



May 2023

Metropolitan Region Scheme Amendment **1396/57** (Minor Amendment)



Rationalisation of Rosehill Estate

Report on Submissions
Submissions

City of Swan

**Metropolitan Region Scheme
Amendment 1396/57
(Minor Amendment)**

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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 1396/57

Rationalisation of Rosehill Estate

Report on Submissions

1 Introduction

At its March 2022 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 (P&D Act)*.

The principal differences between the minor and the major MRS amendment processes are that the former includes a 60 day advertising period while the period for the latter is 90 days, the former is not required to be placed before Parliament (for 12 sitting days) while the latter is and there is no requirement for submitters to be offered hearings for minor amendments.

2 The proposed amendment

Purpose

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

The purpose of the amendment is to rezone approximately 6.02 ha in South Guildford from the Rural zone and Parks and Recreation reserve to the Urban zone in the MRS and 1.3 ha from the Rural zone to the Parks and Recreation reserve, as shown on the *Amendment Figure – Proposal 1*.

Land Exchange: The amendment forms part of a land exchange and approximately 1.3 ha is to be rezoned from the Rural zone to the Parks and Recreation reserve for conservation purposes. In exchange, approximately 2.27 ha is to be rezoned from the Parks and Recreation reserve to the Urban zone for Public Open Space (POS) / drainage and residential development, following a local scheme amendment, local structure planning and subdivision approval.

3 Environmental Protection Authority advice

On 20 April 2022, the Environmental Protection Authority (EPA) considered that the proposed amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) and provided the following advice and recommendations.

Terrestrial Fauna: Vegetation within the amendment area is regrowth or planted. A patch of riparian vegetation occurs over the drainage line within the floodplain fringe, which is to be retained as POS. The proponents Environmental Assessment Report Addendum identified two Eucalypt trees that could provide breeding habitat to Black Cockatoos. Both trees are included in the approved *Rosehill Waters Structure Plan*. Therefore, no additional fauna habitat trees are to be removed. Noting the likely presence of Black Cockatoos in the locality of the amendment area, the EPA recommends:

- Potential fauna habitat trees within the proposed subdivision area are retained as part of future development.
- The existing Fauna Management Plan includes the portion of the proposed amendment area outside the current structure plan boundary.

Inland Waters: The amendment is partly within a mapped 'Multiple Use' wetland and the 1 in 100-year Floodplain Development Control Area (DCA). The Swan River Trust DCA partially overlaps the site. The existing District Water Management Strategy and Local Water Management Strategy (LWMS) includes a portion of the amendment area. A LWMS addendum has been prepared for the balance of the amendment area and contains measures to manage potential impacts to the Helena River and floodplain. The EPA recommends the LWMS addendum be endorsed by the Department of Water and Environmental Regulation (DWER).

A preliminary Foreshore Management Plan has been prepared which proposes a 11.7 ha foreshore reserve for the area between the Helena River and the Rosehill Estate. The EPA recommends that Department of Biodiversity, Conservation and Attractions (DBCA) is consulted on the final Foreshore Management Plan and Swan River Trust DCA.

Social Surroundings: Portions of three registered Aboriginal Heritage sites are mapped over part of the amendment area.

- Bridge Camps (Site 3608) - Camp.
- Bennett Brook Camp Area (Site 3840) - Camp area (ceremonial, mythological, skeletal material/burial, manmade structure, fish trap, artefact scatter, historical).
- Helena River (Site 3758) - Ceremonial, mythological, repository/cache.

In 2014, the former Department of Aboriginal Affairs provided advice regarding potential impacts to Aboriginal heritage values within the structure plan area. The proposed amendment extends beyond the current structure plan boundary, the EPA recommends the proponent consider any obligations under the *Aboriginal Heritage Act 1972* (AHA). The EPA recommends a subsequent Local Planning Scheme amendment be undertaken for consideration under section 48A of the EP Act.

The EPA concluded that the amendment can be managed to meet the EPA's environmental objectives through existing planning controls. The EPA recommends its advice is implemented to mitigate potential impacts to the above environmental factors.

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

4 Call for submissions

The amendment was advertised for public submissions from 17 June 2022 to 19 August 2022.

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

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

During the public inspection period, notice of the amendment was published in *The West Australian* and relevant local newspapers circulating in the locality of the amendment.

5 Submissions

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

111 submissions were of support, 45 were of objection and eight were of general comments, non-objection or no comment.

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

6 Main issues raised in submissions

6.1 Supporting Submissions

The following comments of support were received from 111 submitters being nearby residents and proponent/developer, and are summarised as follows:

- Creating a hospitality hub, slowing traffic speeds and increasing trees will create better community and place to live.
- The isn't much in the estate so a morning coffee or beer would be great. It will provide a new local dining option.
- It will be great to have extra trees in the areas. More trees should be planted on West Parade and better maintained.
- It will assist with local employment and provide nearby eating facilities.
- It provides a good blend of history and regeneration which will enhance the liveability of the locality.
- It will create family friendly areas, POS and convenience for health and fitness opportunities.
- It will provide extra play space for kids and showcase the beautiful riverbank area.
- It will increase the value of the properties.
- The land exchange will help deliver a great place for families to enjoy for many years in close proximity to the city.
- It will create a great place for locals and visitors to come to and provide short-term accommodation.
- Currently, residents need to cross into Guildford to access cafes, pubs, restaurants etc.
- It will protect existing land that is home to wildlife.

WAPC Response: *The submissions of support have been noted.*

6.2 Objecting Submissions

The following comments of objection were received from 45 submitters being the City of Swan, DBCA, Perth Airport, nearby residents/community groups, and are summarised as follows:

a) **City of Swan**

- On 3 August 2022 the City of Swan (Motion 4.1) voted against the amendment.

WAPC Response: The process to amend the MRS is subject to advice being obtained from the affected local government, State Government agencies and the general public. The WAPC notes the advice of the City of Swan, however the finalisation of the amendment will provide an opportunity to rationalise the Urban zone and Parks and Recreation reservation relating to the Rosehill estate taking in consideration the updated Perth Airport Australian Noise Exposure Forecast (ANEF) contours and a more uniform Helena River foreshore area and associated management arrangements.

- Amendment 194 to the City of Swan Local Planning Scheme (LPS) 17 was refused by the City of Swan.

WAPC Response: The MRS is not bound by a LPS and should this amendment be finalised the City of Swan will need to amend the area being zoned Urban to an appropriate zone in their LPS. The existing Rosehill Waters Structure Plan will also require modification to be consistent with the MRS (and LPS) in order to formalise land use and development outcomes. These amendments are subject to separate planning and consultation processes. The Parks and Recreation component would automatically be reflected in the City of Swan LPS.

The matters raised above are not considered to warrant the amendment not proceeding and accordingly the submissions are dismissed.

b) **Inequitable Land Swap**

- What advantage is the land swap which is unfair and will be subsidised by the public.

WAPC Response: The purpose of the land exchange is to rationalise the Helena River foreshore reserve based on a site analysis as follows:

- *Create a more regular and contiguous foreshore alignment rather than the current variable and angular alignment. This is beneficial from an access, public/private delineation, environmental management and maintenance perspective.*
- *Create a more regular development boundary and a more logical and functional subdivision design and eventual configuration.*
- *Respond to the 1:100-year flood level as it relates to a tributary of the Helena River and allow the comprehensive design and maintenance of the tributary outside of the Parks and Recreation reserve.*

- *The design and drainage management for the majority of the tributary will rest with a single stakeholder i.e. the developer initially and ultimately the City of Swan etc rather than separate management responsibilities.*
- *Rationalising the drainage and landscape design for the proposed Urban interface between flood levels will have environmental management benefits.*
- *The land to be developed with residential lots is smaller (8,000 m²) than the land which will be transferred to Parks and Recreation (1.3 ha) or that will be used for POS and drainage purposes (1.5 ha). The combined Parks and Recreation and POS/drainage area comprises 2.8 ha.*

The proponent has prepared a draft Foreshore Management Plan and draft Landscape Management Plan to demonstrate the intended landscape outcome for the foreshore reserve adjacent to the subject land. These areas are proposed to be upgraded and managed (including the installation of landscaping, pathways and removal of weeds) by the developer for the agreed management period and then transferred to the relevant agency.

- *The quality/value of land being transferred to Parks and Recreation is not equivalent to the Urban land.*

WAPC Response: The original land exchange proposal involved a smaller area to be rezoned to Urban. However, following consultation with the DWER a larger area of land was included in the Urban zone. The intent of this was to ensure an area of vegetation and Helena River tributary which was partly located in the Parks and Recreation reserve and Rural zone would be entirely located within the Urban zone so that it can be managed in conjunction with adjoining land. This area is intended for drainage/open space purposes and not for residential development.

The WAPC notes that although the land areas involved in the exchange are not equivalent, the boundaries are based on a site-specific response to the environmental management of the foreshore, vegetation and POS/drainage areas. It is noted that a Urban zone can accommodate a range of non-residential uses such as drainage and POS which will be accessible to the public.

Whilst 8,000 m² is proposed for residential development (which will accommodate approximately 13 residential lots), 2.8 ha is proposed to be managed and transferred back for drainage and POS. The proposal will benefit the environment and community in relation to overall land area provided for POS, improved access and useability of that land by the community.

The area which is proposed to be added to the foreshore reserve has been historically cleared, as was the case with most of the foreshore in this area. The portion of the land swap area proposed for Urban development is also largely degraded, aside from planted vegetation within the location of the living stream (revegetation planting of native species). Planted trees are also present at the eastern end.

Overall, the land exchange is considered to be a sensible approach to foreshore delineation and achieving the best possible interface between development at Rosehill Waters and the Helena River (with its associated tributary).

- The area was proposed for inclusion in the System 6 series of studies as important for 'pathway systems', 'riverine linear parks' and 'conservation buffer zones'. The proposal ignores these prior planning actions that resulted in land being zoned Parks and Recreation.

WAPC Response: The EPA Redbook Recommended Conservation Reserves 1976-1991 (i.e. System 6) mapping shown on the Landgate Shared Land Information Platform identifies the recommend conservation reserves around the Helena River alignment. The proposed amendment does not intrude within this 100 m wide corridor.

Bush Forever, which postdates the System 6 Recommended Conservation Reserve mapping, is the primary mechanism for implementing the Government's commitment to conserve regionally significant bushland in Perth. It replaces the System 6 recommendations for the Swan Coastal Plain portion of the Perth Metropolitan Region. The proposed amendment does not intersect any Bush Forever Sites.

The matters raised above are not considered to warrant the amendment not proceeding and accordingly the submissions are dismissed.

c) Environmental & Water Quality Impacts

- There will be water quality impacts on the Helena River and associated Swan River Trust DCA.

WAPC Response: District and Local Water Management Strategies have been approved for the wider Rosehill Estate. The LWMS ensures that pre-development hydrological flows are maintained through integration of the existing (man-made) drainage corridors within 'living streams' and the infiltration of runoff close to source. Further consideration of water management matters will occur as planning progresses over the site.

Rosehill Waters has implemented water sensitive urban design with respect to its stormwater management. Roadside rainwater gardens and water quality treatment areas treat all of the first flush events. The rainwater gardens and water quality treatment areas are designed to filter and remove sediments, nutrients, heavy metals and other pollutants from entering the Helena River. They are vegetated with appropriate nutrient stripping plants and have a filter media to adsorb and filter additional pollutants in the root zone. After the first flush treatment, stormwater overflows into the living stream which is vegetated and provides additional pollutant management. The living stream is considered an improvement on the existing trapezoidal drain which exported untreated stormwater into the Helena River.

Environmental Management Plans have been prepared to specifically address and manage erosion and sediment issues on-site, particularly during construction. Surface water monitoring continues to be undertaken and reported to observe surface water quality of the living stream both at the upper and lower extents of the site/stream. The DCA boundary follows the current boundary between Rosehill Waters and the foreshore reserve and will require modification if this amendment is finalised.

- The proposal will impact on flora and fauna within the living stream and foreshore.

WAPC Response: The proponent advises that the existing revegetation works which have been undertaken within the living stream will be retained and managed as part of the proposed development. The area will be created as POS and accessible to the community. As such fauna habitat values within this area along with those values within the existing foreshore zone will be retained and protected.

The proponent has prepared a Fauna Management Plan which proposes measures to manage and relocate fauna within the site to areas of suitable habitat within the foreshore, existing areas of POS throughout and in proximity to the development (i.e. Bush Forever sites). The implementation of this plan has included relocation of long-necked tortoises, various frog species and Quenda to avoid impacts during construction.

The proposed development also provides for vegetation establishment in POS areas, streetscapes and within the living stream, and upgrading of the existing revegetation area. Therefore, it is envisaged that additional areas of potential fauna habitat will be created.

- The proposal will impact on existing trees.

WAPC response: The proponent has undertaken a detailed tree survey and habitat tree assessment, including visual inspections as part of the flora and fauna surveys with habitat tree locations.

A tree plan provides for those existing trees to be retained, removed, relocated and new trees to be replanted. The proponent seeks to retain as many trees as possible within Stages 6 and 7 (partly within amendment area) of the estate including the Rosehill Lodge precinct.

The EPA advised that the proponents environmental assessment report identified two Eucalypt trees that could provide breeding habitat to Black Cockatoos within the amendment area. Both trees are subject to the approved Rosehill Waters Structure Plan. As such, no additional fauna habitat trees are to be removed as part of the proposed amendment.

One of these trees is located within a road reserve and will be retained within the verge area. The other tree is in a deteriorated state and will need be removed, as previously proposed in the approved Structure Plan. However, in exchange for the removal of this tree, a stand of 5-6 mature trees in the eastern portion of the POS along the creek line is proposed to be retained. This land was proposed for residential development in the approved Structure Plan but has been adjusted accordingly.

- The proposal will impact on revegetated land planted by community.

WAPC Response: The area of land contained within the proposed amendment is largely degraded due to historical land use practices and is largely devoid of native vegetation. The vegetation that has been planted within the 100-year flood fringe is to be retained and is not proposed for clearing. This area will be created as POS and is to be ceded to the Crown.

The proponent also seeks to revegetate the living stream area up-stream of the existing revegetation works to further support the existing revegetated area. Detailed information regarding planting and management will be provided as part of the subsequent landscape design stage.

The matters raised above are not considered to warrant the amendment not proceeding and accordingly the submissions are dismissed.

d) Perth Airport Noise Impacts

- The proposal is affected by aircraft noise from Perth Airport and testing should be done.

WAPC Response: State Planning Policy 5.1 - Land Use Planning in the Vicinity of Perth Airport (SPP 5.1) sets out the WAPC's position regarding subdivision and development of land affected by noise from Perth Airport and references the current Perth Airport ANEF contours.

Land use planning decision makers are reliant on current policy to determine applications and as such the current ANEF contours are the appropriate noise contours to be taken into consideration when making decisions in accordance with SPP 5.1. Number Above aircraft noise measurements are not endorsed by the WAPC or State Government and do not form the basis of WAPC policy positions.

The Perth Airport Master Plan 2020 sets out Perth Airport's development plans for the next 20 years and beyond. The updated ANEF contours were finalised in 2019 and reflected in the latest Perth Airport Masterplan of 2020. The new runway is expected to be operational between 2023 and 2032.

Noise modelling was undertaken for current and future airport operations pre-COVID. The future new runway has been included in the updated ANEF contours based on the airport operating at its ultimate capacity and has been endorsed by Airservices Australia.

It is recommended that Perth Airport liaise with the City of Swan regarding the signage advising that the existing Rosehill estate is within an Aircraft Noise Area. The previous Ministers requirement for such signage has been incorporated into the City's LPS 17 and this is an enforcement matter. Any modifications to the signage or its location should ensure that it is consistent with the direction of the Minister for Planning.

The matters raised above are not considered to warrant the amendment not proceeding and accordingly the submissions are dismissed.

e) Traffic and Transport Impacts

- Existing traffic issues/impacts will be exacerbated and there are public transport issues.

WAPC Response: The proposed amendment and the subsequent development of the site for residential development will be accompanied by consideration of traffic and access issues, modifications and upgrading as appropriate. The upgrades to the road network (e.g. West Parade and to key intersections such as Queens Road / Great Eastern Highway) will be given further consideration in the subsequent Local Planning Scheme amendment and structure planning stages by the City of Swan.

Traffic impact and management matters will need to be addressed in accordance with relevant State and Local Government requirements. This will require consultation with MRWA and the City of Swan and may result in conditions at the subdivision and development approval stages.

There are existing bus routes which currently serve the locality, such as from Midland to High Wycombe and from Midland to Kalamunda. Additional residential development will result in increased population and consequent demand for public transport. The Public Transport Authority will then respond appropriately in terms of service provision.

- There are issues with the Great Eastern Highway / Queens Road intersection.

In 2017, the proponent provided a contribution to the City of Swan to upgrade the Great Eastern Highway / Queens Road intersection in accordance with negotiations between the City, MRWA and the proponent. It is the responsibility of the City of undertake these improvements. However, MRWA has since developed a design that involves line markings and signage which will be implemented by MRWA to improve traffic safety and efficiency at the intersection.

- The Traffic Impact Assessment hasn't been completed.

WAPC Response: *The proponent has updated the Transport Impact Assessment (TIA) which has been considered by MRWA. The TIA demonstrates that traffic generated by the proposed modifications to Rosehill Waters Estate is minimal and can be accommodated by the road network.*

The proposal will result in an additional 8 lots (above those proposed in the approved Structure Plan), in addition to traffic generated by the proposed Rosehill Lodge development. The TIA accommodates these numbers and the future Lodge proposal and concludes there is no issue with the proposal on traffic grounds, and that new intersection locations are suitable and comply with established standards. The impact of the modifications to the resulting Structure Plan are minor and can be accommodated by the road network as demonstrated in the TIA.

The matters raised above are not considered to warrant the amendment not proceeding and accordingly the submissions are dismissed.

f) Substantiality of the Amendment

- The amendment may be small but it has implications on the locality and should not be considered as a "minor" amendment.

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

- *The size and scale of the proposed amendment is not considered regionally significant. It does not reflect a regional change to the planning strategy or philosophy for the metropolitan region.*
- *The rationalisation of the Urban zone and Parks and Recreation reserve provides for a more logical on-site boundary and management arrangements and constitutes a minor rationalisation in the locality.*

- *The proposal is consistent with the requirements for land within the 20-25 and 25+ ANEF contours within SPP 5.1.*
- *Similar planning requirements to those applied to abutting MRS Amendment 1266/57 - Rosehill Golf Course Redevelopment will apply to the subject land.*

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

The matters raised above are not considered to warrant the amendment not proceeding and accordingly the submissions are dismissed.

g) Other Matters

- *The amenity and “Rural” feel of the site will be affected.*

WAPC Response: The Rural zoned land forming part of the amendment forms part of the Rosehill Estate landholding, is privately owned and forms part of the current approved Structure Plan for Rosehill Waters. It is not POS and is identified as ‘Private Clubs and Institutions’ in the Structure Plan. The colour of this use on the Structure Plan map as ‘green’ may be the cause of confusion.

- *The proposal will impact on public access to the foreshore.*

WAPC Response: The proposed amendment does not impact or impede public access. The proponent seeks to improve public access from existing stages south of West Parade and the Waterhall Estate, including the installation of pathways, roads and access points between residential areas and the Helena River Foreshore.

