



October 2018

Metropolitan Region Scheme Amendment 1329/57 (Minor Amendment)



Henley Brook Urban Precinct

Report on Submissions Submissions

City of Swan

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MRS Amendment 1329/57

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 1329/57 Henley Brook Urban Precinct

Report on Submissions

1 Introduction

At its 23 August 2017 meeting, the Western Australian Planning Commission (WAPC) resolved to proceed with this amendment to the Metropolitan Region Scheme (MRS) in accordance with the provisions of Section 57 of the *Planning and Development Act 2005*.

The amendment was initiated as a minor amendment to the MRS as the proposal was considered as being relatively minor in nature. 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 three months. Further, the former is not required to be placed before Parliament (for 12 sitting days) while the latter is.

2 The proposed amendment

Purpose

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

The purpose of the amendment is to rezone approximately 262.82 hectares from the Rural zone to the Urban zone in the MRS. This amendment will facilitate further planning to enable the future development of the amendment area for residential and related purposes.

3 Environmental Protection Authority advice

The proposed amendment was referred to the Environmental Protection Authority (EPA) for advice on whether environmental assessment would be required.

The EPA advised that the proposed scheme amendment does not require assessment under Part IV Division 3 of the *Environmental Protection Act 1986* and that it is not necessary to provide any advice or recommendations.

A copy of the notice from the EPA was included at *Appendix A* of the previously published *Amendment Report*.

4 Call for submissions

The amendment was advertised for public submissions from 17 November 2017 to 19 January 2018. The amendment was made available for public inspection during ordinary business hours at the:

- i) Western Australian Planning Commission, Perth;
- ii) City of Swan; and
- iii) the 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

Ninety four submissions (including two late submissions) were received on the amendment. An alphabetic index of all the persons and organisations lodging submissions is at Schedule 1.

- Fourteen submissions contained neutral or no comments on the amendment, or raised matters relating to subsequent stages of the planning process. These submissions are primarily from government agencies.
- Seventy-one submissions of support (comprising 66 submissions on two proformas).
- Nine submissions objecting to the amendment were received.

Significant issues raised in submissions which require further consideration are discussed in Part 6 of this report below.

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 Impact of Urbanisation on the Lifestyle of Current Residents

Submitters object to the amendment on the grounds of its impact on the lifestyles of existing residents, as follows:

- Submitters purchased their properties on the understanding that Henley Brook was intended to remain a semi-rural suburb set aside for horse hobby farms and similar uses, and that it would remain that way into the future.
- Submitters had been advised that the Henley Brook area would remain Rural in the long term due to the importance of protecting the groundwater mound.
- If the amendment proceeds and submitters maintain the current use of their properties, they will be limited in their ability to ride their horses off their properties to bridle trails or undertake other rural residential pursuits due to encroaching urban development.
- The urbanisation of the amendment area will have an adverse impact on the amenity of the Swan Valley.

WAPC Comments

The finalisation of the amendment contributes to the implementation of the WAPC's North-East Sub-Regional Planning Framework, which forms part of the Perth and Peel @ 3.5 Million strategic suite of planning documents. Perth and Peel @ 3.5 Million provides strategic guidance to government agencies and local governments on land use, land supply, land development, environmental protection, infrastructure investment and the delivery of physical and community/social infrastructure for the Perth and Peel regions. It makes the case for change from a business-as-usual perspective to a more considered, connected, consolidated urban form which avoids and protects areas with significant environmental value.

Notwithstanding the concerns of objecting submitters regarding the urbanisation of the amendment area, the majority of submissions support the urbanisation of the Henley Brook area. Many submitters advise that the adjacent urban development is having a detrimental impact on their current rural-residential lifestyle, and that its effects have already curtailed their use and enjoyment of their properties through traffic, noise and other impacts. The transfer of the amendment area to the Urban zone will not prevent existing landowners from continuing to use their properties for their current purposes, but will provide those who wish to further develop their properties with that opportunity. The Perth metropolitan area has a substantial supply of rural-residential land, much of which is located in the north-east corridor, which provides opportunities for those landowners who wish to maintain their current lifestyles and relocate to an area less affected by the impacts of existing adjacent urban development.

The amendment is outside of the Swan Valley and will be separated from it in the future by the extension of Henley Brook Avenue which will form the eastern boundary of this urban cell.

Submissions dismissed.

6.2 Impact of Urbanisation on the Environment

Submitters object to the amendment on the grounds of its impact on the environment, raising the following concerns:

- The Henley Brook area forms a wildlife corridor from Whiteman Park to the Swan Valley between existing urban development to its north and south.
- The urbanisation of the area will result in the loss of trees and other vegetation.
 This will result in a loss of habitat for White and Red Tailed Cockatoos and will contribute to the increase of the urban heat island effect.
- The urbanisation of the amendment area will impact on the Gnangara Groundwater mound as it will reduce the amount of naturally infiltrating water to recharge the mound and provide drinking water for Perth.

WAPC Comments

The finalisation of the amendment contributes to the implementation of the WAPC's North-East Sub-Regional Planning Framework which avoids and protects areas with significant environmental values, as discussed in response 6.1 above.

The amendment has been referred to the EPA which advised that it did not require assessment and that it was not necessary to provide any advice or recommendations. Further, the Department of Biodiversity, Conservation and Attractions raised no objections to the amendment on environmental grounds. Additional detailed work will be undertaken as part of the structure planning stage of the amendment process to inform its preparation and to avoid and protect environmental attributes where required. Given the parkland cleared nature of the majority of the amendment area it is considered to have limited value as a wildlife corridor.

The Amendment Report discussed the impact of the amendment on the Gnangara Groundwater Mound and advised that amendments to the MRS which propose intensification over a groundwater mound will only be supported where land has been identified through a WAPC prepared or endorsed strategic planning document. As the amendment area has been identified within the North-East Sub-Regional Planning Framework the request complies with WAPC policy; protection of the groundwater resource will continue to be addressed through subsequent stages of the planning process. In addition to this, the Department of Water and Environmental Regulation raised no objections to the finalisation of the amendment.

Submissions dismissed.

6.3 Request for Parks and Recreation Reservation

The Department of Biodiversity, Conservation and Attractions (DBCA) raised concerns regarding the management of the watercourse which runs through the amendment area and flows into the Swan River. The DBCA recommends that the watercourse and at least 30 metres of foreshore reserve be reserved for Parks and Recreation.

WAPC Comments

The WAPC supports the inclusion of the watercourse and an appropriate foreshore area as part of a local reserve for public open space to be provided through the structure planning process. The reservation of the watercourse under the MRS for Parks and Recreation purposes is not supported as the structure planning process will provide the opportunity for a more comprehensive approach to the location and form of open space within the amendment area.

Submission noted.

7 Responses and determinations

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

8 Coordination of region and local scheme amendments

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

WAPC Comment

The concurrent rezoning of the amendment area is supported by the City of Swan and will provide for the further detailed planning of the amendment area through structure planning. Accordingly, the WAPC supports the concurrent amendment of the City's Local Planning Scheme 17 to the Residential Development zone.

9 Conclusion and recommendation

This report summarises the background to MRS minor amendment 1329/57 and examines the various submissions made on it.

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

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

10 Ministers decision

Amendments to the MRS 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 1329/57 is now finalised as advertised and shown on WAPC Amending Plan 3.2705 (and in more detail in the detail plans listed in Appendix 1), and has effect in the MRS from the date of notice in the *Government Gazette* on 19 October 2018.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1329/57

Henley Brook Urban Precinct

Submission Number	Name
48	Adam, Gregory & Delys
1	Anderson, Judith & Neville
31	Anderson, Neville
55	Antulov, Slaven & Lea
67	Australian Gas Infrastructure Group - Dampier Bunbury Pipeline
	(DBP)
25	Bavin, Laura
91	Biodiversity Conservation and Attractions - Swan River Trust,
	Department of
52	Bogdanovic, Boris & Giovanna
7	Bonivento, Tanya
2	Brockhoff, Jay
20	Brown, Rodney
89	Browning, Michael
68	Bundesen, Jean
69	Bundesen, Lindsay
56	Carvell, Noel
61	Clayden, Daryl
	Clayden, Karleen
32	Cleary, Donald & Christine
15	Cobb, Jason
90	Cole, Ron
19	Collins, Peter
38	Colman, Derrick
63	Ctercteko, Neil & Dorothy
49	Denison, Margaret
14	Dunn, Glen
33	Education, Department of
81	Fire & Emergency Services (DFES), Department of
51	Fitzpatrick, Gerald & Rhonda
35	Fusco, Corato
70	Gane, Celeste
86	Giglietta, Jeanette
54	Guelfi, Nina
21	Gulyas, Sandor
71 12	Harrison, Keith & Marjorie
	Health, Department of
47	Howes, Darryl & Tracy
22	Hunter, Kim
6	Johnstone, Amity & David
78 46	Kimes, Clinton
45	Kimes, Diane Lapham, Rita
37	
57 57	Lumlov, Anthony
57 59	Lumley, Anthony Marriett John
59	Marriott, John

	1
Submission Number	Name
58	Marriott, Lorna P
44	Martin, Gerard
73	Matthews, Thomas
79	Mattioli, Anthony
72	Maynard, Frank
43	McKinley, Dennis
42	McKinley, Dianne
8	Meiklejohn, Alexander & Margaret
24	Menzies, Gordon & Susan
53	Mettam, Erl B
41	Mifflin, Keith & Marlene
5	Mines Industry Regulation and Safety (DMIRS), Department of
34	Morgan, Brenda
80	Morganti, Shirley
83	Muraszko, Catherine
40	Newman, Arthur & Tess
13	Nguyen, Trung Hieu & Thi Long Binh
74	Olson, Peter
16	Ormesher, Nathan
17	Ormesher, Shauna
18	Ormesher, Trevor
87	Powell, William
66	Primary Industries and Regional Development (DPIRD),
	Department of
29	Procter, John
64	Public Transport Authority/Metronet
36	Quadrio, Shane
75	Reed, Michael & Suzanne
39	Rimes, George
28	Roberts, Brian
30	Rozema, Theo
3	Severn, Jessica
23	Severn, Michael
10	Severn, Murray
9	Severn, Robert
11	Severn, Shane
27	Simmonds, Antonella & Michael
60	Simmonds, David G
92	Swan, City of
76	Toland, Michael & Jacquie
82	Transport (DoT), Department of / Main Roads WA (MRWA)
85	Tsouris, George
26	Unknown
88 77	Viljoen, Iselle
65	Waslin, John & Joanne Water & Environmental Regulation (DWER) (Land Use Planning
05	Water & Environmental Regulation (DWER) (Land Use Planning -
4	Swan Avon Region), Department of Water Corporation
84	·
	Wilson, Graham
50	Wilson, Granam
Late Submissions	Name
93	Aslett, Andrew & Julie
94	

Schedule 2

Summary of submissions and determinations

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

Submission:

Submitted by: Judith & Neville Anderson

Summary of Submission: SUPPORT

The submitter advises of their support for the amendment, noting the land is no longer suitable for a rural lifestyle. Considers the issues of traffic, rubbish and theft-potential since the new developments at Morgan Fields and surrounds would be worse if the pocket of land was left rural.

Planning Comment: Support noted.

Determination: Submission noted.

Submission: 2, 3, 11, 14, 15, 16, 17, 18, 20, 21, 22, 45, 58, 59,

Submitted by: Jay Brockhoff, Jessica Severn, Shane Severn, Glen Dunn,

Jason Cobb, Nathan Ormesher, Shauna Ormesher, Trevor Ormesher, Rodney Brown, Sandor Gulyas, Kim Hunter, Rita

Lapham, Lorna P Marriott, John Marriott

Summary of Submission: SUPPORT

These submissions are a pro-forma.

The submitters advise of their support for the amendment, and note that they look forward to building a new home in this precinct.

Planning Comment: Support noted.

Determination: Submissions noted.

Submission: 4

Submitted by: Water Corporation

Summary of Submission: COMMENTS

Gnangara Groundwater Protection Area

The Water Corporation notes that the amendment area is within the Gnangara Underground Water Pollution Control Area (UWPCA) with a Priority 2 classification, and that this land use classification carries certain land use restrictions.

Any changes to land use classification in the area will therefore need to be discussed with the Department of Water and Environmental Regulation to establish a process for the assessment and implementation of any changes to Underground Water Pollution Control Area (UWPCA) classifications.

In the event that the ground water priority is re-classified the developer of the land will need to liaise with the Water Corporation to decommission and replace affected groundwater abstraction bores.

Wastewater infrastructure planning

The Water Corporation notes the wastewater conveyance planning for the Henley Brook urban precinct will need to commence in the south-east corner and proceed westwards, due to the fact the land naturally falls from the north-west to the south-east. The fragmented ownership is expected to cause challenges for the logical staging for the development. The staging of the wastewater planning and funding arrangements will be progressed during structure planning, and agreed by the Water Corporation, to ensure the ultimate conveyance planning for the area is not compromised.

Water infrastructure planning

The long term planning for the Ellenbrook Gravity Water Supply Scheme is being reviewed to determine how to service the Henley Brook Urban area, including what headwork upgrades are required. Water distribution main may need to be increased in size or delivered earlier than is currently scheduled on the Corporation's capital investment program.

Planning Comment: The Department of Water and Environmental Regulation has been consulted regarding the amendment and raised no objections to the proposed land use change with regard to the Gnangara UWPCA. The comments of the Water Corporation regarding water and wastewater servicing are noted and will be further considered at the structure planning stage of the planning process.

Determination: Submission noted.

Submission: 5, 12, 33, 64, 65, 81, 82

Submitted by: Department of Mines Industry Regulation and Safety,

Department of Health, Department of Education, Public Transport Authority/Metronet, Department of Water and Environmental Regulation (Land Use Planning – Swan Avon Region), Department of Fire and Emergency Services,

Department of Transport & Main Roads WA

Summary of Submission: COMMENT

The above servicing authorities and State Government agencies raise no objections, no comment, refer to comments previously considered as part of the amendment process or provide general comments that relate to the subsequent more detailed stages of the planning and development process.

The Department of Water and Environmental Regulation (Land Use Planning – Swan Avon Region) advises that the District Water Management Strategy prepared for the amendment area is acceptable to support the finalisation of the amendment.

Where applicable, the proponent has been made aware of the above comments through their inclusion in this Report on Submissions.

Planning Comment: Comments Noted.

Determination: Submissions Noted.

Submission: 6

Submitted by: Amity & David Johnstone

Summary of Submission: SUPPORT

The submitter advises of their support for the amendment, as the land is no longer suitable for a rural lifestyle; and is inconsistent and incompatible with the surrounding residential areas. The submitter notes that the rezoning is consistent with *Perth and Peel* @ *3.5 million* planning framework and the sub-regional planning framework and that they understand that there are no environmental or heritage constraints to prohibit rezoning.

Planning Comment: Support noted.

Determination: Submission noted.

Submission: 7

Submitted by: Tanya Bonivento

Summary of Submission: SUPPORT

The submitter advises of their support for the amendment, and would like the option to develop their property for future residential.

Planning Comment: Support noted.

Determination: Submission noted.

Submission: 8, 9, 10, 13, 19, 23, 24, 26, 27, 28, 29, 30, 31, 32, 34, 35, 36,

37, 39, 40, 41, 42, 43, 44, 46, 47,48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 60, 61, 62, 63, 71, 72, 73, 76, 77, 78, 79, 80, 83, 86, 90,

93

Submitted by: Alexander & Margaret Meiklejohn, Robert Severn, Murray

Severn, Trung Hieu & Thi Long Binh Nguyen, Peter Collins, Michael Severn, Gordon & Susan Menzies, Name Withheld, Antonella & Michael Simmonds, Brian Roberts, John Procter, Theo Rozema, Neville Anderson, Donald & Christine Cleary, Brenda Morgan, Corato Fusco, Shane Quadrio, Valerie & David Long, George Rimes, Arthur & Tess Newman, Keith & Marlene Mifflin, Dianne McKinley, Dennis McKinley, Gerard Martin, Diane Kimes, Darryl & Tracy Howes, Gregory & Delys Adam, Margaret Denison, Graham Wilson, Gerald & Rhonda Fitzpatrick, Boris & Giovanna Bogdanovic, Erl B Mettam, Nina Guelfi, Slaven & Lea Antulov, Noel Carvell, Anthony Lumley, David G Simmonds, Daryl Clayden, Karleen Clayden, Neil &

Dorothy Ctercteko, Keith & Marjorie Harrison, Frank Maynard, Thomas Matthews, Michael & Jacquie Toland, John & Joanne Waslin, Clinton Kimes, Anthony Mattioli, Shirley Morganti, Catherine Muraszko, Jeanette Giglietta, Ron Cole, Andrew & Julie Aslett

Summary of Submission: SUPPORT

These submissions are a pro-forma.

The submitters advise of their support for the amendment as it provides certainty for the future use of their properties. Submitters consider the current rural land use incompatible with surrounding residential areas, and note that the amendment is consistent with *Perth and Peel* @ 3.5 *million* and that there are no environmental or heritage constraints to prevent the rezoning.

Some submitters also added additional points in support of the rezoning.

Planning Comment: Support noted.

Determination: Submissions noted.

Submission: 25

Submitted by: Laura Bavin

Summary of Submission: OBJECTION

The submitter opposes the amendment as the changes proposed will be the beginning of the end for Henley Brook and the Swan Valley. The submitter advises that as soon as the properties on Brooklands are purchased by developers the impacts of urban development and encroaching suburbia will cause rural land owners in the locality to leave.

The Swan Valley will lose its boundaries as property values decrease due to encroaching suburbia. The Swan Valley is a special place and once it is gone there will be no turning back, with Perth becoming a dull and average place as a result.

Planning Comment: The amendment does not propose or contemplate any changes to the Swan Valley. The amendment area is outside the boundaries of the Swan Valley and the *Swan Valley Planning Act* area, and will be separated from the Swan Valley in the future by the extension of Henley Brook Avenue. The impact of future urban development on the Swan Valley will be managed through subsequent stages of the planning process.

Determination: Submission Dismissed

Submission: 38

Submitted by: Derrick Colman

Summary of Submission: OBJECTION

The submitter objects to the amendment on the grounds of the impact of the urbanisation of the area on their current lifestyle and amenity.

The submitter provides a number of examples of different groups of people who like the locality the way it currently is, and who visit it because of its current lifestyle. The submitter is concerned that the urbanisation of the area will force existing landowners to move if they wish to maintain their lifestyle due to increased rates and the pressures of nearby development.

Planning Comment: Refer to Part 6 of the Report on Submissions above for discussion of the objections raised in the submission. The consideration of land rates is outside the scope of this MRS amendment process and any queries in this regard are best directed to the City of Swan.

Determination: Submission dismissed.

Submission: 66

Submitted by: Department of Primary Industries and Regional Development

Summary of Submission: COMMENT

The MRS rezoning is supported provided consideration is given to the potential conflicts between urban land and the rural zoned land to the east.

Planning Comment: The land to the east is zoned Rural Residential in the City of Swan Local Planning Scheme No. 17, and is identified for continuing Rural Residential purposes on Plan 1 of the Framework. It is noted that whilst Rural Residential zoned land is not regarded as a rural land use under *State Planning Policy 2.5 – Rural Planning*, any buffering requirements will be addressed as part of future structure planning of the amendment area.

Determination: Submission noted.

Submission: 67

Submitted by: Australian Gas Infrastructure Group - Dampier Bunbury

Pipeline

Summary of Submission: COMMENT

The Dampier Bunbury Natural Gas Pipeline corridor should be displayed on all plans, consultation with DBP is required during structure planning to assess proposed land uses. Public open space is considered the highest and best use of the corridor land.

Planning Comment: The DBNGP corridor traverses through the amendment area. The existence of the corridor does not affect the MRS rezoning, as the corridor requirements will be addressed during future structure planning stages. It is noted the corridor continues north to Ellenbrook, which is zoned Urban in the MRS, and where it is contained in local open space reserves.

Determination: Submission noted.

Submission: 68, 69

Submitted by: Jean Bundesen and Lindsay Bundesen

Summary of Submission: OBJECTION

The submitters oppose the amendment on the following grounds:

- The submitters purchased their properties on the understanding that Henley Brook was intended to remain a semi-rural suburb set aside for horse hobby farms and similar uses, and that it would remain that way into the future.
- Approximately 10 years ago the relevant State and City of Swan authorities advised that (to protect the Gnangara Mound water quality) Henley Brook was being rezoned Special Rural and would never have the option to subdivide. This reinforced the submitters decision to retain ownership of their property to maintain their lifestyle, notwithstanding nearby Urban development in Brabham.
- As urbanisation has taken place to the north and south of the submitters, it has become obvious that Henley Brook properties form a critical wildlife corridor between the urban areas, as well as providing partial protection to the Gnangara Mound water quality as the urban areas do not provide for natural water soakage into shallow aquifers. The most noticeable proof of the role that Henley Brook plays is the increased birdlife in the area compared to Whiteman Park and adjacent urban areas due to a lack of trees.
- If the amendment proceeds it will add a significant transport burden to the already overloaded roads in the locality.
- If the amendment proceeds and the proponents maintain their current use of the property, they will be limited in their ability to ride their horses off the property by the extension of Henley Brook Avenue.

