kind regards,

Diana Nussey

Natural Resource Management Officer
Planning Advice Section

Department of Water and Environmental Regulation

Swan Avon Region

7 Ellam St, Victoria Park, WA 6100

T: (08) 6250 8014 | F: (08) 6250 8050

E: diana.nussey@dwer.wa.gov.au | www.dwer.wa.gov.au

Twitter: [@DWER_WA](https://twitter.com/DWER_WA)



Disclaimer: This e-mail is confidential to the addressee and is the view of the writer, not necessarily that of the Department of Water and Environmental Regulation, which accepts no responsibility for the contents. If you are not the addressee, please notify the Department by return e-mail and delete the message from your system; you must not disclose or use the information contained in this email in any way. No warranty is made that this material is free from computer viruses.

Response ID ANON-Z31T-8P2W-3

Submitted to **MRS minor amendments - 1372/57 - Pt Lot 800 Canning Road, Carmel and 1373/57 - Old Railway Reserve, Kalamunda and Surrounds**
Submitted on **2020-09-23 19:32:56**

Introduction**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 Please indicate which MRS amendment you are making a submission for:

1372/57

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

Oppose

9 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 half owner of the _____ which is directly across the road from the current Parks and Recreation Reservation called Heidelberg Park.

I have owned the land for around 20 years and I believe only the third owner of this property.

I was not contacted by the WAPC and I had to get the letter regarding this amendment to the MRS from my mother even though I am equally on the title. How can this happen?

I have made numerous submissions to the City of Kalamunda when they were undertaking their reviews of TPS 3 in 2005 and draft Local Planning Strategy 2011. See attached submissions including attachments. I have also made a recent submission relating to the draft housing strategy by the City of Kalamunda (also attached as an email).

I have been trying to get traction on having the parcels of land bounded by Canning Rd to the west, Pomeroy Rd to the north, Annetts Road to the south and Lot 10 Pomeroy Rd, and Lot 11 Annetts Rd to the east rezoned to a more suitable zoning as the current zoning is not in accordance with any of the current lot sizes or uses.

For the rezoning of the land across the road which is more constrained than the land I am an owner of is unreasonable, considering I have been working towards some rezoning since 2005 without any real appreciation or assistance from the City of Kalamunda. This adhoc rezoning has come about due to political issues and not based on any sound planning practices or reasons. It is purely a land swap to keep some land already zoned urban into Reserve for Recreation, and vice versa.

Rezoning a relatively small parcel of land in isolation opens up the Planning Commission to more such submissions and precedents will have been set and I would expect the same level of cooperation to be provided to myself as a private citizen to that provided by the City of Kalamunda or government agencies if I propose to rezone my land. I would happily provide as many non planning reasons for rezoning my land as this proposal has put forward and would not expect to be advised that it did not meet policy.

Within the Draft Housing Strategy provided by the City of Kalamunda I have made the following comments back to the City of Kalamunda planning officers relating to Heidelberg Park.

This project has come out of the blue and shot to number 1 priority, when looking to fulfill a need for the community, however the location has a number of hurdles to overcome, mainly not having good transport links, no sewer, water supply issues, and no activity centre, and is in a bushfire prone area. The good things about it is that it is owned by the crown and managed by the City and can be managed appropriately. Once the land is sold however the City loses a valuable POS area, which for a growing community will put more pressure on the already busy POS areas. I think however that the rezoning mechanism is flawed and too narrow focused. The land across Canning Rd has odd zoning in that it is zoned Rural Landscape Interest, yet most of the lots bordered between Canning Rd, Pomeroy Rd, and Annetts Rd do not meet the minimum lot size requirements or uses for this zoning. There are also businesses operating from some of the lots within this area. This land may be a better option than the Heidelberg Park land for the aged care purpose. The two lots 397 and 405 Canning Rd Walliston would provide 8 ha of land to facilitate the development and leave a nice park across the road that can be developed for the entire community to use including a new aged care facility. This land has the same constraints as the land across the road, however the land is more elevated, has less issues for on site effluent disposal as the soil types are better than the valley within the Heidelberg Park, has less drainage issues (not in a valley) and the houses can be easily demolished. The two properties are on scheme water however would have the same issues for water supply pressures. Heidelberg Park has too many constraints to overcome (some can't be) that the land across the road does not.

The City of Kalamunda have never contacted me directly about the development and I have read most of it in the local newspaper (See Echo newspaper article) indicating that the facility is a done deal without any due consideration to the adjoining landowners or proper planning processes. I would have thought some contact from the local authority would have been appropriate and even from the local member of parliament may have been appropriate prior to simply announcing that a deal had been done.

The land in question does not have all the appropriate requirements to enable a suitable aged care outcome to be reached other than size. If this land is able to be rezoned then we would ask that the land bounded by Canning Rd to the west, Pomeroy Rd to the north, Annetts Road to the south and Lot 10 Pomeroy Rd, and Lot 11 Annetts Rd to the east be rezoned to Urban as well as part of this process, and that it should be initiated by the City of Kalamunda to occur.

This would enable the potential for some further lots to be developed and with an increase of population in the area more facilities can be looked at to assist with the provision of suitable services for this land such as public transport. There are no bus routes nearby, no shopping centres (closest is 3km away at Kalamunda Glades), no other amenities like doctors 4.8Km away or, pharmacy etc.

I believe I have had a continued and consistent approach to the best use of our land and believe that the WAPC should reject the MRS amendment as it does not meet sound planning practices and opens the WAPC to similar such rezoning applications without a suitable planning basis to base the rezoning on.

If on the same basis that the POS (Public Land which I have a right to use and continue to use as a ratepayer of the City of Kalamunda and have paid for through my rates) is able to be rezoned then why not rezone the two lots across the road to facilitate the aged care need for the area? Taking away some of the public land from ratepayers should not be overridden by a need in the community if the land opposite is just as suitable but will need to be purchased to undertake the works. The issue of a cost should not come into a planning argument. What value is placed on the POS, and the loss of it to the community?

On the basis that this planning process has been flawed from the start (no consultation with the owners of land directly affected), no consideration for finding suitable land holdings with better amenity and closer to transport links and services for this purpose, that the rezoning has been initiated in an ad hoc manner based purely on political motivations, has been rushed through the system again due to political motivations, that WAPC believe that this is a minor MRS amendment seems to me that planning and getting the best outcomes are no longer relevant and that the planning process should be shelved and enable development to occur without sound planning principles to be taken into account.

I look forward to a response that outlines the proper planning principles that make this site suitable for this type of development, or alternatively agreement that the land across the road is similarly suitable and advice that the rezoning to Urban of this land can occur within the same time frames as the Reserve for Public Purposes.

File upload:

Submission to Shire of Kalamunda on TPS 3 Canning Rd Walliston 2005 and 2011 Combined.pdf was uploaded

File upload:

Water Corporation Plans 1, 2 and Esinet Combined.pdf was uploaded

File upload:

Housing Strategy - Comments.msg was uploaded

File upload:

COKHE- Concept Report-D1 Reduced and Heidelberg Park Concept Plan - Var 5 Combined.pdf was uploaded

File upload:

Echo Newspaper Article re Rezoning of Heidelberg Park Walliston.pdf was uploaded

23 June 2005

The Chief Executive Officer
Shire of Kalamunda
2 Railway Road
KALAMUNDA WA 6076

Dear Sir,
Submission on Draft Town Planning Scheme No. 3

Lots 3, & 4 Canning Road, Lots 200, 201, 1, 6, 7, 8, 9 & 10 Pomeroy Road, Lots 11, 100 & 101 Annetts Road Walliston (Land Bounded by Pomeroy, Canning and Annetts Road Walliston)

1. The location of the subject site is indicated on the attached location plan in particular Lot 4 (405) Canning Road Walliston.
2. The current zoning of the sites is Rural Landscape Interest under the existing District Planning Scheme (DPS 2).
3. The proposed zoning of the sites under the Shire of Kalamunda's proposed Town Planning Scheme No. 3 (TPS 3) is maintained at Rural Landscape Interest.
4. The DPS 2 has been in place for quite a long time and I understand that the TPS 3 amendment has been under review for around 10 or so years, and so makes it out of date with what is occurring in the metropolitan area.
5. The Rural Landscape Interest zoning recommends that the minimum lot sizes should be 12 hectares (Ha), with lot sizes smaller than 6 Ha may be supported provided adequate water supply is provided, minimum 1500 sqm of land with a slope less than 20% for a designated building envelope, each lot being capable of accommodating on site effluent disposal systems, proposal consistent with land capability advice provided by Agriculture WA, bush fire hazard complies with the requirements of the Regional Fire Plan, and that the land falls outside of the Water Corporation Water Catchment Area.
6. Our submission is that the zoning proposed under TPS 3 is inappropriate for the following reasons:
 - 6.1 The lots, which form part of the site, are all well less than 6 Ha (less than 4 Ha and some down to 1 Ha), and so do not comply with the guidelines of Rural Landscape Interest.
 - 6.2 The land is relatively flat (maximum grade 11% with a majority of the site being approximately 5 – 6%) allowing residential buildings to be easily built. The land has large areas of cleared vegetation as can be seen by the aerial photograph attached.
 - 6.3 There is adequate water supply from Water Corporation reticulated mains supply by extending the water mains further east along Pomeroy Road or up Annetts Road from Canning Road.
 - 6.4 The land is capable of accommodating on site effluent disposal fields as it falls within the Dwellingup 2 soil type and Yarrigil 4 Under the Darling Range Capability Study (see attached Darling Range Capability Map). Some further investigation may be warranted but it can easily be undertaken at subdivision stage. The Geological survey maps indicates gravels and laterite being present (see attached Geological Survey Map of Perth), which indicates that conventional leach drains or at worst ATU's would be suitable, as per the lots fronting Sing Gardens. Sing Gardens was successfully developed and the land being considered as part of this submission is higher and better drained.

6.5 The bush fire hazard in the area can be better controlled by having smaller lot sizes (4000 sqm – 10000 sqm) as each of the lots will have their own firebreaks as well as the area around each of the homes have clear zones to assist in the control of bush fires.

6.6 The majority of the land falls outside of the Water Corporation Water Catchment Area and so there is no impediment to further subdivision. Some land has already been subdivided down from 4 Ha to 2 Ha with some land being just over 1 Ha already and so 1 Ha lots are easily achieved.

6.7 Annetts Road forms a physical and logical boundary for change from Special Rural zoning to Rural Landscape Interest. Special Rural could not be further extended south due to the Water Catchment boundary along Annetts Road, and so pressure to further develop adjoining land could not be contemplated.

7. The land should be rezoned to Special Rural 1 Ha lot sizes, which would not be out of place in the general area as can be seen by the development bounded by Pomeroy Road, Canning Road, and Halleendale Road (Sing Gardens).
8. The drainage catchment of the majority of the land east of Sing Gardens falls to the existing compensating basin at the end of Sing Gardens. This can be seen by the attached drainage catchment boundary contours. The drainage pipes and basin have been adequately sized to take the expected stormwater flows from this land.
9. The land is well serviced by roads all round the site, and with the configuration of the lots may not even warrant further road construction to achieve the increased lot yields. Due to the small increase in the number of potential lots the traffic movements would not unduly impact on the existing road infrastructure. No upgrade of drainage would be required either and so the Shire would increase its rate income without significant increase in maintenance costs.

Based on the above mentioned points we would like to see the land in question be amended from Rural Landscape Interest to Special Rural (1 Ha lot sizes).

Yours Faithfully

Name removed at the request of the submitter

31 July 2011

The Chief Executive Officer
Shire of Kalamunda
2 Railway Road
KALAMUNDA WA 6076

Dear Sir,
Submission on Draft Local Planning Strategy 2011

Lots 3, & 4 Canning Road, Lots 200, 201, 1, 6, 7, 8, 9 & 10 Pomeroy Road, Lots 11, 100 & 101 Annetts Road Walliston (Land Bounded by Pomeroy, Canning and Annetts Road Walliston)

1. The location of the subject site is indicated on the attached location plan in particular Lot 4 (405) Canning Road Walliston.
2. The current zoning of the sites is Rural Landscape Interest under the existing Town Planning Scheme (TPS 3).
3. The TPS 3 has been in place since 2007 but was already out of date when implemented due to the time it took to review (14years) and contained only minimum strategic planning considerations.
4. The Rural Landscape Interest zoning recommends that the minimum lot sizes should be 12 hectares (Ha), with lot sizes smaller than 6 Ha may be supported provided adequate water supply is provided, minimum 1500 sqm of land with a slope less than 20% for a designated building envelope, each lot being capable of accommodating on site effluent disposal systems, proposal consistent with land capability advice provided by Agriculture WA, bush fire hazard complies with the requirements of the Regional Fire Plan, and that the land falls outside of the Water Corporation Water Catchment Area.
5. Our submission is that the current zoning is out of date and that it is inappropriate for the following reasons:
 - 5.1 The lots, which form part of the site, are all well less than 6 Ha (all less than 4.7 Ha and some down to 1 Ha), and so do not comply with the guidelines of Rural Landscape Interest.
 - 5.2 The land is relatively flat (maximum grade 11% with a majority of the site being approximately 5 – 6%) allowing residential buildings to be easily built. The land has large areas of cleared vegetation as can be seen by the aerial photograph attached.
 - 5.3 There is a water supply from Water Corporation reticulated mains supply along Pomeroy Rd and part way along Canning Rd. Water could be extended from Canning Road up Annetts Rd provided Water Corporation approve. Alternatively if scheme water is not available then lots can be serviced by rain water tanks as they are over 1 Ha lots Similar to lots 100, 101 and 11 Annetts Road.
 - 5.4 The land is capable of accommodating on site effluent disposal fields as it falls within the Dwellingup 2 soil type and Yarrigil 4 Under the Darling Range Capability Study (see attached Darling Range Capability Map). Some further investigation may be warranted but it can easily be undertaken at subdivision stage. The Geological survey maps indicates gravels and laterite being present (see attached Geological Survey Map of Perth), which indicates that conventional leach drains or at worst ATU's would be suitable, as per the lots fronting Sing Gardens. Sing Gardens was successfully developed and the land being considered as part of this submission is higher and better drained.