- *Changes to original approved Rosehill Waters Structure Plan.*

WAPC Response: The approved Structure Plan for Rosehill Waters was affected by ANEF aircraft noise contours due to the proximity to Perth Airport. However, since 2019 approximately one third of the structure plan was no longer affected by aircraft noise contours, with the balance being predominantly within the 20-25 ANEF contour as identified in the Perth Airport Master Plan 2020.

The portion of the land located north of West Parade is now within the 20-25 ANEF contour and can be considered for residential development. Any development within the Structure Plan area is required to comply with SPP 5.1 and the “Special Use Zone 24” provisions under the City of Swan LPS 17 with respect to the use of land, density and standard of built form to mitigate the impacts of aircraft noise on future residents. Density is required to be limited to R20 consistent with the majority of the balance of the Rosehill Estate.

- Developer Promises and Commitments.

WAPC Response: The proponent has advised that the previous developer made commitments relating to the Estate, but as the new developer they advise as follows: Rosehill Lodge: The proponent has undertaken restoration works of the Rosehill Lodge and has engaged architects to prepare concept drawings of the Lodge Precinct development. Development of the Lodge will be subject to engagement of a suitable operator and the proponent is taking steps to deliver the Lodge concept as advertised.

Development of Lodge land: The land where the Lodge and surrounds is located is to remain zoned Rural, and not be developed for residential development given it is located within the 25+ANEF contours where residential development is not permitted.

Demolition of Stables: The stables were removed as they were in a state of disrepair and did not meet current BCA standards and were not an option for hospitality uses. The stables are not listed on the City's Municipal Heritage Inventory or any other heritage list.

Retirement Village: Following a review and discussions with aged care operators, the proponent considered that the retirement village concept was unviable with the required minimum number of dwellings and community facilities. Therefore, the proposal has been modified to provide for R30 single residential lots which provide a range of lot sizes, frontages, types to be compatible with the surrounding development.

Green Leaf Accreditation: The Green Leaf system is a UDIA Queensland sustainability tool. The UDIA represents the development industry and is not an endorsed regulator of sustainability standards. Instead, the proponent proposes to retain a majority of the sustainability initiatives being applied through provisions on sale contracts, design guidelines and development incentive packages.

Community Bore: The proponent advises that purchasers of land were provided with agreed financial compensation for the discontinuation of the community bore. This was done after an in-depth review of the initiative which was unviable to operate and offering any valid long-term benefits to residents.

- There will be no capacity at nearby Schools which will cause issues.

WAPC Response: The Department of Education (DoE) raises no objections to the proposed amendment and has not advised of the need for additional school facilities. The DoE confirms that due to the limited number of additional students within the new urban area, local schools can accommodate the additional student numbers. The consideration of school infrastructure is a matter which is further considered in the subsequent local structure planning stage in consultation with the DoE.

- Aboriginal and European heritage impacts have not been considered.

WAPC Response: The abutting area contains existing landmark character buildings and gardens such as The Lodge and The Stables. These buildings do not have local or state heritage status, however the proponents advise that they are to be retained as part of a commercial and community centre. Such matters will be given further detailed consideration in the subsequent planning stages, such as the local structure planning stage.

The amendment intersects part of Aboriginal Heritage sites (DAA 3608, DAA 3758 & DAA 3840). Therefore, during the preparation of a detailed structure plan specific consideration is given as to whether identified significant sites should have some form of protection from development. This may include, for example, an POS area or interpretive signage. Specific sites requiring protection from development are identified by way of Section 18 of the AHA, based on detailed archaeological/ethnographic studies by the proponent at the subsequent structure planning stage.

- The *Amendment Report* was difficult to read and comment on the land swap and rezoning components.

WAPC Response: Whilst it is acknowledged that there are a number of parts to the proposal including subsequent planning processes, it is considered that the advertised Amendment Report adequately sets out the proposed land exchange and rezoning rationale in order to provide informed comments.

- The amendment fails to fulfil the requirements of the *Planning and Development Act 2005*.

WAPC Response: In relation to “zoning laws” protecting the community the P&D Act provides for amendments to Region Planning Schemes. This MRS amendment was carefully considered by the WAPC on its merits, referred to relevant state and local government agencies for advice, assessed against relevant planning policies, considered by the EPA and subject to public consultation. Therefore, it is considered that the amendment has followed the requirements of the P&D Act.

The matters raised above are not considered to warrant the amendment not proceeding and accordingly the submissions are dismissed.

7 Determinations

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

8 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 LPS. The proponent has confirmed that a separate LPS amendment for the Urban zone component is proposed to be undertaken.

9 Conclusion and recommendation

This report summarises the background to minor amendment 1396/57 and examines the various submissions made on it. The WAPC is recommending finalisation of this amendment on the basis that the amendment site has particular circumstances, and that the following should apply:

- 1) Residential development within the 20 - 25 ANEF contour to be at a maximum density of R20.
- 2) A notification is to be included on all titles and within sale contracts, to be signed and acknowledged by all purchasers, which states as follows:

“This land is subjected to aircraft noise at any time by the 24 hour a day, 7 day a week passenger and freight aircraft flight operations arriving and departing Perth Airport.

The frequency of aircraft movements and the size of aircraft are forecast to increase indefinitely into the future.

It is the responsibility of landowners to noise attenuate their property to ensure their amenity, as Perth Airport will remain curfew free.”
- 3) Noise insulation in accordance with AS2021-2000: Acoustics - Aircraft Noise Intrusion - Building Siting and Construction is required as a minimum for residential development within the 20 - 25 ANEF contour.
- 4) Signage indicating “Aircraft Noise Area”, similar to those in the vicinity of RAAF Base Pearce, should be erected and maintained to the east and west of the development on West Parade.
- 5) The above requirements are to be complied with by the City of Swan in the subsequent planning stages, such as the Local Planning Scheme amendment and structure planning stage. A notation is to be placed on the Scheme maps showing land to be aircraft noise affected.

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

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

10 Ministers Decision

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

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

MRS Amendment 1396/57 is now finalised as advertised and shown on WAPC Amending Plan 3.2791 and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 26 May 2023.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1396/57

Rationalisation of Rosehill Estate

Submission Number	Name
4	ATCO Gas
112	Benporath, Keri
7	Bickley, Nicola
148	Bignell, James
161	Biodiversity, Conservation and Attractions, Department of
26	Blakeley, Paul
17	Boston-Reeves, Brooke
140	Carver, Jean Francois
135	Chenel, Jean
38	Chipp, Abigail
105	Clack, Llewellyn
159	Considine, John A (for the Helena River Alliance: Together, Caring for Country)
101	Corp, Ryan
35	Cosgrove, Mica
145	Coutinho, Christopher
30	Doyle, Tyson
158	Dundas, Barbara
144	Evergreen Consultancy WA (Francesca Flynn)
136	Farkash, Lauren
121	Farman, Nic
110	Fitzpatrick, Shane
162	Fortescue Metals Group Ltd (Darius Chimpinde)
56	Fullerton, Jacquelin
130	Gabb, Rachael
124	Gamlath, Don
76	Garwood, Emma
143	Goonewardena, Kalindu
160	Guildford Association Inc.
127	Hadland, Paul
103	Hall, Glenn
137	Herath, Damith
128	lichik, Robert
146	Kelly, Joshua
21	Kumar, Sunjay
75	Lacey, Cora
91	Macklin, Amanda
60	Maguire, Cate
5	Main Roads Western Australia
94	Marriott, Deeana
120	Martin, Narelle
92	Masters, Jarod
12	McCallum, Jacob
37	McIntyre, Andrew
109	Mengel, Anna

2 Mines, Industry Regulation and Safety, Department of
23 Munn, Tony

8 *Name removed at the request of the submitter*
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149 *Name removed at the request of the submitter*
163 *Name removed at the request of the submitter*
151 Newing, Helen
150 Newing, Nate
52 Oyinloye, Tope
72 Patteson, Tatum
155 Perth Airport
108 Pilkington, Natalie
119 Poli, Beth
3 Primary Industries and Regional Development, Department of
132 Robertson, Lauren
97 Roca, Enrique Alejandro
71 Roznicki, Jesse
156 RWM Property Pty Ltd (on behalf of the owner, Noahs Rosehill
Estate Pty Ltd)
45 Sewell, Steven
67 Sinclair, Craig
34 Smith, Aaron
154 South Guildford Community Association
80 South Guildford Community Association (Shireen Watson)
142 Spinks, Greg
153 Swan, City of
40 Swarnadipathi Kuruppuge, Vayanga
115 Thomas, Matthew

152	Transport, Department of
43	Turrell, Chris
157	Urbis on behalf of (RWM Property Pty Ltd for the landowner, Noahs Rosehill Estate Pty Ltd)
65	Walsham, Arthur
6	Water and Environmental Regulation, Department of
1	Water Corporation
82	Watson, Luke
117	Whelehan, James
81	Whiteman, Melissa
66	Ziramov, Sasa

Late Submissions	Name
164	Education, Department of

Schedule 2

Summary of submissions and determinations

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

Submission: 1, 2, 3, 4, 5, 6, 152, 164 (late)

Submitted by: Water Corporation, Department of Mines, Industry Regulation and Safety, Department of Primary Industries and Regional Development, ATCO Gas, Main Roads WA, Department of Water and Environmental Regulation, Department of Transport, Department of Education

Summary of Submission: COMMENT

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

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

Determination: Submissions noted.

Submission: 7, 12, 17, 21, 23, 26, 30, 34, 35, 37, 38, 40, 43, 45, 52, 56, 60, 65 - 67, 71 - 72, 75 - 76, 101, 105, 110, 117, 119, 121, 124, 127, 130, 132, 135 - 137, 140, 142 - 143, 146, 148, 162, (8 - 11, 13 - 16, 18 - 20, 22, 24, 27, 29, 31 - 33, 36, 39, 41, 42, 44, 46 - 51, 53 - 55, 57 - 59, 61 - 64, 68 -70, 73, 74, 78, 79, 84, 86, 87, 90, 93, 99, 102, 104, 111, 113, 118, 125, 126, 129, 133, 134, 138, 139, 141, 147 - *Names removed at the request of the submitter*)

Submitted by: Nicola Bickley, Jacob McCallum, Brooke Boston-Reeves, Sunjay Kumar, Tony Munn, Paul Blakeley, Tyson Doyle, Aaron Smith, Mica Cosgrove, Andrew McIntyre, Abigail Chipp, Vayanga Swarnadipathi Kuruppuge, Chris Turrell, Steven Sewell, Tope Oyinloye, Jacquelin Fullerton, Cate Maguire, Arthur Walsham, Sasa Ziramov, Craig Sinclair, Jesse Roznicki, Tatum Patteson, Cora Lacey, Emma Garwood, Ryan Corp, Llewellyn Clack, Shane Fitzpatrick, James Whelehan, Beth Poli, Nic Farman, Don Gamlath, Paul Hadland, Rachael Gabb, Lauren Robertson, Jean Chenel, Lauren Farkash, Damith Herath, Jean Francois Carver, Greg Spinks, Kalindu Goonewardena, Joshua Kelly, James Bignell, Darius Chimpinde (Fortescue Metals Group) (Nearby residents).

Summary of Submission: SUPPORT

In general, the submitters support the amendment as follows:

- Creating a hospitality hub, slowing traffic speeds and increasing trees will create a better community and place to live.

- The isn't much in the estate so a morning coffee or beer would be great. It will provide a new local dining option.
- It will be great to have extra trees in the areas. More trees should be planted on West Parade and better maintained.
- It will assist with local employment and provide nearby eating facilities.
- It provides a good blend of history and regeneration which will enhance the liveability of the locality.
- It will create family friendly areas, POS and convenience for health and fitness opportunities.
- It will provide extra play space for kids and showcase the beautiful riverbank area.
- It will increase the value of the properties.
- The land exchange will help deliver a great place for families to enjoy for many years in close proximity to the city.
- It will create a great place for locals and visitors to come to- and provide short-term accommodation.
- Currently, residents need to cross into Guildford to access cafes, pubs, restaurants etc.
- It will protect existing land that is home to wildlife.

Planning Comment: Support noted. Refer to "Part 6 - Main Issues Raised in Submissions" section "6.1 - Supporting Submissions" of the report.

Determination: Submissions noted.

Submission: 25

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

Summary of Submission: OBJECTION

The area currently within the Swan River Trust proposed as land swap is used by people for recreation due to its beautiful natural surrounds. The stream is populated by turtles and the surrounding area populated by bandicoots and other native animals. The existing large trees are used as nesting hollows for black cockatoos, owls and other species of birds and animals.

The development of this land following the land swap will detrimentally impact the people and native flora and fauna which currently use it. The stream flows into the Swan River and development along its banks will result in pollution entering the Helena River and into the Swan River.

The size and area of land proposed as a swap is not comparable as it is a weed infested field of no natural value and is significantly smaller than the area of land within the Swan River Trust. There is no benefit to either the community or the environment for this unequitable land swap.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 28

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

Summary of Submission: OBJECTION

The submission states how rezoning 6.02 ha from (relatively) low Rural / Parks and Recreation areas to valuable Residential in exchange for rezoning a different 1.3 ha area of land from Residential to Rural / Parks and Recreation can be called a "swap".

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 77

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

Summary of Submission: OBJECTION

The Lower Helena Association (LHA) is a land care group active in the lower reaches of the Helena River. LHA have been involved in the rehabilitation, restoration and preservation of the Helena River floodplain and its riparian habitat since 2010. LHA have revegetated the creek proposed for management by Noahs Rose Hill Waters Pty Ltd. The LHA represents approximately 140 people.

The City of Swan unanimously rejected the MRS amendment on 3/8/2021 – Motion 4.1. They did so because supporting the rezoning (and the land swap) would contradict their rejection of the associated LPS Amendment 194 in October 2021. The amendment requested City of Swan to modify the “Special Use” zone by allowing increased dwelling density. The City of Swan advised that the area is affected by aircraft noise, would result in a loss of public green and increase local traffic issues.

The City of Swan is cognisant that the MRS amendment is in contradiction with their position on LPS amendment 194. If the WAPC supports the MRS amendment it will contradict the City of Swan and will create unnecessary work and waste for the Council.

The LHA objects to the proposal from an environmental, public benefit and public land management perspective:

- The land swap will provide the developer prime land, located within the Swan River Trust Development Control Area (SRT DCA), free of charge. The public will subsidise their development and is a bad deal for the community.
- The land the public will receive in exchange has no value to the developer and will be relieved not to make it Public Open Space (POS) as per current structure plan. The public will receive an uneven paddock full of weeds that we will require rehabilitation. This is a bad deal for the community.

- Against using land located within the DCA to subsidise a developer. If the change in zoning for Lot 82 is required to facilitate the management of the creek, then all land ceded should remain POS. Developing SRT land should be a last resort.
- The LHA wants to preserve the SRT DCA and expand it where feasible, but we will not support decreasing its extent unless absolutely necessary. Losing land to a developer who will build homes to rationalise development boundaries is not necessary.
- There is no clarity on the amount of fill that will be required to allow these lots to be developed. Connecting roads and other activities will reshape current drainage and floodplain areas. The Helena River Park and Reserve cannot be reduced by removing bits of land. The nearby Belleview development removed a considerable area from the SRT DCA to facilitate another housing project. This is unconscionable and should not be repeated.

If the developer needs the land swap to achieve a better outcome, why not keep the 1.3 ha and rehabilitate as promised? If they need the 2.3 ha from Lot 82 to manage the creek line, they can keep the whole lot as POS. There is no need for Rosehill to add 10-15 houses on Lot 82. Giving away land for free is not what WAPC should do and not land from within the SRT DCA. It is not in the public interest.

What discussions about other approaches to manage the creek line were held between WAPC and Rosehill? The developer has fenced off sections of Lot 82 for years. Realise that was not their land but why was this allowed? The Eucalyptus radius have self-seeded and are growing within the fenced off area. They are the owners of Lot 82.

The LHA has submitted a petition containing approximately 50 signatures from the local community opposing the proposed MRS amendment. This petition was handed to the City of Swan too. While these signatures were submitted to City of Swan the WAPC should note that it has expressed the opinion of the public. It only took 2 hours on a Sunday knocking on doors to collect. Approximately 90% of those people engaged were not in favour of the amendment.

It seems the proposal has a single beneficiary being Noahs Rosehill Waters Pty Ltd and provides no benefits to the City of Swan, the Swan River Trust, the Helena River floodplain, and the public.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 80

Submitted by: Shireen Watson (South Guildford Community Association)

Summary of Submission: OBJECTION

The community voice has been clear. The residents do not want the Rosehill "land swap" to be approved, nor further density approved in this subdivision. The developer should proceed as per original plans.

The river foreshore is a special place for residents to find peace in bushland, a rare treat in this world. By developing it, you remove that amenity.

It has also been noted that the Lower Helena River became more heavily silted after the last round of creek works by the developer. Please don't allow this ecosystem to be further destroyed via this land swap. As the Resident's Association for South Guildford we urge you not to let this amendment proceed.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 81

Submitted by: Melissa Whiteman (nearby resident)

Summary of Submission: OBJECTION

The submitter opposes the amendment as it would put pressure on the flora and fauna of the area and exacerbate existing traffic issues.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 82

Submitted by: Luke Watson (nearby resident)

Summary of Submission: OBJECTION

It seems illogical to give away public land from within a river park reserve to a private entity for free. Are there other reasons? Seems an investigation into those reasons may be required.

While this amendment may be "small" for WAPC and the MRS but from a local perspective it has implications. This has been recognized by the City of Swan who unanimously voted against this amendment at the ordinary meeting held on 3/8/202, motion 4.1. Listen to our local voices.

We have already issues with the intersections at Queens Road and Great Eastern Highway. We should resolve these issues before a rezoning from Rural to Urban. Shouldn't be until MRWA builds a new traffic bridge and intersection.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 83

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

Summary of Submission: OBJECTION

The submitter objects to the amendment and advises as follows:

- Loss of habitats for native animals, such as quendas in the area.
- Derogatory effect on the natural aesthetic beauty of the area.
- Increased run-off into the Helena River.
- Traffic increase in the area that already has limited access from Great Eastern Highway.
- Increased local traffic on quiet streets where children are playing. Especially in the Pexton Drive and Embankment areas, including Lautour and Laverstock Streets.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 85

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

Summary of Submission: OBJECTION

The submitter resides in South Guildford and is against this proposal as the true value of the parkland and surrounding areas is the untouched reserve. It is so unique in urban Perth and is highly valued.

Coupled with the inability for some of the roads to be changed easily to accommodate extra traffic, the issues with more students at Woodbridge Primary and the environmental impact on this area.

Many residents share their views opposing this proposal. Thankfully the Council listened to the views and voted against the option. Please also opposing this proposal - our city needs more green spaces and to protect unique environmental spaces as well as our local flora and fauna.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 88

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

Summary of Submission: OBJECTION

The submitter advises that to take public land that is well used by the local community and gift it to a developer to build houses and make money is outrageous. For nothing more than a scrappy unusable piece of land which is half the size.