Planning Comment: Refer to Part 6 of the Report on Submissions above for discussion of objections raised in the submission relating to the impact of urbanisation on current residents lifestyles, and the flora and fauna. The impact of urbanisation on road network is considered minimal in light of current and planned upgrades to the regional road network in the locality, including the extension of Henley Brook Avenue to the east of the amendment area.

Determination: Submission dismissed.

Submission: 70

Submitted by: Celeste Gane

Summary of Submission: SUPPORT

The submitter supports the amendment, subject to those blocks fronting Park Street being 2000m² in size (equivalent to the submitters own block on the southern side of Park Street). Alternatively the submitter requests that they are allowed to subdivide their own property to lots of less than 2000m² if the amendment is approved. The submitter requests that blocks are not allocated to Public Housing.

Planning Comment: The land abutting Park Street is zoned Urban in the MRS and Residential Development under LPS 17, and is therefore outside the scope of this MRS amendment. The subdivision potential of the submitters land is best raised with the City of Swan given that the current zoning requires structure planning.

The allocation of land for public housing is outside the scope of the MRS amendment process.

Determination: Submission noted.

Submission: 74

Submitted by: Peter Olsen

Summary of Submission: OBJECTION

The submitter opposes the amendment as it will lead to the resumption of their land and an end to their current lifestyle.

Planning Comment: Refer to Part 6 of the Report on Submissions above for discussion of the effects of the amendment on landowners current lifestyle. In relation to comments regarding the resumption of land; the amendment does not propose the reservation of any land under the MRS and therefore does not provide for the resumption or compulsory acquisition of any portion of the amendment area.

Determination: Submission dismissed.

Submission: 75

Submitted by: Michel & Suzanne Reed

Summary of Submission: SUPPORT

No comment

Planning Comment: Support noted.

Determination: Submissions noted.

Submission: 84

Submitted by: Wildlife Care WA

Summary of Submission: COMMENT

Wildlife Care WA requests that any further future development is staged to minimise the impact on wildlife residing within or frequenting the amendment area and locality to prevent the need for time consuming and expensive intervention by developers, agencies and wildlife groups.

The submission details the issues cause by nearby urban development and the work of Wildlife Care WA's volunteers. The submission advises that impacts to wildlife can be managed and minimised by staging development to move wildlife towards Bush Forever sites and other appropriate locations.

The submissions requests that a Fauna Assessment is conducted prior to development and /or clearing commencing, and that the assessment is maintained and updated throughout the overall development. It is requested that developers work in partnership with a wildlife organisation recognised by the Department of Biodiversity, Conservation and Attractions to provide advice and support any animals needing care. It is also requested that developers are encouraged to provide funding to support ongoing care, intervention and relocation needs of wildlife populations within such areas.

Planning Comment: The staging of future development is a matter which will be addressed at the structure planning stage of the planning process. As part of that process more detailed environmental work will be undertaken and reviewed by the Department of Biodiversity, Conservation and Attractions, the Department of Water and Environmental Regulation and the City of Swan.

Requiring developers to partner with a wildlife organisation is outside the scope of the MRS amendment process, however, the comments of Wildlife Care WA have been passed on to the proponent through inclusion in this Report on Submissions.

Determination: Submission noted.

Submission: 85

Submitted by: George Tsouris

Summary of Submission: OBJECTION

The submitter objects to the pro-forma version of the submission form which they received.

The submitter is strongly opposed to the amendment as it will impact on their rural lifestyle and amenity. They note that the area was supposed to be provided scheme water in 2000, and that they were advised that the land would never be subdivided in order to protect the groundwater mound. The submitter objects to the change of lifestyle which the amendment will bring and advises that it should be their right to continue their current lifestyle, notwithstanding the encroachment of urban land uses.

The submitter advises of the impact that nearby residential development has had on their property, trees and amenity in the past.

Planning Comment: Refer to Part 6 of the Report on Submissions above for discussion of the objections raised in the submission. The pro-forma submission form that the submitter received was not provided by the WAPC.

Determination: Submission dismissed.

Submission: 87

Submitted by: William Powell

Summary of Submission: OBJECTION

The submitter opposes the amendment if future development is going to be similar to new development in the vicinity, as they consider the new development to be detrimental on community and environmental grounds.

The submitter raises the following concerns with the standard of new development; lack of community facilities high density of dwellings, lack of garden spaces and the appearance of new dwellings. The submitter does not consider parks an adequate replacement for a garden, and notes that the loss of garden spaces and trees has an impact on the heat island effect and on the environment, both in terms of carbon dioxide generation through energy use, and on fauna.

The submitter is concerned that the WAPC and City of Swan are not considering the long term impact of such development on the community and environment.

Planning Comment: Matters raised by the submitter including; the standard of future development; the provision of public open space, schools and community facilities; the density of development; and the loss of trees are routinely addressed at the structure planning stage of the planning process. The preparation of a structure plan for the amendment area will be guided by State and Local Planning Policy and the advice of specialist government agencies to ensure that future development provides for the needs of the community.

Determination: Submission dismissed.

Submission: 88

Submitted by: Iselle Viljoen

Summary of Submission: OBJECTION

The submitter is concerned that the amendment was advertised over the holiday period.

The submitter objects to the amendment on the grounds of its impact on the Gnangara groundwater mound and cockatoos.

The amendment will greatly affect the amount of water filtering naturally into the groundwater mound which is concerning given that the mound is already depleting. The water supply to Ellenbrook is not adequate and additional housing in the area will further burden this resource. The loss of trees and increased development will have a detrimental effect on the groundwater mound.

Many White and Red Tailed Cockatoos are present in the locality due to the number of trees, which will be removed if the land is developed further.

Planning Comment: Refer to Part 6 of the Report on Submissions above for discussion of the objections raised in the submission. The advertising period the amendment underwent is consistent with the requirements for a Minor amendment under the *Planning and Development Act 2005*.

Determination: Submission dismissed.

Submission: 89

Submitted by: Michael Browning

Summary of Submission: OBJECTION

The submitter objects to the amendment as it will impact on wildlife due to a loss of habitat. The submitter advises that development in other states is required to retain trees and areas of vegetation, in order to mitigate against the urban heat island effect and to provide corridors and habitat for wildlife.

The submitter is concerned that their neighbours will be forced to leave the area due to the impact of development.

Planning Comment: Refer to Part 6 of the Report on Submissions above for discussion of the objections raised in the submission.

Determination: Submission dismissed.

Submission: 91

Submitted by: Department of Biodiversity Conservation and Attractions -

Rivers & Estuaries Division, Parks and Wildlife Service

Summary of Submission: COMMENTS

The Department of Biodiversity, Conservation and Attractions (DBCA) attached a copy of the advice its Swan Region team provided prior to the amendment being initiated, which raises matters pertaining to subsequent stages of the planning process and which has been previously provided to the proponent.

In addition to the matters previously raised, DBCA raised concerns regarding the management of the watercourse that runs through the site and flows into the Swan River. DBCA recommends that the watercourse and at least 30 metres of foreshore reserve be reserved for Parks and Recreation.

DBCA also requests an opportunity to comment on the District Water Management Strategy (DWMS) prepared for the amendment area.

Planning Comment: Refer to Part 6 of the Report on Submissions above for discussion of the request for a portion of the amendment area to be reserved for Parks and Recreation purposes. Subsequent to this submission, the DBCA reviewed the DWMS prepared for the amendment area and advised that it was acceptable.

Determination: Submission noted.

Submission: 92 (Late Submission)

Submitted by: City of Swan

Summary of Submission: SUPPORT

At the Ordinary Council meeting on 14 February 2018, the City resolved to support the MRS rezoning, and the concurrent rezoning of the land under the City's Local Planning Scheme No. 17 (LPS 17).

The City does not support the lodgement of the Structure Plan prior to the finalisation of the MRS/LPS amendment process.

Planning Comment: Support noted. Refer to Part 8 of the Report on Submissions above for discussion of a concurrent amendment to the City's LPS 17.

Determination: Submission noted.

Submission: 94 (Late Submission)

Submitted by: Vincenzo Vinciullo

Summary of Submission: COMMENT

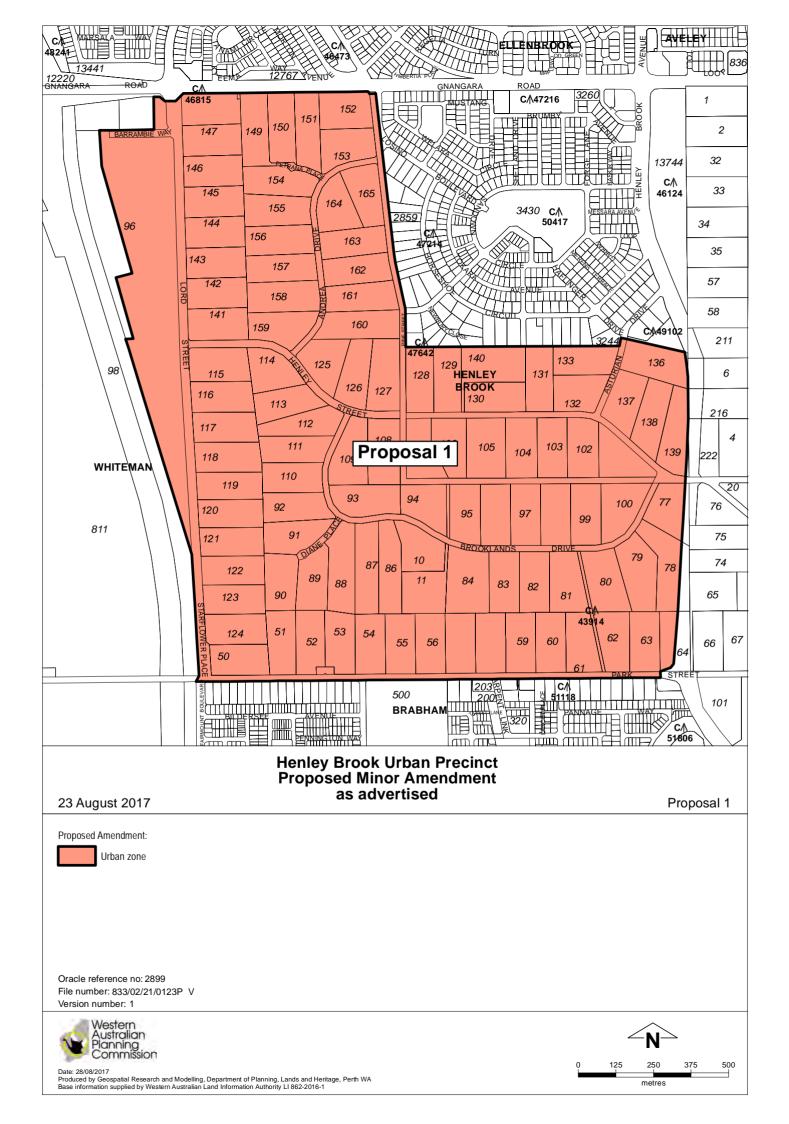
The submitter requests the fair distribution of public open space in the future structure plan.

Planning Comment: These comments are outside the scope of the MRS amendment and are more appropriately provided at the structure planning stage of the planning process, which will undergo separate advertising.

Determination: Submission noted.

Schedule 3

The amendment figure - proposal 1 as advertised



Appendix 1

List of detail plans as advertised

Metropolitan Region Scheme Henley Brook Urban Precinct

Proposed Minor Amendment

Amendment 1329/57

as advertised

Amending Plan 3.2705 <u>Detail Plans</u> 1.5964, 1.5965, 1.5979, 1.5980, 1.6030, 1.6031 Submissions

Planning and Development Act 2005

Section 57 Amendment (Minor) Scanned

Form 57

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Department of Planning, Lands and Heritage Received

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Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission	Submission 1
Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name - UDITH & NEVILLE Surname	ANDERSON
Address 15 ANDREA DRU HENLEY	
Contact phone number . 0408 891934 Juni Email address	s new jud 1 @ biggows ros
Submission (Please attach additional pages if required. It is preferred that any add	
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We feel that leaving this packet of land rural will only make our problems worse in the future
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You should be aware that:
• The WAPC is subject to the Freedom of Information Act 1992 and as such, submissions made to the WAPC may be subject to applications for access under the act.
 In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
To be signed by person(s) making the submission
Signature A Onderson Mcaderson Date 26:11:17

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 19 January 2018. Late submissions will NOT be considered.

Planning and Development Act 2005

Section 57 Amendment (Minor) Form 57

Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

Department of Planning, Lands and Heritage Received

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Doc No...

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	Submission 2 RLS/0732
First Name Jay. (PLEASE PRINT CLE	Surname Brockhoff
Address DOUTCOMIDE CRESCIT	
Contact phone number . 0434387094	. Email address a.y. brockhe (Chotmail.
Submission (Please attach additional pages if required. It is pro-	eferred that any additional information be loose rather than bound)
Please be advised that I fully support this amendment	and I am very much looking forward to building my new
home in this precinct.	

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(Submission continued. Please attach additional pages if required)
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To be signed by person(s) making the submission
Signature

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 19 January 2018. Late submissions will NOT be considered.

Planning and Development Act 2005

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Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

Department of Planning, Lands and Heritage Received

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Submission 3

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name JESSICA Surname	SEVERY
Address & BANCOMBE CRESCENT ELLENBEC	
Contact phone number .0403400243 Email addr	ess JESS SEVERNO HOTMALL CO
Submission (Please attach additional pages if required. It is preferred that any a	additional information be loose rather than bound)
Please be advised that I fully support this amendment and I am very	y much looking forward to building my new
home in this precinct.	
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To be signed by person(s) making the submission
Signature

Development Services 620 Nevronale Street Legalovallo WA 6007 Leaderville VVA 6902

T 10(h9/20 2000 F /0000/20 1193



Your Ref:

833-2-21-123 Pt1 (RLS/0720)

Our Ref:

JT1 2015 11509 V01 (MRS350874)

Enquiries:

Brett Coombes

Direct Tel: Fax: 9420-3165 9420-3193

04 December 2017

Secretary
Western Australian Planning Commission
LOCKED BAG 2506
PERTH WA 6001

Attention: Andrew Thomas

# MRS Amendment 1329/57 - Henley Brook Urban Precinct

Thank you for your letter of 14 November 2017 inviting comments on the above proposed amendment.

# Gnangara Groundwater Protection Area

This part of Henley Brook is located within the Gnangara Groundwater Protection Area and is classified as a "Priority 2". Certain land use restrictions apply to development within the area and more specifically within the 300m radius Wellhead Protection Area (WPZ) around abstraction bores.

The Water Corporation currently operates three abstraction bores within the area:

- Lexia L320 (Horseshoe Circuit, Henley Brook)
- Mirrabooka M282 Mirrabooka confined (Park St, Henley Brook)
- Mirrabooka M285 Leederville confined (Park St, Henley Brook)

Any changes to the classification of this area will need to be approved by the regulator (DWER). The WAPC is requested to consult with DWER in this regard and to establish a process for the assessment and implementation of any changes to the groundwater protection area classifications.

In the event that the groundwater priority is re-classified, the developers of this land will need to make arrangements with the Water Corporation to decommission and replace the groundwater abstraction bores affected by the proposed urban development area.

# Wastewater infrastructure planning

The Water Corporation has undertaken a review of the 'West Swan Sewer District' long term wastewater conveyance planning. This planning now provides a guide to the Corporation and the development proponents on the preferred method of collecting and conveying wastewater from the future urban development of this area.

The preparation of a local structure plan for the precinct will provide a further opportunity to refine this planning in liaison with the proponent's consulting engineers. The staging of the wastewater planning and arrangements for the funding of a wastewater pumping station for the area are matters for further discussion between the Corporation and the proponents at the appropriate time.

Because the land falls naturally from the north-west to the south-east, the wastewater conveyance planning for the Henley Brook urban area will need to be implemented in a logical and frontal manner by development commencing in the south-east corner and proceeding westwards. This may be difficult to achieve because of the fragmented land ownership. Any staging solutions, variations from the adopted conveyance planning, or temporary wastewater pumping arrangements will need to be discussed and agreed by the Water Corporation to ensure these do not compromise the ultimate conveyance planning for the area.

# Water infrastructure planning

The subject land is located at the southern edge of the Corporation's Ellenbrook Gravity Water Supply Scheme. The long term water planning for the Ellenbrook water zone is currently being reviewed to determine how the future development of this land could be provided with water from the Ellenbrook tank and what headworks upgrades are required.

A previously planned 500mm diameter water distribution main to be constructed southwards from Ellenbrook along Lord Street towards Brabham may need to be increased in size, or delivered earlier than is currently scheduled on the Corporation's capital investment program.

Water servicing of the initial stages of any subdivision of the area could be provided by the proponents undertaking reticulation water mains extensions from the existing networks to the north and south.

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

**Brett Coombes** 

Senior Urban Planner

Coombes.

**Development Services** 

# Submission 5



Government of Western Australia Department of Mines, Industry Regulation and Safety

Your ref

833-2-21-123 Pt 1 (RLS/0720)

Our ref

A0159/201501

Enquiries Colleen THOMAS

08 9222 3872

Colleen.THOMAS@dmirs.wa.gov.au

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

Dear Ms Blenkinsop

# METROPOLITAN REGION SCHEME - PROPOSED AMENDMENT 1329/57 -HENLEY BROOK URBAN PRECINCT

Thank you for your letter dated 14 November 2017 inviting comment on the proposed amendment to rezone the Henley Brook Urban Precinct from 'Rural' to 'Urban'.

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

Yours sincerely

Rick ROGERSON | Executive Director Geological Survey

1 December 2017

# Section 57 Amendment (Minor)

## Submission

# Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

Submission	6

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

	THE PROPERTY OF
	RLS/0732

First Name Amit	ty and David	Surname	JOHNSTONE
31 Andrea Drive Henley Brook Address			Postcode
Contact phone numb	er0400207747	Email address	amityhudson@yahoo.com.au

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

As landowners, we write to provide our support to the proposed Metropolitan Region Scheme Amendment 1329/57 - Henley Brook Urban Precinct.

The amendment provides certainty for the future use of our land holding as the current rural zoning is inconsistent and incompatible with the surrounding residential areas.

The area was established decades ago with bridle trails and access to Whiteman Park for horse riding. Our property is set up for equestrian purposes but it has limited value for this due to the built up nature of the surrounding area. The yolume and speed of traffic on our street as people use it as a short cut to avoid the Pinaster/Gnangara Road roundabout has made the area unsafe in the streets and the traffic noise is unpleasant. The streets are only maintained to rural standards which is unsafe and unfit for the nature and volume of traffic. Our property is almost surrounded by urban density residential and this reduces our ability to quietly enjoy our property. We are unable to access scheme water or gas, rely on water tanks and bottled gas and can't access high speed internet as no upgrades are planned in the area while we await the outcome of potential rezoning. A few years ago we were involved in a dispute over fencing when a neighbour erected six foot Colorbond fencing around their five acre block obscuring part of our boundary. They were subsequently forced to remove it as it was deemed not consistent with the rural standards enforced by the council, but this is an example of people trying to convert their properties into large urban blocks, not consistent with the current zooming.

The minor amendment is consistent with the Perth and Peel 3.5m planning framework and the subregional planning framework and we understand there are no environmental or heritage constraints to prohibit rezoning.

(Submission continued, Please attach additional pages if required)
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To be signed by person(s) making the submission
Signature Date 2/12/17

Conlacts: Telephone - (08) 6551 9000 Fax - (08) 6551 9001 Email - mrs@planning.wa.gov.au; Website - http://www.dplh.wa.gov.au

# Response ID ANON-MNNP-67TK-5

Submitted to Metropolitan Region Scheme Amendment 13:	29/57 - Henley Brook Urban Precinct
Submitted on 2017-12-01 07:27:22	

# Introduction

1 What is your first name?

First name:

Tanya

2 What is your surname?

surname:

Bonivento

3 What is your email address?

Email:

tanyabonivento@hotmail.com

4 What is your address?

address:

692 Lord Street

Henley Brook WA 6055

5 Contact phone number:

phone number:

0422246506

Submission

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

Support

7 Submission (reasons for support/opposition)

### submission text:

We fully support the proposed amendment to rezone our property to Urban zone, as we would like the option to further develop our property for future residential and related purposes.