5.5 The bush fire hazard in the area can be better controlled by having smaller lot sizes (4000 sqm – 10000 sqm) as each of the lots will have their own firebreaks as well as the area around each of the homes have clear zones to assist in the control of bush fires.

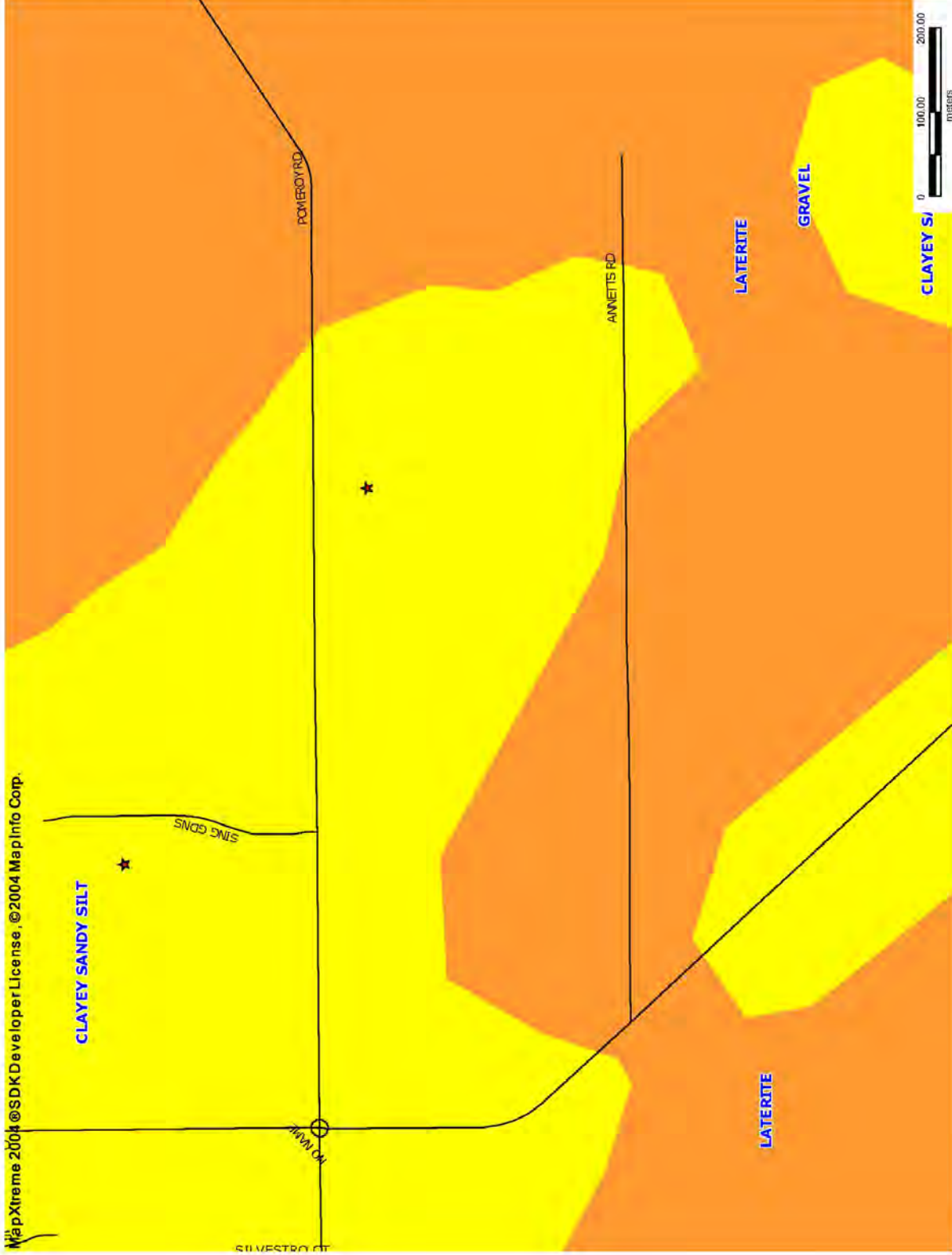
5.6 The majority of the land falls outside of the Water Corporation Water Catchment Area and so there is no impediment to further subdivision. Some land has already been subdivided down from 4 Ha to 2 Ha with some land being just over 1 Ha already and so 1 Ha lots are easily achieved.

6. The land should be rezoned to Special Rural 1 Ha lot sizes, which would not be out of place in the general area as can be seen by the development bounded by Pomeroy Road, Canning Road, and Halleendale Road (Sing Gardens).
7. The drainage catchment of the majority of the land east of Sing Gardens falls to the existing compensating basin at the end of Sing Gardens. This can be seen by the attached drainage catchment boundary contours. The drainage pipes and basin have been adequately sized to take the expected stormwater flows from this land.
8. The land is well serviced by roads all round the site, and with the configuration of the lots may not even warrant further road construction to achieve the increased lot yields. Due to the small increase in the number of potential lots the traffic movements would not unduly impact on the existing road infrastructure. No upgrade of drainage would be required either and so the Shire would increase its rate income without significant increase in maintenance costs.

Based on the above mentioned points we would like to see the land in question be noted as a potential zoning change from Rural Landscape Interest to Special Rural (1 Ha lot sizes) within the Draft Local Planning Strategy.

Yours Faithfully

Name removed at the request of the submitter



NOTES:

Yarragil 1 phase - Yellow
DESCRIPTION: Very gentle to moderately inclined concave sideslopes. Moderately well drained yellow duplex soils and yellow and brown massive earths. Woodland of E. wandoo, E. marginata, E. Accedens. Casuarina obesa on salt affected areas.

Dwellingup 2 phase
DESCRIPTION: Very gently to gently undulating terrain (<10%) with well drained, shallow to moderately deep gravely brownish sands, pale brown sands and earthy sands overlying lateritic duricrust.



Job No:

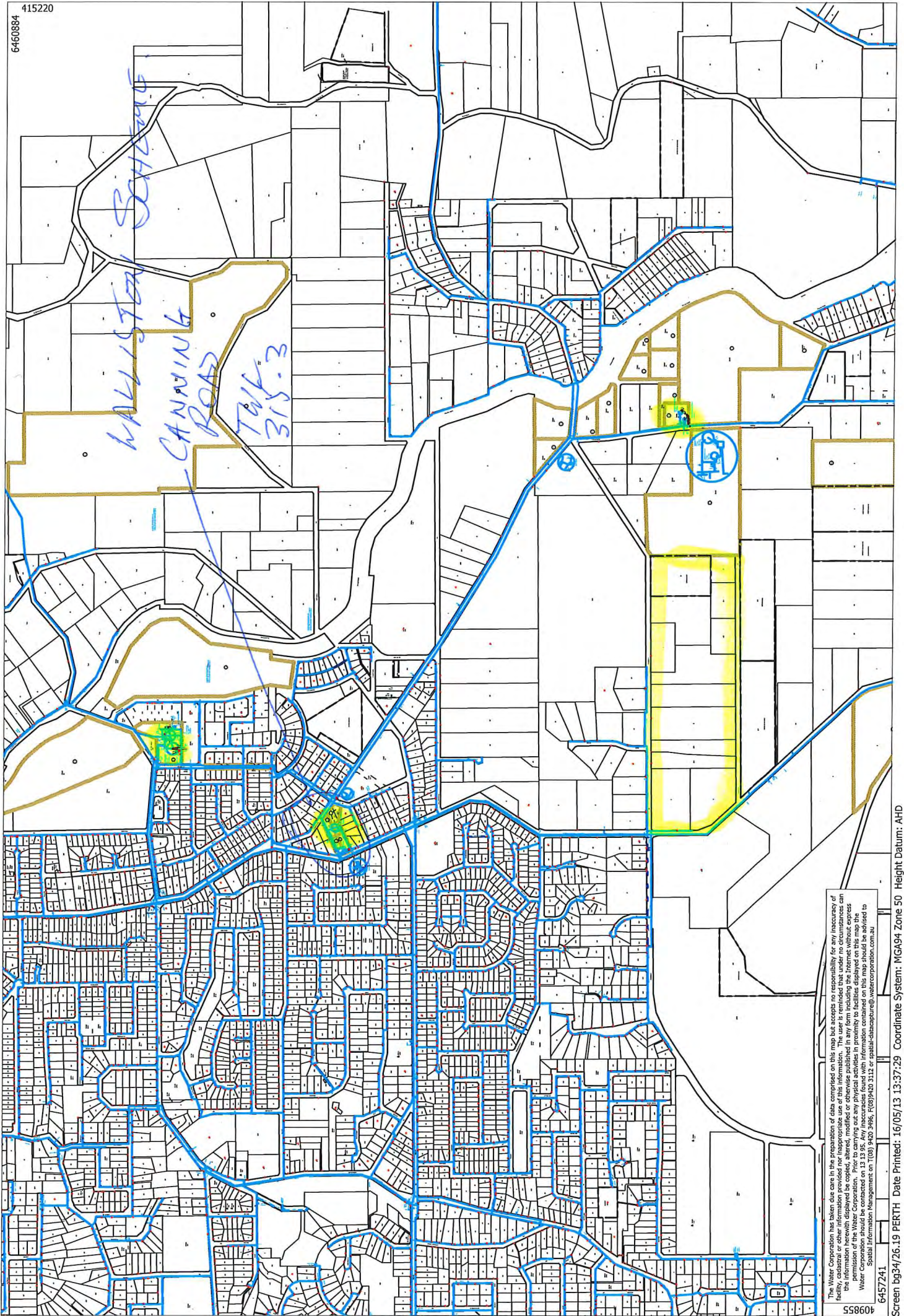
ANNETTS, POMEROY
CANNING RD WALLISTON

Job Title:

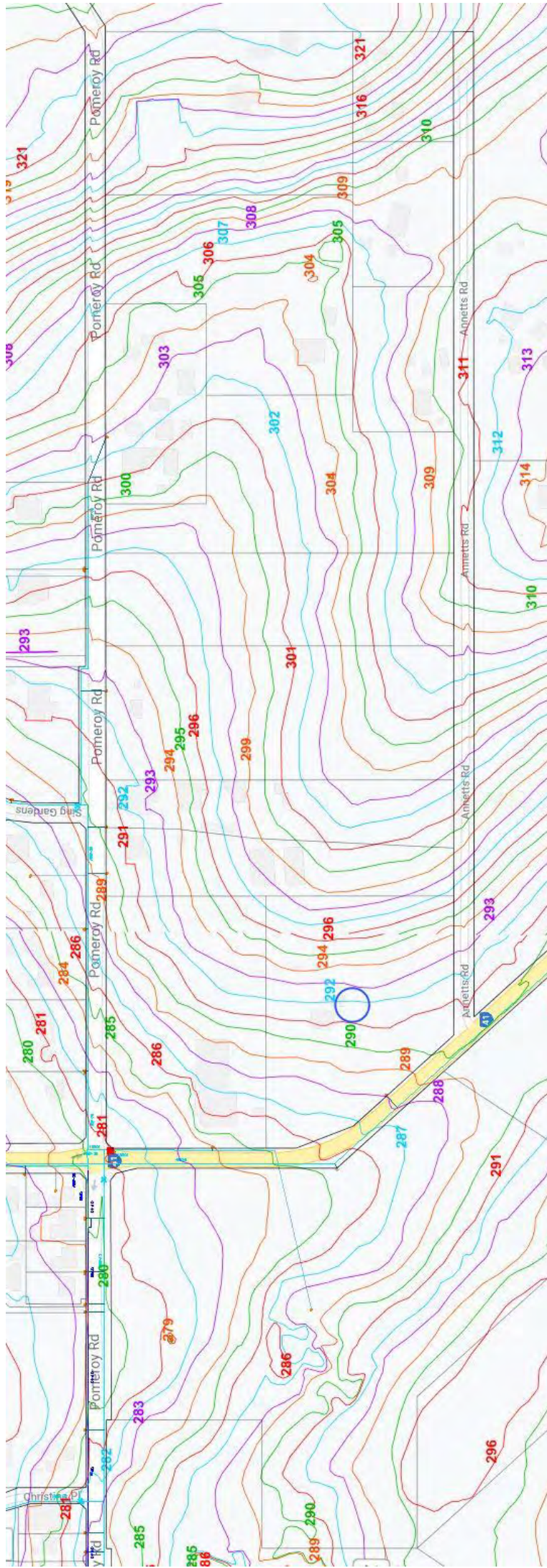
Friday, 14 January 2011

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From:
Sent: Friday, 1 May 2020 11:00 PM
To: City of Kalamunda
Subject: Housing Strategy - Comments
Attachments: Submission to Shire of Kalamunda on Draft LPS Lewis Rd Kalamunda.pdf; Submission to Shire of Kalamunda on TPS 3 Lewis Rd Kalamunda.pdf; Submission to Shire of Kalamunda on TPS 3 Canning Rd Walliston.pdf; Submission to Shire of Kalamunda on Local Planning Strategy 2011 Canning Rd Walliston.pdf

Hi Nicole, Katrina and Stephanie

Thanks for the information session on Friday.

I have read the document and have a few comments about land areas and investigation areas.