The submitter has a 450 m2 lot which they would like to exchange for prime river frontage at 2 to 1, maybe round it up giving a 1,000 m2 block of prime river front, that would be as much value to the community as giving any land.

The developer has broken every community promise if it meant they could make more money. Giving the land to the submitter would be of higher value then the developer as one member of the community would be better off.

Given climate change and environmental concerns should you bulldoze next to a healthy vibrant river ecosystem. In an area which doesn't have Urban zoning due to airport noise and lack of road infrastructure (Queens Road)? There are many issues with this proposal and I don't know why it's being considered. This deal is only good for the developer. The public has nothing to gain as follows:

- The parcels being exchanged do not have equal value. This is not your land you are handing over, this is not your community you are robbing.
- If land has to be provided for riverside management, then it should be maintained as POS for the community and the animals running from their last habitat. Not to make money from housing development.
- It is unconscionable to give away public land from within the reserve to a private entity for free. The Helena River and its floodplain are under continuous threat and cannot be removed from the River Park reserve.
- The amendment may be small for WAPC, but from a local perspective it has implications. This has been recognized by the City of Swan who unanimously voted against this amendment on 3/8/202 - motion 4.1. Listen to the local voices. The proposed rezoning is in contradiction to the City of Swan LPS Amendment 194 which was rejected in October 2021. Do not create unnecessary work and waste for our City as the Councillors have spoken. They do not want this amendment to be approved.
- The long-term plans for this area may say it should be zoned residential, but that plan was prepared decades ago. Today we are concerned about the environment. We are concerned about preserving what we have, plans, approvals and forward planning need to take into account changing values, new technologies and the local community voice.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 89

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

Summary of Submission: OBJECTION

The submitter is concerned about the environmental impact from the exchange of land on our native flora and fauna. We have already seen a significant reduction in bird life and Quenda within Rosehill's development and lack of nature corridors. It is not just the initial clearing of the area, it is the long-term impacts of additional dense population of housing and increased traffic.

There are concerns about the density proposed if this is approved. Traffic is already high in the area and the Queens Road/Great Eastern Highway intersection cannot manage the existing traffic especially in peak hour times. The proposal will exacerbate the existing traffic problems.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 91

Submitted by: Amanda Macklin (nearby resident)

Summary of Submission: OBJECTION

The submitter advises that it appears to be an unfair land swap in which the developer will benefit by swapping swampy land of no use with and the own abutting. With the swap the traffic will be increase with no suitable solution. The only benefit will be to the developers who care about making money and giving nothing back to the community. Think about the impact of the community. Why is it so important this land swap occur as it won't help the community?

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 92

Submitted by: Jarod Masters (nearby resident)

Summary of Submission: OBJECTION

The submitter objects to the amendment and advises as follows:

- The proposal sounds like a gift to the developers with no tangible value returned to the community.
- The intersection of Queens Road/Great Eastern Highway is a major concern - turning to the right from Queens Road is extremely dangerous until about 2000-2100 hrs at night. There is poor street lighting and speed is a constant concern. The submitter has nearly had an accident twice, once in their work vehicle (ambulance). Traffic lights may be the suitable option given the limited space present not being amenable to an adequately sized round-about.
- Previous planning rejections from City of Swan Council - please respect their judgement and the values that local government seeks to uphold.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 94, 107

Submitted by: Deeana Marriott, (nearby resident)
Name removed at the request of the submitter

Summary of Submission: OBJECTION

The proposed rezoning is in contradiction to the City of Swan LPS. The City of Swan has rejected a LPS rezoning in October 2021.

Do not create necessary work and waste for our city as the Councillors have spoken. They do not want this amendment to be approved.

This is an abuse by developers who do not care about natural reserves. Greedy and senseless need to get what they can.

Oppose any amendment along the riverbank reserve.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submissions dismissed.

Submission: 95

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

Summary of Submission: OBJECTION

The submitter advises that the wetlands are already shrinking. We should build a bridge that respects what we have left.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 96

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

Summary of Submission: OBJECTION

The submitter advises that there is a need for proper planning with POSs for air quality and wildlife.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 97, 109

Submitted by: Enrique Alejandro Roca, Anna Mengel (nearby residents)

Summary of Submission: OBJECTION

The submitters don't support the amendment that will replace land from the river park reserve for new development.

This will have implications locally.

The proposal contradicts the City of Swan LPS.

The Helena River reserve should be preserved as POS.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submissions dismissed.

Submission: 98

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

Summary of Submission: OBJECTION

The submitter advises that the proposal will transfer prime land to the developer. This land is located within the SRT DCA.

This land should remain part of the reserve for all to enjoy and not be swapped for land the developer deems useless. We need more pristine green space not less.

While this amendment may be small for WAPC from a local perspective it has implications. This has been recognized by the City of Swan who unanimously voted against the amendment on 3/8/202 - motion 4.1. Listen to our local voices.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 100

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

Summary of Submission: OBJECTION

The submitter supports the renewal plans for the Rosehill lodge.

However, the request for additional land to build residential properties is of concern. The Rosehill estate is a great size and do not believe requires additional expansion as requested.

There are increasing traffic/congestion issues at the Queens Road/Great Eastern Highway intersection that needs to be addressed. Including significant upgrades to the road leading from Queens Road to the Rosehill Waters estate.

There are very few large POS areas remaining in Perth and this is very close to the heritage suburb of Guildford. As much POS/natural areas as possible should remain.

I would support the initial proposal for a smaller pocket of residential land builds.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 103

Submitted by: Glenn Hall (nearby resident)

Summary of Submission: OBJECTION

The submitter objects to the amendment as follows:

- The parcels of land to be exchanged do not have equal value. The land swap will provide the developer prime land within the SRT DCA. The land swap will be a gift to the developer and a very bad deal for the public.
- If Rosehill needs Lot 82 (located within the River Park reserve) to manage the creek line, they should keep the entire lot as POS. They do not need to build homes on it.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 106

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

Summary of Submission: OBJECTION

The submitter objects to the amendment as follows:

- Overall reduction in POS.
- Swapping of the land parcels results in the POS being located in an inconvenient location.
- The Queen Street/Great Eastern Highway intersection issue needs resolution. It is dangerous and will deteriorate as the number of houses and population increases.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 108

Submitted by: Natalie Pilkington (nearby resident)

Summary of Submission: OBJECTION

The submitter objects to the amendment and advises as follows:

- The parcels of land to be exchanged do not have equal value. The land swap will provide the developer prime land within the SRT DCA. The land swap will be a gift to the developer and a very bad deal for the public.
- The land swap will allow the developer to remove useless land in exchange for land in prime position, where they will build homes on land gifted by the public. This deal is only good for the developer. The public has nothing to gain from it.
- The Helena River and its floodplain is under continuous threat and should not be removed. It is unconscionable to give away public land within a reserve to a private entity for free.
- Wish to preserve the Helena River Reserve and expand it (where feasible). Do not support decreasing its extent unless absolutely necessary. Gifting land to a developer who will build homes is not unnecessary and is wrong.
- The amendment may be small for the WAPC, but from a local perspective it has implications. This has been recognized by the City of Swan who unanimously voted against at the ordinary meeting held on 3/8/202 – Motion 4.1. Listen to our local voices.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 112

Submitted by: Keri Benporath (nearby resident)

Summary of Submission: OBJECTION

The submitter advises that the land to be transferred (2.3 ha) is located within the SRT DCA, which in itself increases the value of the land. This is prime location. The vast majority of the block is below 6 m RL and contains a major drainage to the Helena River 250 m away.

The developer will be able to build approximately 15 homes at this location. These lots are in a prime location at the edge of the reserve overlooking a wooded creek. These lots will earn a lot of money for the developer also given they will receive that land for free. Why does the public have to subsidise a developer as it makes no sense?

This land swap is not in the interest of the general public and the Helena River reserve.

It should be noted that Main Roads pointed out to major shortfalls in their Traffic Impact Assessment of April 2021. Specifically, they find that more than twice (2X) the traffic they projected is using West Parade. Given the magnitude of error in this estimate vs reality, West Parade is in jeopardy of being overrun with traffic.

In October 2021, the City of Swan in October 2021 voted against additional dwellings. If this rezoning goes ahead traffic will be an issue.

If the developer changes their structure plan to extend their development this will impact on the community. Petitions, emails, lawyers were then involved to stop that rezoning of the former golf course to Urban. Do not put the community through that pain again. There are more people opposing this amendment than support it.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

The WAPC notes that 164 submissions were received on this amendment, of which 111 were of support and 45 were of objection. Whatever the case, all submissions received are carefully considered in accordance with standard practice.

Determination: Submission dismissed.

Submission: 114

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

Summary of Submission: OBJECTION

The submitter advises that this land is an asset to the community and is essential for the small amount of wildlife that remains from the abutting development all other developments in the Guildford and South Guildford areas. Money should be spent to improve and aid in the redevelopment of the flora and fauna species.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 115

Submitted by: Matthew Thomas (nearby resident)

Summary of Submission: OBJECTION

The submitter advises that from a local perspective this land swap has implications. This proposal has been rejected by the City of Swan aligning with the local sentiment. The submitter prefers that the Helena River reserve is preserved for the community rather than developed for urban sprawl and adding to the decline of metropolitan green space.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 116

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

Summary of Submission: OBJECTION

The submitter opposes the amendment.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 120

Submitted by: Narelle Martin (nearby resident)

Summary of Submission: OBJECTION

The submitter advises that the developer should not be allowed to get land near the river, as wildlife is going to be more affected if this land swap is allowed less houses the better. The plan should stay as it was originally.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 122

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

Summary of Submission: OBJECTION

The submitter objects to the amendment as follows:

- The proposed area changes to Urban residential are not supported due to high noise levels. Perth Airport has confirmed this and oppose the proposal.
- The proposal is not suitable for the environment and heritage which was to be retained as per the agreed Rosehill structure plan.
- The roads and intersection cannot cope with the existing traffic, and further development cannot commence until the Queens Road/Great Eastern Highway intersection has been upgraded. MRWA have stated that this will not be done. There is no suitable and safe option for getting to Guilford Road, so safety is already a major concern.
- Environmental and Heritage obligations.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 123

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

Summary of Submission: OBJECTION

The submitter advises that the floodplain area is a special area in South Guildford. It is for everyone to enjoy and appreciate, not to be provided to developers for profits. It belongs to the community and provides opportunity for locals to walk, jog and practice some positive mindfulness - all valuable exercises to keep our community healthy.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 128

Submitted by: Robert Lichik (nearby resident)

Summary of Submission: OBJECTION

The submitter advises that the developer is proposing to “rationalise” its current land holdings with a swap of land with the WAPC with land near the Helena River. This proposal is complex and involves trade and rezoning.

There is a lack of a clear distinction between the two that makes assessing the outcomes of the rationalisation difficult. The submitter objects to the proposal as written and should be rejected. The proposal is objectionable for several reasons as follows:

Land Swap: A trade is a process where two parties agree to exchange items of roughly equal value for their mutual benefit. It seems that the developer is the beneficiary and the public is left with a degraded asset.

The exchange seems weighted towards the developers benefit and detrimental to the community. The size of the two lots for exchange are 2.3 ha (to developer) for 1.3 ha (from the developer). This is more than a 40% “bonus” for the developer and the two areas of land are quite different. The developers block (1.3 ha) is almost all below 7 m RL, and unlikely to be developable due to flood concerns. The block on offer is overrun with several different weed species, unlike the 2.3 ha block. Rather than having to clean up a mess the developer would be transferring its problems.

Transfer of the 2.3 ha of a reserve to the developer makes little sense in that the vast majority of the land is below 6 m RL and contains a major tributary to the Helena River (just 250 m away). The low elevation makes it unsuitable for development without significant addition of fill and resculpting. If this is the intent, this should be made clear and transparent which lets stakeholders know what they will be left with.

Rather than a land swap, it would be in the best interests of the community and the developer if the developers land swap land, once cleaned and cleared of weeds, as there is really no benefit to either party unless the developer has further plans for the 2.3 ha they hope to acquire.

Rezoning: A sizable part is below 7 m RL and not suitable for development without the addition of significant amounts of fill and resculpting. This ground is adjacent to the major tributary and resculpting is inappropriate and could lead to intensive flooding.

Although Main Roads WA does not object they do advise of major shortfalls in their Traffic Impact Assessment. Specifically, they find that more than twice the traffic they projected is using West Parade. Therefore, West Parade could be overrun with traffic. This will be exacerbated if proposals around Bushmead Road are partly completed (Lloyd Street bridge, Lloyd Street/Abernathy joining, Amherst Street/Morrison Road flyover).

This proposal has a single beneficiary being the developer and provides no benefits to the community, its residents, businesses, and workers. The submitters request's the rejection of this proposal. This is not a rational proposal and does not understand the developers rationale for the proposal as they gain valuable land in exchange for land that they cannot develop. The developer has also been less than transparent with the community on a number of occasions and always attempts to change things such as minimum lots size etc. This leads many to believe that the developers are only in it for the money and not intent upon building a community.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 131

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

Summary of Submission: OBJECTION

The changes to the zoning appear based on changes to ANEF contours and not actual testing. Actual testing should be performed and submitted prior to any zoning changes being considered.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 144

Submitted by: Francesca Flynn (Evergreen Consultancy WA)

Summary of Submission: OBJECTION

The submitter objects to the amendment as follows:

- The area was proposed for inclusion in the System 6 series of studies as important for 'pathway systems, 'riverine linear parks' and 'conservation buffer zones. Two recommendations were made at the time, M33.1 and M33.2. The proposal ignores these prior planning actions that resulted in land being zoned "Parks and Recreation". The decisions made at that time should be upheld.

- In line with MM33.2(a), local environmental community groups have commenced approved revegetation activities in the area which would be undone by this amendment.
- Part of the land proposed for alienation as a public asset is protected under the *Swan River Act 2006* and as amended 2015 (Lot 82). That parcel must remain protected for the greater public interest rather than for that of individuals. Rivers and river floodplains are already compromised within the Perth urban area and need protection.
- Having regard to point 1 - 3, above the proposal fails to fulfil the requirements of the *Planning and Development Act 2005*, each being material and failing to demonstrate material environmental benefits.
- The discussion on flood levels is at a time when active reconsideration is occurring as a consequence of Global Warming and consequential changes to rainfall patterns. The Insurance Council of Australia has recently published a revised risk assessment and recommends inclusion of larger and rarer floods beyond the 1% AEP. Further residential development is unwise in this context.
- The request that 2.5 ha of land currently held in trust for the community of Western Australia zoned either rural or Parks and Recreation be gifted in return for 1.3 ha of land that cannot be developed for reasons of excessive noise is unjustified. The proposed alienated area experiences the same noise levels.
- The proposal is inconsistent with current Government policies that focus on retention and enhancement of waterways and remnant vegetation viz. Urban Forest.
- The proposal fails to demonstrate that it meets the test for a 'minor issue'. It is not a minor issue but one of substance that threatens the ecosystem and public interest.
- The City of Swan Council have opposed the amendment based on environmental and community concerns.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 145

Submitted by: Christopher Coutinho (nearby resident)

Summary of Submission: OBJECTION

The submitter advises that the State is giving a developer 2.27 ha of development land in exchange for 1.3 ha of land within the 1:100 year flood plain that cannot be developed. Doesn't appear to pass the pub test. The consequence of which is the general public lose POS so as to benefit a developer's coffers.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 149

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

Summary of Submission: OBJECTION

The submitter advises that the proposal is complex and involves a trade and rezoning. The lack of a clear distinction between the two makes assessing the outcomes difficult and seems to obscure what is proposed. There is a lack of openness and clarity of what is happening and the submitter objects to the proposal as written.

While this amendment may be small for the WAPC but from a local perspective it has implications. This has been recognized by the City of Swan who unanimously voted against the amendment on 3/8/202 - Motion 4.1.

A similar land swap and rezoning was proposed by the same entity in 2017 (MRS 1331/57). The rationale for those changes was to: "*Facilitate further future planning to enable the development of the amendment area for commercial, community and recreational purpose (in relation to Lot 200 and 57)*". Now the claim is that the land swap and associated rezoning is required to "*rationalise the development boundaries and facilitate water management of the creek*". The same land swap and rezoning is proposed but different excuses.

Land Swap: It is clear that this land swap is going to benefit one very specific entity, the developer. A trade is a process where two parties agree to exchanges items of roughly equal value for their mutual benefit. However, the two parcels of land to be swapped do not have the same intrinsic value.

The 1.3 ha to be swapped is of no value to Rosehill who already has committed to POS at this location in its current structure plan. Homes cannot be built but they will have to develop it into POS. This parcel of land (bottom part of Lot 200) is currently an uneven, weedy paddock located in the 1:100 year floodplain of the Helena River. It represents dead space and a cost to Rosehill.

The 2.3 ha to be swapped is prime real estate location and within the DCA of the Swan River Trust and proposed to be rezoned to Urban. The rezoning is required to manage the creek line and that 1.8 ha will remain POS. However, 0.8 ha will be developed into housing as per masterplan provided to the local residents. Don't understand why the community has to subsidise a developer handing over land for free within a prime real estate location and the SRT DCA.

Development within the DCA of the SRT should only be allowed where there is a clear advantage for the public and where there is no other option. Land within the DCA should not be used to subsidise a developer. This is unconscionable and goes against the stewardship of the Helena River Reserve and the Swan River Trust objectives.

If a rezoning is required to manage the creek line, then other options can be found, for example, the land should be handed over as urban, non-development and remain entirely as POS. At a minimum the land to be swapped should be rehabilitated by the developer before it is transferred to the public. Will WAPC make that weed ridden paddocked dumped area into a POS at their cost? What is the advantage for WAPC and the public in this land swap?. Will the 1.3 ha be included in the DCA of the SRT? This land swap is bad deal for the community.

Rezoning: There is no need to rezone Lots 82, 200 & 9002 before issues with traffic and noise are resolved. MRWA advised of major shortfalls in the Traffic Impact Assessment. They found that more than twice the traffic is using West Parade. Therefore, West Parade is in

jeopardy of being overrun with traffic. The submitter chose this place because of its rural feel. Do not want to get stuck in traffic or having our roads being used as a major connection. Aware of the unresolved issues with the intersection at Queens Road allowing a rezoning before those issues are resolved will cause issues.

In October 2021, the City of Swan voted against a change in LPS 17 - 194 Rosehill structure plan that would increase dwelling density within an area that is now within the ANEF 20-25 on the grounds of noise, traffic and loss of POS. The rezoning proposed by the MRS amendment has the same issues.

Community: This proposed land swap and rezoning without proper prior consultation with the community is not good. Urge the WAPC not to support this amendment because it is not in accordance with good environmental stewardship, local planning and community interests. The City of Swan has shut down Rosehill attempts at changing their structure plan and land holding 3 times in the last 5 years with the latest in October 2021.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 150

Submitted by: Nate Newing (nearby resident)

Summary of Submission: OBJECTION

The submitter is ten years old and lives in South Guildford with his family. It's disappointing to hear of the proposed 200 new homes for Rosehill Waters and notes Motion 4.1.

The submitter's parents extensively searched to find a perfect place to raise a family. They picked Waterhall Estate because of the vast open green spaces. The submitter spends time playing on the open fields, climbing the old trees and taking walks with family and friends. This luscious greenery is where all their great memories come from, please don't allow them to destroy our POS.