8 File upload:

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# Section 57 Amendment (Minor) Form 57

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# Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To:	Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	Submission 8
Firs	ST Name ALEXANDER & MARGARET Surname .M. S	E/KCEZOHN
Add	dress 11 PETRANA PLACE HENLEY BROOK	4 Postcode
Cor	ntact phone number . ウナンろしミハナン Email address や	LEXANDERME ILLETONNO BIGPOND. CO
	bmission (Please attach additional pages if required. It is preferred that any additional	
As	landowners, we write to provide our support to the proposed Metrop	politan Region Scheme Amendment
132	9/57 - Henley Brook Urban Precinct. The amendment provides cert	ainty for the future use of our land
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To be signed by person(s) making the submission
Signature & Meilleyshy In this bligh Date 29/11/17

# Section 57 Amendment (Minor) Form 57

# Submission

File No. Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

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Department of Planning,

To: Secretary Western Australian Planning Commission	Submission 9
Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name ROBERT  Address //83 Cusawo Ru Novem Yung	Surname SAVARA
Address /183 LOUSENUP KA NORTH YUN	のぶんい。 Postcode 6308
Contact phone number 0408777700	Postcode 6208  . Email address westsevern 2 C big pond . co.
Submission (Please attach additional pages if required. It is p	referred that any additional information be loose rather than bound)
As landowners, we write to provide our support to the	ne proposed Metropolitan Region Scheme Amendment
1329/57 - Henley Brook Urban Precinct. The amend	ment provides certainty for the future use of our land
holding as the current rural zoning is inconsistent ar	nd incompatible with the surrounding residential areas.
The minor amendment is consistent with the Perth a	nd Peel 3.5m planning framework and the sub-regional
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Signature Date Date

# Section 57 Amendment (Minor) Form 57

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# Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary	Addition to Submission 9
Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name ROSERT Surna Address /183 CULTERSUR ROAD NORTH TO	ame SEVERA
Contact phone number	
Submission (Please attach additional pages if required. It is preferred that	t any additional information be loose rather than bound)
Please be advised that I fully support this amendment and I	am very much looking forward to building my
new home in this precinct.	***************************************
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(Submission continued. Please attach additional pages if required)

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To be signed by person(s) making the submission	
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Signature Date	

Section 57 Amendment (Minor) Form 57

Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

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Department of Planning,
Lands and Planning,
Received

DEC 2017

Submission 10

Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001		RLS/0732
First Name Murray S	urnameSevern	
Address . 224 Park Street, Henley Brook, WA	Postcode605	55
Contact phone number9296 1554 Em	nail addressmsevern@iinet.r	net.au
Submission (Please attach additional pages if required. It is preferre		
As landowners, we write to provide our support to the pro-	oposed Metropolitan Region Sch	eme Amendment
1329/57 - Henley Brook Urban Precinct. The amendment	provides certainty for the future	use of our land
holding as the current rural zoning is inconsistent and inc		
The minor amendment is consistent with the Perth and P	eel 3.5m planning framework and	the sub-regional
planning framework and we understand there are no env	ironmental or heritage constraint	s to prohibit
rezoning.		

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You should be aware that:
 The WAPC is subject to the Freedom of Information Act 1992 and as such, submissions made to the WAPC may be subject to applications for access under the act.
In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
To be signed by person(s) making the submission
-10

Contacts: Telephone - (08) 6551 9000 Fax - (08) 6551 9001 Email - mrs@planning.wa.gov.au; Website - http://www.dplh.wa.gov.au

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 19 January 2018. Late submissions will NOT be considered.

Signature

Section 57 Amendment (Minor) Form 57

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Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To:	Secretary Western Australian P Locked Bag 2506 PERTH WA 6001	lanning Commission		Sub L	mission 11
Fire	st Name Shane	(PLEASE	Surname	Severn	
Ad	dress .224 Park Stre	eet, Henley Brook, WA		Postcode	055
Co	ntact phone numbe	r . 0457584271	Email address .	shane.severn@	gmail.com
Su	bmission (Please at	tach additional pages if require	ed. It is preferred that any additio	nal information be loose	rather than bound)
Ple	ase be advised that	I fully support this amen	dment and I am very mud	ch looking forward t	o building my first
họr	me in this precinct			****************	
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 In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
To be signed by person(s) making the submission
Signature Date/-12-17

Submission 12



Your Ref: 833-2-21-123 Pt 1 (RLS/0720) Our Ref: F-AA-03161/07 EHB17/1309 Enquiries: Vic Andrich (08) 9388 4999

Ms Kerrine Blenkinsop Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6000

Attention: Andrew Thomas

Dear Ms Blenkinsop

Dep L	ands	ent o and l eceiv	f Plan Herita /ed	ning, ge
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PROPOSED MRS AMENDMENT 1329/57 - HENLEY BROOK URBAN PRECINCT

Thank you for your letter of 14 November 2017 requesting comment from the Department of Health (DOH) on the above proposal. The DOH provides the following comments:

 The amendment is to require that all developments are to connect to scheme water and reticulated sewerage in accordance with the Government Sewerage Policy - Perth Metropolitan Region particularly as the land is located within a Priority 2 Water Source Protection Area.

Water supply, water management plan including any waste water recycling and disposal is to comply with DOH guidelines and requirements which can be downloaded from: http://ww2.health.wa.gov.au/Articles/N_R/Recycled-water http://ww2.health.wa.gov.au/Articles/U_Z/Water-legislations-and-guidelines http://ww2.health.wa.gov.au/Articles/S_T/Subdivisions-and-town-planning-approvals

 The amendment is to be consistent with the attached DOH document on 'Evidence supporting the creation of environments that encourage healthy active living' which will assist with planning elements. Additional information available at: http://ww2.health.wa.gov.au/Articles/F_I/Health-risk-assessment

Should you have queries or require further information please contact Vic Andrich on (08) 9388 4999 or ehinfo@health.wa.gov.au

Yours sincerely

Jim Dodds

EXECUTIVE DIRECTOR

ENVIRONMENTAL HEALTH DIRECTORATE

4 December 2017

Enc

Environmental Health Directorate

All correspondence PO Box 8172 Perth Business Centre Western Australia 6849 Grace Vaughan House 227 Stubbs Terrace Shenton Park WA 6008 Telephone (08) 9388 4999 Fax (08) 9388 4955 www.health.wa.gov.au 28 684 750 332



Evidence supporting the creation of environments that encourage healthy active living

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

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

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

Mixed Land Use

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

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

Design Elements

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

Activity Centres

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

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

Design elements

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

Movement Network

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

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

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

Design elements

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

Public Open Space

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

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

Design elements

 Developments should provide a range of quality public open spaces to contribute towards the recreation, physical activity, health and social needs of the community.

 Parks and open spaces should be located within walking distance of most residents^{3, 11-13}, along connected routes^{3, 12, 13} and be co-located with other community facilities to encourage access by walking or cycling.

The design of parks and open space and the infrastructure provided within them should cater for a
variety of users to undertake a mix of activities that increase physical activity, provide access to
healthy nutritious foods (though community gardens) and prevent injury.

Housing Diversity

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

Design elements

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

Schools

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

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

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

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

Design elements

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

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Section 57 Amendment (Minor) Form 57

Department of Planning,
Lands and Heritage
Received

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Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary	Submission 13
Western Australian Planning Commission Locked Bag 2506	
PERTH WA 6001	ALGUNEAL RESIONS
TRUNG THE	NEWSEN
First Name THILLONG BINT Surna	ame NGUYEN
Address & Petrana Place Henry	Brook Postcode 6055
Contact phone number 0478222297 Email a	address this ooo@ganail. con
Submission (Please attach additional pages if required. It is preferred that	any additional information be loose rather than bound)
As landowners, we write to provide our support to the propos	sed Metropolitan Region Scheme Amendment
1329/57 - Henley Brook Urban Precinct. The amendment pro	vides certainty for the future use of our land
holding as the current rural zoning is inconsistent and incomp	patible with the surrounding residential areas.
The minor amendment is consistent with the Perth and Peel 3	3.5m planning framework and the sub-regional
planning framework and we understand there are no environr	nental or heritage constraints to prohibit
rezoning.	·····
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To be signed by person(s) making the submission
Signature Date 4/12/2017
Signature Date 1/12/2011

Section 57 Amendment (Minor) Form 57

Submission

Received

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File No. RESTONDED

Department of Planning, Lands and Heritage

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	Submission 14
(DI EASE DRINT CLEARLY)	mame DUNN
Address 704 5 MARCO POLO DRIVE	
Contact phone number O.Y.1.7.182.04/ Ema	ail address
Submission (Please attach additional pages if required, It is preferred	that any additional information be loose rather than bound)
Please be advised that I fully support this amendment and	d I am very much looking forward to building my
new home in this precinct.	

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(Submission continued. Please attach additional pages if required)
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To be signed by person(s) making the submission
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Signature Date 4/4/7

# Section 57 Amendment (Minor) Form 57

Submission

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Department of Planning, Lands and Heritage

Submission | File No..... |
Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission	Submission 15
Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name (PLEASE PRINT CI	Surname COS/S -
Address 18 Notery YUMOCHUPILS NOR	ry Yungeur Postcode 6208
Contact phone number 9537 -7100	Email address
Submission (Please attach additional pages if required. It is p	referred that any additional information be loose rather than bound)
Please be advised that I fully support this amendme	ent and I am very much looking forward to building my
new home in this precinct.	***************************************
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To be signed by person(s) making the submission  Signature Date 03/12/2017
Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 19 January 2018. Late submissions will NOT be considered.

# Section 57 Amendment (Minor) Form 57

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# Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	Submission 16  RLS/0732
First Name Northan Surname  (PLEASE PRINT CLEARLY)  Address 686 Anzac Terrace Bassende	Postcode 6054
Contact phone number .08 .92 7.9 .7456 Email add	ress gizmocat686@gmail.com
Submission (Please attach additional pages if required. It is preferred that any	additional information be loose rather than bound)
Please be advised that I fully support this amendment and I am ver home in this precinct.	y much looking forward to building my new
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To be signed by person(s) making the submission
Signature Mormischer Date 04:12:2017

# Section 57 Amendment (Minor) Form 57

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# Submission

# Metropolitan Region Scheme Amendment 1329/57

# Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	Submission 17 RLS/0732
First Name SHAUNA Surnam Address 68B ANZAC TOE BASSONDOAN	ne ORMES HER Postcode 6054
Contact phone number 0419 947 664. Email ad	dress. Shanne. Ormesher Bichaed.co
Submission (Please attach additional pages if required. It is preferred that are	ny additional information be loose rather than bound)
Please be advised that I fully support this amendment and I am v home in this precinct.	ery much looking forward to building my new
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Signature Date T. J. A. J. A. J.
Signature S-JJ- Date 4   12   2017
To be signed by person(s) making the submission
<ul> <li>In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.</li> </ul>
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You should be aware that:
(Submission continued. Please attach additional pages if required)

# Section 57 Amendment (Minor) Form 57

# Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary

Department of Planning, Lands and Heritage Received

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**Submission 18** 

Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001 RLS/0732 Surname ORMESHER First Name ... TREVOR Address 685 ANZAC TERRACE BASSENDEAN .. Postcode .. 6054 Email address tormesher agmx. com Contact phone number . 9279.74 Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound) Please be advised that I fully support this amendment and I am very much looking forward to building my new home in this precinct.

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To be signed by person(s) making the submission
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Signature Date 4/12/2017

Contacts: Telephone - (08) 6551 9000 Fax - (08) 6551 9001 Email - mrs@planning.wa.gov.au; Website - http://www.dplh.wa.gov.au

# Section 57 Amendment (Minor) Form 57

Lands and Heritage Received

Department of Planning,

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Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission	Submission 19
Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name PETER (PLEASE PRINT CLEARLY Address 292 PARK STREE)	Surname COLLINS
Contact phone number 04/9326692 Er	nail address
Submission (Please attach additional pages if required. It is preferre	ed that any additional information be loose rather than bound)
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	assessing submissions, or making its report on these submissions, copies of your of that submission, may be disclosed to third parties.
<u>To</u>	be signed by person(s) making the submission
Signature P. 66	Date 21/11/17

#### Section 57 Amendment (Minor) Form 57

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Department of Planning, Lands and Heritage

#### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

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

# Addition to Submission 19

RLS/0732 COLLINS First Name PETEN Surname Surname

Address 292 PARK 5T HENLEY BROOKPostcode 6055 Contact phone number 9419326692 Email address. Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound) As landowners, we write to provide our support to the proposed Metropolitan Region Scheme Amendment 1329/57 - Henley Brook Urban Precinct. The amendment provides certainty for the future use of our land holding as the current rural zoning is inconsistent and incompatible with the surrounding residential areas. The minor amendment is consistent with the Perth and Peel 3.5m planning framework and the sub-regional planning framework and we understand there are no environmental or heritage constraints to prohibit rezoning,

(Submission continued. Please attach additional pages if required)
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To be signed by person(s) making the submission
Signature 1. Coll. Date 5/12/17

Contacts: Telephone - (08) 6551 9000 Fax - (08) 6551 9001 Email - mrs@planning.wa.gov.au; Website - http://www.dplh.wa.gov.au

### Section 57 Amendment (Minor) Form 57

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### Submission

Metropolitan Region Scheme Amendment 1329757 No.....

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission	Submission 2
Western Australian Planning Commission Locked Bag 2506	
PERTH WA 6001	RLS/0732
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First Name SURVEY Surname Address 29/30 SIR LOCO PLEASE PRINTY CLEARLY LASKING	BROWN WE Postcode 67/0
Contact phone number 418.948.44. Email address	·
Submission (Please attach additional pages if required. It is preferred that any additional pages if required.	
Please be advised that I fully support this amendment and I am very	
new home in this precinct.	
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To be signed by person(s) making the submission
Signature Date

#### Section 57 Amendment (Minor) Form 57

Department of Planning,
Lands and Heritage
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### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	Submission 21
First Name Scholo (PLEASE PRINT CLEARLY	Surname Culyas
Address 183B Cullegalp Rd.	Nurth MundangPostcode 6208
Contact phone number 04.1.65981.05 E	mail address
Submission (Please attach additional pages if required. It is prefer	
Please be advised that I fully support this amendment	and I am very much looking forward to building my
new home in this precinct.	
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To be signed by person(s) making the submission
Signature Date 3-12-17

### Section 57 Amendment (Minor) Form 57

### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

	artment of Planning, ands and Heritage Received
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To: Secretary Western Australian Planning Commission	Submission 22
Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name PLEASE PRINT CLEARING	Surname HUNTEL.
Address God/30 THE COLUS SU	Misson Postcode 6 60
Contact phone number 0498001000 E	mail address Selothan Ry Com - Com
Submission (Please attach additional pages if required. It is prefer	
Please be advised that I fully support this amendment a	and I am very much looking forward to building my
new home in this precinct.	
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To be signed by person(s) making the submission
Signature Date 2/17

# Section 57 Amendment (Minor)

# Form 57

Dep:	artment of Planning, ands and Heritage Received
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### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission	Submission 23
Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name MICHAEL Surna	ame SEVERW
Address 6. WACKINGTON WAY EDEN	
Contact phone number 04/8919 283 Email a	address M65767 @ ME . Com .
Submission (Please attach additional pages if required, it is preferred that	any additional information be loose rather than bound)
As landowners, we write to provide our support to the propos	sed Metropolitan Region Scheme Amendment
1329/57 - Henley Brook Urban Precinct. The amendment pro-	vides certainty for the future use of our land
holding as the current rural zoning is inconsistent and incomp	patible with the surrounding residential areas.
The minor amendment is consistent with the Perth and Peel 3	3.5m planning framework and the sub-regional
planning framework and we understand there are no environr	mental or heritage constraints to prohibit
rezoning.	
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To be signed by person(s) making the submission
Signature O/seld drn/ - Date 02/12/2017

# Section 57 Amendment (Minor)

Form 57

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Department of Planning,

#### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	Submission 24  RLS/0732
First Name GORDON + SUSAN Surn Address 211 HENLEY ST, HENLEY BRO	ok Postcode 6055
Contact phone number <i>OHよ</i> 4 903a22 Email	
Submission (Please attach additional pages if required. It is preferred that	at any additional information be loose rather than bound)
As landowners, we write to provide our support to the propo	sed Metropolitan Region Scheme Amendment
1329/57 - Henley Brook Urban Precinct. The amendment pro	ovides certainty for the future use of our land
holding as the current rural zoning is inconsistent and incom	patible with the surrounding residential areas.
The minor amendment is consistent with the Perth and Peel	3.5m planning framework and the sub-regional
planning framework and we understand there are no environ	mental or heritage constraints to prohibit
rezoning.	
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To be signed by person(s) making the submission
Signature GRAGE Drings Date \$12/17
Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 19 January 2018. Late submissions will NOT be considered.

#### Response ID ANON-MNNP-67TY-K

Submitted to Metropolitan Region Scheme Amendment 1329/57 - Henley Brook Urban Precinct Submitted on 2017-12-07 18:41:19

#### Introduction

1 What is your first name?

First name:

Laura

2 What is your surname?

surname:

Bavin

3 What is your email address?

Email:

lauracarolyn@hotmail.com

4 What is your address?

address:

67 Georgeff St.

Henley Brook, W.A. 6055

5 Contact phone number:

phone number:

0437375335

#### Submission

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

Oppose

7 Submission (reasons for support/opposition)

#### submission text:

I oppose the amendment to the MRS as the changes that will be made will be the beginning of the end for the rest of Henley Brook and in turn the rest of the Swan Valley. As soon as the properties on Brooklands go to developers, the noise, traffic, garbage, rat-runs, crime that follow will cause all of the rural land owners in what is left of Henley Brook to leave. The Swan Valley will lose it's boundaries as our property values plummet because of the increasing suburbia. The Swan Valley is a special place that is being chipped away at and once it is gone, there will be no turning back. Perth loses a very special place and becomes a very dull and extremely average place according to the world stage.

8 File upload:

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#### Section 57 Amendment (Minor) Form 57

# Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary

Department of Planning,
Lands and Heritage
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File No. T32

**Submission 26** 

Western Australian Planning Commission Locked Bag 2508	
PERTH WA 6001	RLS/0732
First Name Surname	······
Address	Postcode
Contact phone number Email address	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Submission (Please attach additional pages if required. It is preferred that any addition	al information be loose rather than bound)
As landowners, we write to provide our support to the proposed Metro	politan Region Scheme Amendment
1329/57 - Henley Brook Urban Precinct. The amendment provides cert	ainty for the future use of our land
holding as the current rural zoning is inconsistent and incompatible wit	h the surrounding residential areas.
The minor amendment is consistent with the Perth and Peel 3.5m plan	ning framework and the sub-regional
planning framework and we understand there are no environmental or	heritage constraints to prohibit
rezoning.	
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To be signed by person(s) making the submission

#### Section 57 Amendment (Minor) Form 57

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Department of Planning, Lands and Heritage

#### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	Submission 27
PERTH WA 6001	RLS/0732
First Name Antonella & Michael Surna Address 115 Brooklowols DN.	ame Simmonds 1911/4 Postcode 6055
Contact phone number 040908495 Email a	address asimumonds 60
Submission (Please attach additional pages if required. It is preferred that	any additional information be loose rather than bound)
As landowners, we write to provide our support to the propos 1329/57 - Henley Brook Urban Precinct. The amendment pro-	ed Metropolitan Region Scheme Amendment vides certainty for the future use of our land
holding as the current rural zoning is inconsistent and incomp	
The minor amendment is consistent with the Perth and Peel 3	
planning framework and we understand there are no environn	nental or neritage constraints to prohibit
rezoning.	
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To be signed by person(s) making the submission
Signature A Summorid Date 5/12/17.

#### Section 57 Amendment (Minor) Form 57

Lands and Heritage Received

Department of Planning,

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Henley Brook Urban Precinct

Submission

**Submission 28** To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001 . Surname . Email address 60 00-75 Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound) As landowners, we write to provide our support to the proposed Metropolitan Region Scheme Amendment 1329/57 - Henley Brook Urban Precinct. The amendment provides certainty for the future use of our land holding as the current rural zoning is inconsistent and incompatible with the surrounding residential areas. The minor amendment is consistent with the Perth and Peel 3.5m planning framework and the sub-regional planning framework and we understand there are no environmental or heritage constraints to prohibit rezoning

(Submission continued. Please attach additional pages if required)
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To be signed by person(s) making the submission
Brian Robert Don 6/12/2014

#### Section 57 Amendment (Minor) Form 57

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Department of Planning, Lands and Heritage Received

Doc No .. File No.

To: Secretary

Submission Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

OFFICE USE ONLY

**Submission 29** 

Western Australian Planning Commission Locked Bag 2506 RLS/0732 PERTH WA 6001 First Name Address. Contact phone number. Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound) As landowners, we write to provide our support to the proposed Metropolitan Region Scheme Amendment 1329/57 - Henley Brook Urban Precinct. The amendment provides certainty for the future use of our land holding as the current rural zoning is inconsistent and incompatible with the surrounding residential areas. The minor amendment is consistent with the Perth and Peel 3.5m planning framework and the sub-regional planning framework and we understand there are no environmental or heritage constraints to prohibit rezoning.