1. Kalamunda Glades is mentioned as a medium term project. I think this needs to be amended to short term. Please see my submissions from 2005 and 2011. My comments have not really changed and I believe strongly that these lots surrounding the Glades can and should be increased in density. The land is close to an activity centre, on a main transport route, has ability to connect to sewer, and housing stock is definitely pre 1980's. 6 Lewis Rd was built around 1964, and 131 Canning Rd was built around 1970. With the empty two lots (127 and 129 Canning Rd) plus the two lots at 6 Lewis Rd and 131 Canning Rd would give a land area of approximately 5770m². Certainly a larger style community housing project may be a possible use for this land. The sewer cost is a hurdle but if the density was there and enough landowners were willing to develop or sell to a developer then there could certainly be a good housing project in this precinct. I have been trying to get council to consider this over the last 15 years and for it to be put in the medium term projects will be more frustrating.
2. Heidelberg Park is listed as a short term project. This project has come out of the blue and shot to number 1 priority, when looking to fulfil a need for the community, however the location has a number of hurdles to overcome, mainly not having good transport links, no sewer, water supply issues, and no activity centre, and is in a bushfire prone area. The good things about it is that it is owned by the City and can be managed appropriately. Once the land is sold however the City loses a valuable POS area, which for a growing community will put more pressure on the already busy POS areas. I think however that the rezoning mechanism is flawed and too narrow focussed. The land across Canning Rd has odd zoning in that it is zoned Rural Landscape Interest, yet most of the lots bordered between Canning Rd, Pomeroy Rd, and Annetts Rd do not meet the minimum lot size requirements or uses for this zoning. There are also businesses operating from some of the lots within the area. This land may be a better option than the Heidelberg Park land for the aged care purpose. The two lots 397 and 405 Canning Rd Walliston would provide 8 ha of land to facilitate the development and leave a nice park across the road that can be developed for the entire community to use including a new aged care facility. This land has the same constraints as the land across the road, however the land is more elevated, has less issues for on site effluent disposal as the soil types are better than the valley within the Heidelberg Park, has less drainage issues (not in a valley) and the houses can be easily demolished. The two properties are on scheme water however would have the same issues for supply pressures. Heidelberg Park has too many constraints to overcome (some can't be) that the land across the road does not.
3. I have previously provided submissions on this area for rezoning to 1 Ha minimum (similar to land in Sing Gardens Precinct) and I now believe that R5 may be a better option as the land soils are better, get better fire management by introducing road network to remove the Annetts Rd culdesac and introduce scheme water by improving the Water Corporation tanks in the area or providing a booster pump. This would make the land safer for residential development. This could be done at the same time the Heidelberg Park rezoning process was taking place (if the land was not considered suitable for the aged care facility or could be done as part of the process). Many of the owners of this land area would more than likely consider the opportunity to develop the land to a greater density.

4. I am interested in the Halleendale Rd precinct and have done work on that land dating back to 1993 and have recently completed the Conti Gardens subdivision.

I would appreciate the time to come and speak to you about these brief points made that could make a difference to the community and improve the City of Kalamunda's offering of housing options at the top of the hill and not just in the foothills. Many people want to stay on the hill without having to move out and these options work well towards achieving that goal.

Thanks

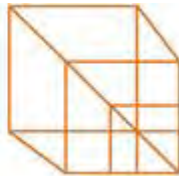
Regards *Name removed at the request of the submitter*

| | McDowall Affleck Pty Ltd | ABN: 23 009 033 345 |

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[View my profile on LinkedIn](#)

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COVID 19 – McDowall Affleck Business Response

To our valued clients and colleagues.

The current COVID-19 situation continues to evolve hourly and please be assured we are taking every precaution we can to minimise the risk of exposure to our staff, clients and the wider community in accordance with official advice. We would like to assure our clients that we have a 'business as usual' management plan in place, which focuses on:

- Ensure the safety our employees, clients and the wider community
- We will use working remotely practices
- Maintain client communication through email, mobile and online platform (Microsoft Teams)
- Continued priority on delivering results
- The office will close on Friday April 3, 2020.

We continue to work with clients on an 'as needs' basis to host meetings via Microsoft Teams. Our resourcing and commitments remain unchanged. We look forward to continuing to provide the highest possible level of service to our clients and at all times.

For additional support as required, please contact Stephen Connell (0423 496 032) or Soibhone Nascimento (0409 289 328).

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31 July 2011

The Chief Executive Officer
Shire of Kalamunda
2 Railway Road
KALAMUNDA WA 6076

Dear Sir,
Submission on Draft Local Planning Strategy

Lot 45 No. 6 Lewis Road, Lot 44 No. 131 Canning Road Kalamunda & Land within Water Corporation Sewer Catchment Area for Sewer Main Serving Kalamunda Glades Shopping Centre

1. The location of the subject sites are indicated on the attached location plan in particular Lot 45 (6) Lewis Road and Lot 44 (131) Canning Road Kalamunda.
2. The current zoning of the sites is Residential R10 under the current Planning Scheme (TPS 3).
3. The TPS 3 has been in place since 2007 but was already out of date when implemented due to the time it took to review (14years) and contained only minimum strategic planning considerations.
4. The TPS 3 does not appear to meet Liveable Neighbourhoods guidelines nor does it embrace sustainability and as such there will be pressure from owners within the sewer catchment boundary to increase the density to meet the needs of Kalamunda Residents who want to stay in the area but do not want to look after such large land holdings of 1000 or 2000 sqm.
5. R10 zoning allows an average 1000 sqm lot sizes.
6. Without sewer the minimum lot sizes allowed under the Department of Health regulations is 2000 sqm or R5.
7. The TPS 3 has not adequately taken into consideration the 225-diameter sewer main serving Kalamunda Glades.
8. The sewer catchment boundary for the 225-diameter sewer main serving Kalamunda Glades acts as a boundary for increased density to R20 and R30. Figure 39 from the Draft Local Planning Strategy shows the DURES area to the east of the Kalamunda Glades Shopping Centre being removed which is fundamentally flawed in that it is important for the land surrounding the shopping centre to be at a higher density to allow users to walk to a shopping centre and have access to public transport along Canning Road. The properties fronting the Kalamunda Glades could be zoned R30 with the remainder being zoned R20, as a possible delineation for the zone boundary. This delineation is due to the accessibility to the Shopping Centre.
9. With sewer being available the lots can be sustainably developed to Residential R20 or R30, as there are no other real constraints to have this zoning. The infrastructure in place including the supermarket (Kalamunda Glades), Child Care Centre (Corner Lyndhurst and Canning Roads), Gymnasium, swimming pool and Kalamunda Central all require greater number of users to continue to operate at a sustainable level and in turn enable local residents to be employed in the neighbourhood that they live in.
10. With land on top of the hill in Kalamunda being extremely scarce and increasing in value to beyond the means of many residents, it is important that cheaper land become available for people to move into the area or continue to remain in the area. The only way to do this is to allow smaller lot developments through strata title lots or green title lot

subdivisions. This will allow some of the older residences (a lot of this area has houses built in the 1960's and early 1970's) to be demolished and reconstructed with new houses that meet the new Building Code of Australia guidelines for sustainable development including energy efficient designs.

11. Some of the land that is proposed to be R20/R30 namely Seaview Terrace/Traylen Road and Andrew Street are not as well serviced with infrastructure as the land east of Canning Road currently in the Water Corporation sewer catchment area as they do not have a close shopping centre, Gymnasium, and swimming pool as well as access to good public transport all within walking distance.
12. If the DURES area east of the Kalamunda Glades Shopping Centre is removed then the opportunity for the Shire to develop an aged persons facility on Wilkins Road will be further diminished as no other developments could be completed along the sewer route to the site.
13. The DURES area needs to be further expanded not reduced to better facilitate the likelihood of development as we understand that changing zoning does not necessarily mean that development will occur. Having more land zoned and able to be served with sewer gives more potential to the Shire to achieve the population targets set in the strategy. The population targets will not be met as it is unlikely that the entire areas zoned will be developed.
14. The Water Corporation has thought of drainage of the land, as they are now collecting drainage rates for the land in question. Council may need to impose constraints of only allowing predevelopment flows off of the sites to maintain the status quo. Council will receive an increase in rates revenue for the land due to increased valuations and so as development proceeds can put aside some of the rates for improving the drainage systems where needed.

Based on the above mentioned points we would like to see the lots in question and the area in the sewer catchment to the east of the Sewer main to the Kalamunda Glades Shopping Centre be noted as a potential Residential R10 to R20, as well as R30 for the sites immediately surrounding the Kalamunda Glades Shopping Centre.

Yours Faithfully

Name removed at the request of the submitter

23 June 2005

The Chief Executive Officer
Shire of Kalamunda
2 Railway Road
KALAMUNDA WA 6076

Dear Sir,
Submission on Draft Town Planning Scheme No. 3

Lot 45 No. 6 Lewis Road, Lot 44 No. 131 Canning Road Kalamunda & Land within Water Corporation Sewer Catchment Area for Sewer Main Serving Kalamunda Glades Shopping Centre

1. The location of the subject sites are indicated on the attached location plan in particular Lot 45 (6) Lewis Road and Lot 44 (131) Canning Road Kalamunda.
2. The current zoning of the sites is Residential R10 under the existing District Planning Scheme (DPS 2).
3. The proposed zoning of the sites under the Shire of Kalamunda's proposed Town Planning Scheme No. 3 (TPS 3) is maintained at Residential R10.
4. The DPS 2 has been in place for quite a long time and we understand that the TPS 3 amendment has been under review for around 10 or so years, and so makes it out of date with what is occurring in the metropolitan area.
5. The proposed TPS 3 does not appear to meet Liveable Neighbourhoods guidelines nor does it embrace sustainability and as such there will be pressure from owners within the sewer catchment boundary to increase the density to meet the needs of Kalamunda Residents who want to stay in the area but do not want to look after such large land holdings of 1000 or 2000 sqm.
6. R10 zoning allows an average 1000 sqm lot sizes.
7. Without sewer the minimum lot sizes allowed under the Department of Health regulations is 2000 sqm or R5.
8. The TPS 3 has not taken into consideration the recently (2004) constructed 225-diameter sewer main serving Kalamunda Glades, and should have done so before being released for comment. The residential land at the rear of Kalamunda Glades was rezoned in 1995. In 2003 the supermarket was approved and then constructed and operational by October 2004. The sewer catchment was therefore known to council since at least October 2003 and should have therefore been included and taken into account before the release of TPS 3.
9. The sewer catchment boundary for the 225-diameter sewer main serving Kalamunda Glades acts as a boundary for increased density to R20 and R30 (see attached plan and aerial photograph of the catchment). The properties fronting the Kalamunda Glades could be zoned R30 with the remainder being zoned R20, as a possible delineation for the zone boundary. This delineation is due to the accessibility to the Shopping Centre.
10. With sewer being available the lots can be sustainably developed to Residential R20 or R30, as there are no other real constraints to have this zoning. The infrastructure in place including a new supermarket (Kalamunda Glades), Child Care Centre (Corner Lyndhurst and Canning Roads), Gymnasium, swimming pool and Kalamunda Central all require greater number of users to continue to operate at a sustainable level and in turn enable local residents to be employed in the neighbourhood that they live in.

11. With land on top of the hill in Kalamunda being extremely scarce and increasing in value to beyond the means of many residents, it is important that cheaper land become available for people to move into the area or continue to remain in the area. The only way to do this is to allow smaller lot developments through strata title lots or green title lot subdivisions. This will allow some of the older residences to be demolished and reconstructed with new houses that meet the new Building Code of Australia guidelines for sustainable development including energy efficient designs.
12. Some of the land that is proposed to be R20 cannot easily be served by the existing 225-diameter sewer main recently installed. The land within the catchment area of the 225 diameter sewer particularly land that is east of Canning Road is all uphill of the sewer main and can easily be connected into the sewer main via an extension to the Water Corporation's sewer. The payment of the Water Corporation DURE fee facilitates the extension of the mains as is indicated on the Water Corporation sewer catchment plan.
13. The Water Corporation has thought of drainage of the land, as they are now collecting drainage rates for the land in question. Council may need to impose constraints of only allowing predevelopment flows off of the sites to maintain the status quo. Council will receive an increase in rates revenue for the land due to increased valuations and so as development proceeds can put aside some of the rates for improving the drainage systems where needed.

Based on the above mentioned points we would like to see the lots in question be amended from Residential R10 to R20 and R30 for the sites immediately fronting the Kalamunda Glades Shopping Centre.

Yours Faithfully

Name removed at the request of the submitter

23 June 2005

The Chief Executive Officer
Shire of Kalamunda
2 Railway Road
KALAMUNDA WA 6076

Dear Sir,
Submission on Draft Town Planning Scheme No. 3

Lots 3, & 4 Canning Road, Lots 200, 201, 1, 6, 7, 8, 9 & 10 Pomeroy Road, Lots 11, 100 & 101 Annetts Road Walliston (Land Bounded by Pomeroy, Canning and Annetts Road Walliston)

1. The location of the subject site is indicated on the attached location plan in particular Lot 4 (405) Canning Road Walliston.
2. The current zoning of the sites is Rural Landscape Interest under the existing District Planning Scheme (DPS 2).
3. The proposed zoning of the sites under the Shire of Kalamunda's proposed Town Planning Scheme No. 3 (TPS 3) is maintained at Rural Landscape Interest.
4. The DPS 2 has been in place for quite a long time and I understand that the TPS 3 amendment has been under review for around 10 or so years, and so makes it out of date with what is occurring in the metropolitan area.
5. The Rural Landscape Interest zoning recommends that the minimum lot sizes should be 12 hectares (Ha), with lot sizes smaller than 6 Ha may be supported provided adequate water supply is provided, minimum 1500 sqm of land with a slope less than 20% for a designated building envelope, each lot being capable of accommodating on site effluent disposal systems, proposal consistent with land capability advice provided by Agriculture WA, bush fire hazard complies with the requirements of the Regional Fire Plan, and that the land falls outside of the Water Corporation Water Catchment Area.
6. Our submission is that the zoning proposed under TPS 3 is inappropriate for the following reasons:
 - 6.1 The lots, which form part of the site, are all well less than 6 Ha (less than 4 Ha and some down to 1 Ha), and so do not comply with the guidelines of Rural Landscape Interest.
 - 6.2 The land is relatively flat (maximum grade 11% with a majority of the site being approximately 5 – 6%) allowing residential buildings to be easily built. The land has large areas of cleared vegetation as can be seen by the aerial photograph attached.
 - 6.3 There is adequate water supply from Water Corporation reticulated mains supply by extending the water mains further east along Pomeroy Road or up Annetts Road from Canning Road.
 - 6.4 The land is capable of accommodating on site effluent disposal fields as it falls within the Dwellingup 2 soil type and Yarrigil 4 Under the Darling Range Capability Study (see attached Darling Range Capability Map). Some further investigation may be warranted but it can easily be undertaken at subdivision stage. The Geological survey maps indicates gravels and laterite being present (see attached Geological Survey Map of Perth), which indicates that conventional leach drains or at worst ATU's would be suitable, as per the lots fronting Sing Gardens. Sing Gardens was successfully developed and the land being considered as part of this submission is higher and better drained.