The impact of this development will be detrimental for those living in South Guildford and does not stop at this. The increased traffic and student numbers at local public schools is just the start. The submitter attends Guildford Primary School with 32 students in their class. This quiet area will not be the same.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 151

Submitted by: Helen Newing (nearby resident)

Summary of Submission: OBJECTION

The submitter opposes the amendment and supports the City of Swan - Motion 4.1 from Rural to Urban in South Guildford. The submitter has been residing at the Waterhall Estate for the past 10 years and is affected by this proposal.

This land swap and rezoning will result in a change to the feel of the development in this area. The implication of this deal is significant. There will be effects on the community with increases traffic, housing and flow on effects. In particular, demand on local schools which are already overflowing.

Do not allow the developer to gaslight the entire community and get out of their commitments. The change to the MRS may be small but the implication for the area will be large if this 'deal' occurs. The submitter wants to preserve Swan River Trust area and maintain it for future generations.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 153

Submitted by: City of Swan

Summary of Submission: OBJECTION

On 3 August 2022 the City of Swan resolved to:

- 1) Advise the WAPC that the Council does not support MRS 1396/57 at Rosehill Waters, South Guildford for the reasons that:
 - There will be a loss of 2.27 ha of Parks and Recreation reserved land and 3.75 ha of Rural zoned land, currently presenting as 6.02 ha green POS adjacent to the Helena River floodplain which is unacceptable to the South Guildford Community.
 - Any modification to the MRS should not reduce the total Rural area and Parks and Recreation reserve area.
 - Any land swap should not increase the Urban area in what was once a golf course.
- 2) Record the reasons for changing the Officer Recommendation as:
 - Council should be responsive to the views of the community who are opposed to the MRS amendment because of the overall loss of green POS.
 - An overall loss to community of environmental qualities currently zoned Parks and Recreation to Urban in exchange for land of inferior environmental quality for public POS.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission noted.

Submission: 154

Submitted by: South Guildford Community Association

Summary of Submission: OBJECTION

The South Guildford Community Association object to the Noahs Rosehill Waters Pty Ltd request for a land-swap and rezoning as follows.

Noise Attenuation

- The developer claims that the areas marked as Rural are now less affected by the airport noise corridor due to the new ANEF contours from Perth Airport. The initial runway is not being discontinued or moved and flights on this runway are planned to increase to more than double the amount. These theoretical noise levels are in conflict with actual noise tests that were done on the areas involved.
- Flights are running after 12.00 pm at night and before 5.00 am and this is to double in future. Larger planes will be used due to increased demand which have even higher noise levels.
- Actual noise tests were done by the developer, which clearly show noise levels in excess of 90db which confirm the areas are not suitable for residential development. Location 1 and 2 of the sound tests show higher sound levels than what the developer is claiming. Location 2 indicates numerous levels in excess of 100dB and over 50% above 80dB, yet the developer has submitted levels between 70-75dB. At location 1, sound levels are over 80dB with maximums up to 90dB. A logical correlation between the two gives average readings over 80db, and maximums of 95dB (These occurrences will be more than double, due to a higher number and larger planes with higher sound levels and increased traffic).
- The initial report from Herring Storer confirmed the rezoning was not suitable for residential development. However, a recent report claims a lower maximum sound level of 87dB, which is lower than their actual tests show. Herring Storer's report shows sound levels of over 100dB (Location 2). The new ANEF contours are based on a maximum sound level of 75dB over 20dB lower than the actual results.

Perth Airport have rejected the rezoning and state their values are theoretical, with current traffic higher than their estimates used to create the updated contours. Flight paths are frequently more to the right when taking off compared to the updated model. This actual take-off route is located over the existing Rural area which is being requested to be rezoned Urban. Perth Airport state that the noise contours will be adjusted every 5 years. So, a decision cannot be made on theoretical noise levels that are not accurate and contradict actual noise tests that will change in future.

- Perth Airport will not support rezoning in areas that will experience noises greater than 50-day time events at N65 (decibel) and 6 night-time events for N60 (decibel). Their estimate is the site will experience over 200-daytime N65 events and up to 50 night time N60 events when at full capacity. It is unconscionable not to listen to the experts and to allow a developer to build homes in such location. Knowing the type of noise that this area will experience. Some land is best left Rural for good reasons. Allowing a rezoning will not be consistent with the duty of care that Government entities have for their citizens.

The solution is simple. Before considering any application for rezoning that is based on noise levels, get proper noise testing done closest to the airport, over a reasonable time period to allow for different conditions, including flight paths and weather.

Queens Road

- In the Structure Plan; *“Prior to the creation of any lots, satisfactory arrangements being made with the local government for the full cost of upgrading and construction of the Queens Road and Great Eastern Highway Intersection”*.
- MRWA (and the City of Swan) previously rejected the application for R30 zoning (October 2021) and will not be rectifying the traffic situation. The developers are attempting to meet contractual obligations by suggesting the lowest cost and a completely ineffective solution by simply adding a wider verge to vehicles turning left off Queens Road. This blocks the view of two lanes of traffic by drivers trying to turn right after crossing 2 lanes of traffic. An accident will happen and could easily lead to death. The solution remains unacceptable. MRWA has reiterated that there is no planned upgrade of this intersection.
- The rezoning will add about 50 extra lots (this excludes lots marked on the original Rosehill structure plan) which would add an extra 100 vehicles making the situation worse. West Parade is carrying twice the traffic modelled by MRWA, creating congestion in both directions, Bushmead Road and Great Eastern Highway. The solution is not to widen roads and upgrade intersections, the solution is to control development, and in this case there are many reasons why the site should not be zoned Urban.
- Any rezoning and future development shouldn't be an option as there are too many unknowns and unconfirmed assumptions. Rezoning to Urban will increase traffic in an area which is not coping and will add a lot of inconvenience to residents and put lives at risk. The proposal will add three more roads onto West Parade in blind spots to traffic, and next to parks, adding more safety issues.

Developers Promises & Obligations

- The submitter has noticed a tendency to underdeliver on promises and a constant attempt to renege on agreed commitments. The developer has been constantly looking for ways to create and sell more lots, with the proposed masterplan showing restaurant and garden options that may never materialise. There is a good chance that those areas assigned to “community” will be made into more residential lots. Few examples of this untrustworthy behaviour are listed below:
- The initial homes were sold based on an estate with UDIA 6-leaf accreditation as well as the 7-star efficiency rating. Both have been removed from the current guidelines.
- The original bore was to be allocated in the Rural area opposite the lake which is being requested to be rezoned too Urban. Appears the only reason for removing the bore was to allow for more development and not because it was unfeasible as the developer claims.
- As above, the stables were removed to allow for extra development and is requested to be rezoned Urban.

- Proposed land swap, a number of large trees are not included on the plans and some of these trees look like they are dying since noise contours were adjusted. Even old trees and the dead tree are part of the environment and important to bird life and would have been included in the initial environmental assessment. As a community, do not want to lose more public POS and want to enhance our rural surrounds.
- The retirement development has been cancelled, and higher density retirement homes being used to justify high density lots. The developer advised it was not possible to have a retirement village despite the initial plan including this.
- Adjusting the new contours on the areas closest to the Helena River may look ok and reasonable. However, it is for the sole financial gain of the developer. The area offered for exchange is in the higher noise contour and on the floodplain and cannot be developed. It gives more land to WAPC or City of Swan to look after at the taxpayers' expense. The area requested has prime views. This area is part of the Swan River Trust DCA and is important to the environmental balance of the rivers and drainage.

The rezoning of the golf course was greatly opposed by the community. The original Rosehill structure plan was well constructed and put together to try and meet a number of objections from the community.

This plan was carefully put together with a lot of research and input and is being disregarded and exploited by the developer. Allowing for the land swap substantially deviates from the original plan.

The submitter is not asking for anything, but that the time thought and effort that went into the initial Rosehill Waters Structure Plan be given the thought and credit it deserves. This is to maintain South Guildford and the Helena River foreshore - heritage, nature and a country feel! As well as road safety, protecting home buyers from excessive noise levels that will exceed recommended Government levels and to demand for schools and facilities in the area. The following quotes from Rosehill estates show what is being lost:

- "Nature at your door, History to explore".
- "Set Amongst Historic Charm. The natural beauty of Rosehill Waters has "Rosehill Waters has achieved outstanding environmental standards. So much so, the estate was awarded a National Environmental Award by the UDIA."
- "There's heaps of space in Rosehill Waters" the homestead and old buildings provide opportunity to host community festivals, events, and farmers' markets."

Note that the City of Swan rejected the land swap and the rezoning at their August 2022 meeting because the proposed amendment is not consistent with their LPS and are aware of many issues the proposed "deal" has to the community and City of Swan.

The South Guildford community have asked the developer to withdraw this application and to work with The South Guildford Community Association and the Helena Valley Association to submit a request that benefits Noahs Rosehill Waters Pty Ltd and Rosehill residents, the Guildford community and Perth. The developer did not reply to this request.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission noted.

Submission: 155
Submitted by: Perth Airport
Summary of Submission: OBJECTION

Perth Airport objects to the amendment and advises as follows:

Rosehill Waters Estate: Location in relation to Perth Airport and history of referrals

Rosehill Waters Estate is located approximately 600 m north of the Perth Airport Estate and 2300 m from the end of the existing Main Runway. The proposed new runway is to be located 2000 m to the east of the main runway, which will result in Rosehill Waters being situated in between the centrelines of two operational runways (when Perth's New Runway is operational, expected by the end of this decade, subject to demand); this is displayed in Figure 1 below. Air traffic is anticipated to increase into the future and Perth Airport is undertaking an investment program to provide this aviation infrastructure including the runway and terminal and airfield expansions. The state of WA has a hugely dispersed population, with the capital city of Perth being isolated from other major cities, both internationally and within Australia. Therefore, the opportunities for connection provided by aviation services are vital for social and cultural reasons. Perth Airport facilitates this connection as well as significant economic activity for the state. The safeguarding of aviation operations is in the interests of the state, the country and the broader community.

It is anticipated the subject area, being sandwiched between both departures and arrivals routes will receive significant aircraft noise during the four main peak traffic periods Perth Airport experiences (early morning, late morning, early afternoon and early evening).

Perth Airport has consistently objected to the development of Rosehill Waters Estate, due to a lack of compliance demonstrated with State statutory planning documents. The approval of numerous Scheme Amendments, Structure Plans and Development Applications has resulted in the erosion of density control and noise mitigation measures resulting in an increasing number of residents being exposed to high levels and frequencies of aircraft noise.

Aircraft Noise Assessment

Background

State Planning Policy 5.1 - Land Use Planning in the Vicinity of Perth Airport (SPP 5.1) is the key statutory document available in Western Australia for assessing and planning for land uses in aircraft noise affected areas. This document is predicated on the endorsed ANEF to determine what density of residential development can be approved, and under what conditions.

Additionally, the National Airports Safeguarding Advisory Group (NASAG), comprising Commonwealth and State Government planning and transport Departments and Authorities, has developed the 'National Airports Safeguarding Framework' (NASF). The NASF contains nine guideline documents which assist in achieving the listed aims. Guideline A of the framework is titled 'Measures for Managing Impacts of Aircraft Noise' and specifically addresses the suitability of different development scenarios in aircraft noise affected areas.

The NASF was agreed to by Commonwealth, State and Territory Ministers on 18 May 2012. The agreement represents a collective commitment from Governments to ensure that an appropriate balance is maintained between the social, economic and environmental needs of the community and the effective use of airport sites. The NASF has raised the airport

safeguarding bar in Australia but in some cases State and Local Government planning systems are lagging behind the guidelines. Pursuant to the agreement, it is the responsibility of each jurisdiction to implement the Framework into their respective planning systems and take guidance from the framework and consider it as part of their assessment.

Guideline A uses "noise above" contours as its reference, which relate to the specific number of events that a decibel level is exceeded. The N65 is a 'noise above' metric and is produced because the ANEF is not well suited to conveying aircraft noise exposure to the community, as over-flight frequency and the sound level of single events (typically two factors that determine how a person will react to noise) are not clearly translated by the ANEF system. Perth Airport produces the N65, which demonstrates the likely effect of aircraft noise exposure on an area or a development once the airfield reaches its ultimate capacity. The N-Above contours are based on forecasts of Perth Airport's ultimate capacity, as set out in Master Plan 2020. The N65 is publicly available on the Aircraft Noise Information Portal, viewable from Perth Airport's website.

The NASF is consistent with SPP 5.1, in that it aims to ensure residents and prospective residents are sufficiently informed regarding aircraft noise. Although both documents are considered and referenced in this response, SPP 5.1 is ultimately the prevailing document used in Western Australia.

Assessment of the subject site

The land subject to the Amendment where residential development is proposed is located within the 20-25 contour of the endorsed 2020 Australian Noise Exposure Forecast (ANEF). As outlined previously, the subject area lies underneath the extended centreline of the existing main runway and approximately 2.3km from the runway end. At this distance all aircraft arriving from, and departing to, the north will need to be lined up with the runway, meaning aircraft will not be able to avoid overflying the subject area at low altitudes.

Using the NASF recognised N65 contour, the subject site will experience up to 200 aircraft noise events above 65 decibels across an average day. Noise at this level is disruptive to a normal conversation even inside a dwelling and will be unacceptable to most people. It is worth noting the area will receive a substantial number of additional aircraft noise events at a level less than 65 decibels, and these noise events may also cause annoyance to people.

An additional NASF recognised noise metric is the N60, which shows the number of events in excess of 60 decibels that can be expected over an average night (11pm-6am). The lower threshold was chosen to reflect the people's increased sensitivity to noise in this period and research regarding the noise level that interrupts sleep. The subject site will experience up to 50 aircraft noise events above 60 decibels across an average night.

It should be noted that the site is expected to receive a considerable increase in noise exposure once Perth Airport's New Runway becomes operational.

State Planning Policy 5.1 - Land Use Planning in the Vicinity of Perth Airport

A summary of SPP 5.1 requirements applicable the subject proposal were included. Given the proximity of the site to the airport, aircraft will be overflying the site at low altitudes. Therefore, the impact of aircraft noise comprises both the magnitude (e.g. volume in decibels) and frequency of operations. Although ANEF contours are a widely accepted tool for land use planning purposes it is important for decision-makers to be aware of their limitations. The ANEF contours are based on historical research that correlated a subjective community "annoyance" level with the recorded aircraft noise level. Although this research was

conducted with all the necessary experimental rigour, there is the limitation that a contour requires a line to be drawn somewhere on a plan.

Although internal dwelling areas can be protected (to a degree) from aircraft noise through insulation, this invariably relies on closing windows, which is not conducive to Perth lifestyles and will be unacceptable to most people. Additionally, outdoor areas are not able to be insulated from the impacts of aircraft noise. Given the pleasant climate and associated popularity of outdoor activities amongst Perth residents, the impact of aircraft noise must be given consideration. Residents of the subject area attempting to enjoy private and public outdoor spaces will be subject to aircraft noise events that regularly exceed the volume of their conversations. Most people will find the choice between enduring this high level of outdoor noise, or relegating themselves to their somewhat insulated houses, to be unacceptable.

National Airports Safeguarding Framework (NASF)

A summary of Guideline A was provided and the applicable requirements for the subject proposal considered. The subject site will experience 100-200 N65 and 20-50 N60 night-time aircraft noise events. NASF Guideline A recommends prohibiting development of land impacted by this level of aircraft noise.

Other comments on Amendment Report

Comments on the five requirements proposed to be carried over from the previous MRS Amendment in this area (1266/57) are provided below:

- 1) Residential development within 20-25 ANEF to maximum R20

This overarching requirement must not be varied. It ensures a baseline control to limit exposure of future residents to unacceptably high volumes and frequencies of aircraft noise.

- 2) Notification on Title

The current wording is broad and does not provide useful detail which future purchasers could confidently use to inform their decisions regarding purchasing a property, or, whether to tailor a dwelling design to mitigate aircraft noise. It also does not help protect against future costs associated with retrofitting noise attenuation measures post-construction.

Specific lots should have specific information that can be quantified, and in turn communicated to prospective landowners and interested parties. This is why Perth Airport has consistently advocated for noise above contours to be included on planning approvals, scheme amendments and within strategic plans.

Perth Airport suggests changing the notification wording to include the noise above contours that are relevant to the specific property. The notification wording should also be changed to be more closely aligned with SPP 5.1, which directs landowners to the Perth Airport website.

A new proposed notification wording is included below:

"This land is subjected to aircraft noise at any time by the 24 hour a day, 7 day a week passenger and freight aircraft flight operations arriving and departing Perth Airport that will overfly the subject property. The frequency of aircraft movements and the size of aircraft are forecast to increase indefinitely into the future.

Ultimately the land may experience up to 200 aircraft noise events above 65dBA (at this level conversation may be interrupted) in an average 24-hour period and up to 50 aircraft noise events above 50dBA (at this threshold sleep may be disturbed) across an average night; 11pm-7am. Further information about aircraft noise is available from the Perth Airport website. These decibel levels are significant as they are the thresholds where conversation and sleep may be disrupted respectively.

It is the responsibility of landowners to noise attenuate their property to protect their amenity, as Perth Airport will remain curfew free."

3) Dwelling insulation to AS2021

Perth Airport considers requirement 3 (noise insulation) as critical at ensuring the amenity of future residents is safeguarded. From Perth Airport's perspective, dwelling insulation is recommended based on the ultimate capacity of the airport, meaning it should protect dwelling inhabitants from the worst-case aircraft noise impact.

There is little point recommending the installation of dwelling insulation to protect against today's aircraft noise, as the aircraft noise level and frequency will change in the near future, and the dwelling will be insufficiently protected.

Perth Airport has sent correspondence to the City of Swan requesting clarification on what level of aircraft noise dwellings are being designed to protect against. This standard needs to be set up front, then carried through to future planning approvals. This requires an amendment to requirement 3 as follows:

"Noise insulation in accordance with AS2021-2000: Acoustics - Aircraft Noise Intrusion - Building Siting and Construction is required as a minimum for residential development within the 20 - 25 ANEF contour, to protect the proposed dwelling against the aircraft noise impacts caused by the operations of Perth Airport at ultimate capacity."

4) Aircraft noise signage erected and maintained on site

Perth Airport has identified, after conducting a site visit, one of the signs referred to in requirement 4 is missing while another sign has been damaged. This is one of numerous occasions Perth Airport has identified a missing, unsuitable or damaged sign at Rosehill Waters. Further, the sign at the western entrance to West Parade has been placed such that it is obscured from the view of passing motorists by a wildlife crossing sign.

Perth Airport questions the suitability of the signs and query why they are not in line with precedent examples of aircraft noise road signage within WA. Such signage has been in place in the vicinity of RAAF Base Pearce for several years, predating the development of Rosehill Waters. Importantly, the original approval for the Rosehill Development MRS Amendment 1266/57 made reference to the signs associated with RAAF Base Pearce:

"Signage indicating "Aircraft Noise Area", similar to those in the vicinity of RAAF Base Pearce, should be erected and maintained to the east and west of the development on West Parade."