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/20	JE To Pena	
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## Section 57 Amendment (Minor) Form 57

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### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

OFFICE USE ONLY

**Submission 30** 

RLS/0732

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

First Name Theo Surname RozemA
First Name Theo Surname RozemA  (PLEASE PRINT CLEARLY) Herkey BROOK- Address 39 /40780 BROOKLANDS DRIVE Postcode 6055
Contact phone number 04299296 ! Email address And Industries@bispond. Com
Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)
As landowners, we write to provide our support to the proposed Metropolitan Region Scheme Amendment
1329/57 - Henley Brook Urban Precinct. The amendment provides certainty for the future use of our land
holding as the current rural zoning is inconsistent and incompatible with the surrounding residential areas.
The minor amendment is consistent with the Perth and Peel 3.5m planning framework and the sub-regional
planning framework and we understand there are no environmental or heritage constraints to prohibit
rezoning.
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Signature Date / - /2 - 2017

#### Section 57 Amendment (Minor) Form 57

### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

Secretary

Locked Bag 2506

Western Australian Planning Commission

Department of Planning, Lands and Heritage Received

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Doc No. 20132

OFFICE USE ONLY

Submission 31

PERTH WA 6001	RUS/0732
First Name NEVILLE (PLEASE PRINT C	Surname ANDERSON
Address 15 ANDREA DR H	ENLEY BLOCK Postcode 6055
	Email address All Jack & Digpund
Submission (Please attach additional pages if required. It is p	referred that any additional information be loose rather than bound)
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To be signed by person(s) making the submission
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Signature Date 7 - 12 2017

# Section 57 Amendment (Minor)

# Form 57

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# Submission Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

OFFICE USE ONLY

**Submission 32** 

Department of Planning, Lands and Heritage Received

1 2 DEC 2017

To:	Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	RIS/0732
Co	transe Donald & CHRISTING Surname CLE.  (PLEASE PRINT CLEARLY)  Alress 794 LORD ST HENLET BROOKPosto  Ontact phone number 0439090716. Email address.	legry 6 a big lend,
Sul	omission (Please attach additional pages if required. It is preferred that any additional information	n be loose rather than bound)
As	landowners, we write to provide our support to the proposed Metropolitan R	egion Scheme Amendment
132	9/57 - Henley Brook Urban Precinct. The amendment provides certainty for	the future use of our land
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The	minor amendment is consistent with the Perth and Peel 3.5m planning fram	ework and the sub-regional
plai	nning framework and we understand there are no environmental or heritage	constraints to prohibit
rez	oning.	
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To be signed by person(s) making the submission
Signature Develop Milany, Date 8/12/2017
Signature WWW Date S/12/2011



# Submission 33

Your ref

833-2-21-123 Pt 1

Our ref Enquiries (RLS/0720) D17/0534497

Ms Kerrine Blenkinsop Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6000 Department of Planning,
Lands and Heritage
Received

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Doc No. 445/0152

File No.

Dear Ms Blenkinsop

#### Proposed MRS Amendment 1329/57 - Henley Brook Urban Precinct

Thank you for your letter dated 14 November 2017 regarding the proposed MRS Amendment for the Henley Brook Urban Precinct.

The Department of Education has reviewed the document and wishes to advise that it has no objection to the proposed MRS Amendment to transfer the land in Henley Brook Urban Precinct from the Rural zone to the Urban zone.

However this Department estimates there will be a substantial residential dwelling yield from the urban zone. This may result in the requirement of additional education facilities within the proposed urban zone to accommodate the anticipated student yield.

As urban development occurs the Department will liaise with developers on the requirement for school sites in the proposed development. In support, it is expected that the Department will remain as a mandatory referring agency for all future structure planning occurring in this area. The Department also expects that a condition of any structure plan approval will be obtaining and confirming the Department's endorsement of the adequate provision of schools to service the area.

Yours sincerely

ANNA BROWN
DIRECTOR

STRATEGIC ASSET PLANNING

11 December 2017

#### Section 57 Amendment (Minor) Form 57

#### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary

Department of Planning,
Lands and Heritage
Received

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Submission 34

vvestern Australian Planning Commission	
Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name BRENDA	Surname MORGIAN
Address 168 PHKS	Henly Brook 605
Contact phone number 0.43.969.7160	Email address bh morgan 1682
Submission (Please attach additional pages if required. It is p	preferred that any additional information be loose rather than bound)
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1329/57 - Henley Brook Urban Precinct. The amend	lment provides certainty for the future use of our land
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To be signed by person(s) making the submission
Signature Date 6 Dec 17

# Section 57 Amendment (Minor) Form 57

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File No.

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Department of Planning, Lands and Heritage Received

Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary

Western Australian Planning Commission

OFFICE USE ONLY

**Submission 35** 

Locked Bag 2506 RLS/0732 PERTH WA 6001 CORATO Surname .... FUSCO Address 15 BROOK LANDS DRIVE ..... Postcode ...... 6. Q.S.S. Contact phone number .0415435875 Email address . Cory 15 @ big pond-com Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound) As landowners, we write to provide our support to the proposed Metropolitan Region Scheme Amendment 1329/57 - Henley Brook Urban Precinct. The amendment provides certainty for the future use of our land holding as the current rural zoning is inconsistent and incompatible with the surrounding residential areas. The minor amendment is consistent with the Perth and Peel 3.5m planning framework and the sub-regional planning framework and we understand there are no environmental or heritage constraints to prohibit rezoning.

(Submission continued, Please attach additional pages if required)
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#### To be signed by person(s) making the submission

Signature .....

#### Section 57 Amendment (Minor) Form 57

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#### Submission

# Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

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To: Secretary	Submission 36		
Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001		RLS/0732	
HENLEY BROOK	AOR	6055	
Contact phone number			
Submission (Please attach additional pages if required. It is preferred that any additional informati	on be loose	rainer than bound)	٠.
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rezoning.	********		
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To be signed by person(s) making the submission
Signature Date 8/12/17
Signature Date 8/12/17

Contacts: Telephone - (08) 6551 9000 Fax - (08) 6551 9001 Email - mrs@planning.wa.gov.au; Website - http://www.dplh.wa.gov.au

#### Section 57 Amendment (Minor) Form 57

### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

Department of Planning,
Lands and Heritage
Received

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File No.

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

Submission 3	7
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RLS/0732

First Name VALERIE & DAVID Surname LONG-
Address 16 Ellen Brook DV. The Vines Postcode 6064
Contact phone number 92973169 Email address Vallong 46@ 2020, cov ac
Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)
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planning framework and we understand there are no environmental or heritage constraints to prohibit
rezoning.
We originally purchased land in the Henley Brook Unbon Precinal to conduct a horse Insecting of straining facility. With the increased through a character and the local roads through the area (Henley St. Brooklands Dine etc.) we found the book dangerous to vide hones on the road warges a alread and the inding activities, confining the hones to the paddock of limiting the recovered in the presentational pleasures processed in limiting the area area. The land is now removed by veridented development of as ruch, is best muted to be used for windows development.

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To be signed by person(s) making the submission
Signature Valence Rhong Date 7/12/2017
Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 19 January 2018. Late submissions will NOT be considered.

	artment of Planning, unds and Heritage Received
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The Paddocks Andrea Street Henley Brook W a

Dear Sir or madam,

I hope you don't mind me writing to you, but I do so on behalf of several residents of the area, as well as myself.

We have recently received a letter from "progress" developments enclosing a prewritten draft to send to yourselves, stating that we want to be zoned urban and wish to be allowed to sell to developers, this could not be further from the truth, for the vast majority of the property owners, so we thought we would bring this to your attention.

About two years ago, allegedly a Mr Severn of Pine street, [ who was later to be believed to be associated with Stock land ] wanted to develop his property to make a profit, he then went to Chris Lewis of Progress and since then there has been a lot of rumour mongering etc trying to get people to sell up their land to developers, so again letters went out, but the outcome was not what the developers were hoping for, as no one in Andrea street or Petrana place and only two or three in Henley Street, one of whom admits only bought hoping to make money if he could sub divide, were interested in their proposal,

We know our precious loved land is desired by certain persons to make them big gain, and more houses equals more rates incoming for the Swan shire, but we beg you to please think of the little person, many of us have been here for years, even though there wasn't many close amenities at that time and love our land and lifestyle, and people have spent vast amounts of time and money only for the greed of others to want to take it from us, for greed it certainly is.

One couple have spent many years getting their property built as they could afford it, and have almost finished, only to have this bombshell dropped

Another lady broke down at one of our talks, as their daughter died of leukaemia at ten years old a few years ago, and when the child knew she wasn't going to live much longer asked that her ashes be buried next to her beloved horse that had died the year before, so as she said she could never leave, neither does she want to as it was supposed to be their "forever "home, but the area will become a horrible place to stay, but stay she will, as they will have to carry her out in a pine box!

There is a walking group that goes around here from Morgan Fields mostly, as they say, due to Henley street being a no through road, it stops speeding cars being a danger to them, as would be in the more built up areas, apparently one of the ladies was talking to my neighbour and asked if it was true that developers wanted the properties, and all were horrified on finding out what has been happening, as two couples stated, they bought the properties in Morgan fields that adjoin our semi rural properties for the sole reason that a short distance from their houses it was like being in the country, where they could pat horses and take their children and Grandchildren to see the animals in peoples paddocks, not urban jungle, and would move if it changed, so you see it is not only our lives that are affected

The developers trying to get us onside, state that if it does change to urban and allowed to subdivide, we don't have to sell or change our lifestyle, to which we reply rubbish, first of all the rates would skyrocket trying to squeeze us out and the area would be much busier and nosier if even only a few develop, a danger to walkers and horse riders

We know money talks especially in this day and age, but we beg you to please keep this Area of Henley Brook as a green belt and say no to the so called Brooklands development, as it is becoming a concrete jungle in place of the pleasant Swan valley, once it has gone, it has gone forever

Finally, when I was competing at the Royal Show, was talking to a couple who were showing their small daughter the animals and when they asked where I lived I told them and they said 'oh you are lucky it is beautiful there, so much of Perth is losing hits country non threatening areas, 'when I told them that developers are trying to force us out they were horrified, and stated that they hoped that was never allowed to happen and someone in authority saw sense

People not only come to the Swan Valley to go to the wineries a lot love just to see open space, and horses quietly grazing, but no one will come to see housing estates

Thank you very much for taking the trouble to read this, and hope that you can perhaps understand some of our anguish

A very merry Christmas to you and yours

Kind Regards

A Coller.

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Planning and Development Act 2005

Section 57 Amendment (Minor) Form 57 Department of Planning, Lands and Heritage Received

1 4 DEC 2017

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Submission

Metropolitan Region Scheme Amendment 1329/6/87No....

Henley Brook Urban Precinct

OFFICE USE ONLY

Submission 39

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA, 6001	Submission 39
(PLEASE PRINT CLEAR	Surname RIMGS
HOLDER 16000	Postcode 60SS
Contact phone numberOU.(8.9.4.7.7.9.3 E	Email address GOORCE & ACCCULLINGS WA-COM
Submission (Please attach additional pages if required. It is prefe	erred that any additional information be loose rather than bound)
As landowners, we write to provide our support to the	proposed Metropolitan Region Scheme Amendment
1329/57 - Henley Brook Urban Precinct. The amendme	ent provides certainty for the future use of our land
holding as the current rural zoning is inconsistent and i	incompatible with the surrounding residential areas.
The minor amendment is consistent with the Perth and	Peel 3.5m planning framework and the sub-regional
planning framework and we understand there are no er	nvironmental or heritage constraints to prohibit
rezoning.	
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(Submission continued. Please attach additional pages if required)
You should be aware that:
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To be signed by person(s) making the submission
Signature Date (0 - 12 - 17

#### Section 57 Amendment (Minor) Form 57

#### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary

Lands and Heritage Received 15 DEC 2017 Scanned

Department of Planning,

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Doc No	10/2000
File No	13/0152
17	18/0732

**Submission 40** 

OFFICE USE ONLY

Western Australian Planning Commission Locked Bag 2506	
PERTH WA 6001	RLS/0732
(PLEASE PRINT CLEARLY)	me NEWMAN
Address 251 HEIVLEY ST HEIVLE)	Y BROOKPostcode 6035
Contact phone number 0.41.99.53.21.6 Email a	ddress tessennew/agmail.com
Submission (Please attach additional pages if required. It is preferred that	any additional information be loose rather than bound)
As landowners, we write to provide our support to the propose	ed Metropolitan Region Scheme Amendment
1329/57 - Henley Brook Urban Precinct. The amendment prov	rides certainty for the future use of our land
holding as the current rural zoning is inconsistent and incomp	atible with the surrounding residential areas.
The minor amendment is consistent with the Perth and Peel 3.	.5m planning framework and the sub-regional
planning framework and we understand there are no environm	nental or heritage constraints to prohibit
rezoning.	
My husband and I are 100%	in favour of this area
being rezoned.	
We have I wed here for 25	years and have enjoyed
This orrea immension	
But as we are in dur s	eventies and funding
the upkeep of our prope	
So for us its time to	downsize and to
rezone will give us auc.	life back and also
receive the true value	of this property as
in recent yours the velue	tion has dropped.
as we are somewiched	between Brabhan
and Morgen fields it in	okes sense to
urhonise this area of	Henley Brook in
line with the WA govern	vents In fell policy
We both hope this Will go to	trough the spone of
line with the WA governow the both hope this will go to	submission

(Submission continued, Please attach additional pages if required)
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To be signed by person(s) making the submission
Signature 79/6- 1/10 Date /3:12:17

#### Section 57 Amendment (Minor) Form 57

#### Submission

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Department of Planning, Lands and Heritage Received

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary

OFFICE USE ONLY

File No.....

**Submission 41** 

Western Australian Planning Commission Locked Bag 2506	RLS/0732
PERTH WA 6001	
(PLEASE PRINT CLEARLY)	ame MIFFLIN
Address 116 HONLEY ST AUTILEY Broc	K Postcode 1053
Contact phone number 0892964141 Email	address S.C. CEREIGN, LOUGE N BIGland. Com
Submission (Please attach additional pages if required. It is preferred that	at any additional information be loose rather than bound)
As landowners, we write to provide our support to the propo	sed Metropolitan Region Scheme Amendment
1329/57 - Henley Brook Urban Precinct. The amendment pro	ovides certainty for the future use of our land
holding as the current rural zoning is inconsistent and incom	patible with the surrounding residential areas.
The minor amendment is consistent with the Perth and Peel	3.5m planning framework and the sub-regional
planning framework and we understand there are no environ	mental or heritage constraints to prohibit
rezoning.	
Subdivision in devely Brook-	ic avely Ellenbrook
ias Vines Ras Leva derch un	Mariano of Anysic.
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(Submission continued. Please attach additional pages if required)
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To be signed by person(s) making the submission
Signature blugger Date 12:11-17
Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 19 January 2018. Late submissions will NOT be considered.

# Section 57 Amendment (Minor)

Form 57

Department of Planning, Lands and Heritage Received

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#### Submission

Doc No... Metropolitan Region Scheme Amendment 1329/5/File No....

Henley Brook Urban Precinct

OFFICE USE ONLY

**Submission 42** 

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

RLS/0732

First Name Dianne Surname McKinley
Address 55 Brooklands Dr Henley Brook Postcode 6055
Contact phone number 92961251 Email address Clennis - mckinley big ponel. con
Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)
As landowners, we write to provide our support to the proposed Metropolitan Region Scheme Amendment
1329/57 - Henley Brook Urban Precinct. The amendment provides certainty for the future use of our land
holding as the current rural zoning is inconsistent and incompatible with the surrounding residential areas.
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rezoning.
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In the course of the	WAPC assessing submissions, or making its report on these submissions, copies of your ubstance of that submission, may be disclosed to third parties.
	To be signed by person(s) making the submission
Signature	Mckinly Date 7-12-2017

#### Section 57 Amendment (Minor) Form 57

#### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary

Department of Planning,
Lands and Heritage
Received

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Doc No ..

File No.

OFFICE LISE ONLY

Submission 43

Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001 RLS/0732 First Name Dennis MC KINLEY 55 BROOKLANDS .... Email address dennis .. McKinley & Biglonin Com Contact phone number 0401444225 Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound) As landowners, we write to provide our support to the proposed Metropolitan Region Scheme Amendment 1329/57 - Henley Brook Urban Precinct. The amendment provides certainty for the future use of our land holding as the current rural zoning is inconsistent and incompatible with the surrounding residential areas. The minor amendment is consistent with the Perth and Peel 3.5m planning framework and the sub-regional planning framework and we understand there are no environmental or heritage constraints to prohibit rezoning.

(Submission continued. Please attach additional pages if required)
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To be signed by person(s) making the submission
Signature Date 11/12/17

Contacts: Telephone - (08) 6551 9000 Fax - (08) 6551 9001 Email - mrs@planning.wa.gov.au; Website - http://www.dplh.wa.gov.au

1-95-19779

Planning and Development Act 2005

#### Section 57 Amendment (Minor) Form 57

### Submission

Department of Planning, Lands and Heritage Received

DOC NO. RES 10732

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

OFFICE USE ONLY

To: Secretary Western Australian Planning Commission	Submission 44
Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name GCRARD.	Surname MARTIN  CLEARLY)  Hewley Bookstoode 6055
Address	J. Hewley Bookstoode 6000
Contact phone number .0.4.1.3.9.10.47.3.	Email address . MARTIGER 2009 @Live
Submission (Please attach additional pages if required, It is	preferred that any additional information be loose rather than bound)
As landowners, we write to provide our support to	the proposed Metropolitan Region Scheme Amendment
1329/57 - Henley Brook Urban Precinct. The amen	ndment provides certainty for the future use of our land
nolding as the current rural zoning is inconsistent a	and incompatible with the surrounding residential areas.
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planning framework and we understand there are r	no environmental or heritage constraints to prohibit
ezoning.	
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(Submission continued. Please attach additional pages if required)
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To be signed by person(s) making the submission  Signature Date 13/12/20/7
Signature Date

To: Secretary

Planning and Development Act 2005

## Section 57 Amendment (Minor)

Form 57

Department of Planning, Lands and Heritage Received

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Attachments Scan QA Doc No.....

#### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

OFFICE USE ONLY

Subm	ission	45
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Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name RTA Surname LAP  Address 26 LHE ON CLOSE, HALLS HEADO	stcode
Contact phone number 0407 200307 Email address	N(A
Submission (Please attach additional pages if required. It is preferred that any additional inform	ation be loose rather than bound)
Please be advised that I fully support this amendment and I am very much lo	oking forward to building my
new home in this precinct.	
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(Submission continued. Please attach additional pages if required)
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To be signed by person(s) making the submission
Signature Date 8-12-17

#### Section 57 Amendment (Minor) Form 57

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Doc No.....

1 4 DEC 2017

Department of Planning, Lands and Heritage Received

### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission	Submission 46
Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name DIANE Surnam	HENLET BROOK A
Address 45 BROOKLANDS DVE	Postcode
Contact phone number . Ch. 19929759 Email ac	Idress MOLLYONSWAU GM
Submission (Please attach additional pages if required. It is preferred that a	ny additional information be loose rather than bound)
As landowners, we write to provide our support to the propose	d Metropolitan Region Scheme Amendment
1329/57 - Henley Brook Urban Precinct. The amendment provi	des certainty for the future use of our land
holding as the current rural zoning is inconsistent and incompa	tible with the surrounding residential areas.
The minor amendment is consistent with the Perth and Peel 3.	5m planning framework and the sub-regional
planning framework and we understand there are no environme	ental or heritage constraints to prohibit
rezoning.	
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To be signed by person(s) making the submission
Signature 0 10-12-17

#### Section 57 Amendment (Minor) Form 57

15 DEC 2017 Scanned Attachments Scan QA Doc No ......

Department of Planning, Lands and Heritage Received

#### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	Submission 47
(PLEASE PRINT CLEARLY)	ame HOWES
Address 60 BROOKLANDS DVE HENLEY &	Postcode 6055
Contact phone number 0433 53 6755 Email	address howes 9 @ bigpond cor
Submission (Please attach additional pages if required. It is preferred that	at any additional information be loose rather than bound)
As landowners, we write to provide our support to the propo	sed Metropolitan Region Scheme Amendment
1329/57 - Henley Brook Urban Precinct. The amendment pro	ovides certainty for the future use of our land
holding as the current rural zoning is inconsistent and incom	patible with the surrounding residential areas.
The minor amendment is consistent with the Perth and Peel	3.5m planning framework and the sub-regional
planning framework and we understand there are no environ	mental or heritage constraints to prohibit
rezoning.	210000000000000000000000000000000000000
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(Submission continued. Please attach additional pages if required)
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To be signed by person(s) making the submission
Signature DM (MOWE). Date 06/12/17

#### Section 57 Amendment (Minor) Form 57

#### Submission

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Doc No. ALS 0 732.

Department of Planning, Lands and Heritage Received

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Plannii Locked Bag 2506 PERTH WA 6001	ng Commission	ADAM	Subn	nission 48
- CARRONS			*	
First Name SAEGOR	(PLEASE PRINT CLEARLY)	urname ADAM		
Address 24- STARFLOW	ER PL MENELY	82001L Postco	ode . 6	055
Contact phone number 03	428586565 Em	nail address . g.a.d.7.9	71.5.0	). big pond anet-au
Submission (Please attach a	dditional pages if required. It is preferre	d that any additional information	be loose	rather than bound)
As landowners, we write to	provide our support to the pro-	oposed Metropolitan Re	gion Sc	heme Amendment
1329/57 - Henley Brook Urb	oan Precinct. The amendment	provides certainty for th	ne future	use of our land
holding as the current rural	zoning is inconsistent and inc	compatible with the surro	ounding	residential areas.
The minor amendment is co	nsistent with the Perth and Pe	eel 3.5m planning frame	work ar	nd the sub-regional
planning framework and we	understand there are no envi	ronmental or heritage co	onstrain	ts to prohibit
rezoning.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
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(Submission continued. Please attach additional pages if required)
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To be signed by person(s) making the submission
Signature & adam

# Section 57 Amendment (Winor)

Form 57

Submission

18 DEC 2017 Scanned Attachments Scan QA Doc No... File No.

Department of Planning, Lands and Heritage Received

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	Submission 49
(DI CACC DOME OF CACACA	name DENISON
Address 300 HENLEY ST. HEIVLE	4Brooksostcode 6055
Contact phone number 08 9 296 2628 Email	address FAMMARD WESTWET.CO
Submission (Please attach additional pages if required. It is preferred that	at any additional information be loose rather than bound)
As landowners, we write to provide our support to the propo	
1329/57 - Henley Brook Urban Precinct. The amendment pro	ovides certainty for the future use of our land
holding as the current rural zoning is inconsistent and incom	patible with the surrounding residential areas.
The minor amendment is consistent with the Perth and Peel	3.5m planning framework and the sub-regional
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rezoning.	·
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(Submission continued. Please attach additional pages if required)
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To be signed by person(s) making the submission
Signature M. Monuson Date 13 Dec. 2017
Signature (//// ///////////////////////////////

#### Section 57 Amendment (Minor) Form 57

# Submission

La	nds and Heritage Received
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Department of Planning,

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	Submission 50
First Name GRAHAM	Surname WILSON
Address & BROOKLANDS DR HEN	LEY BROOK Postcode 6055
Contact phone number . OH189H7.68 H	Email address barns brook@bigpand
Submission (Please attach additional pages if required. It is pre-	
1329/57 - Henley Brook Urban Precinct. The amendn	e proposed Metropolitan Region Scheme Amendment nent provides certainty for the future use of our land incompatible with the surrounding residential areas.
	d Peel 3.5m planning framework and the sub-regional
planning framework and we understand there are no	environmental or heritage constraints to prohibit
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(Submission continued. Please attach additional pages if required)	
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Signature Date 9TH DECIEMBER 201	7

### Section 57 Amendment (Minor)

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File No..