6.5 The bush fire hazard in the area can be better controlled by having smaller lot sizes (4000 sqm – 10000 sqm) as each of the lots will have their own firebreaks as well as the area around each of the homes have clear zones to assist in the control of bush fires.

6.6 The majority of the land falls outside of the Water Corporation Water Catchment Area and so there is no impediment to further subdivision. Some land has already been subdivided down from 4 Ha to 2 Ha with some land being just over 1 Ha already and so 1 Ha lots are easily achieved.

6.7 Annetts Road forms a physical and logical boundary for change from Special Rural zoning to Rural Landscape Interest. Special Rural could not be further extended south due to the Water Catchment boundary along Annetts Road, and so pressure to further develop adjoining land could not be contemplated.

7. The land should be rezoned to Special Rural 1 Ha lot sizes, which would not be out of place in the general area as can be seen by the development bounded by Pomeroy Road, Canning Road, and Halleendale Road (Sing Gardens).
8. The drainage catchment of the majority of the land east of Sing Gardens falls to the existing compensating basin at the end of Sing Gardens. This can be seen by the attached drainage catchment boundary contours. The drainage pipes and basin have been adequately sized to take the expected stormwater flows from this land.
9. The land is well serviced by roads all round the site, and with the configuration of the lots may not even warrant further road construction to achieve the increased lot yields. Due to the small increase in the number of potential lots the traffic movements would not unduly impact on the existing road infrastructure. No upgrade of drainage would be required either and so the Shire would increase its rate income without significant increase in maintenance costs.

Based on the above mentioned points we would like to see the land in question be amended from Rural Landscape Interest to Special Rural (1 Ha lot sizes).

Yours Faithfully

Name removed at the request of the submitter

31 July 2011

The Chief Executive Officer
Shire of Kalamunda
2 Railway Road
KALAMUNDA WA 6076

Dear Sir,
Submission on Draft Local Planning Strategy 2011

Lots 3, & 4 Canning Road, Lots 200, 201, 1, 6, 7, 8, 9 & 10 Pomeroy Road, Lots 11, 100 & 101 Annetts Road Walliston (Land Bounded by Pomeroy, Canning and Annetts Road Walliston)

1. The location of the subject site is indicated on the attached location plan in particular Lot 4 (405) Canning Road Walliston.
2. The current zoning of the sites is Rural Landscape Interest under the existing Town Planning Scheme (TPS 3).
3. The TPS 3 has been in place since 2007 but was already out of date when implemented due to the time it took to review (14years) and contained only minimum strategic planning considerations.
4. The Rural Landscape Interest zoning recommends that the minimum lot sizes should be 12 hectares (Ha), with lot sizes smaller than 6 Ha may be supported provided adequate water supply is provided, minimum 1500 sqm of land with a slope less than 20% for a designated building envelope, each lot being capable of accommodating on site effluent disposal systems, proposal consistent with land capability advice provided by Agriculture WA, bush fire hazard complies with the requirements of the Regional Fire Plan, and that the land falls outside of the Water Corporation Water Catchment Area.
5. Our submission is that the current zoning is out of date and that it is inappropriate for the following reasons:
 - 5.1 The lots, which form part of the site, are all well less than 6 Ha (all less than 4.7 Ha and some down to 1 Ha), and so do not comply with the guidelines of Rural Landscape Interest.
 - 5.2 The land is relatively flat (maximum grade 11% with a majority of the site being approximately 5 – 6%) allowing residential buildings to be easily built. The land has large areas of cleared vegetation as can be seen by the aerial photograph attached.
 - 5.3 There is a water supply from Water Corporation reticulated mains supply along Pomeroy Rd and part way along Canning Rd. Water could be extended from Canning Road up Annetts Rd provided Water Corporation approve. Alternatively if scheme water is not available then lots can be serviced by rain water tanks as they are over 1 Ha lots Similar to lots 100, 101 and 11 Annetts Road.
 - 5.4 The land is capable of accommodating on site effluent disposal fields as it falls within the Dwellingup 2 soil type and Yarrigil 4 Under the Darling Range Capability Study (see attached Darling Range Capability Map). Some further investigation may be warranted but it can easily be undertaken at subdivision stage. The Geological survey maps indicates gravels and laterite being present (see attached Geological Survey Map of Perth), which indicates that conventional leach drains or at worst ATU's would be suitable, as per the lots fronting Sing Gardens. Sing Gardens was successfully developed and the land being considered as part of this submission is higher and better drained.

5.5 The bush fire hazard in the area can be better controlled by having smaller lot sizes (4000 sqm – 10000 sqm) as each of the lots will have their own firebreaks as well as the area around each of the homes have clear zones to assist in the control of bush fires.

5.6 The majority of the land falls outside of the Water Corporation Water Catchment Area and so there is no impediment to further subdivision. Some land has already been subdivided down from 4 Ha to 2 Ha with some land being just over 1 Ha already and so 1 Ha lots are easily achieved.

6. The land should be rezoned to Special Rural 1 Ha lot sizes, which would not be out of place in the general area as can be seen by the development bounded by Pomeroy Road, Canning Road, and Halleendale Road (Sing Gardens).
7. The drainage catchment of the majority of the land east of Sing Gardens falls to the existing compensating basin at the end of Sing Gardens. This can be seen by the attached drainage catchment boundary contours. The drainage pipes and basin have been adequately sized to take the expected stormwater flows from this land.
8. The land is well serviced by roads all round the site, and with the configuration of the lots may not even warrant further road construction to achieve the increased lot yields. Due to the small increase in the number of potential lots the traffic movements would not unduly impact on the existing road infrastructure. No upgrade of drainage would be required either and so the Shire would increase its rate income without significant increase in maintenance costs.

Based on the above mentioned points we would like to see the land in question be noted as a potential zoning change from Rural Landscape Interest to Special Rural (1 Ha lot sizes) within the Draft Local Planning Strategy.

Yours Faithfully

Name removed at the request of the submitter



Heidelberg Park

CONCEPT REPORT

Prepared for City of Kalamunda

May 2018





HEIDELBERG PARK

CONCEPT REPORT

MAY 2018

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Above: The site incorporates remnant bush adjacent to a larger reserve, cleared areas and exotic vegetation.

Executive Summary

The City of Kalamunda commissioned the preparation of an indicative development concept for Lot 800 (No. 420) Canning Road, Carmel, to test the feasibility of redevelopment of the site to generate funds that would be used to create accessible and useable public open space in a part of the City currently undersupplied with local parks. The brief also requested that the development concept create a site suitable for aged person's accommodation, as there is a shortage of options for residents of the City who wish to remain in the area as they get older.

Along with a large adjacent Crown reserve, the site is reserved under the Metropolitan Region Scheme for Parks and Recreation. Management of the site is vested in the City of Kalamunda but its utility for recreation is minimal due to the lack of improvements. Without funding, the likelihood of the City being able to afford to provide a usable, accessible site for recreation is low given the many other priorities for the City's budget.

Using environmental information already prepared by or for the City of Kalamunda and supplemented by additional site visits and site analysis, Creative Design + Planning and its sub-consultants Cardno and RUIC Fire developed a concept that would produce thirteen low-density residential lots, a site for aged housing, and a linear park adjacent to retained conservation bushland. The scheme has been conceived to take best advantage of existing cleared land and site access whilst retaining most of the significant existing trees. This would allow a managed transition between the high bushfire-risk forested land and the land to be developed.

The design anticipates a small estate with a semi-rural ambience. The site would enjoy an outlook to the beautiful bush of the adjacent reserve, and long views to the hills. A park incorporating a path for walking, jogging, and cycling, seating, picnic areas, children's playground and shaded areas for quiet contemplation would provide amenity for local residents and visitors. The park would be designed to be easily managed by the City as a low fuel buffer between the forest and the development, with careful selection of materials and species to inhibit the spread of fire but provide maximum aesthetic value.

Order-of-magnitude costs for servicing and landscape works have been provided to allow the City to determine whether to proceed to preparation of a business case. The next level of planning would include more detailed design and costing and property advice on market conditions and demand for the product proposed.

Should the City decide to progress this proposal, an amendment to the Metropolitan Region Scheme to rezone the development land to Urban would be necessary, with a commensurate amendment to the local planning scheme.

Acquisition of the land from the Crown would be required to enable the City to carry out the development and receive any income generated and the City would also have to follow the processes for land transactions required by the *Local Government Act 1995*.



Above: Vegetation inside the property boundary along the Canning Road frontage, near the existing northern access.

1 Introduction

The City of Kalamunda is investigating the suitability of the site known as Heidelberg Park, in Carmel, for the provision of aged care and retirement living as well as local public open space. The City's *Aged Accommodation Strategy 2016* identifies a shortage of options for residents wishing to remain in the area as they grow older and less independent, and Heidelberg Park was identified as a possible suitable location for this purpose. The City's draft *Public Open Space Strategy 2017* has also identified a shortage of accessible public open space to serve the recreational needs of residents in the area and sees potential for this site to also address this shortage.

This report builds on preliminary site investigations by providing a more detailed concept for development of the site to include sites for aged care and/or retirement living, accessible public open space, special residential lots, and conservation land. Order-of-magnitude cost estimates for civil and public open space infrastructure have been provided, to assist the City Council to determine whether to proceed with more detailed planning and to seek acquisition and rezoning of the site.

2 Site

2.1 Ownership

Heidelberg Park is a Crown Reserve managed and maintained by the City of Kalamunda. It is 13.508 hectares in size. Its legal description is:

- Street Address: 420 Canning Road, Carmel
- Lot No. 800 on Plan 49558
- Crown Reserve: R 49077
- Certificate of Title Volume 2647, Folio 63.

2.2 Site Context

The site is on the periphery of the established urban area but is well connected by road to the sub-region, being located on the intersection of Pomeroy and Canning Roads. Whilst well served by regional reserves for conservation, there are few local parks in Carmel.

Figure 1 identifies the site in its district context.

2.3 Site Characteristics

The site has locational and physical characteristics that influence the way in which it can be developed. These are summarised in the Opportunities and Constraints plan in Figure 2.

A strengths, weaknesses, opportunities and threats (SWOT) analysis was also undertaken, summarised as follows.

2.3.1 Strengths

- Large, cleared areas and areas of exotic planting with little or no conservation value.
- Over half of the site is classified as 'completely degraded' or 'degraded' in terms of native vegetation condition.
- Most of the 'very good' and 'excellent' condition vegetation is adjacent to and contiguous with the conservation bushland on the neighbouring reserve.
- Corner site with good road connections to Kalamunda, Forrestfield, and Perth.
- Attractive 'Hills' location.
- Outside any designated drinking water protection area.
- Little to no risk of flooding due to slope and elevated location and anticipated deep-water table.

2.3.2 Weaknesses

- Amendment of the Metropolitan Region Scheme to change the land from Parks and Recreation Reserve to the Urban Zone required to permit the envisaged land uses.
- No reticulated sewerage or prospect of it being provided, therefore a 2,000m² minimum lot size limit would apply to allow for on-site waste water disposal;
- An above-ground 460mm diameter steel water distribution pipeline located adjacent to the site within the Canning Road road reserve limits vehicular access from Canning Road

to two existing locations unless development can justify undergrounding more sections.

- There are no bus routes within easy walking distance; the closest is approximately 1 kilometre north along Grove Road (routes 282, 295, 299).
- The bend in Canning Road adjacent to the site has been the site of some vehicle crashes and may affect the viability of one existing site access point as a road connection.
- Presence of a number of significant trees within the site nearer the retained bushland, some of which represent foraging (but not nesting) habitat for the endangered Black Cockatoo and will likely require retention, potentially reducing flexibility for siting of buildings.
- Existing significant telecommunications infrastructure servicing the cuts across the site roughly east to west; which will either remain in place with an easement, or be relocated and an easement created.

2.3.3 Opportunities

- There is potential for views to the hills and valleys from upper floors, including long views to the south east.
- Conservation of identified significant trees within managed parkland, road reserves and building setback areas.
- Sufficient unconstrained site area to provide a potential aged care/retirement housing site, well located residential development lots, and a significant area of accessible public open space.
- Opportunity for future building design to include features such as rainwater tanks and water and energy saving features to minimise draw on existing infrastructure.
- Opportunity to use building envelopes and site setbacks to limit impact on significant trees.

2.3.4 Threats

- Bushfire risk associated with natural bushland to the west and south of the site limits options and will require management.
- If an amendment to the Metropolitan Region Scheme for Parks and Recreation can't be achieved, sufficient funding for improvements to the site for recreational purposes is unlikely to be available.
- Unable to accurately assess capacity of existing water supply network to meet demand arising from the proposed development without detailed design and yields information from the aged care site.