The signs surrounding RAAF Base Pearce measure 1.2 m by 0.9 m where the Rosehill Waters signs are 0.5 m by 0.45 m. Being less than half the size, the Rosehill signage can hardly be considered "similar" to those surrounding RAAF Base Pearce, even when they are not missing, damaged or obscured by other road signage.

The existing signs at Rosehill Waters are inconspicuous, ill maintained and are a poor attempt at addressing requirement 4. Signage issues have been previously highlighted by Perth Airport to the City of Swan, DPLH and WAPC. This non-compliance is unacceptable, and the developer must take more serious responsibility to maintain the signage into perpetuity.

5) Requirements to be complied with by Swan

Should the Commission resolve to approve this Amendment it is vital these five requirements (as amended) are carried through and strictly enforced for each future planning approval.

Recommendation

The portion of the amendment area proposed for residential development appears to have its boundary defined by the contour line of the ANEF. It is quite arbitrary to assume a dwelling on one side of this contour line will suffer too greatly from the impact of aircraft noise, but a dwelling on the other side would be impacted to an acceptable level.

It is appreciated the DPLH/WAPC are bound by adopted legislation but have a critical role to carefully consider submissions and expert, technical advice and information received, to inform decisions regarding the amenity of future residents. The NASF is a nationally recognised noise metric and was created with WA State Government input to give more practical advice to decision makers for land use planning purposes. Perth Airport urges decision-makers to use their discretion and consider the NASF as part of this assessment to protect the amenity of future landowners, Perth Airport's future operations and the associated economic, cultural and social value it facilitates.

The land will continue to be exposed to aircraft noise and is therefore subject to consideration under SPP 5.1. The two SPP 5.1 objectives are entirely relevant in this case as they relate to the protection of Perth Airport's operational interests, and community impacts. Perth Airport strongly objects to the proposal as approval of the amendment would allow for an increased density of inhabitants in an area affected by the highest contours of aircraft noise.

Regardless of the WAPC's position on Perth Airport's objection, the amended requirements as outlined above (i.e. relating to requirements 2, 3 and 4) should be considered and adopted. Additionally, Perth Airport recommends the below is included:

"i: The subject area is located within the 20-25 ANEF, 100-200 N65 and 20-50 N60 contours. For further information on aircraft noise the applicant/owner(s) may contact Perth Airport's Planning team on 9478 8888 or planning@perthairport.com.au or visit Perth Airport's Aircraft Noise Portal at <https://aircraftnoise.perthairport.com.au/>"

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

In relation to Perth Airport's recommended changes to the wording of the current notification, insulation and signage requirements these can be further considered in the subsequent LPS amendment and structure planning stages – if relevant. Whatever the case, SPP 5.1 remains the State Government's adopted planning response to aircraft noise at Perth Airport rather than different noise contours which have not been adopted (i.e. N65 noise above contours).

Determination: Submission noted.

Submission: 156

Submitted by: RWM Property Pty Ltd (Noah's Rosehill Estate Pty Ltd)

Summary of Submission: SUPPORT

RWM Property Pty Ltd, as Project Manager for Rosehill Waters Estate provides the following information on behalf of the owner Noahs Rosehill Estate Pty Ltd.

Over the past 2 years, RWM, with its project team, has worked hard to develop a vision for the final stages of Rosehill Waters. This vision will deliver a vibrant hospitality hub with a revitalised Rosehill Lodge as its centrepiece, a strong emphasis on protecting and enhancing the natural environment, protecting and increasing the tree canopy, connecting and integrating Rosehill Waters with its neighbours, and slowing traffic speeds on West Parade.

From the commencement of advertising, substantial efforts have been made to let the community know about the proposal and invite those interested to their offices to discuss the proposal.

In addition, the proposal has been advertised via the Rosehill Waters Facebook page which directs people to the Rosehill Waters webpage with links to the MRS amendment documents and submission forms.

A press release was also issued to the local paper (The Echo) which published an article on the 30th June advising the local and broader community about the proposal and process. In addition, a flyer with summary information about the vision for Rosehill Waters and the intended design outcome was prepared. This flyer was sent to over 1,500 South Guildford resident letter boxes by 2 July 2022.

The submitters sales office was opened for 3 hour Q&A sessions every Sunday afternoon for 4 weeks during June. A display in the Sales Office with display boards showed the rezoning information. Over the course of the rezoning period the submitter issued a further 5 reminders to the community via their Facebook page, encouraging people to contribute their views to the WAPC during the advertising period.

In support of the proposal, the comments received from the community during the advertising process were provided. These have been collected via a link on their website which invited comments to be made, in addition to the formal comments submitted to the WAPC. The submitter were delighted to receive a great response, with a total of 31 comments received. Those in support of the proposal expressed the following shared views:

- *"It is so encouraging to see such a beautiful and well thought out plan that will retain and preserve the natural beauty of the area, the existing heritage buildings and mature trees and plants. It will be a much-needed boost for the property values in the area and provide for a convenient social hub for the local residents and visitors".*
- *"Love the new plan and can't wait for it to come to life! Really appreciate the thoughtfulness given to preserve the nature and trees".*
- *"This concept is stylish, respectful to the environment and will ensure this part of South Guildford is a very special place forever".*
- *"Creating a welcoming inviting hub surrounded by natural beauty and enhancing what South Guildford has to offer".*

The submitter was very disappointed that although City of Swan Officers recommended Council support the amendment, the Council resolved not to support the proposal at its August meeting. The reasons given for this non-support were the supposed 'loss' of Parks and Recreation reserved land and Rural land and a negative impact on the environment.

The proposal was grossly misrepresented by some members of local 'activist' community groups which influenced the elected members, and it is very disappointing the level of misinformation that was presented by the groups only a few days prior to the Council meeting. The response received overwhelmingly shows that the community supports the proposal.

This support, and the lack of objection or concern expressed by the broader community during the majority of the advertising period, through the 4-week Q&A process, or the previous week's Agenda Forum was entirely disregarded by elected members.

The location of the site and its environmental qualities has been a key driver of the design in the concept plan which underpins the MRS amendment. The proposal strongly respects and responds to the surrounding environment, supported by the following features:

- The realignment of the foreshore reserve is the result of years of consideration by the project team and planning and environmental agencies and supported through the pre-consultation process during 2021. The realignment of the boundary responds to the land's natural characteristics and will result in improved environmental management and maintenance outcomes.

As a result of the pre-consultation process, DWER requested additional land be included in the Urban zone to enable better management of an area of vegetation. This land was incorporated in the proposal and in the associated technical reports. The land exchange proposed, and the resulting foreshore alignment has been supported by environmental agencies through the pre-consultation process.

- The Foreshore Management Plan and Landscape Vision Management Plan prepared by the Project Team, demonstrates how the POS and foreshore areas will be improved and managed in an environmentally responsible manner.
- The total area of land proposed for Parks and Recreation, POS and drainage as part of the tributary is 2.8 ha. Only 0.8 ha of additional land is proposed to be developed for residential purposes, in a more logical and functional subdivision design than what could otherwise be achieved (these land areas do not include the balance land proposed to be zoned Urban which results from the change to the ANEF contours). There is significant additional land being contributed to POS and environmental management.
- A thorough tree survey and inspection was undertaken to identify the location and condition of all trees on-site, and those that should be retained, relocated and where replanting should take place. A significant number of trees will be retained and relocated including those providing habitat. The existing Rosehill Lodge gardens will be retained and enhanced. A ratio of 7 new trees will be planted to each existing tree being removed on residential land.
- The removal of the previous road connection and bridge over the tributary within the project area to provide less interruption to water flow and fauna within this area, which will be revegetated and managed in its enhanced natural stage, with a series of trails to enable the community to access the foreshore from the south and east.

The submitter is proud of the way the proposal provides a responsible approach to protecting and managing the environment, and the exciting opportunities it provides to the community

through the future redevelopment of the Rosehill Lodge and its surrounds. The submitter is comfortable that they have been open and transparent through the process and tried hard to ensure the whole community is aware of the final vision.

There is significant support for the proposal as evidenced by the comments which were provided. The arguments put forward by the local activist groups misrepresent the truth and disregard the extensive range of information that has been made available to the community.

Planning Comment: Support noted. Refer to “Part 6 - Main Issues Raised in Submissions” section “6.1 - Supporting Submissions” of the Report on Submissions.

Determination: Submission noted.

Submission: 157

Submitted by: Urbis (RWM Property Pty Ltd for Noah’s Rosehill Estate Pty Ltd)

Summary of Submission: SUPPORT

Urbis, on behalf of RWM Property for Noahs Rosehill Waters (NRW) provides the following information.

Purpose: The amendment will facilitate the final stages of development of the Rosehill Waters Estate, located north of West Parade, South Guildford. Development within this area will comprise residential housing, POS/drainage in the vicinity of the existing tributary which traverses the Estate, along with the renovation and repurposing of the Rosehill Lodge and its gardens.

The amendment will facilitate a land exchange by rezoning an area of land in the north-western corner of the Estate from Rural to Parks and Recreation, and an area of land from Parks and Recreation to Urban for residential, POS and drainage purposes. The land exchange will rationalise the foreshore reserve based on a site analysis undertaken by the projects’ environmental consultants and involving review over a number of years by DPLH, DWER and DBCA, and through the MRS pre-consultation process last year.

The amendment proposes the rezoning of a central area of land (which is no longer located in the 25 ANEF contour) from Rural to Urban for residential development and public POS/drainage purposes.

The Rosehill Lodge and its surrounds do not form part of the land to be rezoned, remaining zoned Rural under the MRS. However, for context purposes the future intentions for this land have been outlined given the value the community places on this landmark building. The future intent for Rosehill Lodge is a hospitality and tourist venue. No retail uses will be accommodated within the Lodge precinct.

Background: *Previous MRS Amendment 1331/57:* Previous MRS Amendment 1331/57 was not supported for final approval by the Minister for Planning due to concerns about compliance with the *North-East Sub-Regional Planning Framework*, the use of the land around Rosehill Lodge for retail purposes (given the proximity to the Waterhall Neighbourhood Centre) and as the Minister considered a range of alternate uses was already permissible under the Rural zone for the Rosehill Lodge Precinct. This MRS amendment addresses the Minister’s concerns by:

- Responding to the Sub-Regional Planning Framework as detailed below.
- Retaining the triangle of land on the western boundary occupied by the Rosehill Lodge and located within the 25+ANEF within the Rural zone.
- No retail uses are proposed within the triangle of Rural land, and a subsequent Scheme Amendment and Structure Plan modification will identify a range of land uses compatible with hospitality and tourism activities for this portion of the site, compatible with SPP 5.1, with no sensitive uses proposed.
- The amendment outlines the intent for the Rosehill Lodge and surrounds for contextual purposes, responding to the Minister's previous comments about alternate uses for the Rosehill Lodge Precinct.

Planning Framework: The North East Sub-Regional Planning Framework identifies Rosehill Waters as Urban with the area around Rosehill Lodge identified as Rural. The Framework did not anticipate in 2018 the change to the ANEF aircraft noise contours which allow for portion of the Rural land to be considered for residential development, and the boundary rationalisation of the foreshore reserve which has been supported in principle by WAPC and the DWER.

These minor departures are considered inconsequential in a sub-regional planning context, particularly where the land is able to be fully serviced, is in a highly desirable location for residential development near the river, adjacent to existing and proposed residential development, and close to the existing facilities, services and amenities of Midland, Guildford and Bassendean.

It is reasonable and appropriate, supported by the State Planning Framework, to enable such areas to be developed for residential infill. The WAPC considered during the previous MRS process that the amendment was not in conflict with the intent and objectives of the Framework for this locality and is consistent with the identified urban staging timeframe. The WAPC considered that *"the size and scale of the proposed amendment is not considered regionally significant. It does not reflect a regional change to the planning strategy or philosophy for the Metropolitan Region"*.

Land Exchange: The rationale for the land exchange is to:

- Create a more regular and contiguous foreshore alignment rather than the current variable and angular alignment. This is beneficial from an access, public/private delineation, environmental management and maintenance perspective.
- Create a more regular development boundary to create a more logical and functional subdivision design and eventual subdivision configuration.
- Respond to the 1:100 year flood level as it relates to a tributary of the Helena River and allow for the developer to more comprehensively design and maintain the tributary where it currently sits outside of the Parks and Recreation reserve. From a continuity perspective, the design and drainage management for the majority length of the tributary will rest with a single stakeholder i.e. the developer initially and ultimately the City of Swan, being a preferred outcome than that of separate management responsibilities.

Rationalising the drainage and landscape design for the proposed Urban interface between flood levels and residential development will be beneficial from an environmental management perspective. The areas of land involved are:

- Area of land to be transferred to Parks and Recreation – 1.3 ha.
- Area to be rezoned Urban for residential purposes – 0.8 ha.
- Area of land to be rezoned to Urban and used for POS and drainage purposes – 1.5 ha.

The area of land which will be developed with residential lots is substantially smaller than the land which will be transferred to Parks and Recreation, or that will be used for POS and drainage purposes, where the tributary is located.

The original land exchange proposal involved a reduced area of land proposed to be rezoned to Urban, however during the pre-consultation process the DWER suggested a larger area of land be included in the Urban zone. The intent of this is to ensure an area of vegetation currently located in the Parks and Recreation reserve be wholly accommodated within the Urban zone for drainage and POS, so that it can be suitably managed in conjunction with adjoining land.

Although the land areas involved in the exchange are not equivalent, the boundaries are based on a site-specific response to the environmental management of foreshore, vegetation and POS/drainage areas.

Overall, the land exchange as proposed is considered to be a sensible approach to foreshore delineation and achieving the best possible interface between development at Rosehill Waters and the Helena River (with its associated tributary).

Tree Preservation: In response to considerable community interest in the retention of trees within the Estate, a detailed tree assessment has been undertaken as part of the MRS proposal and a Tree Plan showing trees to be retained, removed, relocated and planted has been undertaken. The land proposed to be transferred for residential purposes is cleared without trees, while land being transferred to Parks and Recreation has several trees including one significant Moreton Bag Fig. Trees already located within the POS/drainage corridor will be retained and integrated into the landscape design of the POS area.

A habitat tree assessment was undertaken as part of the fauna survey of the site. Two of the four habitat trees located within the site, to the north of West Parade, are located within the Rural zone, while the other two are within the development area. One of these trees will be retained and the other has been surveyed to be in poor condition and will be removed. A large stand of 5 trees of the same species in significantly better health has been identified to the east of the creek line within the POS as a future habitat replacement.

Tree retention is best practice and favoured wherever possible, taking into consideration the species and health of the tree. Tree removal where absolutely necessary and where it cannot be avoided after thorough collaborative study, will be balanced by tree numbers at 7:1 ratio over the land to be rezoned (and 4:1 for Stages 6 & 7 overall) (inclusive of the required 1 tree per lot required by the R-Codes).

Residential Yield: Based on preliminary design, approximately 13 lots will be created within the additional land area with the balance being public POS and drainage. Due to other design changes within the Estate, the proposed MRS amendment will facilitate the development of an additional 8 lots within the overall Estate area (largely due to down coding and change of development outcomes for land south of West Parade).

Bushfire Management: During pre-consultation the DFES provided responses to the proposed Bushfire Management Plan. The updated BMP which accompanies the proposal addresses DFES comments and a Foreshore Management Plan has also been prepared to provide a

greater level of detail on the development and management intentions for the foreshore reserve which should assist DFES in its assessment.

Aircraft Noise: In 2019, the aircraft noise contours affecting Rosehill Waters changed, providing for an additional area of potentially developable land being located within the 20 ANEF, rather than the former 25 ANEF contour. This provided an opportunity to review the development outcomes over the land generally north of West Parade, which has ultimately led to this rezoning proposal.

The proposal complies with SPP 5.1. During pre-consultation Perth Airport advised that compliance with N65 (over and above) standards was required. However, these standards are not recognised by the State Planning Framework.

In accordance with SPP 5.1 and the provisions of the City of Swan LPS 17 "Special Use" zone 24, all residential development within the area will comply with the R20 code, given the land is located within the 20 ANEF contour area, and be subject to the noise insulation requirements of the Australian Standard, set out in the Scheme.

Intersection of Queens Road/Great Eastern Highway: In response to pre-consultation comments from the City of Swan and MRWA about the intersection of Great Eastern Highway/Queens Road, the proponent paid an agreed sum to the City in 2017 for the upgrade of the intersection. The City has recently resolved to take a 'wait and see' approach on undertaking these upgrades to the intersection.

Servicing: The land proposed to be rezoned to Urban is capable of being developed with normal Urban services, consistent with the developed areas of the Estate.

POS: The concept plan which underpins the MRS amendment demonstrates a public POS provision of over 11% across the Estate.

Integration With Surrounding Area: The proposal ensures integration with the surrounding residential area of Rosehill Estate and Waterhall Estate. Lots proposed on the western side of Lautour Street will be of a similar frontage to developed lots on the eastern side to maintain a similar streetscape. Road connections at The Embankment and Brooking Street (with pedestrian and cyclist access at Pexton Drive) will connect and integrate the two Estates, and the median and streetscaping treatment along the eastern portion of West Parade will complement works that extend further east.

The inclusion of a new roundabout at West Parade and Serpentine Drive will better slow and manage traffic along West Parade generally, and north south through the Estate. A reorientation of lots at the local structure plan and subdivision stage will ensure that this matter is considered.

Conclusion: This proposal provides a site responsive, logical rationalisation of the foreshore reserve, the efficient use of suitable land for residential development outside the 25+ANEF contour area and responds to State and Local Planning Frameworks. The support of the WAPC to the MRS Amendment is sought.

Planning Comment: Support noted. Refer to "Part 6 - Main Issues Raised in Submissions" section "6.1 - Supporting Submissions" of the Report on Submission.

Determination: Submission noted.

Submission: 158

Submitted by: Barbara Dundas (nearby resident)

Summary of Submission: OBJECTION

The submitter objects to the amendment and advises as follows:

Loss of Community Asset with swap and rezoning: The 6.02 ha of land zoned Rural and Parks and Recreation is a community asset enjoyed by many users of the Helena River floodplain; pedestrians, hikers, artists, or those who use it for play and other forms of recreation - physical or relaxation. It adjoins the Helena River floodplain and parklands. The land proposed in the swap is under the flightpath and experiences high aircraft noise levels. It is not similar in form or location. There is already a children's park adjacent to Military Road and the site, so the nature of the public POS is unclear. The only party gaining in the land swap is the developer selling riverfront lots as opposed to land in a higher noise area. There is no community benefit.

The Helena River Floodplain is an important functional and aesthetic asset: that has been created by natural river flows, however 'untidy and irregular' the form as perceived by the developers. This is the beauty of the area and its functionality. The Helena River and its floodplains form a natural and significant river park, largely untouched and undamaged by fill or imposed regular man-made form. This is the largest natural river park in the metropolitan area and should be conserved and protected.

The River Floodplain Floods and will flood: This area is for natural and extreme inundation, that is not just for a 100-year flood, but for that which is anticipated in the future with climate change. The Eastern States and New Zealand are examples of the havoc and damage caused by altering and filling land and the creation of unnatural contours that cause backlogs of water. The infilling and building in the floodplain has been discussed in the media and been the subject of concern by the Insurance Council of Australia (*Flooding and Future Risks 2022*). The potential to jeopardise future homes and other homes and properties must be avoided through careful strategic planning.