1 9 DEC 2017

Department of Planning, Lands and Heritage Received

#### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	Submission 51
First Name GERALD+ RHONDA SUMA Address 266 PARK STREET HEWLEY	A
Contact phone number .0417.977.605 Email &	
Submission (Please attach additional pages if required, it is preferred that	
As landowners, we write to provide our support to the propos	sed Metropolitan Region Scheme Amendment
1329/57 - Henley Brook Urban Precinct. The amendment pro	vides certainty for the future use of our land
holding as the current rural zoning is inconsistent and incom	patible with the surrounding residential areas.
The minor amendment is consistent with the Perth and Peel 3	3.5m planning framework and the sub-regional
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(Submission continued. Please attach additional pages if required)
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To be signed by person(s) making the submission

Signature !!

#### Section 57 Amendment (Minor) Form 57

Department of Planning,
Lands and Heritage
Received

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Doc No. 205/0.732

#### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	Submission 5.
First Name BORIS & GIOVANNA Surn Address 293 HENLEY ST. HENLEY B	ROOK Postcode 6055
Submission (Please attach additional pages if required. It is preferred that	at any additional information be loose rather than bound)
As landowners, we write to provide our support to the proport 1329/57 - Henley Brook Urban Precinct. The amendment proholding as the current rural zoning is inconsistent and incompared to the proportion of the	ovides certainty for the future use of our land
The minor amendment is consistent with the Perth and Peel	3.5m planning framework and the sub-regional
planning framework and we understand there are no environ	nmental or heritage constraints to prohibit
rezoning.	
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(Submission continued. Please attach additional pages if required)
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To be signed by person(s) making the submission

Signature B. Bogdanovit Propler Date 15-12-2017

#### Section 57 Amendment (Minor) Form 57

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Department of Planning, Lands and Heritage Received

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Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission	Submission 53
Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name FRY BRADLEY	Surname METTAN
. Isaarees tiiry,	HENLEY DANK Postcode 6055
Contact phone number 045/15/378	Email address eme 0995 Tabriffond net ac
Submission (Please attach additional pages if required. It is p	referred that any additional information be loose rather than bound)
As landowners, we write to provide our support to the	ne proposed Metropolitan Region Scheme Amendment
1329/57 - Henley Brook Urban Precinct. The amend	ment provides certainty for the future use of our land
holding as the current rural zoning is inconsistent ar	nd incompatible with the surrounding residential areas.
The minor amendment is consistent with the Perth a	nd Peel 3.5m planning framework and the sub-regional
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To be signed by person(s) making the submission
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# Section 57 Amendment (Minor) Form 57

### Submission

Metropolitan Region Scheme Amendment 1329/5

Henley Brook Urban Precinct

Department of Plann Lands and Heritag Received	
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To: Secretary Western Australian Planning Commission Locked Bag 2506	Submission 54
PERTH WA 6001	RLS/0732
First Name St	urname GUCK
Address 109 BNOOKLONDS UNE	HoleyBasostcode 6055
Contact phone number 04.4476.538. Em	ail address Nina_guelli ahok
Submission (Please attach additional pages if required. It is preferred	I that any additional information be loose rather than bound)
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To be signed by person(s) making the submission		
Signature Date 01 [12])7.		

#### Section 57 Amendment (Minor) Form 57

### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary

**Submission 55** 

Locked Bag 2506 PERTH WA 6001	RLS/0732
	Surname ANTULOY
Address 328 Henley St, Henley	Brook Postcode 6055
Contact phone number 04-05 Lool 78. Er	nail address. antulovsebispond.
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To be signed by person(s) making the submission	
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# Section 57 Amendment (Minor)

# Submission

Metropolitan Region Scheme Amendment 1329/57

Department of Planning, Lands and Heritage Received

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Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission	Submission 56
Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name NOEL Surname  Address 18 ANDRADE HENLEY B  Contact phone number 0407 /22 304 Email add	Rook Postcode 6055
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#### Section 57 Amendment (Minor) Form 57

## Submission

Metropolitan Region Scheme Amendment 1329 57

Henley Brook Urban Precinct

Department of Planning, Lands and Heritage Received 0 4 JAN 2018 Scanned Attachments Scan QA Doc No...

**Submission 57** 

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	Submission 5/
First Name Amtory Address 186 Pana St Ho	Surname LUMLEY WEST BROOK Posterile 6055
Contact phone number 0418944925	Email address ANTHON, LAMON WEOL COM. A
Submission (Please attach additional pages if required. It is p	preferred that any additional information be loose rather than bound)
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To be signed by person(s) making the submission
Signature

#### Section 57 Amendment (Minor) Form 57

Department of Planning, Lands and Heritage Received

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Submission

Metropolitan Region Scheme Amendment 1329/540

Henley Brook Urban Precinct

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

**Submission 58** 

RLS/0732 PEARL Surname MARRIOTT LORIN A First Name. RD GREENOUGH 65 28 Address Postcode ... 160 BOX Contact phone number .. 0.409.21.359.5.... Email address ..... Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound) Please be advised that I fully support this amendment and I am very much looking forward to building my new home in this precinct.

(Submission continued, Please attach additional pages if required)
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To be signed by person(s) making the submission
Signature Sport Thomas Date 22.12.17

Department of Planning, Lands and Heritage

Received

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File No.

Section 57 Amendment (Mind Scan QA Form 57

Secretary

Western Australian Planning Commission

Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

**Submission 59** 

Locked Bag 2506 PERTH WA 6001 RLS/0732 First Name WALLAND Contact phone number . 4.18 26 ut 3 ...... Email address .. Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound) Please be advised that I fully support this amendment and I am very much looking forward to building my new home in this precinct.

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To be signed by person(s) making the submission
Signature Date 27 Dec 17
Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 19 January 2018. Late submissions will NOT be considered.

### Section 57 Amendment (Minor) Form 57

Submission

Department of Planning, Lands and Heritage Received 0 2 JAN 2018 Scanned A 9533106 Attachments Scan QA DOC NO. KUSIN732

File No...

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission	<b>Submission 60</b>
Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name DAVID G-EOFG Surnar (PLEASE PRINT CLEARLY)  Address 286 PARIC 5T HENLEY BROOK	me SIMMONDS
Address 286 PARIC ST HENLEY BROOK	Postcode 6055
Contact phone number 0407906439 Email ac	ddress David.6-2024 & Simmon DS & G-MAIL COR.
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To be signed by person(s) making the submission
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Department of Planning, Lands and Heritage Received

Section 57 Amendment (Minor) Form 57

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Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	Submission 61
First Name DARYL Surname .	CLAY DEN OOK Postcode 60SS
Contact phone number . O.414 . 248 . 800 Email address	ess doryl. Dwcrewind com a
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To be signed by person(s) making the submission
Signature Date 4/1/18

# Section 57 Amendment (Minor)

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Department of Planning, Lands and Heritage Received

### Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	Submission 62
First Name KARLEEN Surn	ame CLAYDGO
Address 212 YARK ST HEDLEY BROO	Postcode 60SS
Contact phone number 0438 96 9104 Email	address kabbalive com au
Submission (Please attach additional pages if required. It is preferred that	at any additional information be loose rather than bound)
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To be signed by person(s) making the submission

Signature ...

# Section 57 Amendment (Minor) Form 57

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Department of Planning, Lands and Heritage Received

# Submission

Metropolitan Region Scheme Amendment 1329/57/10.

Henley Brook Urban Precinct

To: Secretary	<b>Submission 63</b>
Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name NE14 + Doro Tu 4 Surna (PLEASE PRINT CLEARLY)  Address 19 Dirane PL Henney B  Contact phone number 08 9296 1689 Email:	CTERCTEKO
Contact phone number OS 9296 1689 Email	address 77.57052 @ 11.HEL. NEL 14
Submission (Please attach additional pages if required. It is preferred that As landowners, we write to provide our support to the proport	st any additional information be loose rather than bound) sed Metropolitan Region Scheme Amendment
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planning framework and we understand there are no environ	mental or heritage constraints to prohibit
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To be signed by person(s) making the submission
Signature Office Signature Office Date 3-1-18

# **Submission 64**

### Bubanic, Marija

From:

mrs

Subject:

FW: Metropolitan Region Scheme Proposed Amendment 1329/57 - Henley

**Brook Urban Precinct** 

From: Ricciardi, Janelle

Sent: Monday, 8 January 2018 3:21 PM

To: Thomas, Andrew Cc: Muscara, Anthony

Subject: Metropolitan Region Scheme Proposed Amendment 1329/57 - Henley Brook Urban Precinct

PTA File No. 00255/17

Hi Andrew,

I refer to your letter dated 14 November 2017 seeking comments regarding MRS Amendment 1329/57.

The PTA/METRONET has no comments to make regarding this proposal.

Kind regards,

#### JANELLE RICCIARDI

A/Strategic Railway Network Planner

IMETRONET

one40 William Street, Perth WA 6000

Tel: (08) 6551 6517

### Bubanic, Marija

From:

Carlie Slodecki <carlie.slodecki@dwer.wa.gov.au>

Sent:

Tuesday, 16 January 2018 11:56 AM

To:

mrs; Thomas, Andrew

Subject:

PA Request - 017326 - METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1329/57 - HENLEY BROOK URBAN PRECINCT - WAPC ref:

833-2-21-123 Pt 1

Attachments:

PA Request - 017326 - Proposed MRS Amendment - Western Australian

Planning Commission - 833-2-21-123 Pt 1 - Henley Brook Urban Precinct.pdf; Attachment 1 - Brooklands Scheme - DWMS comments (002).pdf; Brooklands Scheme Amendment, Henley Brook - revised DWMS

Attention: Andrew Thomas - Senior Planning Officer

Dear Andrew,

Please find attached the Department of Environmental Regulation's (DWER) response and relevant attachments to the proposed amendment as requested.

Sincere regards, Carlie

Carlie Slodecki Senior Natural Resource Management Officer Land Use Planning - Swan Avon Region

Department of Water and Environmental Regulation
7 Ellam Street VICTORIA PARK WA 6100
T: (08) 6250 8012 | F: (08) 6250 8050
E: carlie.slodecki@dwer.wa.gov.au | www.dwer.wa.gov.au
Twitter: @DWER WA

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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.

Your ref: 833-2-21-123 Pt 1 (RLS/0720)
Our ref: DWERT950 PA017326
Enquiries: Carlie Slodecki, Ph 6250 8012

Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001

Via email - mrs@planning.wa.gov.au

Attention: Andrew Thomas - Senior Planning Officer

Dear Sir/Madam

#### RE: METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1329/57 – HENLEY BROOK URBAN PRECINCT

Thank you for the above referral dated 14 November 2017. The Department of Water and Environmental Regulation (DWER) has reviewed the proposal and would like to provide the following advice:

#### **Gnangara Underground Water Pollution Control Area**

The amendment area is currently located within a Priority 2 (P2) area of the Gnangara Underground Water Pollution Control Area (UWPCA) and State Planning Policy 2.2 - Gnangara Groundwater Protection.

Following a strategic assessment that considers land and water factors (such as the Strategic Assessment of the Perth and Peel Regions and Sub-regional Planning Frameworks), government may consider rezoning water catchments reservation (P1) or rural-water protection zones (P2) to urban, having due regard for relevant state planning and water policies.

The amendment area has been identified within the draft *North-East Sub-Regional Planning Framework* as 'urban expansion' therefore protection of the groundwater resource, including identifying the risks to drinking water supplies associated with the proposed development and proven efficacy of available risk mitigation measures, will need to be addressed in a District Water Management Strategy (DWMS) to support the proposed MRS amendment and in subsequent stages of the planning process.

If rezoning occurs, the DWER will change the P2 area to 'P3*' to reflect the new zoning. P3* areas are different to P3 areas, to recognise the increased contamination risks that are posed by the rezoning.

#### **Urban Water Management**

The associated DWMS should be approved by the DWER prior to the WAPC's consideration of a final recommendation on the amendment. Please refer to correspondence dated 3 May 2016 and 13 June 2017 (attached) for outstanding issues and comments to be addressed in a revised DWMS for further assessment. Please note the DWER has not received a revised DWMS to date.

### Water Resource Advice Only

The Department of Water has recently merged with the Department of Environment Regulation and Office of the Environmental Protection Authority to create the new agency Department of Water and Environmental Regulation.

The former agencies are in the process of amalgamating their functions. Until this fully occurs, please note that the advice in this correspondence pertains only to water resource matters previously dealt with by the Department of Water. You may also receive additional advice from other areas within Department of Water and Environmental Regulation.

If you wish to discuss the matter further, please contact Carlie Slodecki on 6250 8012 or <a href="mailto:carlie.slodecki@dwer.wa.gov.au">carlie.slodecki@dwer.wa.gov.au</a>.

Yours sincerely

Carlie Slodecki

Senior Natural Resource Management Officer

Land Use Planning Swan Avon Region

16/01/2018

Your rel: E

EP15-043

File rel:

RF11345

Enquiries:

Carlie Slodecki

Tel:

6250 8012

Emerge Suite 4, 26 Railway Rd SUBIACO WA 6008

Attn: Aisha Chalmers aisha.chalmers@emergeassociates.com.au

Dear Sir/Madam,

# BROOKLANDS SCHEME AMENDMENT - DISTRICT WATER MANAGEMENT STRATEGY

Thank you for submitting the Brooklands Scheme Amendment – District Water Management Strategy (DWMS) prepared for Little Property (WA) Pty Ltd, dated December 2015, for the Department of Water's (DoW) review. The DoW has comprehensively reviewed the document and requests that the following outstanding issues and specific comments be addressed in an updated version of the LWMS to be submitted for assessment:

#### **Executive Summary**

- Please amend the executive summary in line with the comments and issues outlined below.
- Note that the Perth and Peel @ 3.5 million is now called the draft Perth and Peel Green Growth Plan for 3.5 million (DPC 2015).

#### Introduction

 The title of the document should include specific property details such as suburb, streets and if possible lot numbers.

#### Section 1 - Introduction

• 1.4 Policy framework: Please include State Planning Policy 2.7 Public Drinking Water Source (WAPC 2003), State Planning Policy 2.2 Gnangara Groundwater Protection (WAPC 2005), the Gnangara Land Use and Water Management Strategy (WAPC 2001), and the DoW's Water Quality Protection Notes (WQPN) series as this is a Priority 2 (P2) area of the Gnangara Underground Water Pollution Control Area (UWPCA).

#### Section 2 - Proposed Development

Please provide a District structure plan if available, if not please provide an
indicative draft concept development plan to show how the risks to and from water
resources as a result of the proposed development will be managed, in particular
illustrate the appropriate foreshore area reserve for Leonards Brook and provide
indicative POS locations.

 A Risk Assessment should be undertaken that identifies potential risks to the water source, in accordance with WQPN 77 Risk assessment of public drinking water source areas (DoW 2005) and the Australian Drinking Water Guidelines (NHMRC 2011), taking into consideration future land uses in line with WQPN 25 Land use compatibility in Public Drinking Water Source Areas (DoW 2004).

#### Section 3 - Pre-Development Environment

- Provide an indicative water balance.
- 3.5.1 Public drinking water source area: Please include identification of the Wellhead Protection Zones (WHPZ) and their associated production bores M285, L320, L300 and L310. A figure of these should also be provided.
- <u>3.5.1 Public drinking water source area</u>: Remove reference to DoW correspondence (B Lyons [DoW] 2015, per comm., 30 October). The appropriate reference would be the State Planning Policy 2.2 Gnangara Groundwater Protection (WAPC 2005), the Gnangara Land Use and Water Management Strategy (WAPC 2001) or the Draft State Planning Policy 2.3 Jandakot Groundwater Protection Policy (WAPC 2014). The document should simply state that the designation from a Priority 2 to Priority 3 will only occur should the Metropolitan Region Scheme (MRS) amendment be successful and the WAPC resolve to rezone the area to urban, once the Draft North-East sub-regional planning framework (WAPC 2015) has been finalised.
- 3.6 Surface water: Amend Figure 9 Surface water features, to illustrate the predevelopment catchment boundaries and indicative regional flow directions.

#### Section 4 - Design Objectives

- 4.2 Stormwater Management: Other than the mention in the LWMS guidelines, is
  there another reference source for the objective for habitable floor levels to
  maintain 0.5m of separation above the 100-year flood level. Has separation
  requirements been discussed with Local Government? Has the influence of
  climate change been considered? It is the DoW preference to minimise fill
  requirements where possible.
- 4.3 Groundwater Management: Design objectives should be included regarding the protection of drinking water quality. Include a statement that reflects this and includes mention of the need for surface water and groundwater best management practice for drinking water source protection in line with the DoW's Water Quality Protection Note series, in particular WQPN No. 25: Land use compatibility tables for public drinking water source areas. Groundwater quality targets should be consistent with environmental objectives set by a baseline monitoring program and pre-development monitoring should include pathogens. Include microbiological contamination and measure against the Australian Drinking Water Guidelines (NHMRC 2011).
- 4.3 Groundwater Management: Design criteria should be included for the management of sewerage/wastewater during the staged construction of the development. The use of temporary pump stations, sewerage removal by tanker and the staged connection of sewer can pose a significant risk to drinking water quality. A design criteria should be provided based on the need for specialist

wastewater/sewerage management from the commencement of the development and include:

 Sewerage plans should be developed with a risk assessment process that considers PDWSA, (particularly, location of WHPZs);

 If temporary sewage pumping arrangements are essential, they should be located away from WHPZs and managed to avoid contamination;

Sewerage pump stations to be located outside of WHPZs;

- Sewage pump station should be sized for capacity of the development only (i.e. not to service a larger catchment area extending beyond the development);
- Connection to sewer at earliest opportunity (i.e. not based on development funding for pump station volume requirement);
- Pre and post development pathogen monitoring.
- 4.3 Groundwater Management: Ensuring a separation of 1.2 from maximum groundwater levels or underlying confining clay layer to finished lot levels is not a DoW criterion. Please provide a reference for Objective GW2. It is the DoW preference that the volume of fill required be reduced where possible.
- The DoW is currently drafting water quality information for the urbanisation of current P1 and P2 drinking water areas, proposed as future urban under draft Perth and Peel Green Growth Plan for 3.5 million (DPC 2015). This guide will encourage the provision of public open space (POS) to be maximised and located within WHPZ's, centred around the production bores. A design criteria should be included to reflect this preferential location of POS.

#### Section 5 - Water Conservation Strategy

- <u>5.1.3 Educational materials</u>: Education materials on operating in a drinking water area should be provided to the developer and all contractors. Lot purchasers should also be provided with information about living in a drinking water area, available on the DoW's website.
- <u>5.2.2 Groundwater</u>: In accordance with the draft *Perth and Peel Green Growth Plan for 3.5 million* (DPC 2015), where groundwater is unavailable, a viable source for non-potable irrigation requirement for essential POS needs to be demonstrated. Please amend the document to clarify the following:

 Acknowledge within the text that the area is fully allocated and as such it is unlikely any groundwater licences will be issued.

 Provide an indicative irrigation requirement for the subject area. Are schools or district open space required?

o How will the existing groundwater licences on site be secured for handover to the City of Swan or Department of Education? It is the DoW preference that written confirmation be provided from licence holders indicating their intention to transfer their water entitlement.

 Provide a commitment within the text to prioritise water secured for use on essential/active POS, such as school oval district playing fields.

It is recommended to match the proposed landscaping to water available.
 Please include a commitment within the text to design POS in accordance with limited water availability (minimise turf).

- <u>5.3 Wastewater</u>: Water Corporation's Developers Manual to be referenced and include the development of:
  - Site specific strategies for sewer conveyance
  - o Interim wastewater recovery practices
  - o Construction phase Isolation of new works
  - Emergency management plans to be developed as part of a consistent approach to WWO incidents across residential development site.