- LEGEND**
- LOCAL CENTRE
 - NEIGHBOURHOOD CENTRE
 - DISTRICT CENTRE
 - HOSPITAL
 - OTHER MEDICAL FACILITIES

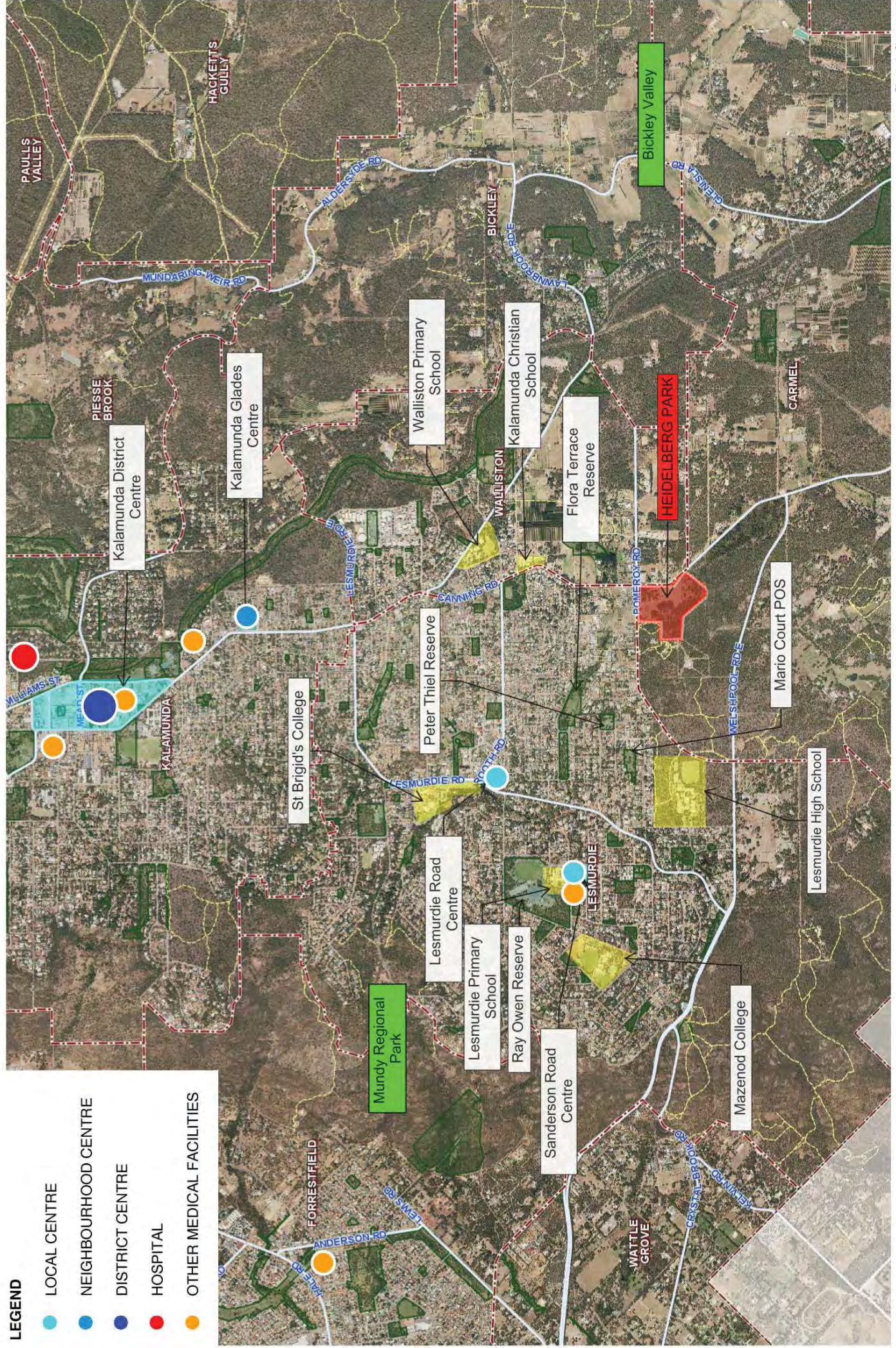


Figure 1: Site context

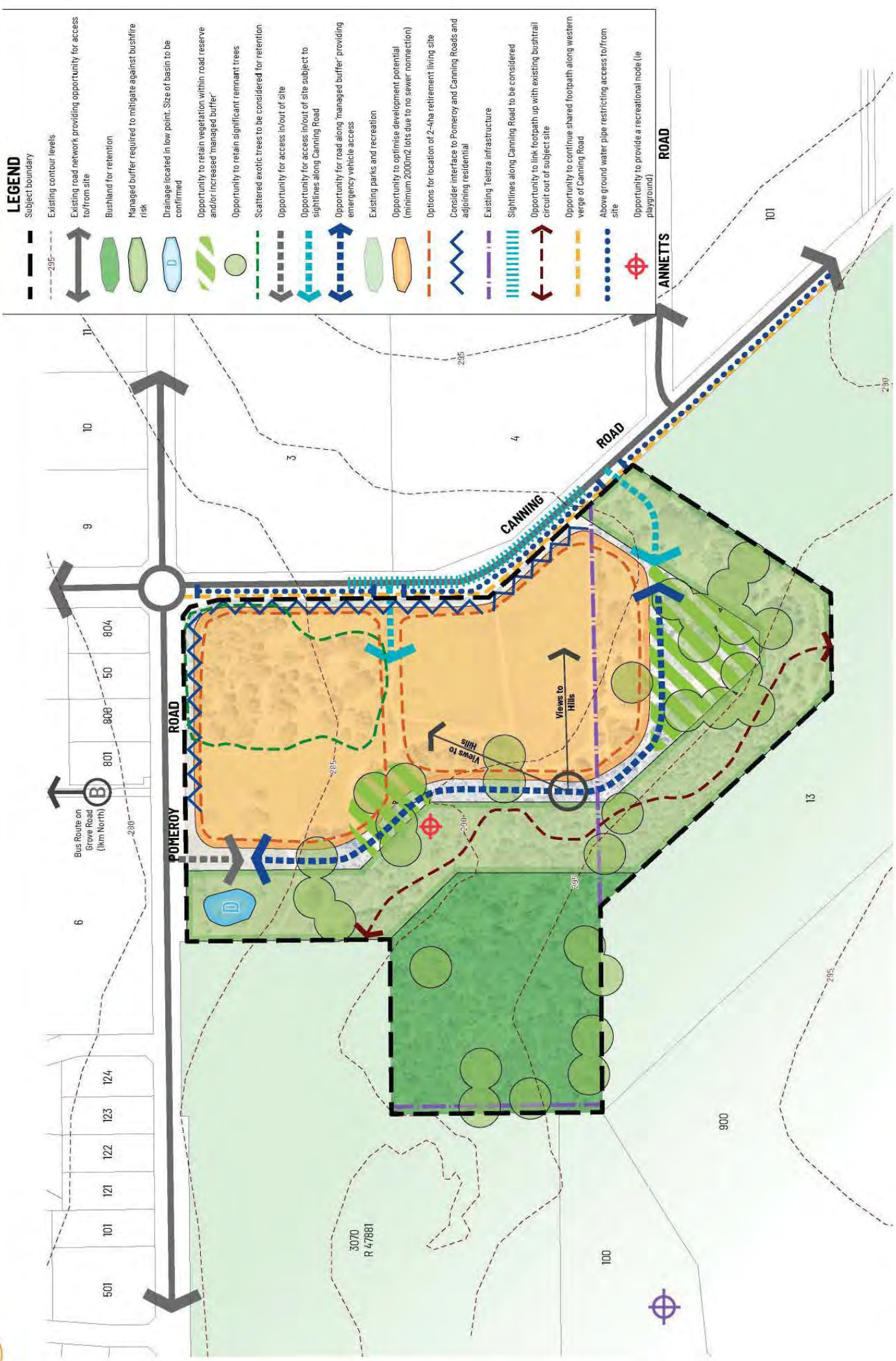


Figure 2: Opportunities and constraints
Heidelberg Park | Concept Report

3 Vision

The aim is to secure the site for development by the City of Kalamunda to address shortages of both aged housing and local parks in the area. It is intended that the site would yield a site of sufficient size to interest an aged care provider, an area of accessible local public open space, and several low-density residential lots. The expectation is that sale of the residential lots and the aged care site will off-set the cost of subdivision and development, and provide funds towards establishment of the park.

The development would reflect its peri-urban location through appropriate design and development standards and vegetation, and provide an appropriately landscaped and managed transition between the new land uses and the remnant conservation bushland on the adjacent regional Parks and Recreation reserve.

The park would provide usable open space for local residents including residents of the future aged housing development and their visitors, with paths and suitable low-key, low maintenance facilities to complement passive recreational use and links to established walk trails in the adjacent bushland.

The park would be managed to provide a low fire risk buffer between retained bushland and new development.

The majority of identified significant trees would be retained in public open space, within road verges, or through the implementation of building envelopes and/or development standards on private land.

4 Design Principles

4.1 Aged Care and Housing

The aged care industry provides older Australians with a range of different services, allowing them to access appropriate levels of care when and where they require it as they age.

In delivering aged care services, the sector offers different models ranging from 'Lifestyle Village' concepts catering to 'over 45' – 'over 55' patrons, sometimes in a modular / transportable dwellings format, low care facilities in a variety of aged care housing developments, to 'low to high care full retirement village' developments.

There are no guidelines pertaining to an optimum land component size for the various types of aged care developments, with the needs generally determined on a case by case basis by the various service providers. Indeed, as the aged care sector moves increasingly toward a 'consumer-centric' model, facilities and services will become more responsive to consumer requirements and less generic.

In the absence of hard-and-fast standards relating to site area, CD+P looked at examples of aged care and housing facilities from around the Perth metropolitan area and identified the corresponding size of the land parcels involved. These are included in Appendix A. Analysis indicates that generally the preferred size of a land parcel for a full 'low to high care retirement village' development is around 8-10 hectares, although there are examples on smaller sites, and not all developments offer the full range of levels of care.

For the purpose of developing an indicative concept plan for the subject site, the established component of the 'Bethanie on the Park' independent living example in Menora was used. That development occupies a similar sized site to what is proposed for Heidelberg Park, and has a relatively low scale development appropriate to this urban fringe location. Bethanie on the Park was originally

established in 1968 and evolved into its current configuration by 2014. It currently occupies approximately 2.4 hectares of a total site area of 5.36 hectares. (It is noted that the existing establishment now represents the first stage of a planned three-stage development, with serviced apartments recently constructed on an adjacent part of the site that will provide a higher level of support. A 176-bed aged care facility is also planned. The ultimate development will provide all levels of care, allowing residents to transition from fully independent living, serviced apartments, and full care.)

The current independent living development comprises approximately:

- 28 single storey villas (in duplex configuration);
- Two storey apartments building (34 units);
- Single storey administration and 'resort clubhouse' with:
 - Bar and lounge;
 - Dining room;
 - Theatre room;
 - Library;
 - Gym;
 - Hair salon;
- Alfresco area with barbeques and pizza oven;
- Site manager;
- Private bus.

The scale of existing buildings is one and two storeys, the new serviced apartments and the future aged care facility will both be four-storeys high, which is reflective of the limits set by local planning requirements in that area.



Above: This aged-care development in Menora occupies a site of a similar size to that in the Concept Plan in Figure 3. (Image source: Google Maps)

4.2 Site Design Principles

The Concept Plan has been prepared to leverage maximum value from the site's natural setting whilst delivering public open space to benefit the community, and housing return to make the project feasible. Various options were considered to achieve the best outcome for the site, including location of green-titled lots/retirement village site, retention of natural assets on-site and access.

Design principles adopted in the concept plan include:

4.2.1 Response to Bushfire Risk

- The location of public open space and development sites responds to assessed bushfire attack level (BAL) ratings. Bushfire risk arises from the proximity of uncleared bush exceeding one hectare, to the south and west, and to vegetation present along Canning Road on both sides of the road.
- Building setbacks and/or building construction methods will be defined at a more detailed stage of planning, to ensure that risks remain within acceptable standards.
- Detailed design of landscaping will also ensure that the types and location of plants and materials are both low maintenance and fire retardant.

4.2.2 Views and Landform

- The design responds to the natural setting on-site, which can ultimately add value to lots through public domain experience. Capturing the character of the natural bushland within and around the site will create a sense of place from which to market the project.

4.2.3 Drainage

- Provision for drainage has been made at the low point within the POS, subject to more detailed engineering investigation. The concept proposes an urban water drainage solution with rocky verge swales proposed to convey drainage to the natural low point.
- More detailed investigation of soil characteristics will determine permeability, which affect the degree to which detention of stormwater is necessary, but early indications suggest a highly permeable (sandy) site.

4.2.4 Public Open Space Amenity

- The POS has been designed to spread amenity throughout the site, whilst providing a managed buffer from the natural bushland to mitigate bushfire risk. The provision of this POS somewhat addresses the under-provision of local and accessible POS within this part of the City of Kalamunda.
- Retention of quality natural bushland and significant trees on-site is a fundamental design principle, value adding through the enhancement of the natural setting experience.
- A children's playground is nestled within a grove of retained significant trees sense of place, within proximity to the Retirement Living site for ease of access for short outings with visitors.
- A meandering dual use path is dotted with resting and eating areas and locations of interest along including an evergreen vine covered pergola and a small grove of olives to provide sensory stimulation and to trigger memories for users who may be suffering from dementia. Materials and detailed design will ensure access for wheelchairs, prams, walking frames, etc, will be possible.
- Provision of barbecues and sheltered seating areas.
- Pockets of reticulated grassed areas for informal play, 'kick about', dog play, etc.
- Site drainage integrated into the landscape.
- Connection to established walk trails in the adjacent bush.

4.2.5 Street and Pedestrian Network

- A simple and permeable street network is proposed as a response to tree retention, bushfire management, site shape and access constraints off Canning Road (due to an above ground water pipe).
- The concept proposes one 'north-south' road connection between Pomeroy Road and Canning Road along the edge of the POS, optimising exposure to the natural environment and doubling as a bushfire barrier. A second, 'east-west' road connection links Canning Road with the 'north-south' road at a grove of remnant trees.
- Paths are proposed through the POS, facilitating pedestrian and cyclist movement through the site for residents and the broader community. Proposed paths link up with walking trails outside of site, connecting proposed pathways to the broader network. Pedestrian and vehicular connections are envisaged through the aged housing site.
- On-street car parking adjacent to the POS for park users.

4.2.6 Housing

- Provision of a modest number of single residential lots is proposed to fund the delivery of the POS improvements and the retirement living site.
- Residential lots (minimum 2,000m²) have been proposed, to mirror the existing housing stock along Pomeroy Road, creating a consistent streetscape. The conservative minimum lot size is dictated by the fact that the land is unsewered and unlikely to be sewerred, and hence on-site waste water disposal will be required, in accordance with current Government policy. This is equivalent to R5 density.
- With no lot access achievable off Canning Road (due to the above ground water pipe), residential lots have been designed to optimise frontage to Pomeroy Road and proposed internal roads. Bushfire management has been carefully considered throughout the formulation of the concept, with all lots having a maximum BAL12.5 rating, except the two residential lots adjacent to Canning Road that would be subject to BAL19 ratings due to the presence of at-risk vegetation off-site.
- The proposed aged housing site would be subject to detailed design by a provider, however the site area would be suitable for a range of configurations, incorporating buffers to bushfire hazard areas as required. The indicative concept shows car parking and building setbacks where hazard lines have been assessed to impact the site.

4.2.7 Vegetation Retention

- Opportunities exist to retain identified significant native trees on the western and southern edges and some established exotics along the Pomeroy and Canning Road interfaces and potentially within building setback areas.
- As many significant native trees as possible are retained in the public realm. Where necessary, trees on proposed lots can be protected by the creation of building envelopes and limitations on removal.
- Subject to bushfire management requirements, canopy trees within managed parkland can and should be retained, with understorey maintained to achieve low fuel conditions.