Planning and Development Act 2005: requires that environmental and social benefits be considered. This proposal to rezone and swap lands has no environmental or community benefits. It is a community loss of asset and would be environmentally damaging. It should be noted that the developer can sell his noise affected properties as they are required (but not regulated) to be adequately insulated. This means selling at a lesser price. However, the land was first purchased with this understanding and knowledge of aircraft noise contours and was identified in the proponent's structure plan. The P&D Act is to give community and planning certainty not to meet individual needs and profits.

Helena River Floodplains valued by the Community: This floodplain has been planted and revegetated in part over the last 15 years by community and school groups. The floodplains are valued as demonstrated by the community. They are valued not just as present but future assets, as habitat areas, natural hydrological areas and areas of local history.

Historical Landscapes and Places Need Protecting: The natural environment is valued by the community, however the historical landscapes are equally significant to:

- The local Indigenous people as sacred lands abutting the life force of the river.
- European values for the contribution for demonstrating historical planting and settlement patterns.

The exotic plantings in some areas of the Helena floodplain indicate the roadways and bridges that crossed the river at first settlement and later by Padbury. The Rosehill track to the Guildford (Helena Street) entry was lined with exotic trees down to and across the river. There are remnants of gardens from Rosehill. These are all part of the local history and stories of the place that is marketed as a major selling point for Rosehill. This history the stories, plantings sites and buildings etc. are valued the community and give Guildford and South Guildford its distinctive character. The National Trust Australia (WA) in Registering the Town of Guildford in 1987, made reference to the opposite (*borrowed*) banks of the Swan and Helena Rivers as areas that needed protecting to enhance the rural character of the Historic Town of Guildford now a State Registered asset.

Inconsistent with Earlier Planning Objectives: In 1981, the Metropolitan Regional Planning Authority recommended the reservation of additional parklands, this area of land was included in the System Six reports and recommendation as 'pathways', 'conservation' and 'habitat' areas. This was endorsed under the MRS. This proposal is contrary in ideology and objectives to these important early studies and policies.

Conclusion: Object to the proposal as it cannot be justified. The long-term community interest and concern for the area has been clearly demonstrated over time. The proposed land swap and rezoning for infill and reworking of contours, is inappropriate and damaging to the character, history and environment of the area. The exotic plantings relate to the local history of the place. This land is valued and has habitat value now and in the future. However, the risk to infilling floodplains with predicted climate change impacts and potential for extreme weather events may cause damage to life and property. The proposal appears unjustified and inconsistent with the P&D Act earlier policies and planning schemes. Request the WAPC reject the proposal in the name of orderly proper planning.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 159

Submitted by: John A Considine (Helena River Alliance: Together, Caring for Country)

Summary of Submission: OBJECTION

The submitter objects to the amendment as follows:

- The area was proposed for inclusion in the System 6 series of studies as important for 'pathway systems', 'riverine linear parks' and 'conservation buffer zones'. Two recommendations were made at the time, M33.1 and M33.2. The proposal ignores these prior planning actions that resulted in land being zoned Parks and Recreation. The decisions made at that time should be upheld.
- In line with MM33.2(a) the Lower Helena Association has commenced approved revegetation activities in the area.
- Part of the land proposed for alienation as a public asset is protected under the *Swan River Act 2006* and as amended 2015 (Lot 82). That parcel must remain protected for the greater public interest rather than for that of individuals. Rivers and river flood plains are severely compromised within the Perth urban area and need protection.

- In view of the above objections the proposal falls to fulfil the requirements of the P&D Act each being material and failing to demonstrate environmental benefits.
- The discussion regarding flood levels is made at a time when these are under active reconsideration as a consequence of Global Warming and consequential changes to rainfall patterns. The Insurance Council of Australia has recently published a revised risk assessment and recommendations inclusion of larger and rarer floods beyond the 1% AEP. Further residential development is unwise in this context.
- The request that 6.1 ha of land currently held in trust for the community of Western Australia be gifted for 1.3 ha that cannot be developed given excessive noise is unjustified. The proposed alienated area experiences the same noise levels. The proposal represents a continuity of “old” attitudes and is inconsistent with current Government Policies that focus on retention and enhancement of waterways and remnant vegetation, viz Urban Forest.
- The proposal fails to demonstrate that it meets the test for a “minor issue”. It is not a minor issue but one of substance that threatens the ecosystem and public interest.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) – (g) of the Report on Submissions.

Determination: Submission dismissed.

Submission: 160

Submitted by: Guildford Association Inc.

Summary of Submission: OBJECTION

The submitter objects to the amendment as follows:

- The characterisation as a “rationalisation” of Rosehill Estate seeks to obscure the economic gain to a private individual at the cost of the broader West Australian community and minimises the impact of what is proposed.
- A private individual who owns constrained land be assisted sets a dangerous precedent. Many private landowners hold land which cannot be developed because of constraints designed to protect and enhance the public interest. Some see that as a blessing, others a burden-nevertheless we are all, or should be, bound by the better good.
- No exceptional case has been made and it is difficult why this applicant should be facilitated to maximise private wealth gain. The land to be “swapped” is aircraft noise affected and does not change because it is reclassified recreation. Aircraft noise will continue to adversely impact enjoyment of the land.
- The monetary values of the relevant parcels are significantly different. To propose exchange of 6.1ha of public asset land for 1.3ha of land not suitable for development is offensive and grossly inequitable.
- No facilitation should occur for land which will become flood prone as climate change increases. It is irresponsible and transfers the cost burden of events onto the general community as is obvious in NSW, including whole towns like Lismore. To not take account of such impacts is a dereliction of duty.

- The applicant has developed sufficient confidence this amendment might be favourably considered, to justify their pursuit raises questions whether DPLH expends publicly funded staff and resources to plan on behalf of individuals or the State.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

The WAPC notes that the DPLH assesses all MRS amendment requests on their merits and without prejudice, and also seeks the advice of the affected local government and state government agencies as part of the preliminary referrals process.

Determination: Submission dismissed.

Submission: 161

Submitted by: Department of Biodiversity, Conservation and Attractions

Summary of Submission: OBJECTION

The Department of Biodiversity, Conservation and Attractions (DBCA) advises that from the additional information provided in the Foreshore Management Plan, Bushfire Management Plan and Landscape Concept Plan there appears to be an overall reduction in environmental outcomes for the wetland (UFI 15266), the foreshore area and the Helena River. In summary, the DBCA does not support the proposal as follows:

- The ecological and amenity values of the Swan Canning DCA (DCA) are not improved by gaining Rural zoned land as Parks and Recreation which is to be managed as grassland. The foreshore reserve is wide enough to provide positive outcomes for ecology, water quality and amenity of the Helena River and its foreshore and therefore increasing the reserve will not provide ecological or amenity benefit.
- The ecological and amenity values of the DCA are likely to be reduced by removing the existing Parks and Recreation reserve containing native vegetation in the wetland (UFI 15266) and placing it within an Urban zone as POS. The proposed management of the POS as parkland with low fuel zone vegetation and the installation of lawn will reduce the quality of the water through the drain to the Helena River.
- The land swap which includes 2.27 hectares of Lot 82 from the Parks and Recreation reserve zone to the Urban zone and a portion of Lot 200 (1.3 hectares) from Rural to Parks and Recreation is considered inequitable considering the reduction in ecological and amenity values for the DCA.

The DBCA provided a plan showing the area of Parks and Recreation reserve to be retained, and background advice on the foreshore reserve, bushfire management, landscape masterplan and street tree masterplan and local water management strategy.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

The WAPC supports the finalisation of the amendment, and notes the EPA's determination and proposed actions to increase ecological, water quality and amenity values, as follows:

- Improvement of the water treatment ability of the current trapezoidal drainage system through conversion to a living stream which has greater capacity for nutrient and pollutant removal.
- Planting of additional native species within the living stream alignment, upgradient of the existing revegetation area.
- Maintenance of the existing path network to maintain foreshore activation.
- Establishment of the POS to the design standards and specifications agreed with the City of Swan and relevant State Government agencies.
- Urban water management within the residential areas are to include:
 - Roadside rainwater gardens and water quality treatment areas treat all of the first flush events (first 15 mm).
 - The rainwater gardens and water quality treatment areas have been designed to filter and remove sediments, nutrients, heavy metals and other pollutants from entering the Helena River. They will be vegetated with appropriate nutrient stripping plants and have a filter media to adsorb and filter additional pollutants in the root zone.
 - After the first flush treatment, stormwater overflows into the living stream. The living stream is vegetated and provides additional pollutant management after the initial treatment.
 - The living stream improves on the predevelopment trapezoidal drain that was present on site which allow for untreated stormwater to flow directly into the Helena River.

The land swap facilitates drainage management for the majority of the Helena River tributary which traverses the development site to be undertaken by one management authority, such as the City of Swan which are resourced to undertake this management. The land swap will involve:

- Transfer of approximately 1.3 hectares of Rural land to Parks and Recreation reserve.
- Transfer of approximately 2.3 hectares of Parks and Recreation reserve to Urban zone, of which 0.8 hectares will be used for residential development and 1.5 hectares will be allocated to POS and drainage.

The land swap will result in 2.8 hectares being used for conservation, recreation and drainage purposes, which will be owned/managed by local and State Government and 0.8 hectares being used for residential purposes.

The existing environmental values within the proposed POS area will not be lost through the land swap. The proposed landscaping aims to retain vegetation, undertake additional planting, improve the nutrient and sediment removal characteristics of the tributary and undertake ongoing management. Ownership will also ultimately return to the Crown once the developers maintenance period has concluded.

In accordance with standard practice, further detailed consideration of the amendment area will be undertaken by the DPLH/WAPC, EPA, City of Swan and relevant State Government agencies in subsequent planning stages (includes public consultation).

Determination: Submission noted.

Submission: 163

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

Summary of Submission: OBJECTION

The submitter objects to the amendment and advises as follows:

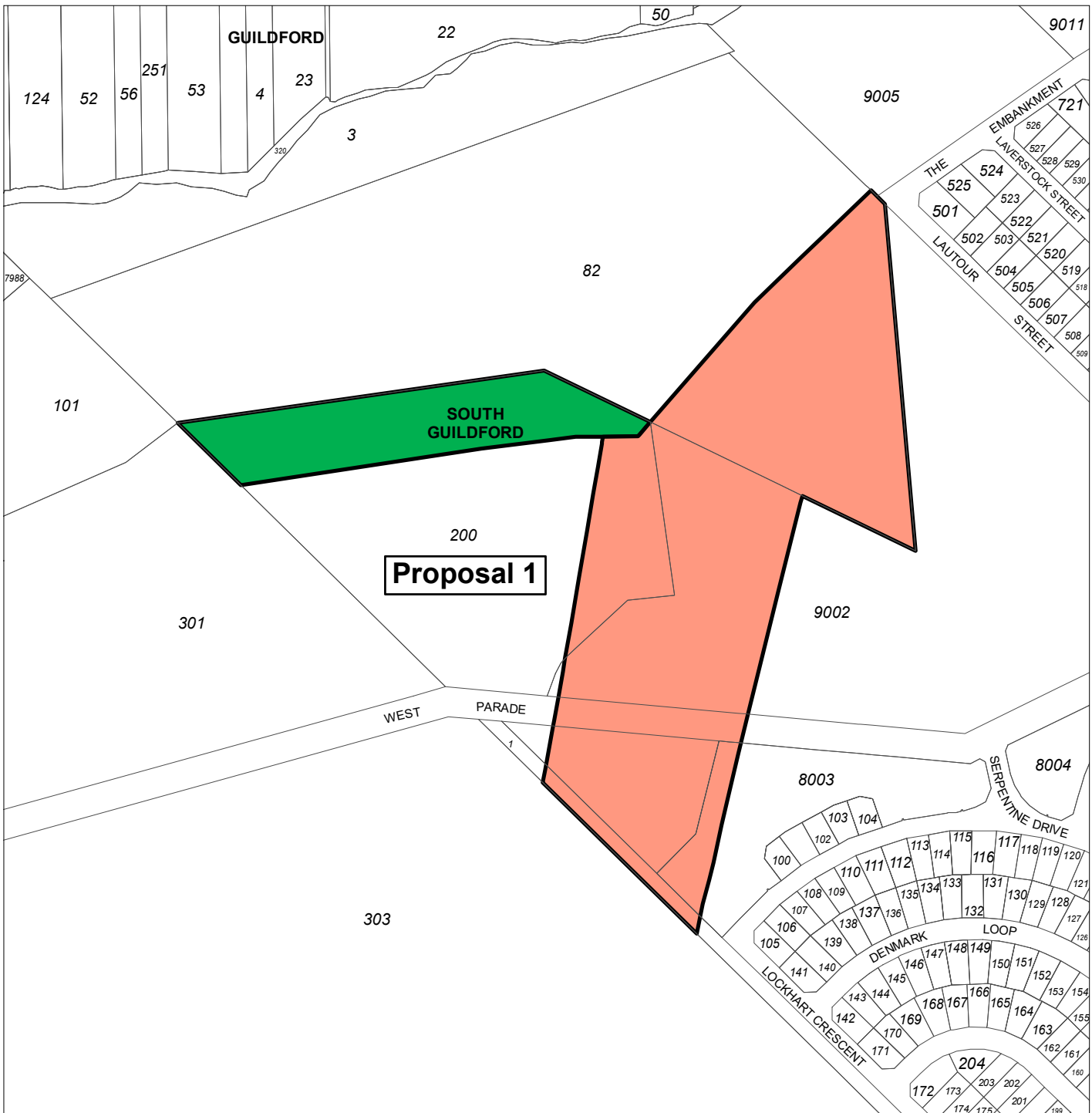
- The proposed changes are not suitable for Urban residential development due to extremely high noise levels. Perth Airport has confirmed this and opposes the amendment.
- The proposal is not suitable for the environment and heritage which was to be retained as per the Rosehill Structure Plan.
- The present roads and intersection cannot cope with the existing traffic, and further development proposed by the structure plan cannot be started until the Queens Road/Great Eastern Highway intersection has been upgraded. MRWA have stated that this will not be done. There is no suitable and safe option for getting to Guilford from Rosehill so safety is a major concern.
- The noise levels are too high to change the zoning from Rural to Urban this is supported by Perth Airport.
- The roads and intersections are not suitable and will be exacerbated with additional traffic and is a major safety risk. MRWA have no plans for improving the major intersection at Queens Road.
- Environmental and Heritage obligations.

Planning Comment: Comments noted. Refer to Parts 6.2 (a) - (g) of the Report on Submissions.

Determination: Submission dismissed.

Schedule 3

**The amendment figure - proposal 1
(as advertised)**





**Rationalisation of Rosehill Estate
Proposed minor amendment
as advertised**

23 March 2022

Proposal 1

Proposed Amendment:

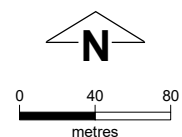
-  Parks and recreation reservation
-  Urban zone

Oracle reference no: 3367

Version number: 2



Date: 28/03/2022
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
Base information supplied by Western Australian Land Information Authority SLIP 1180-2020-1



Appendix 1
List of detail plans
(as advertised)

**Metropolitan Region Scheme
Amendment 1396/57
Rationalisation of Rosehill Estate**

as advertised

**Amending Plan 3.2791
Detail Plans
1.6221**

Submissions

Development
Services

629 Newcastle Street
Leederville WA 6007

PO Box 100
Leederville WA 6902

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



Your Ref: 833-2-21-136 Pt1 (RLS/1017)
Our Ref: 119515919 (MRS378112)
Enquiries: Brett Coombes
Direct Tel: 9420 3165
Email: land.planning@watercorporation.com.au

11 July 2022

Secretary
Western Australian Planning Commission
LOCKED BAG 2506
PERTH WA 6001

Attention: Mr Anthony Muscara

**Proposed MRS Amendment 1396/57
Rationalisation of Rosehill Estate, South Guilford**

I refer to your correspondence of 14 June 2022 inviting comments on the above MRS amendment.

The Water Corporation has no objections to the proposed amendment to facilitate the land exchange.

The portion of Lot 82 that is proposed to be zoned "Urban" is bisected by an existing 225mm diameter gravity sewer. The sewer is very deep through this area and it is therefore recommended that the proponent should seek advice from their consulting engineer to ascertain if the subdivision/development of this portion of land can practically be connected to the sewer. The alignment/location of the sewer will also need to be properly accommodated in the future subdivision layout by placing the sewer on a standard alignment within a subdivision road reserve.

This matter should be investigated and addressed in a servicing report accompanying a modification to the Local structure Plan.

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

Brett Coombes
Senior Urban Planner
Development Services



Government of **Western Australia**
Department of **Mines, Industry Regulation and Safety**
Resource and Environmental Regulation

Your ref 833-2-21-136 Pt 1 - RLS/1017
Our ref A0154/202201
Enquiries Steven Batty — 9222 3104
Steven.BATTY@dmirs.wa.gov.au

Anthony Muscara
Department of Planning Lands and Heritage
Sent by Email — anthony.muscara@dplh.wa.gov.au
Perth WA 6000

Attention: Marija Bubanic

Dear Anthony Muscara

**METROPOLITAN REGION SCHEME AMENDMENT - PROPOSED MRS
AMENDMENT 1396/57 - RATIONALISATION OF ROSEHILL ESTATE**

Thank you for your letter dated 14 June 2022 inviting comment on the proposed Metropolitan Region Scheme (MRS) Amendment 1396/57 for the rationalisation of Rosehill Estate.

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

DMIRS lodges no objections to the above MRS amendment.

Yours sincerely

Steven Batty
Senior Geologist
Mineral and Energy Resources Directorate
04 July 2022



Department of
**Primary Industries and
Regional Development**

**SUBMISSION
3**

Your reference: 833-2-21-136 Pt
1 (RLS/1017)
MRS 1396/57
Our reference: LUP 1385
Enquiries: Heather Percy

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

Submission emailed to: RegionPlanningSchemes@dplh.wa.gov.au.

Attention: Mr Anthony Muscara

Date: 5 July 2022

Dear Ms Fagan

Metropolitan Region Scheme Amendment 1396/57 Rationalisation of Rosehill Estate – City of Swan

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the above amendment to the Metropolitan Region Scheme (MRS).

DPIRD does not object to the proposal as the land affected by the proposed amendment is not high quality agricultural land and it is not being used for agricultural production.

For more information please contact Ms Heather Percy on 9780 6262 or heather.percy@dpird.wa.gov.au

Yours sincerely

Dr Melanie Strawbridge
**Director Agriculture Resource Management Assessment
Sustainability and Biosecurity**

75 York Road Northam 6401
PO Box 483 Northam WA 6401
Telephone +61 (0)8 9690 2000 landuse.planning@dpird.wa.gov.au
dpird.wa.gov.au
ABN: 18 951 343 745

Marija Bubanic

Subject: FW: ATCO Response LM22442 Advertising of Proposed MRS Amendment 1396/57 – Rationalisation of Rosehill Estate - ATCO
Attachments: DBP - AGIG Trigger Distance - MRS 1396.57 - Rationalisation of Rosehill Estate.pdf

From: Crowson, Chris [mailto:Chris.Crowson@atco.com]
Sent: Thursday, 30 June 2022 2:43 PM
To: Marija Bubanic <Marija.Bubanic@dplh.wa.gov.au>
Subject: ATCO Response LM22442 Advertising of Proposed MRS Amendment 1396/57 – Rationalisation of Rosehill Estate - ATCO

Good afternoon,

RE: Advertising of Proposed MRS Amendment 1396/57 – Rationalisation of Rosehill Estate
ATCO Reference: LM22442

Thank you for your recent e-Referral regarding the above mentioned Proposed MRS Amendment 1396/57 – Rationalisation of Rosehill Estate

ATCO Gas Australia (ATCO) has no objection to the proposed application, based on the information and plan provided.