#### Section 6 Stormwater Management

- Specify that the BRAs will be vegetated with waterwise native plant species.
- 6.1.5 Living stream: Please include a commitment to complete a foreshore area report at LWMS stage in accordance with Operational Policy 4.3: Identifying and Establishing waterways foreshore areas (DoW, 2012).

#### Section 7 - Groundwater Management

 7.1.2 Subsoil drains: The document should specify commitment for all subsoil drains to have free draining outlets.

#### Section 8 - Matters to be addressed at LWMS stage

- The following information is required within the subsequent LWMS:
  - Sewer and wastewater management including interim wastewater recovery practices, isolation of new works, spill prevention, emergency management plans and spill detection and pathogen monitoring.
  - o Geotechnical investigation.
  - o Landscape concept plan (as per Section 5.2.2 comment above).
  - o Foreshore area report (as above).
- 8.7 Monitoring program: The pre-development and post-development monitoring programs should include pathogens given the area is currently P2 Gnangara UWPCA.

#### **Figures**

- Provide a figure identifying the Wellhead Protection zones on site.
- Pre-development Catchment Plan (as above).

Once the above issues have been addressed, please submit the amended DWMS to the Department of Water (refer to Water Online information below). The revised document is to be submitted along with a summary sheet outlining how and where the comments/issues above are amended in the document.

#### Metropolitan Region Scheme Amendment

The DoW will not oppose land use change that is consistent with the criteria outlined in the Interim State Planning Policy 2.2: *Gnangara Groundwater Protection* (WAPC, in prep). The criteria should be reflected in the subsequent MRS Amendment proposal. The DoW have advised the WAPC that the criteria have not been fully addressed in the Henley Brook Urban Precinct proposed MRS Amendment. For information on the Interim State Planning Policy please contact the Department of Planning.

Please note that while the DoW has no objections to this DWMS, subject to satisfactory resolution and inclusion of the above issues, the *Draft North-East sub-regional planning framework* (WAPC 2015) would need to be finalised before the DoW would support the

MRS amendment. However, the DoW acknowledges that should the MRS amendment be approved by the WAPC and the area subsequently re-classified to P3, then the final DWMS, once approved by the DoW, would satisfactorily demonstrate that the subject site can accommodate the proposed urban development.

Please also ensure that the amended DWMS is referred to the City of Swan for their comments. The DoW will not issue final approval until confirmation is received that the Local Government Authority is also satisfied.

If you wish to discuss the matter further, please contact Carlie Slodecki on 6250 8012 or via email — carlie.slodecki@water.wa.gov.au.

Yours sincerely,

Jim Mackintosh Program Manager Land Use Planning Swan Avon Region

3 May 2016

Cc: City of Swan - Yoon Kah Wong

#### Save time with Water Online

You can now lodge referrals electronically via the Water Online customer portal at <a href="www.water.wa.gov.au">www.water.wa.gov.au</a>. Water Online provides the fastest and most efficient process for submitting referrals or requests for planning advice.

Register for Water Online at <a href="www.water.wa.qov.au">www.water.wa.qov.au</a> by clicking on the Water Online Login icon. If your organisation is already a registered user in Water Online, you just need to get the Key Account Holder to invite you to be a user / employee of your organisation. There are instructions on our website to help you with the registering process. These can be found by selecting the Quick Reference Guides link on the Water Online home page. If you have any questions regarding the Water Online portal please contact 1800 508 885 (select option 2) or email <a href="mailto:planning.enquiries@water.wa.qov.au">planning.enquiries@water.wa.qov.au</a>.

For submission of management plans (DWMS, LWMS etc.), in Planning Advice create a 'New Request' and in 'Request Details' please select the 'Request category' – 'Reports and policies' and 'Request type' – 'Reports for Better Urban Water Management'.

Your ref: EP15-043

Our ref: PA 021601, RF14388
Enquiries: Carlie Slodecki 6250 8012

Emerge Associates U 4 26 Railway Rd Subiaco WA 6008

Via email - aisha.chalmers@emergeassociates.com.au

<u>Attention: Aisha Chalmers – Lead Environmental Consultant</u>

Dear Sir/Madam,

#### HENLEY BROOK URBAN PRECINCT - DISTRICT WATER MANAGEMENT STRATEGY

The Department of Water and Environmental Regulation (DWER) has finalised its assessment of the above mentioned District Water Management Strategy (DWMS) Revision C, dated June 2018 and prepared by Emerge Associates for Little Property (WA) Pty Ltd. The DWER considers that the document is acceptable to support the associated Metropolitan Region Scheme Amendment 1329/57 (WAPC reference 833-2-21-123) and proceed to the next stage of planning approval.

However, please note that the DWER is unaware if other relevant agencies (including the Department of Biodiversity, Conservation and Attractions, Water Corporation and City of Swan) have reviewed or are satisfied with the DWMS.

#### **Water Resource Advice Only**

The Department of Water has recently merged with the Department of Environment Regulation and Office of the Environmental Protection Authority to create the new agency Department of Water and Environmental Regulation. The former agencies are in the process of amalgamating their functions. Until this fully occurs, please note that the advice in this correspondence pertains only to water resource matters previously dealt with by the Department of Water.

If you wish to discuss the matter further, please contact Carlie Slodecki on 6250 8012 or <a href="mailto:carlie.slodecki@dwer.wa.gov.au">carlie.slodecki@dwer.wa.gov.au</a>.

Yours sincerely,

Carlie Slodecki

Senior Natural Resource Management Officer Swan Avon Region – Planning Advice Section

27 July 2018

cc. Andrew Thomas - Department of Planning, Lands and Heritage



Your refereance: 833-2-21-123Pt 1

(RLS/0720

Our reference: LUP 258-262 Enquiries: Rod Safstrom

Kerrine Blenkinsop Secretary Western Austalian Planning Commission Locked Bag 2506 Perth WA 6001 info@dplh.wa.gov.au

Dear Ms Blenkinsop,

# Metropolitan Region Scheme Amendment 1328/57 Henley Brook Urban Precinct

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

The MRS is supported provided consideration is given to potential conflicts in land use between the proposed urban land and the Rural Zoned land to the East.

The following policy and guidelines need to be considered:

Western Australian Planning Commission's State Planning Policy 2.5
 (SPP2.5) Land Use Planning in Rural Areas which states that the
 introduction of sensitive or incompatible land uses such as additional housing
 or accommodation in rural areas can compromise rural land uses and
 effectively sterilise rural land. There is a need to ensure that existing rural
 land uses are protected and landholders are able to exercise their
 operational needs effectively and appropriately;

 Environmental Protection Authority's Guidance Statement No. 3 – Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses which recommends, in the absence of site-specific technical studies, a minimum separation distance of

500 metres; and

 Department of Health's Guidelines for Separation of Agricultural and Residential Land Uses - Establishment of Buffer Areas which specify a minimum separation distance of 300 metres or an adequate vegetated buffer. Adequate separation distances between residential land and Rural Zoned land or alternate mechanisms are required to ensure minimal impact on exisiting agricultural and uses.

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

Yours sincerely

Melanie Strawbridge

DIRECTOR

LAND AND WATER ASSESSMENT

1 December 2017

### Bubanic, Marija

Subject:

FW: DBP Signed Response 833 -2 -21- 123 (RLS/0720)

Attachments:

DBP Signed Response MRS Amendment 1329 57 Henley Brook Urban

Precinct.pdf

From: Kathryn Chick [mailto:kathryn.chick@agig.com.au]

Sent: Tuesday, 9 January 2018 5:15 PM

To: Referrals (DOP)

Cc: Sauzier, Sandra (Sandra.Sauzier@lands.wa.gov.au)
Subject: DBP Signed Response 833 -2 -21- 123 (RLS/0720)

Good Afternoon

Please find attached DBP's response to the MRS Amendment 1329/57 Henley Brook Urban Precinct

#### Regards

#### Kathryn Chick

Land Management Officer

M +61 409 339 584 T +61 8 9223 4928

E kathryn.chick@agig.com.au









#### Australian Gas Infrastructure Group Level 6, 12-14 The Esplanade, Perth, WA 6000 dbp.net.au australiangasnetworks.com.au multinetgas.com.au

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Your Ref: 833-2-21-123 (RLS/0720)
Our Ref: LM: Planning Jan 2018

Contact: Neil Parry Telephone: 08 9223 4944



ABN 78 081 609 289 Level 6, 12-14 The Esplanade Perth WA 6000 Postal Address PO Box Z5267 Perth St Georges Tce WA 6831 Telephone: +61 8 9223 4300 Faasimile: +61 8 9223 4301

5 January 2018

Ms Kerrine Blenkinsop Secretary Western Australian Planning Commission 140 William Street PERTH WA 6000

Attention: Andrew Thomas

Dear Ms Blenkinsop

# METROPOLITAN REGION SCHEME AMENDMENT 1329/57 HENLEY BROOK URBAN PRECINCT

Thank you for your letter dated 14 November 2017 requesting comments on the proposed amendment for the above mentioned area in the Metropolitan Region Scheme.

DBP has reviewed the report and would like to provide the following comments:

- The DBNGP corridor should be clearly displayed on all plans and referenced in the legends.
- The City is to consult with DBP at early Local Structure Plan design stage to allow DBP to assess the proposed land uses around the pipeline. This is to ensure that any proposed changes to the DBNGP operating environment will meet the requirements of Australian Standard 2885 Pipelines Gas and Liquid Petroleum (AS 2885.1) land use classification requirements.
- To ensure ongoing appropriate management of the DBNGP corridor and DBP infrastructure, no residential lot or development is to extend into or over the DBNGP corridor.
- The DBNGP corridor is to be identified as a linear gas infrastructure corridor and the DBNGP corridor is to be set aside from development. It would be our view that use as Public Open Space (POS) is the highest and best use to which the land can be put.

- An AS2885 Safety Management Study will be required at the Local Structure Plan stage.
- Pursuant to section 41 of the Dampier to Bunbury Pipeline Act 1997, restrictions apply to land contained within the area identified as the DBNGP corridor. Any works e.g. road crossings, services crossings etc within this area requires prior approval from the DBNGP Land Access Minister.

DBP appreciate this opportunity to provide comments on the Proposed Metropolitan Region Scheme Amendment Henley Brook Urban Precinct and should you have any further inquiries, please do not hesitate to contact me on the number above.

Yours sincerely

Neil Parry

Manager, Land Management Dampier Bunbury Pipeline

#### Response ID ANON-MNNP-67TW-H

Submitted to Metropolitan Region Scheme Amendment 1329/57 - Henley Brook Urban Precinct Submitted on 2018-01-15 09:01:23

#### Introduction

1 What is your first name?

First name:

2 What is your surname?

surname: Bundesen

3 What is your email address?

Email: lindsayb@linet.net.au

4 What is your address?

address: 10 Starflower Place Henley Brook WA 6055

5 Contact phone number:

phone number: 0410329059

Submission

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

Oppose

7 Submission (reasons for support/opposition)

#### submission text:

As landowners, we write to provide our comments AGAINST the proposed Metropolitan Region Scheme Amendment 1329/57 — Henley Brook Urban Precinct. Our objections to the proposed Amendment include:

- 1. We purchased our 5 acre rural property with the understanding that Henley Brook was intended to remain a semi-rural suburb set aside for horse hobby farms and similar uses and would remain so for a long time. We had no intention to change our use or to sub-divide,
- 2. Approximately 10 years ago the relevant State and Local City of Swan authorities advised that (to protect the Gnangara Mound water quality) Henley Brook was being rezoned "Special Rural" and would never have the option to sub-divide. This reinforced our intent to hold on to our property in the belief that we were not going to be forced to leave the area to maintain our hobby farm lifestyle, even though a short time later the Federal Govt sold land across Park Street to developers (leading to the Brabham developments).
- 3. As Ellenbrook developments grew to our north, including an urban section of the North West of Henley Brook, and the Brabham developments have been constructed to our south, it has become obvious that Henley Brook properties are a critical wildlife corridor between these two growing urban areas as well as a partial protection of the Gnangara Mound water quality between these two areas tacking natural water soakage into the shallow water aquifers. The most noticeable proof of the wildlife corridor is the welcome increase in the amount of birdlife on our property and on others in the neighbourhood such as flocks of the rare red-tailed black cockatoos which appear to find plenty of food and shelter in the eucalypt trees of Henley Brook rather than in the sparser flora of Whiteman Park. The current roadworks to build New Lord Street and to rip up and renew our street (Starflower Place) are reducing the supply of trees along Lord Street, adding to the effect.
- 4. If the proposed amendment were to proceed, a significant additional transport burden would be added to the already overloaded roads servicing Ellenbrook and surrounding suburbs, Brabham and the Swan Valley.
- 5. If the proposed amendment were to proceed and we maintain our current use of our land, we would be limited in our ability to ride our horses off our property to the local bridal trails (one of which would be destroyed by extension of Henley Avenue and the other of which is located further to the east in the half of Henley Brook that is not included in the proposed Amendment, but would be separated from us by busy roads).

#### 8 File upload:

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## Submission 69

#### Response ID ANON-MNNP-67TE-Y

Submitted to Metropolitan Region Scheme Amendment 1329/57 - Henley Brook Urban Precinct Submitted on 2018-01-15 08:54:23

#### Introduction

1 What is your first name?

First name:

Lindsay

2 What is your surname?

surname:

Bundesen

3 What is your email address?

**Email** 

lbundesen@ilnet.net.au

4 What is your address?

address:

10 Starflower Place Henley Brook WA 6055

5 Contact phone number:

phone number:

0411849160

#### Submission

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

Oppose

7 Submission (reasons for support/opposition)

#### submission text:

As landowners, we write to provide our comments AGAINST the proposed Metropolitan Region Scheme Amendment 1329/57 – Henley Brook Urban Precinct. Our objections to the proposed Amendment include:

- 1. We purchased our 5 acre rural property with the understanding that Henley Brook was intended to remain a semi-rural suburb set aside for horse hobby farms and similar uses and would remain so for a long time. We had no intention to change our use or to sub-divide,
- 2. Approximately 10 years ago the relevant State and Local City of Swan authorities advised that (to protect the Gnangara Mound water quality) Henley Brook was being rezoned "Special Rural" and would never have the option to sub-divide. This reinforced our intent to hold on to our property in the belief that we were not going to be forced to leave the area to maintain our hobby farm lifestyle, even though a short time later the Federal Govt sold land across Park Street to developers (leading to the Brabham developments).
- 3. As Ellenbrook developments grew to our north, including an urban section of the North West of Henley Brook, and the Brabham developments have been constructed to our south, it has become obvious that Henley Brook properties are a critical wildlife corridor between these two growing urban areas as well as a partial protection of the Gnangara Mound water quality between these two areas lacking natural water soakage into the shallow water aquifers. The most noticeable proof of the wildlife corridor is the welcome increase in the amount of birdlife on our property and on others in the neighbourhood such as flocks of the rare red-tailed black cockatoos which appear to find plenty of food and shelter in the eucalypt trees of Henley Brook rather than in the sparser flora of Whiteman Park. The current roadworks to build New Lord Street and to rip up and renew our street (Starflower Place) are reducing the supply of trees along Lord Street, adding to the effect.
- 4. If the proposed amendment were to proceed, a significant additional transport burden would be added to the already overloaded roads servicing Ellenbrook and surrounding suburbs, Brabham and the Swan Valley.
- 5. If the proposed amendment were to proceed and we maintain our current use of our land, we would be limited in our ability to ride our horses off our property to the local bridal trails (one of which would be destroyed by extension of Henley Avenue and the other of which is located further to the east in the half of Henley Brook that is not included in the proposed Amendment, but would be separated from us by busy roads).

#### 8 File upload:

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#### Response ID ANON-MNNP-67TB-V

Submitted to Metropolitan Region Scheme Amendment 1329	57 - Henley Brook Urban Precinct
Submitted on 2018-01-16 20:27:44	

#### Introduction

1 What is your first name?

First name: Celeste

2 What is your surname?

surname:

Gane

3 What is your email address?

Email:

dgane@iinet,net.au

4 What is your address?

address:

329 Park Street, Brabham WA 6055

5 Contact phone number:

phone number:

0419802286

#### Submission

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

Oppose

7 Submission (reasons for support/opposition)

#### submission text:

I support the proposed amendment to the Metropolitan Region Scheme on the provision that blocks on the Northern side of Park Street (opposing my property and the adjacent 18no, blocks between Fairmount Blvd and Partridge St) are sized at a minimum of 2000m2 each in order to maintain the character of the area, I also request that the blocks not to be allocated to Public Housing.

If the blocks on the Northern side of Park Street (opposing my property and the adjacent 18no, blocks between Fairmount Blvd and Partridge St) are to be sized smaller than 2000m2 each, I request the right to have my block rezoned identically. I also request that the smaller blocks not be allocated to Public Housing.

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#### Section 57 Amendment (Minor) Form 57

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Attachments A 9540491

Department of Planning, Lands and Heritage

#### Submission

Metropolitan Region Scheme Amendment 13 2915 № ...

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission	Submission 71	
Locked Bag 2506 PERTH WA 6001	RLS/0732	
First Name KEITH O MAR JORNE Surname H		
Address 248 PARK ST HENLEY BROOK	Postcode 6.055	
Contact phone number OWI1.787.716 Email address K.E.	ITH HARNSON 023 @GYAIL.CO	
Submission (Please attach additional pages if required. It is preferred that any additional in	nformation be loose rather than bound)	
As landowners, we write to provide our support to the proposed Metropol		
1329/57 - Henley Brook Urban Precinct. The amendment provides certain	ity for the future use of our land	
holding as the current rural zoning is inconsistent and incompatible with the	ne surrounding residential areas.	
The minor amendment is consistent with the Perth and Peel 3.5m planning	g framework and the sub-regional	
planning framework and we understand there are no environmental or her	ritage constraints to prohibit	
rezoning.		
	mannan mannan mannan da	
	***************************************	

(Submission continued. Please attach additional pages if required)
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You should be aware that:
<ul> <li>The WAPC is subject to the Freedom of Information Act 1992 and as such, submissions made to the WAPC may be subject to applications for access under the act.</li> </ul>
<ul> <li>In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.</li> </ul>
To be signed by person(s) making the submission
Signature M. Hayron Date 7.01-17
Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 19 January 2018. Late submissions will NOT be considered.

40

#### Section 57 Amendment (Minor) Form 57

Submission

Metropolitan Region Scheme Amendment 1329/57

Department of Planning, Lands and Heritage Received

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Doc No. B 1810 7252

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission	Submission 72
Locked Bag 2506 PERTH WA 6001	RLS/0792
First Name Frank MAYNARA	Surname MAYNARD
Address 143 HEALEY ST. HE	TVLEY BROCK Postcode 6055
Contact phone number 0419942648	Email address Coreenand Wark 2012 hotmail.
Submission (Please attach additional pages if required, it is	preferred that any additional information be loose rather than bound)
As landowners, we write to provide our support to	the proposed Metropolitan Region Scheme Amendment
1329/57 - Henley Brook Urban Precinct. The amen	dment provides certainty for the future use of our land
holding as the current rural zoning is inconsistent a	and incompatible with the surrounding residential areas.
The minor amendment is consistent with the Perth	and Peel 3.5m planning framework and the sub-regional
planning framework and we understand there are r	no environmental or heritage constraints to prohibit
rezoning.	
I have been a local landh	ndder for the part 15 yrs and
have been able to make a	
40 of those my holding is	40 - 10 - 10 - 10 - 10 - 10 - 10 - 10 -
I am not getting younger	
Issue to keep the mainte	111
old and hale kept to	keep up with self employement
(horse trainer) as I am	
government benefits due	le land size as this
is also my only form of	income. At 76 45 old there
must come a time who	
ride and train horses	so I would be most
grateful for the amenda	ant to take place so that
I could retire Knowin	g I can still live a compatable
life and know my	ent to take place so that  g I can still live a comfertable hildren i granotchildren have expenenced alst of
will be supported, 1	have expenenced anot or

(Submission continued. Please attach additional pages if required)

change are these years, so heliamed & some not
So It has been great to see intrastricture such as
shopping contres speaking grounds a schools develop the city but this has all come at a cost to our
Ne city but This has all come at a cost to our
once quet lifestyle. Our streets are now in sofe
to ride on horses on a year, many drivers are unawave of the dangers that so many come about
unaware of the dangers that come about
if a horse is to jump out in front of them. (We have
had 3 cars already in our front fence) The roads
we expenence now . We rely on bore water for
washing a watering the stock as well as imagin.
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large property we would road to reduce se therefore
paddocks would turn into last doubs
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getting increasely harder due to cost of employing sub contactors If I was able to subdive I
Sub contactors of has able to subdive!
on save it would make the street , surrounding
properties alof more pleasing to the ege & attract
alot more tourist's into current toursmareas.
We are surrounded by Nevly Bradham 1 Morges fields.
already areas of built up population i soon to be the
area near Brooklando Drive.

You should be aware that:

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

#### To be signed by person(s) making the submission

Signature FA Maynard	Date 5/12/17.
oignature	

#### Section 57 Amendment (Minor) Form 57

Department of Planning, Lands and Heritage Received

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Attachments A 9 543058

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#### Submission

Metropolitan Region Scheme Amendment 1329/57ile Mo....