5 Design Concept

The concept plan is shown in Figure 3, with a perspective of the indicative development in Figure 4.

Residential lots have been located along Pomeroy Road facing similar existing residential lots opposite. These lots will be accessed from Pomeroy Road. As no access to lots will be possible from Canning Road due to the presence of an above-ground water distribution pipe, other lots will front onto the two new internal roads.

Building envelopes would be applied to residential lots upon which significant trees grow, to ensure their retention. There are also a large number of introduced tree specimens, many of which could be retained by home builders to add an instant 'established' element to domestic gardens, if desired.

A site of around 3.4 hectares has been created south of the new east-west internal road, which would be suitable for retirement living and/or aged care development. This site would have road frontage all around, with site access possible from new local roads on three sides. Much of this part of the site is already cleared, providing good flexibility for site layout. The small number of identified significant trees on the site could be retained within the development landscape.

Generous site setbacks within the aged care site would provide for landscaped gardens to enhance the rural-fringe setting and for visitor/staff/caravan parking. They would also ensure that buildings were located within areas at low risk of impact by bushfire.

A linear park would extend south from Pomeroy Road then west to Canning Road, separating retained bushland in excellent condition from development land. The park will have sufficient width to accommodate a combination of open areas for casual play, and the linear nature would lend itself to paths for jogging, cycling and walking. The landscape concept indicates a series of seating areas along the path, ideal for resting and enjoying the view. The design would pay particular regard to the needs of elderly users, given the proximity of the aged housing site.

The wider section of parkland in the south of the site would allow for the retention of the majority of identified significant trees, which would provide amenity, and a visual transition to the bush, while the understorey would be managed to provide a buffer against

bushfire. A more formal node of amenities such as a playground, barbecue and/or picnic facilities could be located in this area and still be outside of the high bushfire hazard zone. The park would provide ample opportunity for the provision of other amenities, such as fenced and off-leash dog exercise areas, if desired.

The landscape concept is shown in Figure 5.

The park and retained bush beyond will provide an attractive outlook for the aged care site, and could be accessed by residents for walks, picnics and other passive outdoor activities.

The main subdivisional road will border the linear park, enhancing the fire buffer whilst connecting Pomeroy Road to Canning Road at the southern boundary of the existing lot. This connection to Canning Road would make use of an existing break in the above ground pipeline and is on a straight section of Canning Road. The road would gently curve to skirt the park, avoid significant trees where possible, and reduce the speed environment. For most of its length, this road reserve would be 17 metres wide, as provided for in *Liveable Neighbourhoods* when adjacent to public open space. Parkside on-street parking along straight sections of this road would allow for low key parking for people accessing the park by car.

A second, east-west subdivisional road would connect the main new road to Canning Road at an existing break in the pipeline, and provide frontage and access to residential lots on the north side and the aged care site on the south. Subject to detailed design and analysis of sight-lines, this proposed Canning Road intersection may require some form of access control and/or speed limit modifications to reduce any hazards that may arise from the proximity of the bend in Canning Road, south of the intersection.

The configuration of the intersection of the two proposed subdivisional roads provides for the retention of a clump of identified significant trees within either a widened road reserve or a 'pocket park'. Alternatively, this land could be incorporated into the corner lot although this would result in an odd-shaped parcel of land and reduce the City's ability to control what happens to the trees.

Subdivisional roads and site drainage would be channelled into the park, which has a low point near Pomeroy Road.

6 Subdivision

The concept plan would translate into a subdivision plan featuring:

- 12 regular shaped lots to accommodate single residences, with areas ranging between 2,160m² and 2,555m².
- A 3.6 hectare site suitable for Aged Care/ Assisted Living/ Independent Living Units.
- 3.08 hectares local public open space. This would be developed and maintained to provide a managed buffer between development and high risk bushfire prone vegetation.
- 2.77 hectares retained as MRS Parks and Recreation and amalgamated with the adjacent reserve.
- A wide road reserve at the intersection of the new north-south and east-west roads would allow the retention of most identified significant trees.
- 20 metre-wide road reserves with 17 metre width adjacent to the public open space. The road provides separation from the higher risk bushfire areas and serves as a fire break.
- On-street parking accommodated adjacent to the public open space within the road reserve.

Figure 6 shows how the land could be subdivided to achieve the concept plan.

[illegible]

Creative
DESIGN PLANNING

Scale: 1:2500
Date: 20/02/2018
Plan: COKHE





0 5 10 15 25 50m

SCALE 1:2000 @ A3

CONCEPT MASTERPLAN

CITY OF KALAMUNDA HEILDELBERG PLAN

DATE	DRAWING NO	ISSUE
------	------------	-------

LA-CW1020800
REV A

Figure 5: Landscape concept

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WA, 6005, Australia
Phone: +61 8 9273 3888 Web: www.cardno.com





SUBDIVISION PLAN

Heidelberg Park



Scale: 1:2000@A3 Date: 26/02/2018 Plan: COKHE-1-002



7 Cost Estimate

7.1 Servicing Headworks Opinion of Probable Cost

Cardno prepared estimated costs for the required upgrades, based on:

- Past experience on similar projects;
- Information provided by service or product providers; and
- Typical construction rates.

All of these estimates are preliminary order of magnitude costs (which are indicative costs only with an accuracy range -40% to +60%) based on district frameworks and no site condition information.

Assumptions

The following assumptions were made in developing the preliminary cost estimate:

Wastewater

- An ATU system option for wastewater management has been adopted for costing purposes, with supply and installation costs borne by the developer of the site. Alternatively, a septic system could be considered.

No allowance has been made for the servicing and maintenance of the ATU systems, or any irrigation infrastructure/works for the ATU's effluent disposal. (Advice provided by the ATU supplier suggest an allowance of \$150 per service, conducted at 3-monthly intervals.)

Water

- Road crossings installed via micro-tunnelling at two locations.
- A ø100mm (P) PVC water ring main has been adopted for costing purposes, tapping into the existing water mains in Pomeroy Road and Canning road by boring under the existing roads.
- No allowance has been made for property connections or mains other than the ring main.

Gas

- No gas infrastructure is present at or planned for the site, and as such no costs have been associated with gas.

Power

- A High voltage cable ring main, connecting to existing High Voltage Distribution Lines on Pomeroy Road and
- Canning Road is assumed to service the transformer and switchgear required for the site.
- No allowance has been made for other power infrastructure within site, such as property connections or streetlights.

Communications

- No infrastructure headworks costs are assumed for NBN, as this is largely unknown at this preliminary stage of investigation.
- No modifications to the existing Telstra infrastructure have been assumed. Easements or relocations have not been costed at this time.

Drainage

- Underlying soil conditions are assumed to allow management of the nominated rainfall events and resulting flows within the catchment area, and as such no works have been allowed to facilitate connection to City drainage infrastructure.

Roads

- An allowance has been made for basic 2-way subdivision roads based on a 17m and 20m road reserve, as well as installation of speed restriction signage on Canning Road.

Contingency

- A 30% contingency has been applied to account for uncertainties.

Total Cost

The total preliminary order magnitude of cost estimated for infrastructure headworks required to service the site for the proposed development is approximately \$2,454,000 as shown in Table 1.

Table 1: Preliminary Order Magnitude of Cost Estimate - Services

Item	Estimate Cost
Wastewater	\$ 1,494,000
Water	\$ 57,000
Gas	Nil
Power	\$ 219,000
Communications	Nil
Drainage	\$ 112,000
Roads	\$ 390,000
Contingency	\$ 567,000
TOTAL	\$ 2,954,000

7.2 Landscape Works

Table 2: Preliminary Order of Magnitude Cost Estimate - Landscape Works

Description	Unit	Qty	Rate	Amount	Total
Landscape Works					
Preliminaries					\$25,000.00
Site preparation / Site Preliminaries	ea	1	\$25,000.00	\$25,000.00	
Paving					\$423,200.00
Type A - Insitu concrete paving (Seating and shelter)	m ²	960	\$65.00	\$62,400.00	
Type B - Exposed Aggregate Concrete Path	m ²	2,335	\$80.00	\$186,800.00	
Type C - Gravel Fines	m ²	130	\$150.00	\$19,500.00	
Type D - Softfall White Sand	m ²	1030	\$150.00	\$154,500.00	
Edging					\$9,525.00
Construct new concrete mowing strip	m	85	\$25.00	\$2,125.00	
Seating Walll	m	37	\$200.00	\$7,400.00	
Playground					\$100,000.00
Playground A - Supply and Installation of Nature Play Area	ea	1	\$100,000.00	\$100,000.00	
Planting					\$648,556.00
Supply and Install plants in 140mm pots, 4 plants per m ² , including fertiliser, topsoil and mulch	m ²	9178	\$27.00	\$247,806.00	
Supply and Install plants in tubestock pots, 2 plants per m ² , including fertiliser, topsoil and mulch	m ²	18,356	\$15.00	\$275,340.00	
Supply and install roll-on turf (including 10mm turf sand)	m ²	8,346	\$10.00	\$83,460.00	
Supply and install trees (45Ltr)	ea	95	\$110.00	\$10,450.00	
Supply and install trees (100Ltr)	ea	45	\$250.00	\$11,250.00	
Supply and install trees (200Ltr)	ea	45	\$450.00	\$20,250.00	
Landscape Furniture					\$129,200.00
Supply and Install Picnic shelter (Custom Made)	ea	2	\$20,000.00	\$40,000.00	
Supply and Install Single electric BBQ	ea	2	\$10,000.00	\$20,000.00	
Supply and Install Picnic settings	ea	2	\$4,000.00	\$8,000.00	
Supply and Install Bench Seats	ea	12	\$2,500.00	\$30,000.00	
Supply and Install Drinks Fountains	ea	1	\$3,000.00	\$3,000.00	
Supply and Install Litter Bin enclosure, refuse and recycling	ea	2	\$2,100.00	\$4,200.00	
Supply and Install Arbours	ea	8	\$3,000.00	\$24,000.00	
Landscape Irrigation					\$378,050.00
Irrigation Main Lines and Establishment	Item	1	\$10,000.00	\$10,000.00	
New lawns	m ²	8,346	\$10.00	\$83,460.00	
Planting	m ²	27,534	\$10.00	\$275,340.00	
Bubblers to trees	ea	185	\$50.00	\$9,250.00	
Subtotal Exc GST					\$1,884,884.10
10% Contingency					\$1,713,531.00
Total Inc 10% GST					\$2,073,372.51

8 Next Steps

8.1 Statutory Planning Process

8.1.1 Rezoning

8.1.1.1 METROPOLITAN REGION SCHEME AMENDMENT

The first required action under the *Planning and Development Act 2005* (PD Act) will be to make a case for removal of the development land from the Parks and Recreation reservation under the Metropolitan Region Scheme (MRS) and put into the Urban zone. This would then allow for rezoning under the local planning scheme.

The amendment process is regulated by the PD Act. The PD Act requires an amendment to be consistent with both the *Swan River Trust Act 1988* and the *Heritage of Western Australia Act 1990* and does not allow for an amendment to occur within the defined area of which a redevelopment scheme applies.

There are two options:

- Seek rezoning of the entire Lot 800; or
- Seek rezoning only of the part of Lot 800 that would be used for local public open space, leaving the balance as MRS reserve for Parks and Recreation.

The second option is recommended, as the balance land is not required for local open space and it contains the most intact and valuable remnant vegetation and should be managed as an integral part of the larger bushland area. This land could be amalgamated and managed with the larger adjacent reserved conservation reserve.

If prepared to amend the MRS, the WAPC would have to determine whether the proposed amendment constitutes a minor or major amendment. Depending on this determination, different clauses of the Act would apply to how the proposed amendment is processed.

In considering such a proposal, the WAPC will undoubtedly refer to the *North-East Sub-Region Planning Framework* published in March 2018. This shows the land as Parks and Recreation, which is unsurprising given its current status in the MRS. However, the WAPC has indicated that land not shown as Urban Expansion or Urban Investigation in the frameworks will not be considered for urban development. The argument for this proposal must therefore be compelling if it is to receive support.

8.1.1.2 LOCAL PLANNING SCHEME

If the Minister so directs under s.125(3) of the PD Act, the amendment to the MRS and the consequential amendment to LPS 3 may be advertised concurrently. Otherwise, the City will be required to initiate an amendment to LPS under consistent with the MRS within 90 days.

The most likely amendment would be to zone the land removed from the MRS 'Parks and Recreation' reserve for 'Urban Development' under LPS 3. This zone would provide for the preparation and adoption of a local structure plan prior to subdivision or development on the land. This would allow for more detailed design and costing to take place before committing to specific zones and zone boundaries.

8.2 Site Acquisition

Lot 800 is currently a Crown Reserve (No. 49077), managed by the City of Kalamunda. To facilitate development, acquisition of the land by the City from the Crown would be required.

The process for acquisition of a Crown Reserves is managed by the Department of Planning, Lands and Heritage, Crown Lands section, exercising the provisions of the *Land Administration Act 1997* (LA Act). It would be necessary for the City to initiate the process by completing and lodging a Crown Land Enquiry Form.

8.3 Local Government Act Requirements

The *Local Government Act 1995* (LG Act) in section 3.59 sets out requirements for commercial enterprises by local governments. This includes land transactions under which the local government is to acquire or dispose of an interest in land, or develop land.

If the commercial enterprise is either a 'major land transaction' or a 'major trading undertaking' as defined by the LG Act, a business plan must be prepared and advertised. For metropolitan local governments like the City of Kalamunda, the value of a 'major land transaction' is currently \$10 million or 10% of the operating expenditure of the local government from its municipal fund incurred in the previous completed financial year, as defined by the *Local Government (Functions and General) Regulations 2011*.

A determination as to whether a business plan is required for this proposal will need to be made closer to the time that it is proposed to be undertaken.