Advice notes:

1. The proposed areas fall within the WAPC Draft Development Control 4.3 Trigger Distance for DBP – AGIG Infrastructure (area hachured green in attachment). ATCO strongly advises consultation with DBP – AGIG before progressing with the proposed MRS Amendment.
2. Anyone proposing to carry out construction or excavation works must contact 'Before You Dig' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>

Please accept this email as ATCO's written response.

Should you have any queries regarding the information above, please contact us on 6163 5000 or eservices@atco.com.

Kind regards

Chris Crowson
Land Management Coordinator
ATCO, Gas Division, Australia

E. chris.crowson@atco.com

A. 81 Prinsep Road, Jandakot, Western Australia, 6164

atco.com.au [Facebook](#) [Twitter](#) [LinkedIn](#)







ATCO acknowledges Aboriginal people as the Traditional Custodians of country throughout Australia including Torres Strait Islander peoples. We pay respect to their cultures, Elders past and present, and in the spirit of reconciliation, we commit to working together for our shared future.

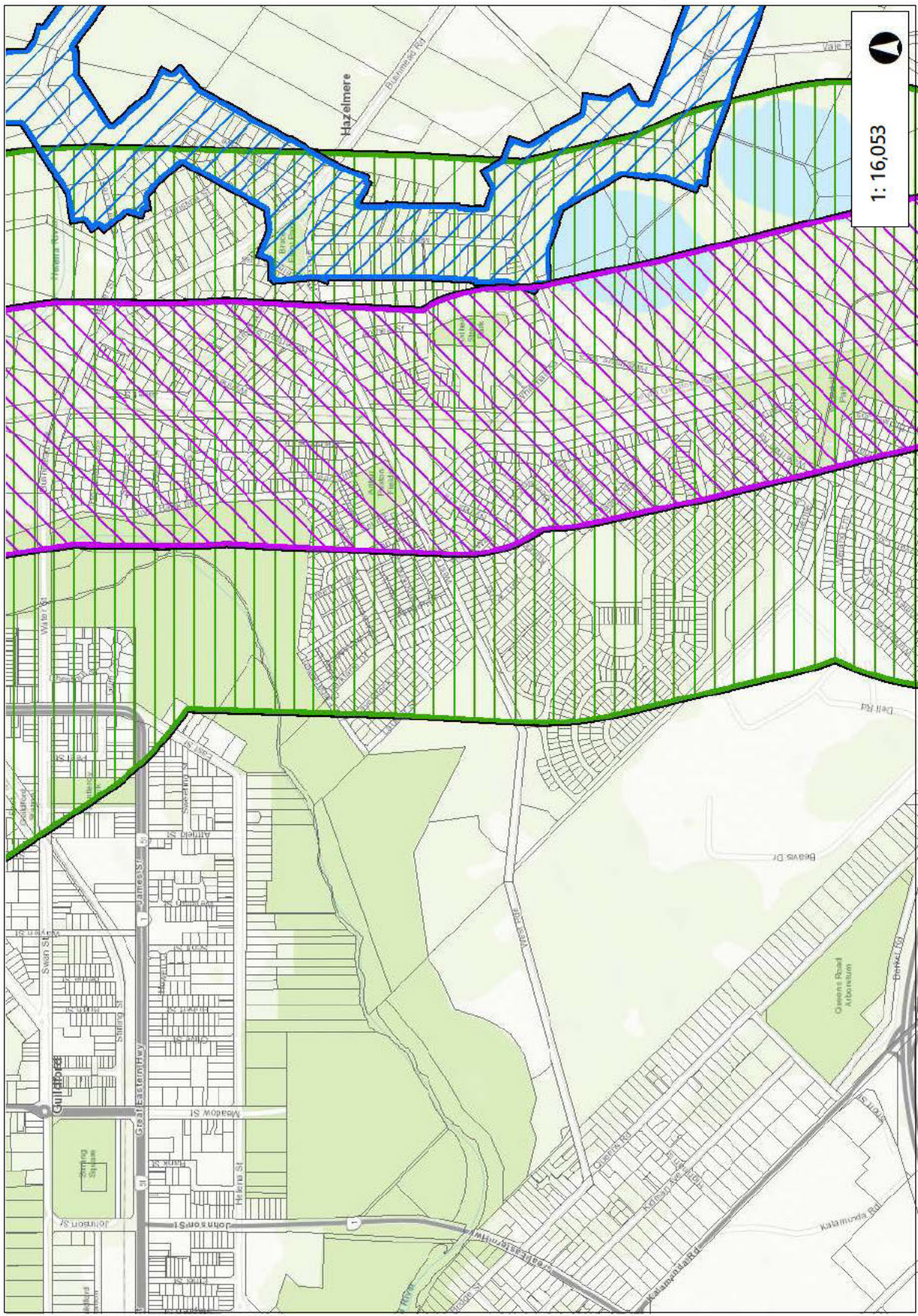


Department of Planning,
Lands and Heritage

DBP - AGIG Trigger Distance - MRS 1396/57 - Rationalisation of Rosehill Estate

Legend

-  APA Trigger Distance
-  ATCO Trigger Distance
-  DBP - AGIG Trigger Distance
-  Cadastre



1: 16,053

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.8 Kilometers



Date produced: 30-Jun-2022

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Notes



mainroads
WESTERN AUSTRALIA

Enquiries: Belinda Hill on (08) 9323 4572
Our Ref: 14/3435 (D22#75812)
Your Ref: 833-2-21-136 (RLS/0969/1)

28 July 2022

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

Email: mrs@dplh.wa.gov.au

Dear Madam,

**PROPOSED METROPOLITAN REGION SCHEME AMENDMENT –
RATIONALISATION OF ROSEHILL URBAN ESTATE - REQUEST FOR
COMMENT**

Thank you for your correspondence dated 14 June 2022 requesting Main Roads comments on the above proposal. Main Roads does not object to the proposed rationalisation of Rosehill Urban Estate.

It is noted that Main Roads in consultation with the City of Swan has previously identified a need to upgrade the Queens Road / Great Eastern Highway intersection. While the City of Swan have confirmed that they will not be undertaking any upgrades at this stage Main Roads has developed a design that involves line marking and signage. These will be implemented by Main Roads to improve traffic safety and efficiency at the intersection.

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

If you require any further information please contact Strategic Planning Officer Belinda Hill on (08) 9323 4572 or via email at belinda.hill@mainroads.wa.gov.au.

Yours sincerely

Lindsay Broadhurst
Director Road Planning

Marija Bubanic

Subject: FW: Proposed MRS Amendment - Rationalisation of Rosehill Estate (RLS/0969)

From: Jim MacKintosh

Sent: Tuesday, 15 March 2022 9:50 AM

To: Steven Radley <Steven.Radley@dplh.wa.gov.au>; Region Planning Schemes <regionplanningschemes@dplh.wa.gov.au>

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

Subject: RE: Proposed MRS Amendment - Rationalisation of Rosehill Estate (RLS/0969)

Dear DPLH,

Thank you for the above referral. The Department of Water and Environmental Regulation (DWER) has considered the proposal and defers all comments to the Department of Biodiversity, Conservation and Attractions (DBCA) and the land in question is adjacent to the Swan River and is part of the DBCA's Development Control Area under the Swan and Canning Rivers Management Act 2006.

Regards

Jim Mackintosh

Department of Water and Environmental Regulation

Program Manager

Swan Avon Region

Planning Advice Section

T 08 6250 8043 |

E jim.mackintosh@dwer.wa.gov.au

Visit our website www.dwer.wa.gov.au

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-06-29 11:41:16

About you

1 What is your first name?

First name:
Nicola

2 What is your surname?

surname:
Bickley

3 What is your company name?

Company name:

4 What is your email address?

Email:
nicolac34@hotmail.com

5 What is your address?

address:
71 Berckelman Circuit, South Guildford WA 6055

6 Contact phone number:

phone number:
0422035628

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I support the new proposal for rosehill lodge and surrounding precinct. The new concept integrates the new rosehill waters estate into the waterhall estate by continuing the roadway down west parade and having driveways opening up on to the road. The new social precinct will be valuable to the local community and be a great social hub.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-07-20 20:55:58

About you

1 What is your first name?

First name: Name and contact details removed at the request of the submitter

2 What is your surname?

surname:

3 What is your company name?

Company name:

-

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

It will increase the liveability of Rosehill.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6FZ-D

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-06-29 14:43:03

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I think it will generally uplift the liveability of the area

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-06-29 18:34:48

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

This will create family friendly areas, open spaces and convenience for health and fitness within south guildford.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-07-06 08:44:01

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I support this proposed amendment to the MRS. Based on the proposal I believe the outcome will be very attracting and I personally look forward it.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-07-06 08:44:42

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

We love the plan and concept, sounds really exciting and will bring a whole new fresh vibe about the place while keeping with the historic feel and surrounding nature. I can't see why we wouldn't welcome this new concept with open arms!! We can't wait!!! Well done to all involved.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 Rationalisation of Rosehill Estate
Submitted on 2022 08 17 15:17:55

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The new vision for Rosehill and the old lodge is going to be wonderful for the area, particularly for the residents of Rosehill Waters. A cafe, community centre etc, these are all amenities that the community have been asking for for so long. It's great news, can't wait for it all to begin!

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-07-20 16:09:46

About you

1 What is your first name?

First name:
Jacob

2 What is your surname?

surname:
McCallum

3 What is your company name?

Company name:
NA

4 What is your email address?

Email:
southpoint@mail.org

5 What is your address?

address:

49 Denmark Loop,
South Guildford, 6055

6 Contact phone number:

phone number:
0439215569

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I believe that the proposal to revitalise the Rosehill Lodge area will substantially improve the neighbourhood. As a local resident I love the idea of a casual cafe, gallery and Tavern in the neighbourhood as it will add to the character and charm of the vicinity as well as providing a great new local dining option. A hospitality centred hub is just what our suburb needs and currently the space is just sitting there gathering dust. I support the proposal 100%.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-07-20 19:43:09

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

It will help local people of employment and judt to have the fadcilite near for people to go out drink or eat.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 15:54:26

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Am in support of the Rose Hill Water plan. We need more of this thank you

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-07-20 19:52:54

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I support the proposal as I think creating a hospitality hub, slowing traffic speeds and increasing trees will allow Rosehill Estate to be an even better community and place to live.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-07-20 19:57:25

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Supporting the planning. The growth will enhance the lifestyle of residents. It will give local residents an opportunity to grow and give back to community. It will be a perfect blend of history meeting advancement. It will be a progression in positive direction in all aspect's. It will make the suburban area more attractive.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 09:54:10

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

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Email:

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address:

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phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The plan is perfect for residents making them proud for the area they will be living in. The plan has only growth in it.

It will help everyone in one way or another.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-07-20 20:07:09

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

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Email:

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address:

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Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Growth will be beneficial as it will create employment opportunities now and ongoing.

Will increase the value of property around and will enhance lifestyle.

It will be convenient for growing families and will be good to have family time in and around the area.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-07-20 20:30:55

About you

1 What is your first name?

First name:
Brooke

2 What is your surname?

surname:
Boston-Reeves

3 What is your company name?

Company name:

4 What is your email address?

Email:
brookeboston@hotmail.com

5 What is your address?

address:
111 Serpentine Drive, South guildford, WA, 6055

6 Contact phone number:

phone number:
0410545702

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

This will just make the whole estate light up with a community feel even more so and really drive business into our local area.
Such a great idea.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-07-21 06:58:01

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

If this land exchange help deliver a hospitality facility similar to what is being rproposed then this would be a great place for me to take my family for years to come to relax and unwind in close proximity to the city.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-07-21 08:03:00

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

N/A

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

It would enhance the area and it would be wonderful to have extra trees and a cafe closeby

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-07-21 11:14:30

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Proposal will ensure the protection of existing land that is home to wildlife as well as allow the expansion of the estate to include commercial aspects such as dining and entertainment which will attract people to the area.

The current buildings that were formerly used when the golf course existed sit unused and the surrounding area whilst although accessible has limited uses. The combination of the park and reserve with the Lodge proposal will combine multiple elements and increase the usability for the area.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-07-21 12:02:03

About you

1 What is your first name?

First name:

Sunjay

2 What is your surname?

surname:

Kumar

3 What is your company name?

Company name:

4 What is your email address?

Email:

jay.11.utd@gmail.com

5 What is your address?

address:

19 abba lane

6 Contact phone number:

phone number:

0401248558

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

It will be good for the estate and the area with the changes.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 15:05:40

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

It would be nice to have a café and pub so close next to the estate. Currently there isn't anything walking Distance away. It would be great if dogs would be allowed at the bar and café.

Also the idea to plant trees along the main road would make the area more attractive as it's Currently not very nice looking!

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-07-22 13:11:55

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The Rosehill Water estate is already a beautiful place to live however the main street (west parade) isn't very maintained. We love going for walks but unfortunately at the moment it isn't nice to walk down this road.

Also I support building the café and the tavern. I would appreciate if dogs would be allowed there as well. Currently bars and cafes are at least 2km away and building a café and tavern would attract all the residents of the Rosehill water estate. We have a great community in this estate and this would enhance the relationships between the residents. I have lived in many different areas but haven't come across an estate where everyone is so friendly and welcoming. It would be great to catch up with neighbors at a pub for a drink or two.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-07-22 13:19:47

About you

1 What is your first name?

First name:
Tony

2 What is your surname?

surname:
Munn

3 What is your company name?

Company name:

4 What is your email address?

Email:
tonymunn11@gmail.com

5 What is your address?

address:
53 Lockhart Crescent South Guildford

6 Contact phone number:

phone number:
0477272552

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

There isn't much around the estate at the moment. Closest bar/café is at least 2km away. A morning coffee or a beer after after would be great!

Also I find it important to plant more trees on West Parade. It needs to be more maintained. At the moment it looks like the estate is located in a very bad location and only the estate itself looks good.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-07-29 09:55:06

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Improve the suburb, options for dining, build community, extra play space for kids, a place for the local community to use and enjoy. At the moment the space is not usable, opening the space to for people to enjoy will bring business to the area. Job opportunities. Showcase the beautiful riverbank. Maintain the upkeep of the area.

Sooner the better!

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-07-30 15:03:30

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The area currently within the swan river trust proposed as land swap is used by people for recreation due to its beautiful natural surrounds. The stream is populated by turtles and the surrounding area populated by bandicoots and other native animals. The existing large trees are used as nesting hollows for black cockatoos, owls and other species of birds and animals. The development of this land following the land swap will detrimentally impact the people and native flora and fauna which currently use it. The stream flows into the swan river and development along its banks will result in pollution to enter the Helena river and into the Swan river. The size and area of land proposed as a swap is not comparable as it is a weed infested field of no natural value and is significantly smaller than the area of land within the swan river trust. There is no benefit to either the community or the environment for this un equitable land swap.

Upload supporting documents:

13109A4C-D472-4E7D-ABBE-CEE0ABD08756.jpeg was uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded



Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-01 10:30:28

About you

1 What is your first name?

First name:
Paul

2 What is your surname?

surname:
Blakeley

3 What is your company name?

Company name:
Harcourts Mandurah

4 What is your email address?

Email:
paul.blakeley@harcourtsmandurah.com.au

5 What is your address?

address:
73 Berckelman Circuit, South Guildford

6 Contact phone number:

phone number:
0457005179

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The proposed amendments make sense as the land looking to be developed by Rosehill is currently unusable as it is fenced off and overgrown, I don't believe it impacts the current or future accessibility of the public open space.

In turn the proposed land Rosehill will be giving up, backs directly onto the open space making it more user friendly.

Ultimately this development, including the amendments, will help attract and retain residents to the area as it will create a more vibrant community.

The improvements earmarked for the existing lodge precinct for example will be become a focal point for the local residents and become an attraction for people looking to move into the area. It will also compliment the exiting Waterhall and Rosehill developments

As a resident, we currently need to walk across the river into Guildford to enjoy the local restaurants, pubs and amenities, having this proposal proceed on our doorstep is very exciting.

It will also assist in lifting the profile and property values within South Guildford.

A big yes from me!

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-01 19:31:50

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

N/A

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I believe the proposal will enhance the facilities in the local area, especially a cafe and short term accommodation ideas. If it is well planned out it will be a beautiful place for locals and visitors to visit. Providing jobs to the local community would also be beneficial. I like the layout and parkland development that is proposed too. I don't feel there will be too many lots released if approved and it will be somewhat of a continuation of the Waterhall Estate which enjoys high real estate returns and a peaceful environment in which to live. Thank you.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-02 09:04:54

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I cannot fathom how rezoning 6.02 ha from (relatively) low Rural / Parks and Recreation to (valuable) Residential in exchange for rezoning a different 1.3 ha piece of land from Residential to Rural / Parks and Recreation can be called a "swap". It's theft! Why not just give the developers some cash in a brown paper bag. What a ducking joke!

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-03 00:38:59

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The plan to refurbish the historical building (Rosehill Lodge) and plans to have to a tavern along with other facilities for families and kids to use..it would be a great addition to the South Guildford area.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 11:53:13

About you

1 What is your first name?

First name:
Tyson

2 What is your surname?

surname:
Doyle

3 What is your company name?

Company name:
Maca mining

4 What is your email address?

Email:
tysondoyle89@gmail.com

5 What is your address?

address:
11 Sabina road, South Guildford

6 Contact phone number:

phone number:
0439652661

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I think it will be good for the suburb.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 12:27:45

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

It will be good for the growth of the area

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 13:07:17

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The new look looks amazing and having a café across the road would be so nice. I love the idea of being able to walk across the road to enjoy the county vibe and grab a coffee and bite to eat, without having to drive.

I had my Wedding reception at Rosehill Waters when it was a function room.

This place holds a very special place in my heart.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 13:19:58

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I am in total support of the proposed plans. I believe it will bring life into the area and bring money into the South Guildford area. This proposition for Rosehill Lodge Precinct has a lot of potential.

Personally, I am excited for the precinct to have a community node and a local tavern. I also am very happy with the environmental aspects of this.