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	Submission 7:
PERTH WA 6001	RLSIU/32
First Name 11-10 M.A. S. Surname	e MATHENS
Address 2.6. ASTURIAH DR HENLEY BR	700 K Postcode 6.0.5.5
Contact phone number 92961739 Email add	dress
Submission (Please attach additional pages if required. It is preferred that any	y additional information be loose rather than bound)
As landowners, we write to provide our support to the proposed 1329/57 - Henley Brook Urban Precinct. The amendment provid holding as the current rural zoning is inconsistent and incompati	les certainty for the future use of our land
The minor amendment is consistent with the Perth and Peel 3.5	m planning framework and the sub-regional
planning framework and we understand there are no environme	ntal or heritage constraints to prohibit
rezoning.	
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To be signed by person(s) making the submission

Department of Planning, Lands and Heritage Received

Section 57 Amendment (Minor)

Form 57

Submission

15 JAN 2018 Scanned

Allachments Scan QA

Metropolitan Region Scheme Amendment ศเฮลิ9/57

Doc No...

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission	Submission 74
Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name Surna  Address 38 Annax A Jun Harry  Contact phone number 0419997311 Email a	Apply tode 6055
Contact phone number 04/9997333	address
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To be signed by pers	son(s) making the submission
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Section 57 Amendment (Minor)

Form 57

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15 JAN 2018 [

Submission

Metropolitan Region Scheme Amendment 1329/57

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Henley Brook Urban Precinct

Submission 75 To: Secretary Western Australian Planning Commission Locked Bag 2506 RLS/0732 PERTH WA 6001 Address 43 173 HENLET ST. HENLET SKOOK. Postcode 6055. Contact phone number ... 9276.2596 Email address to enforce and Dais penchecon 040 7112094 Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound) AS AJOINING LAMOGUNERS WE WRITE TO KEGION SCHEME AMENAMENT 1339 57 HENLET.

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To be signed by person(s) making the submission
Signature Date

### Section 57 Amendment (Minor) Form 57

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Doc No ...

1 6 JAN 2018

Department of Planning, Lands and Heritage

Received

# Submission

File No.. Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission	Submission 76
Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name MICHAEL + JACQUE Surna	me TOLAND
Address 27.2 PARK STREET, HENLEY	Brook Postcode 6055
Contact phone number .08 929613.77. Email a	ddress Ipus Q bigpard com my
Submission (Please attach additional pages if required. It is preferred that	
As Landholders we write to bor the proposed Metropeliton 1329/57 - HENLEY Brook Yelan Amendment is consistent with	provide our support Region Steme Amendment
1329/57 - HENLEY DROOK YROOM	the least and Peop 25
Planning Bramework and the	subpational planning
framework and we understan	
OR ENVIRONMENTAL CONSTRAINTS to	e prohibit rezervice
This Amendment provides certain	ity for the buture use
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To be signed by person(s) making the submission
Signature Michael toland. Att Date 10th January 2018

#### Section 57 Amendment (Minor) Form 57

#### Submission

File No. Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

Lands and Heritage Received 15 JAN 2018 Scanned Attachments Scan QA Doc No ..

Department of Planning,

To:	Secretary Western Australian Planning Commission	Submission 7
	Locked Bag 2506 PERTH WA 6001	RLS/0732

First Name Johns and Jo-Aurus Surname Wits Linu
Address 644 LOKD STREET HOULEY BROOK Postcode 6055
Contact phone number .0419.769.46.7 Email address Washing by partle Com.
Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)
As landowners, we write to provide our support to the proposed Metropolitan Region Scheme Amendmen
1329/57 - Henley Brook Urban Precinct. The amendment provides certainty for the future use of our land
holding as the current rural zoning is inconsistent and incompatible with the surrounding residential areas.
The minor amendment is consistent with the Perth and Peel 3.5m planning framework and the sub-regions
planning framework and we understand there are no environmental or heritage constraints to prohibit
rezoning.
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(Submission continued. Please attach additional pages if required)
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To be signed by person(s) making the submission
Signature Date 10/1/2015

Department of Planning, Lands and Heritage Received

Section 57 Amendment (Minor)

Form 57

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Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission Locked Bag 2506	Submission 78
PERTH WA 6001	RLS/0732
First Name	2027 - Annual 20 Control (2007) (2008) (2007) (2007) (2007) (2007)
Address 57 Emis Erson RCAO MCR	
Contact phone number 040 8947744. Email ac	ddress
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To be signed by person(s) making the submission
Signature

#### Section 57 Amendment (Minor) Form 57

Lands and Heritage
Received

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Doc No. Attachments

Department of Planning,

Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission	Submission 7
Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name ANTHONY Surna	me MATTIOLI
Address 271 HENLEY ST, HENLEY B	1,00 K Postcode 60 55
Contact phone number .0407084597 Email a	address howtie sinetinetine
Submission (Please attach additional pages if required. It is preferred that	any additional information be loose rather than bound)
As landowners, we write to provide our support to the propos 1329/57 - Henley Brook Urban Precinct. The amendment pro-	***************************************
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The minor amendment is consistent with the Perth and Peel 3 planning framework and we understand there are no environmezoning.	***************************************
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To be signed by person(s) making the submission
Signature Date 11-01-18

Section 57 Amendment (Minor)

Form 57

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Department of Planning,

Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

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

Addition to **Submission 79**

RLS/0732

First Name ANTHONY Surname MATTICLI (PLEASE PRINT CLEARLY)
Address 271 HENLEY ST, HENLEY BROOK Postcode 6055
Contact phone number 0407084 397 Email address bowtie @ iinet net-au
Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)
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AND CAN'T COME QUICK ENOUGH IN MY OPINION.
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To be signed by person(s) making the submission
Signature Date 12-31-18

Section 57 Amendment (Minor) Form 57

Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary

Department of Planning,
Lands and Heritage
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Submission 80

Western Australian Planning Commission	5451111551011 60
Locked Bag 2506 PERTH WA 6001	RLS/0732
irst Name Shirley Surnar	me Morganti
ddress 65 BROOKLANDS DRIVE	H/B. Postcode 6055
Contact phone number 04333 48854 Email ac	ddress shirley lynette 28 2 hofm
ubmission (Please attach additional pages if required. It is preferred that a	ony additional information be loose rather than bound)
as landowners, we write to provide our support to the propose	ed Metropolitan Region Scheme Amendment
329/57 - Henley Brook Urban Precinct. The amendment provolding as the current rural zoning is inconsistent and incompa	***************************************
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To be signed by person(s) making the submission
Signature Date 15-12-2017

Submission 81

Bubanic, Marija

From:

DFES Advisory Services <advice@dfes.wa.gov.au>

Sent:

Friday, 19 January 2018 4:51 PM

To:

mrs

Subject:

833-2-21-123 Pt 1 (RLS/0720) MRS 1329/57 - Henley Brook Urban Precinct

- DFES Response

Our Ref: D00559

Dear Andrew,

I refer to your letter dated 20 November 2017 regarding the above MRS amendment.

DFES have no further comments to make in addition to our previous response dated 3 July 2017.

Regards,

Sandeep Shankar

Land Use Planning Officer

Advisory Services | Hazard Planning and Response | Capability Command |
Department of Fire and Emergency Services | 20 Southport Street, West Leederville 6007

E: advice@dfes.wa.gov.au P: 94821761 | W: www.dfes.wa.gov.au



Government of Western Australia Department of Fire & Emergency Services





Please note, I only check my emails twice a day. If your email is of an urgent nature, please contact me via the above telephone number. Thank you





Our Ref: D00559 Your Ref: 833-2-21-123 (RLS/0611/1)

Andrew Thomas
Department of Planning
140 William Street
Perth WA 6000
Andrew.thomas@planning.wa.gov.au

Dear Andrew,

PROPOSED MRS AMENDMENT: HENLEY BROOK URBAN PRECINCT

I refer to a letter received by the Department of Fire and Emergency Services (DFES) dated 2 May 2017, regarding the above MRS Amendment and the Bushfire Management Plan (BMP), revision 1, dated April 2017 and prepared by Emerge Bushfire Safety Consulting.

DFES provide the following comments with regard to State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas (Guidelines).

Recommendation - supported compliant application

DFES advises that the proponent has adequately identified issues arising from the bushfire risk assessment and considered how compliance with the bushfire protection criteria can be achieved within the submitted BMP.

Should you require further information, please contact me on telephone number 9482 1761.

Yours sincerely

Sandeep Shankar

LAND USE PLANNING OFFICER

3 July 2017

Bubanic, Marija

Subject:

FW: 833-2-21-123 Proposed MRAS Amendment 1329/57 - Request for

Comment

Attachments:

20180116 Letter Response to WAPC.pdf

From: Martin, Jacob

Sent: Tuesday, 16 January 2018 3:31 PM

To: Referrals (DOP)

Cc: byron.mckie@mainroads.wa.gov.au; 'MCKIRDY Justin (MSRP)'; Sharples, Christopher; McCormick,

Ashley; WAPCreferrals@pta.wa.gov.au

Subject: 833-2-21-123 Proposed MRAS Amendment 1329/57 - Request for Comment

Your ref: 833-2-21-123 Pt 1 (RLS/0720)

Our ref: DT/15/05100

Attn: Andrew Thomas

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1329/57 HENLEY BROOK URBAN PRECINCT

Dear Andrew

I refer to your letter dated 14 November 2017 requesting comment on the above MRS Amendment.

The Department of Transport (DoT) provides the attached with respect to this request.

Thank you for the opportunity to comment on the proposal. A hardcopy of this response will also be provided.

Kind Regards,

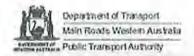
Jacob Martin

Senior Transport Planner/Engineer | Policy Planning and Investment | Department of Transport

140 William Street, Perth WA 6000

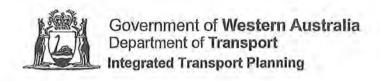
Tel: (08) 6551 6326 Fax: (08) 6551 6942

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



CONNECTING PEOPLE
AND PLACES

Visit the Transport Portfolio Strategic Framework and see what's guiding our work over the next four years,



Your ref: 833-2-21-123 Pt 1 (RLS/0720) Our ref: DT/15/05100 Enquiries: Jacob Martin (6551 6326)

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

Attention: Andrew Thomas

Dear Andrew,

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1329/57 HENLEY BROOK URBAN PRECINCT

Thank you for your letter dated 14 November 2017 requesting comment on the above MRS Amendment.

The Department of Transport (DoT) has liaised with the Public Transport Authority (PTA) and Main Roads WA (MRWA) and provides the following comments. DoT notes that Main Roads WA has provided a separate comment, a copy of which is attached.

The subject site is located adjacent to the Lord Street Primary Regional Road and the Gnangara Road Other Regional Road. The proposed amendment consists of a rezoning of approximately 150ha of 'Rural' land to 'Urban'.

Road Network and Access

Given the type and nature of the proposed development, the DoT is of the view that the proposal may become a significant traffic generator. Vehicle access to the Precinct must therefore be carefully considered in the context of the surrounding regional roads.

It is important that future planning takes noise and vibration impacts into consideration for land uses adjacent to strategic road corridors.

In addition attention will need to be paid to planning for a good level of east west and north south connectivity and to liaise with Public Transport Authority to plan and agree future bus routes though the precinct.

Cycling

It is essential the cycling routes planned for this Precinct incorporate appropriate strategic routes and connections to the surrounding network, including:

- The existing shared path on Gnangara Road (between Lord Street and Henley Brook Avenue);
- Existing cycle/pedestrian networks within the site;

- The principal route proposed to be developed on Gnangara road;
- The strategic route proposed to be developed on Lord Street;
- · The local route proposed to be developed on Losino Boulevard; and
- The local route proposed to be developed on Henley Brook Avenue.

Recommendations

In view of the above, the DoT therefore recommends that:

- A Transport Impact Assessment is provided to accompany any subsequent Structure Plan for the Precinct, in accordance with the WAPC Transport Assessment Guidelines 2016.
- The Applicant resolves any access and traffic related issues with Main Roads and the City of Swan.
- The Applicant identifies and implements any noise amelioration requirements required under State Planning Policy 5.4 - Road and Rail Transport Noise and Freight Consideration in Land Use Planning (SPP 5.4).
- The Applicant consult with the DoT for any future pedestrian and cycle planning in the subject site area, to ensure effective and convenient connections to strategic routes.
- The Applicant liaises with PTA to agree and plan for direct bus routes though the precinct.

If you require any further clarification on the above comments, please feel free to discuss this application with Jacob Martin on (08) 6551 6326.

Yours sincerely

David Igglesden

Principal Transport Planner Integrated Transport Planning

/ /2018

Cc: WAPCReferrals@pta.wa.gov.au (PTA)

Justin McKirdy (MRWA) Byron McKie (MRWA)

Christopher Sharples (DoT – Freight)
Ashley McCormick (DoT – Cycling)



Enquiries: Byron McKie on (08) 9323 6436

Our Ref: 16/896 (D17#1022637)

Your Ref: 833-21-123 Pt 1 (RLS/0720)

20 December 2017

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001
Email: referrals@planning.wa.gov.au (via email)

ATTENTION: ANDREW THOMAS

Dear Sir

PROPOSED MRS AMENDMENT - HENLEY BROOK URBAN PRECINCT

Thank you for your correspondence dated 14 November 2017 requesting Main Roads comments on the above MRS Amendment.

Main Roads has now had the opportunity to review the proposed rezoning and has no objection.

In relation to vehicle access to the precinct, Main Roads offers the following comments:

- The Perth Darwin National Highway route will no longer be in this corridor. Instead project works are currently underway for New Lord Street within the existing MRS alignment.
- No direct vehicle access will be permitted from lots proposed along Gnangara Road.
- 3) The only access that will be permitted to the New Lord Street reservation is at Park Street.
- 4) The City of Swan is currently undertaking a review of Henley Brook Avenue and therefore comments should be sought from council.
- 5) Main Roads advises that upon submission of a Local Structure Plan for the Henley Brook Urban Precinct, the applicant will need to submit a detailed Transport Impact Assessment prepared in accordance with the WAPC Transport Impact Assessment Guidelines 2016.

If you require any further information please contact Planning Information Officer Byron McKle on (08) 9323 6436 or via email at byron.mckle@mainroads.wa.gov.au.

Yours faithfully

Justin McKirdy

Statutory Planning Manager

Section 57 Amendment (Minor) Form 57

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Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission	Submission 8	
Locked Bag 2506 PERTH WA 6001	RLS/0732	
First Name Catherine & Surna Surna	ame Huraszlu	
Address 11 Ashrin Due, Henry Broo	K	
Contact phone number . 0463 223 539 Email a	address . Camurebigpond . Com	
Submission (Please attach additional pages if required. It is preferred that	any additional information be loose rather than bound)	
As landowners, we write to provide our support to the propos		
1329/57 - Henley Brook Urban Precinct. The amendment prov	***************************************	
holding as the current rural zoning is inconsistent and incomp	patible with the surrounding residential areas.	
The minor amendment is consistent with the Perth and Peel 3	.5m planning framework and the sub-regional	
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To be signed by person(s) making the submission
Signature

Section 57 Amendment (Minor) Form 57

Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001	Submission 84
First Name SUE SI Address C/- P-0 Box 103 TNO K	urname ROSE Cocks Postcode 6037
Contact phone number 0410 272 365 Em	wildlifecare was orger
Submission (Please attach additional pages if required. It is preferred	d that any additional information be loose rather than bound)
This submission is port of Wildlife Care WA In	resented on behalf ic (see attached letter)
	an.a

(Submission continued. Please attach additional pages if required)
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To be sidiled by belsonis making the submission
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Signature Date Jan 19th 2018.
V. A. Calverianiana MUCT ha received by the adverticed clocing data haing close of
Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 19 January 2018. Late submissions will NOT be considered.

Contacts: Telephone - (08) 6551 9000 Fax - (08) 6551 9001 Email - mrs@planning.wa.gov.au; Website - http://www.dplh.wa.gov.au



Wildlife Care WA Tric PO Box 103 Two Rocks WA 6037 Ph = 08 9652 1027 Mb = 0407 981 290 ABIN = 32 514 531 187

SECTION 57 AMENDMENT (MINOR) SUBMISSION

Metropolitan Region Scheme Amendment 1329/57 Henley Brook Urban Precinct

This submission is prepared on behalf of Wildlife Care WA Inc.

We request that this and any further development approval requires staging that will minimise the impact on wildlife residing/frequenting the proposed development and the wider area and prevent the need for expensive and time-consuming intervention by developers, agencies and volunteer wildlife groups.

Over the last 7 years our volunteers have spent hundreds and hundreds of hours addressing issues caused by the way the developments around Brabham have impacted on wildlife. This is particularly the case for large animals such as the Western Grey Kangaroo's who have lived in this area for generation after generation and now have no way of escaping the developments due to the lack of natural corridors of retained, permanent or undeveloped land. Animals are trying to escape the developments and machinery and are now coming into conflict with humans and vehicles resulting in both sudden (vehicle impact) and slow deaths as a result of stress.

Our volunteer's involvement has been in assisting in the relocation of animals, offering advice and bringing animals into care that are orphaned or separated from their parents as a result of the impacts of developments. This is a very expensive (food and medical costs), time-consuming and causing undue fear, stress and suffering to the animals.

We understand the importance of this development but believe, from our experience, some of the foreseeable impacts could be minimised or reduced for both the animals and the wider community. As an example, if developments were done in stages that gave wildlife the opportunity to move into adjoining bush or bush forever sites before fencing was erected. This would then minimise land locking animals or "pushing" them into residential areas or onto main roads.

We request that consideration be given to making it a requirement that a Fauna Assessment is conducted immediately prior to development/clearing commencing including recording/reporting the number and condition animals in the immediate area. This needs to be done on regular basis throughout the development.

We also request that all developers must work in partnership with a local wildlife group (endorsed by Department of Biodiversity, Conservation and Attraction) to provide advice on intervention strategies and support any animals needing care. Developers should also be strongly encouraged to provide funding for the support of ongoing care and other required intervention strategies, including relocation. This will prevent delays and further negative impact on fauna by having to negotiate on a case by case.

Our representatives would welcome the opportunity to discuss this further and provide additional information. Our main contact in the area is our Deputy Chairperson, Lyn Manuel, who can be contacted on 0417 982 437

Sue Rose

Chairperson

Wildlife Care WA

Chairperson@wildlifecarewa.org.au

19 January 2018

Section 57 Amendment (Minor) Form 57

Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission	Submission 85
Locked Bag 2506 PERTH WA 6001	RLS/0732
(PLEASE PRINT CLEARLY)	<i>Isouris</i>
Address 315 HENLEY ST HENLEY BRO	1.11.00
Contact phone number 0.4.0.79036.12 Email add	lress tristanbei amsn. Com
Submission (Please attach additional pages if required. It is preferred that any	
As landowners, we write to provide our support to the proposed	
1329/57 - Henrey President Precinct. The amendment provide	es certaint; (a. me future use of our land
holding as the current rural zoning is inconsistent compati	ble with the surrounding residential areas.
The minor amendment is consistent with the Perth and Peel 3.5r	
planning framework and we understand there are no environmen	ntal or heritage constrainted prohibit
rezoni.g.	
·····/	
Very rude that the submis	sion torm was
already tilled out by your	
we totally disagree with t	he rezoning
We have been here for 25	years and certainly
had no plans to change th	e way we live
Scheme Water Was Supposed	, , ,
year 2000 . That never happe	
Stated that the land would r	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
you had to protect the wate	
how things of importance ch	ange to Suit the
government departments	1.'S an absolute Sham.
government departments. In If I wanted to live surbubi have purchased a small house	a Style, I would
have purchased a Small house	with a Small block
23 years ago.	

(Submission continued, Please attach additional pages if required)	
Rural lifestyle is a choice by landowners. If	
posole are facturate enough to be able to have this	
illact la la la langer Suburb then IT Divuiding lines	
Tight to continue I but lopers are nothing but with the	
and are destrounce Purcuthing they Touche he	(
a big I I'll Halor droin With exceptionally was seen	
ald augustices to look at pursucial the drain has water to	1
it pre-under of the wear and was tilled with your	
Developers came along. Built Morgan Fields. Our	5
Water drain has had no water in it since even in winter	
He had to pay thousands of dollars to have our dead	
gumtrees taken down and removed as they were	÷
developers take responsibility Con this? of course not.	
developers take responsibility early shove it where the sun	
So, we as landowners, say shove it where the sun does not shine.	
· vice is the transfer of the control of the contro	
You should be aware that:	
 The WAPC is subject to the Freedom of Information Act 1992 and as such, submissions made to the WAPC may be subject to applications for access under the act. 	
 In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties. 	
To be signed by person(s) making the submission	
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Signature	
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Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 19 January 2018. Late submissions will NOT be considered.	
Maninga Island 4.	