8.4 Additional Investigations

As the project progresses, further investigations will be required to provide the necessary level of detailed information for each phase of planning and design. The work to date suggests that the following items will require attention in due course:

- Property valuations and market advice;
- Prepare a Structure Plan for the site;
- Detailed geotechnical investigation to inform drainage and wastewater constraints;
- Local Water Management Strategy and/or Urban Water Management Plan;
- Western Power Feasibility Study to determine demand and network requirements for a refined subdivision and development design;
- Based on more detailed design, determine the need for any augmentation of adjacent roads and intersections to ensure traffic safety.

APPENDIX A

Bushfire Management Plan

APPENDIX B

High Level Transport Review

APPENDIX C

Servicing Infrastructure



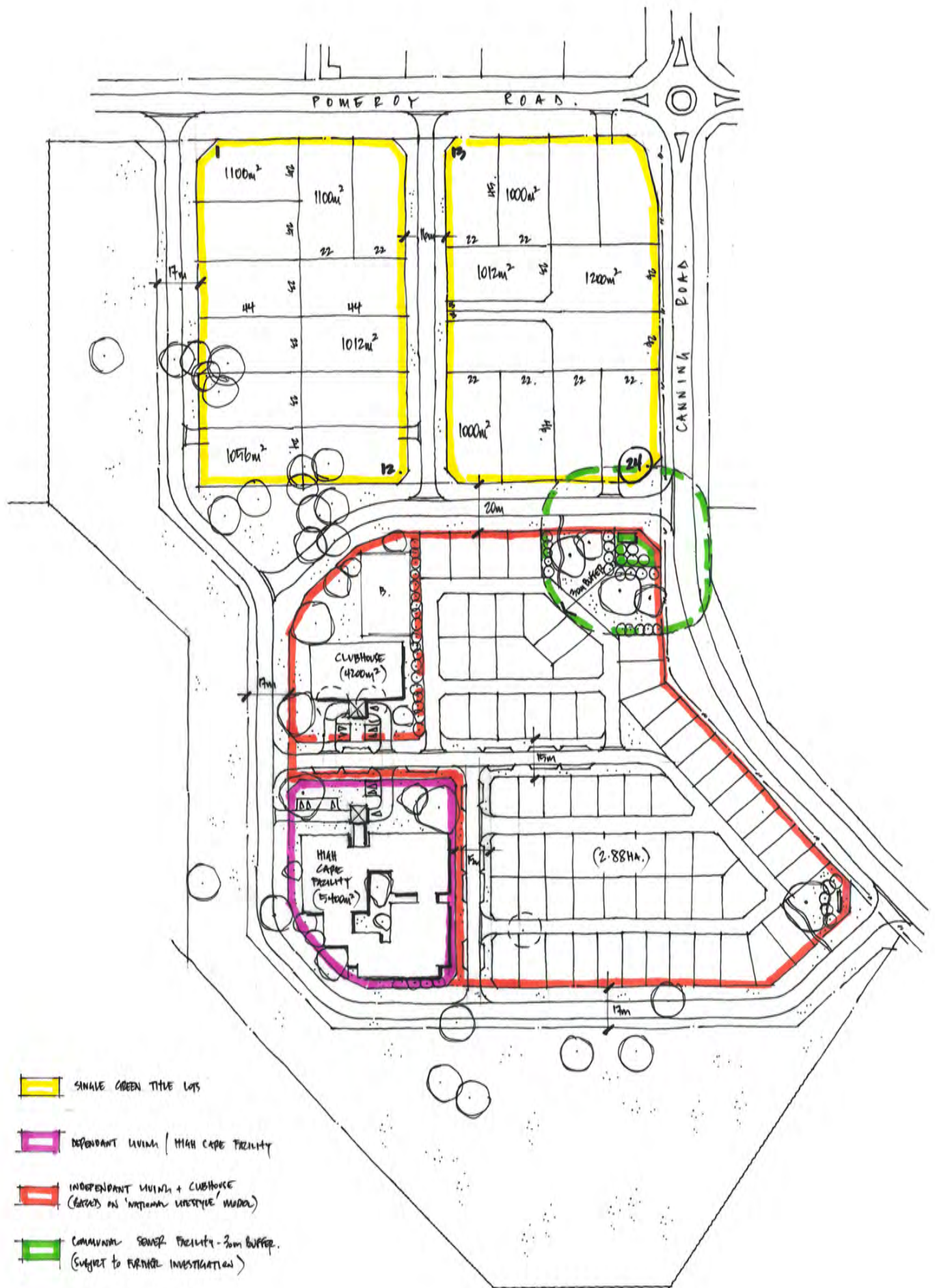
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DEVELOPMENT CONCEPT - STRATA OPTION 5.

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 Saturday, November 9, 2019



Schmitt win comes with aged care bonus prize

City of Kalamunda Mayor Margaret Thomas and Kalamunda MP Matthew Hughes join with residents and councillors to celebrate the land swap deal.

LIAM DUCEY

THE FIGHT to save Kalamunda's Heritage Trail from development has had an unexpected outcome in the form of a land-swap that will see a new aged care facility developed.

A little over 12 months ago, it was revealed the Western Australian Planning Com-

mission planned to sell lots 23, 24 and 50 on Schmitt Road for housing development - lots through which the Kalamunda Heritage Trail runs though.

Kalamunda MP Matthew Hughes spearheaded the campaign to save the land, writing to Planning Minister Rita Saffioti in October 2018 and securing a hold on

the sale of the land, valued at \$1.5 million.

Over 12 months of negotiations between the City of Kalamunda, Mr Hughes and Ms Saffioti followed, and the resolution that was announced this week is better than any party could have anticipated.

Schmitt Road will be given back to the City of Kalamunda to be retained for public access, while the State Government will acquire management of the land on the corner of Cannock and Pomeroy Roads, known locally as Heidelberg Park, for the specific purpose of developing an aged-care facility in the heart of the hills.

In making the announcement, Ms Saffioti paid tribute to the work Mr Hughes had done towards securing additional aged care in the region.

The Kalamunda MP

said that when he began the campaign to save Schmitt Road, he couldn't have imagined it would lead to much-needed aged care in the hills.

"It became clear to me that if we were going to do anything with the local authority [City of Kalamunda], there was no appetite for cash contributions, so the obvious approach to this was going to be a land-swap.

"I'm very glad the Minister for Planning agreed to this land-swap.

"It only took a phone-call to Ms Saffioti and within a few days we had the stay on the sale of land on Schmitt Road ahead of finding a permanent solution.

"It has taken 12 months to find that solution but now we can take charge and I'd say we can probably get this land to market for an

aged-care development within nine months."

City of Kalamunda Mayor Margaret Thomas, who is also the CEO of Retirees WA, said the land swap was a fantastic result given the City's aged care shortfall.

"We're more than 700 beds short in this City and it is so sad that our people, our residents and ratepayers who love this area, have to travel to places like Rockingham for aged care, or to put their parents in, then their family can't visit them so easily," she said.

"So we're just starting to get there, and this will tick off maybe 100 beds.

"It's such an exciting thing.

"It's a wonderful thing for the State Government to commit to and it's a beautiful site for aged care.

"Aged care is my industry and I can say

some sites are really hard, this is a beautiful site and very, very easily do-able for a provider."

City of Kalamunda CEO Rhonda Hardy confirmed a report will go to Council in November, requesting Council to endorse a recommendation for the Western Australian Planning Commission to initiate a Metropolitan Region

Scheme Amendment for Lot 50 (No. 30), Lot 23 (No. 34) and Lot 24 (No. 38) Schmitt Road and the Old Railway Reserve portion between the Bibbulmun Track Terminus on the corner of Railway Road and Mundaring Weir Road to Schmitt Road from the Urban zone to a Parks and Recreation reservation.

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Submitted to **MRS minor amendments - 1372/57 - Pt Lot 800 Canning Road, Carmel and 1373/57 - Old Railway Reserve, Kalamunda and Surrounds**
Submitted on **2020-09-23 20:09:46**

Introduction

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 Please indicate which MRS amendment you are making a submission for:

1372/57

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

Oppose

9 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 wanted to add a further document regarding amenity (particularly visual), noise, and traffic, and how this development affects my land. The first response ran out of ability to attach documents to the submission so I have added another submission.

Please see attached visual amenity sight lines. We currently get a vista over pasture with a treed backdrop of Public Open Space. This will change and no level of screening can fix this without impacting on the BAL ratings for the buildings.

The noise from a facility running 24/7 as compared to the extremely quiet serene environment of our land is going to be affected if the land is rezoned. This will affect the sleeping patterns of residents in my property.

The traffic volumes will increase significantly as well as the southern entrance being directly across the road from our gate entrance and the central entrance being directly opposite our alternative access to our property. This will be a poor outcome both in terms of safety for users of our driveway as it introduces a conflict at both locations. Also the bend in front of our property on Canning Road has had several accidents where cars have hit the trees and serious injury has occurred. The recent works of implementing traffic barrier wire for safety reasons outlines this dangerous bend. I have assisted people who have had accidents on this bend when living at the property.

Sight distances are not great in this area as vehicles speed around the bend and so it can be dangerous pulling out onto Canning Road in this area without additional traffic and intersections being provided.

This rezoning will change the lifestyle for the residents who live at the addresses across the road, and we should not have to compromise our living or our tenants living standards for this ad hoc rezoning process to occur.

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LEGEND

- SUBJECT SITE
- LOCATION OF ABOVE GROUND WATER MAIN
- ROAD
- POSSIBLE ROAD



Future planning to identify significant trees for retention.



Submitted to **MRS minor amendments - 1372/57 - Pt Lot 800 Canning Road, Carmel and 1373/57 - Old Railway Reserve, Kalamunda and Surrounds**
Submitted on **2020-09-25 15:35:11**

Introduction

1 What is your first name?

First name: **Name removed at the request of the submitter**

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surname:

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Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Please indicate which MRS amendment you are making a submission for:

1372/57

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

Oppose

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

Submission:

From The Planning Institute of Australia's 'Creating Age Friendly Communities' guideline the Heidelberg Park site does not have the existing amenities to be an appropriate site for aged care.

"Housing must be considered in connection with outdoor spaces and the rest of the built environment such that older people's homes are located in areas safe from natural hazards and are close to services, other age groups and civic attractions that keep them integrated in the community, mobile and fit. Transportation services and infrastructures must always be linked to opportunities for social, civic and economic participation, as well as to access to essential health services. Social inclusion of older people must target social arenas and roles that carry power and status in society, such as decision-making in civic life, paid work and media programming. Because knowledge is key to empowerment, information about all aspects of city living must be accessible to everyone at all times".

Issues with including aged care development at the site include:

- high level traffic on Canning Road, creating pedestrian safety issues and noise concerns. There have been several crashes witnessed in the Canning Road / Pomeroy Road roundabout area in recent years.
- There are no existing transport services in close proximity to enable the residents to be independently mobile.
- The site is not close to community based and medical services that would allow for walking / active transport to services.
- Being located adjacent to bushland areas presents a risk in case of bushfire.
- Adequate parking would be required. In co-locating aged care and recreational areas, adequate parking at the site would be required.

The high density housing in the concept plan is suited to town centre areas to encourage walking, engagement in community activities and easy access to services. The proposed site is isolated from services and currently is not a safe area traffic wise to cater for an increase in population and vehicles.

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Submitted to **MRS minor amendments - 1372/57 - Pt Lot 800 Canning Road, Carmel and 1373/57 - Old Railway Reserve, Kalamunda and Surrounds**
Submitted on **2020-09-25 15:42:44**

Introduction

1 What is your first name?

First name:

Ben

2 What is your surname?

surname:

McGuire

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:

ben.mcguire@westnet.com.au

5 What is your address?

address:

161 Pomeroy Road, Walliston WA 6076

6 Contact phone number:

phone number:

0404039031

7 Please indicate which MRS amendment you are making a submission for:

1372/57

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

Oppose

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

Submission:

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Submitted to **MRS minor amendments - 1372/57 - Pt Lot 800 Canning Road, Carmel and 1373/57 - Old Railway Reserve, Kalamunda and Surrounds**
Submitted on **2020-09-25 15:47:37**

Introduction

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 Please indicate which MRS amendment you are making a submission for:

1372/57

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

Oppose

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

Submission:

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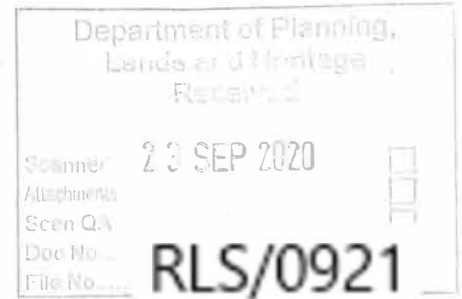
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Your ref: 833/2/24/67 Pt 1 (RLS/0920) – 1372/57
833/2/24/68 Pt 1 (RLS/0922) – 1373/57
Our ref: 2020/17508



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

Dear Ms Fagan

Metropolitan Region Scheme Amendments:
1372/57 – Part Lot 800 Canning Road, Carmel (Heidelberg Park)
1373/57 – Old Railway Reserve, Kalamunda and Surrounds

Thank you for your letter dated 16 July 2020, regarding the proposed Metropolitan Region Scheme (MRS) amendments 1372-57 and 1373-57. The Department of Communities has provided its comments on each of the proposed amendments below, as well as online at the Department of Planning, Lands and Heritage's Consultation Hub.

1372/57 – Part Lot 800 Canning Road, Carmel (Heidelberg Park)

The Department of Communities supports the purpose of the proposed amendment to provide aged care beds to fulfil an identified need within the City of Kalamunda.

The ecological value of the site is recognised however we note that the bulk of development is proposed on the degraded parts of the site with the valued vegetation and habitat on the southern and western boundaries being maintained as public open space.

It is important for aged care provision to be close to daily amenities, yet the site is located 1.7km away from the Lesmurdie Village Shopping Centre in an area without frequent public transport and with few walkable routes. The City of Kalamunda Local Housing Strategy however identifies a specific shortage of aged care beds in the hills and the provision of aged care on the subject site will help meet this shortage and allow aging in place. It is further recognised that land to the north of the subject site is designated urban development in the Local Planning Scheme and that whilst the subject site is likely to remain on the periphery of the residential area over the long term, the residential area to the north is likely to become more developed and change in character over time.

1373/57 – Old Railway Reserve, Kalamunda and Surrounds

The Department of Communities owns a large vacant land parcel to the north of the subject site at Lot 608 (6) Dixon Road (29,119m²). The proposed amendment is not considered to have any impact on the future development of this site and is reflective of the existing use of the Old Railway Reserve and its designation as Local Open

Space in Local Planning Scheme No. 3. Therefore, we have no objection to the proposed amendment.

If you have any further queries, please contact Lisette Traves, Strategic Planner, at the Department of Communities on 08 9222 4566 or at Lisette.Traves@communities.wa.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nigel Hindmarsh', written in a cursive style.

Nigel Hindmarsh

**A/Assistant Director General
Assets**

9 September 2020

Response ID ANON-Z31T-8P2N-T

Submitted to **MRS minor amendments - 1372/57 - Pt Lot 800 Canning Road, Carmel and 1373/57 - Old Railway Reserve, Kalamunda and Surrounds**
Submitted on **2020-09-15 09:44:25**

Introduction**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:

Department of Communities, Locked Bag 5000 Fremantle WA 6959

6 Contact phone number:

phone number:

7 Please indicate which MRS amendment you are making a submission for:

Both

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

Support

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

Thank you for your letter dated 16 July 2020 regarding the proposed Metropolitan Region Scheme (MRS) amendments 1372-57 and 1373-57. The Department of Communities (the Department) have provided our comments on each of the proposed amendments below:

1372/57 – Part Lot 800 Canning Road Carmel (Heidelberg Park)

The Department support the purpose of the proposed amendment to provide aged care beds to fulfil an identified need within the City of Kalamunda.

The ecological value of the site is recognised however we note that the bulk of development is proposed on the degraded parts of the site with the valued vegetation and habitat on the southern and western boundaries being maintained as public open space.

It is important for aged care provision to be close to daily amenities, yet the site is located 1.7km away from the Lesmurdie Village Shopping Centre in an area without frequent public transport and with few walkable routes. The City of Kalamunda Local Housing Strategy however identifies a specific shortage of aged care beds in the hills and the provision of aged care on the subject site will help meet this shortage and allow aging in place. It is further recognised that land to the north of the subject site is designated urban development in the Local Planning Scheme and that whilst the subject site is likely to remain on the periphery of the residential area over the long term, the residential area to the north is likely to become more developed and change in character over time.

1373/57 – Old Railway Reserve, Kalamunda and Surrounds

The Department own a large vacant land parcel to the north of the subject site at Lot 608 (6) Dixon Road (29,119m²). The proposed amendment is not considered to have any impact on the future development of this site and is reflective of the existing use of the Old Railway Reserve and its designation as Local Open Space in Local Planning Scheme No. 3. We, therefore, have no objection to the proposed amendment.

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NATURE RESERVES PRESERVATION GROUP

KALAMUNDA WA 6926

www.nrpg.org.au

President : Steve Gates 9293 2915, Mob. 0400 870 887

Vice President : Tony Fowler 9293 2283

To: consultation@dplh.wa.gov.au

Date. 24 September 2020

**Subject: MRS Amendment 1372/57 Part lot 800 Canning Road Carmel
(Heidelberg Park).**

This submission is on behalf of Nature Reserves Preservation Group (NRPG) Inc. Since this amendment has several sections of environmental importance, extracts from the text will be italicised, followed by 'boxed' NRPG comment.

"The proposed Urban zoning will allow for aged persons facilities and Public Open Space (POS) for recreation and conservation purposes following a Local Planning Scheme (LPS) amendment, detailed structure planning and subdivision approval."

NRPG acknowledges the need for "aged persons facilities" within the City of Kalamunda. We recognise that this proposal, involving the inevitable loss of bushland on the site, is linked to the 'rescue' of bushland from the threat of development, through MRS amendment 1373/57 (see separate submission on that amendment).

"The City seeks to ensure that the site is developed in a manner which minimises the impact on the environment, ensuring that development occurs on primarily degraded land and that the surrounding bushland is protected and managed to retain existing ecological values – wherever possible..."

In line with the requirement to comply with SPP2.8, and the City's Clean and Green credentials, we expect the above statement to be honoured, but would have welcomed the deletion of "wherever possible", a term always giving cause for concern.

"The remainder of Lot 800 Canning Road (approximately 2.78 ha and outside amendment area) is to remain reserved as Parks and Recreation given its environmental values. If the amendment is finalised, the DBCA will accept management of this portion of Lot 800 and its addition to the adjacent Korung National Park A-Class Reservation."

This is welcome news, should the amendment succeed. Since the Parks and Recreation designation gives no protection of any environmental or heritage values, adding that reserve to an A-Class reserve will provide that protection.

“A Bushfire Management Plan has been approved by the Department of Fire and Emergency Services, it is considered that the proposed amendment is consistent with the intent of SPP 3.7”

Given the location of the site, NRPG has no doubt that the requirements of SPP 3.7 and the Guidelines can be complied with. The concern is over the possible destruction of existing environmental values resulting from requirements generated by compliance with these publications.

“Environment

The Department of Water and Environmental Regulation (DWER) has verbally advised of...”

It is regrettable that this important environmental advice is no more than a verbal submission. At later stages in any development proposal on this site, it is to be hoped that this advice will be submitted in more detail to allow public comment.

“The DBCA advises...”

DBCA acknowledges the value of this intact remnant vegetation in “Very Good” to “Excellent” condition, in providing suitable habitat for “a number of conservation significant fauna species.” It should be acknowledged that the success of this amendment will mean that this valuable vegetation will be part of a ‘Rural Urban Interface’ and, as such, will require sensitive handling by the City of Kalamunda and developers.

*“The City of Kalamunda has provided commitments to retain **some** vegetation and habitat trees within this area as a managed buffer.”*

NRPG would prefer to see a more positive commitment statement on such retention, given the value of the habitat within the ‘buffer’.

“DBCA requests that all fire protection requirements are provided on-site...”

This is an important request and should be addressed with great care at future stages of any development, bearing in mind the requirements of SPP 3.7, the Guidelines and City of Kalamunda commitments (above).

8 Sustainability appraisal

“...where vegetation exists it is proposed to be retained within POS areas (for recreation and conservation purposes).”

Retention of as much as possible of this remnant vegetation habitat will enhance the continuity of green linkages to the adjoining National Park. Retained areas of Public Open Space should be carefully managed, to ensure “recreation” does not seriously compromise “conservation”.

Advice under Section 48A(1) (a) Environmental Protection Act 1986.

“The proposed MRS Urban zoning will allow for aged persons facilities and Public Open Space for recreation and conservation purposes...”

Urban zoning also permits other uses, including Residential and Commercial. Should the proposed zoning be approved, yet the proposed aged persons development flounder, NRPG

would have concerns over what other developments may be proposed in line with Urban uses.

Advice and Recommendations regarding Environmental Factors

“The EPA supports the retention of remnant vegetation and threatened species of Black Cockatoo habitat in Public Open Space. The EPA’s Environmental Protection Bulletin No. 20 Protection of naturally vegetated areas through planning and development provides advice on protection of vegetated areas in urban environments.”

The growing importance of remnant vegetation and habitat is increasingly recognised. The cumulative loss of such areas continues to have a dramatic effect on the long-term survival of flora and fauna species. Every attempt should be made to retain such areas in their natural state. Sensitively incorporating these retained areas into the detailed development plans, benefits not only the endemic flora and fauna but also, the quality of life of residents of the development. Research into the physical and psychological benefits of living in ‘natural’ surroundings, increasingly discovers that such benefits are concrete, rather than imagined. It is to be hoped those involved with planning and approving any such development, heed the following expectations of the EPA, taken from Bulletin No. 20: *“The EPA expects protection of naturally vegetated areas to be considered as early as possible in the planning process and addressed at each stage of planning”*.

“The EPA recommends that bushfire management plans required for development on lot 800 ensure that all fire protection requirements are provided for within the development area without reliance upon fire management undertaken within Korung National Park.”

It is important that this recommendation is followed. This echoes the DBCA request (above). Whilst this may reduce the extent of accommodation provided on the development and may increase costs, the recommendation should be followed.

NRPG welcomes the opportunity to comment on this proposed amendment and stresses the need for any aged persons facilities development to retain as much of the remnant vegetation as possible, in order to ensure the retention of its biodiversity values.



Tony Fowler

pp. Steve Gates, President NRPG



Enquiries: Thai Truong on (08) 9323 4815
Our Ref: 19/9070 (D20#821625)
Your Ref: 833/2/24/67 Pt 1 and 833/2/24/68 Pt 1

24 September 2020

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

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

Dear Sir/ Madam

METROPLITIAN REGION SCHEME AMENDMENTS:

1372/57 – PART LOT 800 CANNING ROAD, CARMEL (HEIDELBERG PARK)
1373/57 – OLD RAILWAY RESERVE, KALAMUNDA & SURROUNDS

In response to your correspondence received on 16 July 2020, Main Roads has no comment to the proposed amendments.

Main Roads requests a copy of the Commission's final determination to be sent to planninginfo@mainroads.wa.gov.au quoting the file reference above.

Yours Sincerely

Lindsay Broadhurst
Director Road Planning and Development



Department of Biodiversity,
Conservation and Attractions



*We're working for
Western Australia.*

Your ref: 833-2-24-67 (RLS/0858/1)
Our ref: PRS44877
Enquiries: Jacqui Clinton
Phone: 9442 0312
Email: jacqui.clinton@dbca.wa.gov.au

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

Att: Anthony Muscara

Proposed Metropolitan Region Scheme Amendment – Lot 800 Canning Road, Carmel – Request for Preliminary Comment

I refer to your correspondence of 11 December 2019, requesting comments on the proposed Metropolitan Region Scheme (MRS) amendment to rezone a portion of Lot 800 Canning Road, Carmel from 'Parks and Recreation' reservation to 'Urban'. The Parks and Wildlife Service at the Department of Biodiversity, Conservation and Attractions (DBCA) has reviewed the proposal and supporting documentation and provides the following advice.

As outlined in the Heidelberg Park, Carmel – Environmental Assessment (PGV Environmental 2017), the site contains intact remnant vegetation in Very Good to Excellent condition, which provides important habitat to a number of conservation significant fauna species. The proposed revised MRS boundary however includes a portion of this remnant vegetation in the proposed 'Urban' zone. Despite the City of Kalamunda's commitments within the supporting documentation to retain some vegetation and habitat trees within the area, shown in the Preliminary Concept Plan as managed buffer, there is no mechanism proposed to ensure this occurs. The Bushfire Management Plan (RUIC Fire, 2018) proposes that the managed buffer within Urban zone will be a 'managed low threat buffer' indicating that the native vegetation in this area will be removed and maintained as low fuel to meet bushfire mitigation requirements. To ensure that development and fire mitigation measures only occur in degraded areas, it is recommended that the current Parks and Recreation reservation be retained over the bushland in Very Good and Excellent condition in the western and southern portions of Lot 800.

It is noted that Lot 800 Canning Road abuts the DBCA managed Korung National Park (R 47881) on its western boundary. As part of any future development DBCA supports installation of appropriate fencing (to departmental specifications) along the interface with the national park. Future residents within Lot 800 should also be aware of operational management activities undertaken within the national park 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 west of the amendment area, DBCA requests that bushfire 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 national park.

If native vegetation is proposed to be cleared to facilitate future development, there may be an impact to the breeding and foraging habitat of threatened species listed under State and Federal legislation such as Carnaby's Black Cockatoo (*Calyptrorhynchus latirostris*), Forest Red-tailed Black Cockatoo (*Calyptrorhynchus banksii naso*) and Baudin's cockatoo (*Calyptrorhynchus baudinii*). Consideration should therefore be given to the obligations for assessment of future proposals in accordance with the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). The proponent(s) should contact the Commonwealth Department of Environment and Energy for further information on these responsibilities, prior to further planning stages.

Thank you for the opportunity to comment on this proposed amendment. Please contact Jacqui Clinton at Parks and Wildlife's Swan Region office on 9442 0312 or by email at jacqui.clinton@dbca.wa.gov.au if you have any queries regarding this advice.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Benson Todd', is positioned above the printed name.

Benson Todd
REGIONAL MANAGER

13 January 2020



Your ref : 833/2/24/67 Pt 1 (RLS/0920) – 1372/57
833-2-24-68 Pt 1 (RLS/0922) – 1373/57
Our ref : D20/0493244
Enquiries : Matthew Cosson

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

Attention: Anthony Muscara
Principal Planning Officer

Dear Sir/Madam

Metropolitan Region Scheme Amendments
1372/57 – Part Lot 800 Canning Road, Carmel (Heidelberg Park)
1373/57 – Old Railway Reserve, Kalamunda & Surrounds

Thank you for your letter dated 16 July 2020 providing the Department of Education (Department) with the opportunity to comment on the above proposals to amend the Metropolitan Region Scheme (MRS). Please accept this letter as the Department's response on both proposals. The Department has reviewed the information submitted in support of the amendments and wishes to make the following comments on each:

Amendment No. 1372/57

The Department notes that the intent of the proposed amendment is to allow for the development of aged persons accommodation on the amendment site. Aged Persons accommodation is not expected to generate a student yield. Therefore, the proposed amendment is unlikely to affect the enrolment capacity of the public schools within the area.

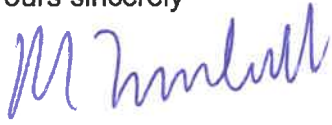
Subject to the site being developed for aged persons accommodation, the Department has no in principle objections to the proposed MRS amendment. However, the Department should be consulted if an alternative proposal is considered for the amendment site to ensure that there is no impact upon the existing public school sites within the area.

Amendment No. 1273/57

The Department notes that the proposed amendment would facilitate the reservation of land for recreation and conservation purposes. As the amendment would remove the ability for residential development to occur, there would be no impact upon the enrolment capacities of existing public schools within the area. As such, the Department offers no in principle objections to the proposed MRS amendment.

Should you have any questions in relation to the above, please do not hesitate to contact Mr Matthew Cosson, Senior Consultant – Land Planning on (08) 9264 4008 or by email at matthew.cosson@education.wa.edu.au.

Yours sincerely



Matt Turnbull
A/ Director
Asset Planning and Services

1 October 2020