Section 57 Amendment (Minor) Form 57

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Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission	Submission 86
Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name JEANETIE GEL SUM	name GIGLIETTA
Address 316 HENLEY STREET HE	WET Brokpostcode 6055
Contact phone number 0412 911342 Email	address gig 1@ blg pend · Co
Submission (Please attach additional pages if required. It is preferred the	at any additional information be loose rather than bound)
As landowners, we write to provide our support to the propo	
1329/57 - Henley Brook Urban Precinct. The amendment pr	ovides certainty for the future use of our land
holding as the current rural zoning is inconsistent and incon	npatible with the surrounding residential areas.
The minor amendment is consistent with the Perth and Peel	13.5m planning framework and the sub-regional
planning framework and we understand there are no environ	nmental or heritage constraints to prohibit
rezoning.	
	A CONTRACTOR OF THE PROPERTY O

turn over to complete your submission

(Submission continued, Please attach additional pages if required)
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
You should be aware that:
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To be signed by person(s) making the submission
Signature J Cuzlulti Date 3-1-18
Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 19 January 2018. Late submissions will NOT be considered.

Section 57 Amendment (Minor)

Form 57

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Metropolitan Region Scheme Amendment 1329/57

17 JAN 2018 Scanned Attachments Scan QA Doc No....

Department of Planning, Lands and Heritage Received

File No...

Henley Brook Urban Precinct

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

Submission 87

First Name WILLIAM Surname POWELL
Address 78 BROOKLANDS DR HENLEY BROWPOSTCODE 6055
Contact phone number 0403020187 Email address deanp @ linet net an
Submission (Please attach additions pages if required, it is preferred that any additional information be loose rather than bound)
I appose the Amendment if it means planning for
future development is going to proceed in a manner similar to test which has already taken place in
the vicinity.
I have observed the homeing development to the
north and south of the area of the proposed amendment and consider these developments to
be detrimental on community and environmental
grounds. Regarding community, the high density of
dwellings, with narrow streets, no space for gardens or
play areas, has the appearance of some city skins.
play areas, has the agreement of some city shims.
as shops commenty hall, directer sporting tielde,
etc all of which beild a cense of community.
Regarding environment, while there are some parks.
there do not make up for the home yard space. (I doubt that parent would be withing to let their
children go to play in these parks on their own.)
Also in terms of the "greening" of the suburb, the
doubt test parent would be withing to let their children go to play in term parks on their own) Also in terms of the "greening of the suburb, the dostr button of treer and large scrubs around the
turn over to complete your submission

(Submission continued. Please attach additional pages if required)
suburb would be much more beneficial in terms
of the cooling effect, as well as the aesthetic effect.
Maving such large areas of just housing and
road has a double negative effect on the environment.
the lack of shade make the area hotter and therefore
force people to be more reliant on air-conditioning,
the power for which produces more co, but
there is already a lack of trees to absorbe the Coz
It agreams to me that MRPA a the Cocal authority
are faiting to give adequate consideration to
long-term in part of such developments, surely
Array clausers are trained to be were
town planners are found to be more
creative when planning new housing areas?
Surely MRPA / local author ties have a responsibility to ensure the health of a community takes proofly over just packing in as many dwelling,
to ensure the health of a community testes
prosty over just packing in as many swelling,
on positible?
Minning the second of the second seco
mineralistation manuscriptor in the leading of the
Transaction to the control of the co
ou should be aware that:
The WAPC is subject to the Freedom of Information Act 1992 and as such, submissions made to the WAPC may be
The WARC is soulect to the measure of mioritation Act 1992 and as such, southestons made to the WAPC may to

- subject to applications for access under the act
- . In the course of the WAPC assessing submissions, or making its report on these submissions, copies of you submission or the substance of that submission, may be disclosed to third parties.

To be signed by person(s) making the submission

15.1.18 Signature ...

> Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 19 January 2018. Late submissions will NOT be considered.

Department of Planning, Lands and Heritage Received

Planning and Development Act 2005

Section 57 Amendment (Min em)ned Form 57

Attachments A 95

18 JAN 2018 A 9550455

Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary Western Australian Planning Commission	Submission 88
Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name Tselle Viljoe Surna	ame Viljoen
Address 315 Park Street Brabham	Postcode 6055
Contact phone number .0450.033.517 Email a	address
Submission (Please attach additional pages if required. It is preferred that	t any additional information be loose rather than bound)
Whilst there are several reasons to	object to the scheme
amendment, there are two mais re	easons we believe are of
assolute importance. These will be di	
We would like to point out that the	
grandment has been severely curta	
delivery to affected people and bed	
to prevent objections. We have able	mpted to discuss this further,
but as it is a haliday period, non	
wished to speak to were available.	
Gnangara Mound	
The proposed amendment would great	
water filtering naturally into the m	and As the mound is already
depleting Cby accounts we have read)	
to see occuring. Water supply to Elle	
population and additional housing in the	is given up- ld create a
greater burden on this resource.	
Having watched the development of	
of what further devalogarement, would a	do to the ground trees, which
serve to hold and filter the water in	ould be removed and increased

most into drains would be polluted. Added people increase this

(Submission continued	. Please attach	additional pa	ges if required
-----------------------	-----------------	---------------	-----------------

burden absolutely And the current development has limited thes.
We know that we had to fight to keep the loan remaining tree on
our property
~ <u>~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~</u>
Ceckatoes
Many of the Whote tailed and red tailed cockatuos have found a
home in the trees across the road. We are very proud of
being able to tell people that they are there. Their rancons
Squabbles in the break in our neighbours gardens bring to our attention
that we are lucky enough to be able to see both verreties of
cockatuos on a daily basis, especially knowing that they are threatened.
Our neighbours, who live on the affected lands are actively planting.
to keep cockatoos them.
,

You should be aware that:

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

To be signed by person(s) making the submission

Signature	4/a.	A	Date /5.0/. 18
Signaturo	/		240 111111111111111111111111111111111111

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 19 January 2018. Late submissions will NOT be considered.

Section 57 Amendment (Minor) Form 57

File No...

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La	inds and Heritage
	Received
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Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

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

CIII	him	ice	sion	20
DU				02

RLS/0732

First Name Michael Surname Browning
First Name Michael Surname Browning (PLEASE PRINT CLEARLY) Address 315 Park Street Brabham Postcode 6055
Contact phone number .045 0221651 Email address
Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)
Development
We are sware that development across the read from our
home will greatly attact the comider left for Kangaroos and
other wildlife and are homfied that Western Australia believes.
this is a good idea. Having monetored with interest new developments.
in other states, which include arms of natural regetation in between
packets of homes, to allow continued passage of inidite and also
that no cleaning of trees is permitted, unless absolutely required
for a house, to aid in reducing the impact of heat on the
area. The current development ideas are extremely
environment ally unfriendly
We have no wish to lose our neighbours, who here no wish to
nove, but fear they will be bullied into this by developers,
hining watched their friends in the over suffer this.
Cirrently our neighbours contribute to preserving the area
by providing mature trees for nesting and bees for pollination
of the local flora.
D at -1 -11 - 5 to 46 CH H > -
Despite your closure date, we are going to the follow this up
and actively discourage this downdownt from occuring.

(Submission continued. Please attach additional pages if required)	
Yours Sincerely	
Iselle Viljoers and Michael Browning.	
Facility of the state of the st	
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You should be aware that:	
 The WAPC is subject to the Freedom of Information Act 1992 and as such, submissions made to the WAPC may be subject to applications for access under the act. 	е
 In the course of the WAPC assessing submissions, or making its report on these submissions, copies of you 	ır
submission or the substance of that submission, may be disclosed to third parties.	41
To be signed by person(s) making the submission	
Signature Mal Sammer Date 15/01/18	
	25
Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on <u>19 January 2018</u> . Late submissions will NOT be considered.	

Section 57 Amendment (Minor) Form 57

Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

Department of Planning, Lands and Heritage Received

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RUS/0732

To: Secretary Western Australian Planning Commission	Submission 90
Locked Bag 2506 PERTH WA 6001	RLS/0732
First Name RON	Surname COLE
Address 136 PARK STREET, He	PNLETBROOK Postcode 6055
Contact phone number 641993/064 E	mail address ron hue coat con
Submission (Please attach additional pages if required. It is prefer	rred that any additional information be loose rather than bound)
As landowners, we write to provide our support to the p	proposed Metropolitan Region Scheme Amendment
1329/57 - Henley Brook Urban Precinct. The amendmen	nt provides certainty for the future use of our land
holding as the current rural zoning is inconsistent and ir	ncompatible with the surrounding residential areas.
The minor amendment is consistent with the Perth and I planning framework and we understand there are no en	***************************************
rezoning.	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	

turn over to complete y	your submission

You should be aware that: The WAPC is subject to the Freedom of Information Act 1992 and as such, submissions made to the WAPC may be subject to applications for access under the act. In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties. To be signed by person(s) making the submission.	(Submission continued. Please attach additional pages if required)
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15-1-2019	. In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your
Signature Date	To be signed by person(s) making the submission Signature Date 15-1-20/8

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 19 January 2018. Late submissions will NOT be considered.



Department of Biodiversity, Conservation and Attractions

Submission 91



Your ref: 833-2-21-123 Pt1 (RLS/0720)

Our ref:

2017/6072

Enquiries:

Gabrielle Shepherd

Phone:

9278 0910

Email:

gabrielle.shepherd@dbca.wa.gov.au

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

Attention: Andrew Thomas

Dear Ms Blenkinsop

METROPOLITAN REGION SCHEME AMENDMENT - 1329/57 (MINOR AMENDMENT) - HENLEY BROOK URBAN PRECINCT.

Thank you for providing the Department of Biodiversity, Conservation and Attractions (the department) with the opportunity to comment on the above mentioned Metropolitan Region Scheme (MRS) amendment.

The department notes that the amendment is to rezone land from the Rural zone to the Urban zone to facilitate further planning for the future development of the area for residential and related purposes. It is understood that the proposed amendment was circulated for preliminary comment in February 2016, and that the department's Swan Region provided comments, a copy of which is attached for your information. This advice remains current.

In addition to these comments, officers from the department's Rivers and Estuaries Division have now also assessed the proposed amendment and while there is no objection, there are concerns regarding the management of the watercourse that runs through the site and flows into the Swan River. It is recommended that the watercourse and at least 30m of foreshore be reserved for parks and recreation purposes.

The Amendment Report refers to a District Water Management Strategy (DWMS) which has been assessed by the Department of Water and Environmental Regulation as being satisfactory to support the initiation and advertising of the amendment, but will be required to be approved prior to the WAPC's consideration of a final recommendation on the amendment. It should be noted that the DWMS has not been assessed by the department to determine potential impacts from stormwater runoff on the water quality of the river.

If the opportunity remains to comment on the DWMS, it would be appreciated if a copy could be sent to the department at rivers.planning@dbca.wa.gov.au.

If you have any queries regarding this matter, please contact the above officer. In all correspondence please quote the above reference number.

Yours sincerely

Glen McLeod-Thorpe

Manager, Statutory Assessments

02 February 2018

Att. Swan Region's preliminary comments, 25 February 2016



Your ref: 809/02/21/0039

Our ref:

38964

Enquiries: Michael Roberts

9303 7755

Fmail:

michael.roberts@dpaw.wa.gov.au

The Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6000

Attention: Anthony Muscara

REQUEST FOR PRELIMINERY COMMENT - PROPOSED MRS AMENDMENT - HENLEY BROOK PRECINCT

I refer to your correspondence of 4 February 2016 regarding the above proposed Metropolitan Region Scheme (MRS) amendment to the Department of Parks and Wildlife for comments. The department provides the following comments:

Flora and Vegetation

The Environmental Assessment and Justification Report prepared by Emerge (2015) identified that the majority of the site is parkland cleared with the predominate vegetation being either planted endemic or non-endemic species. It is noted that the survey conducted by Emerge was a reconnaissance level survey which generally involved vehicle based inspections of the various private property lots from the roadside. Although this level of survey is sufficient to gain an understanding of the broad flora and vegetation characteristics of the site, a more intensive survey would be required during the preparation of a Structure Plan to adequately identify the presence or absence of Threatened Flora or Ecological Communities within lots which contain native vegetation e.g. Lots 63 and 64.

The department supports the recommendation outlined in the Emerge (2015) report to retain existing vegetation and trees wherever possible within public open space or road reserves.

Terrestrial Fauna

As detailed in Environmental Assessment and Justification Report prepared by Emerge (2015), there is a possibility that some of the planted tree species and remnant native vegetation within the subject site could be considered potential foraging, breeding or roosting habitat for Carnaby's cockatoo, which are classified as Endangered under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and the red-tailed black cockatoo (vulnerable). The department understands that the environmental consultants did not undertake a targeted cockatoo habitat tree assessment of the amendment area to identify the locations of potential habitat trees. As such it is recommended that a habitat tree assessment is undertaken at Structure Plan stage to identify cockatoo habitat values within the amendment area.

If it is likely that the proposed development may result in one or more of the following;

- clearing of any known nesting tree,
- clearing of any part or degradation of breeding habitat,
- clearing of more than 1 hectare of quality foraging habitat, or
- clearing or degradation (including pruning the top canopy) of a known roosting site,

then the proponent should refer the proposal to the Commonwealth for assessment under the EPBC Act as it is likely to significantly impact upon a matter of national environmental significance.

The "Environment Protection and Biodiversity Conservation Act 1999 draft referral guidelines for three threatened black cockatoo species: Carnaby's cockatoo (endangered) Calyptohynchus latirostris, Baudin's cockatoo (vulnerable) Calyptohynchus baudinii, forest red-tailed black cockatoo (vulnerable) Calyptorhynchus banksii naso" (Commonwealth of Australia 2011) will provide further information on this requirement.

Thank you for the opportunity to comment on this MRS Amendment. Please contact Michael Roberts at Parks and Wildlife's Swan Coastal District on 9303 7755 or by email at michael.roberts@DPaW.wa.gov.au if you have any queries regarding this advice.

Yours faithfully

Stefan de Haan

REGIONAL MANAGER

Stefan de Klaan

Swan Region

25 February 2016





FILE NUMBER:

2017/6072

APPLICATION:

Scheme Amendment (minor) Henley Brook Urban Precinct

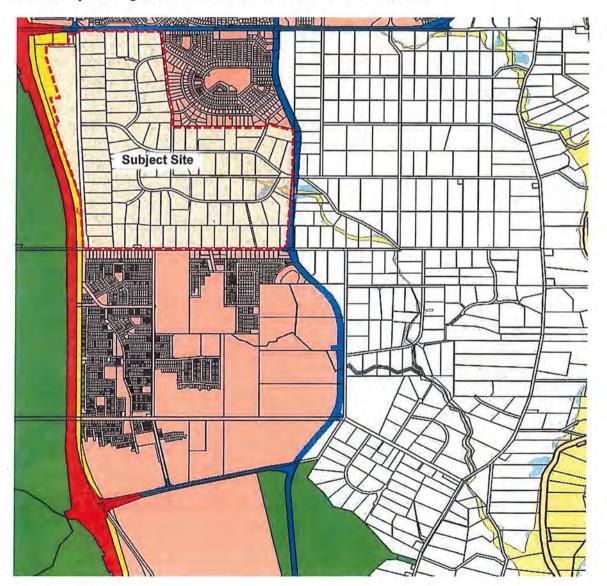
DATE:

3 January 2017

DBCA has received a referral from the WAPC for a minor amendment to rezone approximately 262ha from the Rural zone to the Urban zone in the Metropolitan Region Scheme (MRS). The amendment will facilitate further planning to enable the future development of the subject land for residential and related purposes.

The subject land abuts Urban zoned land to the north, east and south, has been largely cleared of vegetation and is primarily large lot rural residential living.

It appears that there are a number of water courses running through the land, one of which is affected by flooding and flows into the Swan River as shown below.



FILE NOTE

While the Rivers and Estuaries Division did not receive the proposed amendment to comment on, the Swan Region did and advised the WAPC of the following:

- A more intensive flora survey would be required for the preparation of the Structure Plan
 to adequately identify the presence of Threatened Flora or Ecological Communities within
 lots containing native vegetation. Retaining existing native vegetation within public open
 space or road reserves where possible was supported.
- A habitat tree assessment to be undertaken during the Structure Plan stage to identify cockatoo habitat values within the area.
- The proposal should be referred to the Commonwealth for assessment under the EPBC Act as it is likely to significantly impact upon a matter of environmental significance.

The Amendment Report prepared by the WAPC considered that the amendment contributes to the implementation of the draft *North-East Sub-Regional Planning Framework* (WAPC 2015) and its initiation is consistent with the identified urban staging timeframes.

The report noted that DWER advised that the District Water Management Strategy submitted with the proposed amendment was satisfactory to support the initiation and advertising of the amendment, and that the DWMS would require approval prior to the WAPC's consideration of a final recommendation on the amendment.

It appears the DWMS was not referred to the department for comment, and has not been able to be accessed for this referral.

The concern from this division is how the waterway that runs from the site to the Swan is intended to be managed when development at the site starts. It is considered that including the waterway and foreshore in the Parks and Recreation reserve will at least identify it's significance and potential to impact on the water quality of the river.

It is recommended that the WAPC be advised of this concern and that the watercourse be reserved for parks and recreation purposes.

Name: Gabrielle Shepherd

Signature:

2.2.18

I concur.

Glen McLeod-Thorpe

Manager, Statutory Assessments

Submission 92

WAPC Ref:

MRS Amendment 1329/57_833-2-21-123 (RLS/720)

Enquiries:

Leon Van der Linde

Phone:

9267 9279

F-mail:

leon,vanderlinde@swan.wa.gov.au

19 February 2018

The Secretary Western Australian Planning Commission Locked Bag 2506 Perth WA 6000

mrs@planning.wa.gov.au

Attention - Ms Marija Bubanic

Dear Ms Bubanic,

S'AOD'EM' " " " MMM

RE: Metropolitan Region Scheme Amendment 1329/57 (Minor Amendment) - Henley Brook Urban Precinct

Thank you for the extension of time allowing the City to provide comments on proposed Metropolitan Region Scheme Amendment 1329/57 Amendment) - Henley Brook Urban Precinct. In response to the public advertising of MRS Amendment 1329/57 the City would like to provide this letter as its formal submission.

At the City's Ordinary Council meeting on 14 February 2018, Council resolved to provide the following resolution:

- Advise the West Australian Planning Commission (WAPC) that it supports the Metropolitan Region Scheme Amendment (1329/57) proposal to include the Henley Brook Urban Precinct in the "Urban" zone under the Metropolitan Region Scheme (MRS).
- Support the rezoning of the land under the City's Local Planning Scheme No.17 concurrent with any MRS amendment as provided by Section 126(3) of the Planning and Development Act 2005.
- Advise the Western Australian Planning Commission that it does not support the formal lodgement of any subsequent structure plan for the lands prior to the finalisation of the MRS/LPS amendment process for the following reason:
 - (i) The area comprises numerous individual land parcels and it will require time for the City to make adequate arrangements with the proponents, which may likely be a Development Contribution Plan,



for effective and equitable provision of the shared infrastructure that will be required for the orderly and comprehensive development of the land.

If you have any further queries regarding this matter, please contact Leon Van der Linde, Manager Strategic Planning on 9267 9279.

Yours faithfully

Kylie Cugyhi

Acting Executive Manager Planning and Development

Late Submissions

Section 57 Amendment (Minor) Form 57

Submission

Metropolitan Region Scheme Amendment 1329/57

Henley Brook Urban Precinct

To: Secretary	Late S	Submission
Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001		
PERTH WA 6001		RLS/0732
First Name Andrew & Julie Surname A	islett	
Address 21 Asturian Drive Henry But	Rostcode 6	055
Contact phone number 0407199980 Email address		***************************************
Submission (Please attach additional pages if required. It is preferred that any additional	al information be loose rat	ther than bound)
As landowners, we write to provide our support to the proposed Metrop	oolitan Region Scho	eme Amendment
1329/57 - Henley Brook Urban Precinct. The amendment provides certa	ainty for the future	use of our land
holding as the current rural zoning is inconsistent and incompatible with	the surrounding re	esidential areas.
The minor amendment is consistent with the Perth and Peel 3.5m plann	ning framework and	the sub-regional
planning framework and we understand there are no environmental or h	neritage constraints	s to prohibit
rezoning.		
We have had our property	for a	round
19 years Asturian Drive used	to be	Andrea
Due the street was a cuttega	is we h	ad
no trafic except for the 4 pu	operties.	JÀ
on street Now it is very b	ousy fro	m, all
the Trafic from Morgan field	ols S El	lebrook.
We fully support the New	Henley	Brook
Urban precinct Submission		
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ou should be aware that:
The WAPC is subject to the Freedom of Information Act 1992 and as such, submissions made to the WAPC may be
subject to applications for access under the act.
In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
To be signed by person(s) making the submission
Signature 2 0 1 19-1-2018
Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 19 January 2018. Late submissions will NOT be considered.
Contacts: Telephone - (08) 6551 9000 Fax - (08) 6551 9001 Email - mrs@planning.wa.gov.au; Website - http://www.dplh.wa.gov.au
JOHNBOUS. TEICHMOND (50) 500.

Section 57 Amendment (Minor)

Form 57

Department of Planning,

Lands and Heritage

Received Submission 0.7 FEB 2018 Metropolitan Region Scheme Amendment 1329797 Scan QA Henley Brook Urban Precinct Doc No File No..... OFFICE USE ONLY Late Submission To: Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001 RLS/0732 Surname VINCLULLO Email address VCCVIn @ hotmail, com Contact phone number 041 222 3518 Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

(Submission continued. Please attach additional pages if required)
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You should be aware that:
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In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
To be signed by person(s) making the submission
Signature of Confidents Date 5 2 18

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 19 January 2018. Late submissions will NOT be considered.