If this does not go ahead i would no doubt be very disappointed at such a missed opportunity.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 13:24:39

About you

1 What is your first name?

First name:
Aaron

2 What is your surname?

surname:
Smith

3 What is your company name?

Company name:

4 What is your email address?

Email:
Aaron.Smith@altrad.com

5 What is your address?

address:
Lot 326 Nullagine Way South Guildford

6 Contact phone number:

phone number:
0431421050

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Love the idea, will create a great place for families and community to share and enjoy each others company and create local jobs.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 13:30:10

About you

1 What is your first name?

First name:
Mica

2 What is your surname?

surname:
Cosgrove

3 What is your company name?

Company name:

4 What is your email address?

Email:
mica_cosgrove@hotmail.com

5 What is your address?

address:
76 Nullagine Avenue, South Guildford 6055

6 Contact phone number:

phone number:
0430 404 790

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I think that the proposed amendment would be an asset to the South Guildford community. It will create a space for families of the area to gather and socialise, as well as generate jobs for the younger members of our community.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 14:20:04

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

This would be great for the estate

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 13:17:54

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

all for this in the estate and surrounding area

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-17 15:11:00

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Will be great for the area

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 14:40:29

About you

1 What is your first name?

First name:
Andrew

2 What is your surname?

surname:
Mcintyre

3 What is your company name?

Company name:
Ten Foot Tall Group

4 What is your email address?

Email:
andy@tenfoottallgroup.com

5 What is your address?

address:
5 Abba Lane, South Guildford

6 Contact phone number:

phone number:
0407469732

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The development of the area is needed to provide vitality and interest as an urban centre. As a resident i am looking forward to some diverse offering in the development

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 14:45:55

About you

1 What is your first name?

First name:
Abigail

2 What is your surname?

surname:
Chipp

3 What is your company name?

Company name:

4 What is your email address?

Email:
abichipp@gmail.com

5 What is your address?

address:
2/23 Fletcher Street Yokine

6 Contact phone number:

phone number:
0417895808

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The community and area of South Guildford will benefit from the proposed plans.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 18:08:26

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

We have purchased a land at Rosehill and the proposed amendment was explained to us in detail. We support the proposed changes as this will not just bring convenience to the residents but will Roswhill a better place to live.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 18:11:59

About you

1 What is your first name?

First name:
Vayanga

2 What is your surname?

surname:
Swarnadipathi Kuruppuge

3 What is your company name?

Company name:
NA - a future resident of Rosehill Waters

4 What is your email address?

Email:
cristeensam@gmail.com

5 What is your address?

address:

Now - U3, 75 glendower street perth
To be - 48, Nullagine avenue, South Guildford

6 Contact phone number:

phone number:
0424 425 703

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I believe the Rosehill waters project is really good, this project will enhance the beauty of South Guildford, and also provide new jobs to the community through the Rosehill lodge. This project will be a reason to attract visitors and improve the economy of this suburb.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 18:52:26

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The Rosehill community is brilliant and it would certainly benefit from new entertainment and recreation areas, bridging the gap between south Guildford and Guildford.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 18:53:23

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Looks great. Will bring a log of people together.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 18:55:49

About you

1 What is your first name?

First name:
Chris

2 What is your surname?

surname:
Turrell

3 What is your company name?

Company name:
Pyramid Construction

4 What is your email address?

Email:
c.turrell@pyramid.net.au

5 What is your address?

address:
16 Sabina Road, South Guildford 6055

6 Contact phone number:

phone number:
0400682190

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:
Fantastic for the local community

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 19:15:42

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Can't see any issues, sounds like an improvement for the area.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 19:25:13

About you

1 What is your first name?

First name:
Steven

2 What is your surname?

surname:
Sewell

3 What is your company name?

Company name:

4 What is your email address?

Email:
sasewell474@gmail.com

5 What is your address?

address:
7 Sabina Road

6 Contact phone number:

phone number:
0419950236

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Additional hospitality offerings close by. Adds to the general ambiance of the area.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 21:32:50

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

*To ensure more employment opportunities within our local area,

*To attract more home buyers.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 21:36:46

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The development will enhance the Community and the overall environs in the short and long term.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-05 22:42:48

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Having better facilities such as a Cafe/Tavern etc will be good for the community.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 05:44:20

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

As a frequent visitor to the area to visit family new modern facilities would be fantastic

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 06:58:51

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Great for the area when visiting.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 08:13:01

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Utilising the space by providing higher amenity landscaping and open space, improving the streetscape and making the road safer for local fauna, residents and road users is a must. Ensuring that as many mature trees are kept and repurposing the much loved existing building is the best outcome and will retain the character of the area. Creating a cafe and bar/pub will be opening up more social dining experiences for families and friends to enjoy. Guildford cafes and pubs get very busy and there is plenty of room for more in the area. Creating a safe and inviting space for residents, visitors and the local fauna is ideal and I support this plan.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 08:21:48

About you

1 What is your first name?

First name:
TOPE

2 What is your surname?

surname:
OYINLOYE

3 What is your company name?

Company name:
Civmec

4 What is your email address?

Email:
Tope.oyinloye@outlook.com

5 What is your address?

address:
70 Nullagine Avenue, South Guildford, 6055

6 Contact phone number:

phone number:
0411686765

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I believe the proposal will be bring new life to the surrounding environment.

I like the idea the existing fauna is being repurposed and not destroyed. I like the walking paths being included within the development.

I will also like a creche facility to be included within the development because we are a young family and it appears lots of young families have been moving into the area.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 202208-06 09:09:12

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I love that this proposal will breathe new life into old and existing resources. Very in-keeping with the eco friendly ethos that attracted my young family to build our forever home in Rosehill Waters to begin with. Well done!

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 202208-06 09:11:43

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

We have been keeping a watch on Rosehill Waters estate for a few years.
We are really interested in the proposed lots with the idea of buying one to move back closer to family.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 09:15:05

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Love the idea of having new modern facilities nearby to pop into when out bike riding with the family.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 09:16:23

About you

1 What is your first name?

First name:
Jacquelin

2 What is your surname?

surname:
Fullerton

3 What is your company name?

Company name:
N/A

4 What is your email address?

Email:
fullerton1@inet.net.au

5 What is your address?

address:
27 Sabina Road South Guilford

6 Contact phone number:

phone number:
0422387900

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

These change will make it easy to go out for dinner, enjoy the gardens , meet friends and family in a wonderful setting and all with in walking distance of my home .

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 09:42:29

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The whole proposal looks fantastic!

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 09:45:56

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

We are very interested in the new proposed area. All the trees & nature areas look really appealing.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 09:48:23

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I visit friends in the area all the time, a new cafe to go to would be really good.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 10:22:38

About you

1 What is your first name?

First name:
Cate

2 What is your surname?

surname:
Maguire

3 What is your company name?

Company name:
n/a

4 What is your email address?

Email:
catemaguire@inet.net.au

5 What is your address?

address:
3 Tarndale Way, South Lake but are building at 34 Serpentine Drive, South Guildford

6 Contact phone number:

phone number:
0419254493

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Having a public open area with a cafe and a possible gallery would promote people exercising and getting out and about in the local area. People passing through the area are more likely to stop and it would provide a unique new place for people to come to. Reducing roadways near the waterways will improve the quality of water and increase native wildlife in the area.

I look forward to our house being finished and being able to access some of these delightful new spaces.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 12:09:00

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:
-

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The whole idea is great!

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 12:12:11

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

My family is really keen on the proposed lots for a possible future home

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 12:20:41

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I use to play golf here, will be great to see the venue & area being utilised again instead of just sitting there.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 12:30:10

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I support the proposal in full

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 12:58:05

About you

1 What is your first name?

First name:

Arthur

2 What is your surname?

surname:

Walsham

3 What is your company name?

Company name:

Gone Hacking Studio

4 What is your email address?

Email:

pj_walsham@yahoo.com

5 What is your address?

address:

109 Serpentine Drive South Guildford

6 Contact phone number:

phone number:

0424792424

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I love the idea and being a resident of Rose Hill Waters, I believe that the plan would benefit the community and the environment

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 13:06:39

About you

1 What is your first name?

First name:
Sasa

2 What is your surname?

surname:
Ziramov

3 What is your company name?

Company name:

4 What is your email address?

Email:
sasaziramov@yahoo.com

5 What is your address?

address:
62 Serpentine Drive, South Guildford

6 Contact phone number:

phone number:
0414533480

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I think it's a good plan, it will improve the lifestyle of the residents of Rosehill waters.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 13:33:34

About you

1 What is your first name?

First name:

Craig

2 What is your surname?

surname:

Sinclair

3 What is your company name?

Company name:

4 What is your email address?

Email:

craigvsinclair@yahoo.com

5 What is your address?

address:

Lot 504 Rosehill Waters, South Guildford

6 Contact phone number:

phone number:

0435820242

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Recognised as an overall improvement to/enhancement of the area.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 14:10:28

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

To create a more community based feel and provide necessary amenities for families in the area.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 15:20:44

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Looking forward to the new developments in the area.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 16:42:35

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Is a fair compromise for residential growth and preservation of existing nature

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 16:55:35

About you

1 What is your first name?

First name:

Jesse

2 What is your surname?

surname:

Roznicki

3 What is your company name?

Company name:

4 What is your email address?

Email:

jesseroznicki1970@gmail.com

5 What is your address?

address:

68 Lockhart st
South Guildford

6 Contact phone number:

phone number:

0404848581

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Our family love the forward thinking regarding this proposal on a currently very unattractive area.
Please get it happening

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-07 10:50:46

About you

1 What is your first name?

First name:
Tatum

2 What is your surname?

surname:
Patteson

3 What is your company name?

Company name:

4 What is your email address?

Email:
tatum.patteson@hotmail.com

5 What is your address?

address:
103 Serpentine Drive, South Guildford WA 6055

6 Contact phone number:

phone number:
0421200163

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I strongly believe the proposed amendment will be in the best interests of residents of South Guildford. It has been designed with careful consideration towards protecting existing vegetation and established trees which is the main attraction to living in the area and very important to protect . The proposed design will create a good balance of activation for an area that will otherwise be underutilised, and a place for families and friends to come together.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-07 11:46:02

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I'm going to build on a block in the estate that we have bought.I love the look of the proposed plans for the Rosehill lodge and surrounds.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-07 13:11:16

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I love the environmental considerations and I think it will add positively to the area. I am moving to Rosehill in 2023 and I look forward to utilising the area in the coming years.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-07 13:15:23

About you

1 What is your first name?

First name:
Cora

2 What is your surname?

surname:
Lacey

3 What is your company name?

Company name:

4 What is your email address?

Email:
coraclarke13@gmail.com

5 What is your address?

address:
1, 123 Hardey Road Belmont

6 Contact phone number:

phone number:
0474110945

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Looks like a lovely way to preserve the natural surroundings and add to the community.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-07 16:09:13

About you

1 What is your first name?

First name:
Emma

2 What is your surname?

surname:
Garwood

3 What is your company name?

Company name:

4 What is your email address?

Email:
emgarwood@hotmail.com

5 What is your address?

address:

24 gentle circle
South Guildford

6 Contact phone number:

phone number:
0417521616

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Good for local
Community, Employment, House prices

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-07 22:07:33

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The Lower Helena Association (LHA) is a land care group active in the lower reaches of the Helena River, from the confluence with the Swan to Military Road. We have been involved in the rehabilitation, restoration and preservation of the Helena River floodplain and its riparian habitat since 2010. Point in case, we have revegetated the creek proposed for management by Noahs Rose Hill Waters Pty Ltd (Rosehill). The LHA represents a collective of approximately 140 people.

The City of Swan Councillor unanimously rejected the MRS amendment at their ordinary meeting held on 3/8/2021 – Motion 4.1. They did so because supporting the rezoning (and the land swap) MRS 1396/57 would directly contradict their rejection of an amendment to the local planning scheme LSP17-194 brought forward by Rosehill in October 2021. That amendment requested CoS to modify the special use zone no.24 by allowing increased dwelling density. The rationale for the rejection to the LSP17-19 given by CoS was that the area is affected by aircraft noise, the change in LSP17-19 would result in a loss of public green and will increase local traffic issues. CoS is cognisant that the MRS AMENDMENT 1396/57 is in direct contradiction with their position regarding local planning schemes for SUZ24, which encompasses the lots that are now proposed for the rezoning. If WAPC accept MRS Amendment 1396/57 it will do so in contradiction to the position of CoS, and will create unnecessary work and waste for our local council.

In addition to the issues identified by CoS, LHA finds the proposal also objectionable from an environmental, public benefit, and public land management perspective as outlined below.

1. The land swap will hand over to Rosehill prime land, located within the Swan River Trust Development Controlled Area, free of charge. The public will subsidise their development. This is a bad deal for the community.
2. The land we, the public, will receive in exchange has no value to Rosehill and they will be relieved of the requirement to make it into open public space as per current structure plan. The public will receive an uneven paddock full of weeds, that we will have to rehabilitate. This is a bad deal for the community.
3. We are against using land located within the DCA to subsidise a developer. If the change in zoning for lot82 is required to facilitate the management of the creek, then all land handed over should remain Public Open Space, as it is now. None of it should be used for additional housing. Developing land from within the DCA of the SRT should be the LAST resort, not the first one.
4. The LHA wants to preserve the SRT DCA, expand it where feasible, but we will not support decreasing its extent unless absolutely necessary. In this case, losing land to a developer who will install homes on it to rationalise its development boundaries, is not considered necessary.
5. There is no clarity on the amount of fill that will be required to allow these lots to be developed, connecting roads to be built and what implication these activities will have to the shape of the current drainage and the rest of the floodplain. The Helena River Park and Reserve, cannot be continuously shrunk by removing land a bit at a time. We note that the Belleview development also removed a considerable area from the SRT DCA to facilitate another housing project. This is unconscionable and should not be repeated at this location.

If Rosehill really needs the land swap to achieve a "better outcome" for the environment and rationalise their development. Why does not Rosehill to keep the 1.3ha and rehabilitate as promised? If they need the 2.3ha from lot82 to manage the creek line, they can keep the whole lot as Public Open Space. There is no need for Rosehill to add 10-15 houses on Lot82.

Giving away land for free is not what WAPC should do, and certainly not land from within the SRT DCA. It is not in the public interest, but it is wholly in a developer interest.

What discussions about additional approaches to manage the creek line were held between WAPC and Rosehill regarding options associated with the land swap and rezoning? The public has the right to know. We also note that Rosehill has fenced off sections of lot82 for years. Only now we realise that was not their land. Why was this allowed? In the meantime beautiful Eucalyptus rudis have self-seeded and are growing within the fenced off area. They are the rightful owners of Lot82, not Rosehill.

Note that the LHA has submitted a petition, containing approximately 50 signatures from the local community OPPOSING the proposed amendment to the MRS. This petition was handed over to the City of Swan and is attached to this submission for your information. While these signatures were submitted to CoS, WAPC should pay notice to this petition as it expressed the opinion of the public re. this MRS amendment. Of note is that we collected the signatures in just 2h on a Sunday, knocking on doors. As volunteers we do not have immense amount of time, but appreciate that approximately 90% of those people that engaged with us were NOT in favour of the amendment.

Taken as a whole, it seems that this proposal has only a single beneficiary, Noahs Rosehill Water Pty Ltd, and provides no tangible benefits to the City of Swan, the Swan River Trust, the Helena River floodplain, and the public.

Please listen to the local voices, reject this amendment. Follow the lead of the CoS.

Upload supporting documents:

Screen Shot 2022-08-07 at 21.38.00.png was uploaded

Upload supporting documents:

Screen Shot 2022-08-07 at 19.01.35.png was uploaded

Upload supporting documents:

No file uploaded

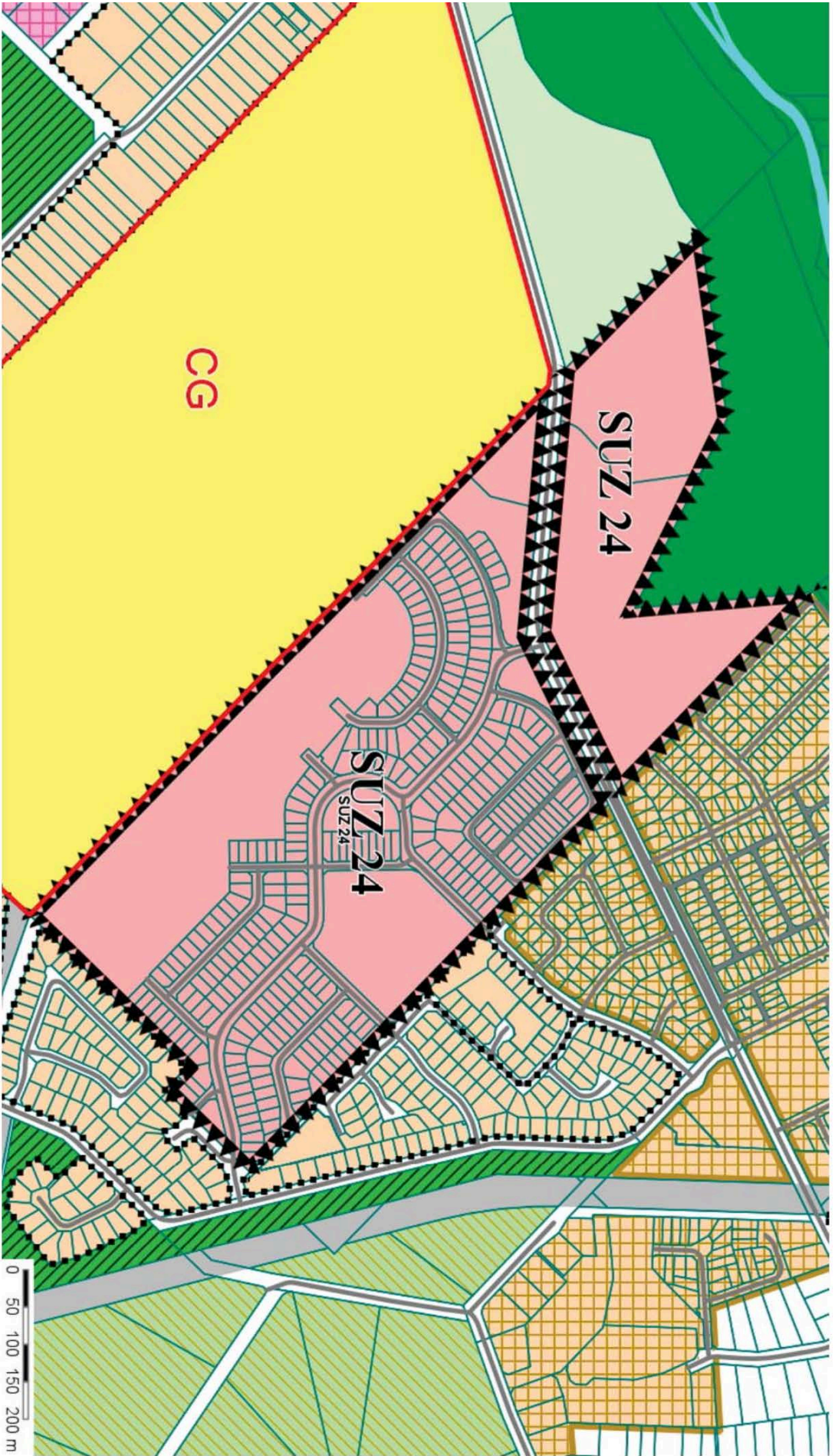




Figure 4: right: current masterplan for Rosehill Estate north of West Parade, South Guildford; left: masterplan delivered by Noaahs Rosehill Water Pty Ltd in the mail box of the local residents. The land swap and rezoning will result in a massive change in the feel of the development at this location. While Noaahs Rosehill Waters may claim the change in the MRS is minor, the implication of this deal are huge. Also note that for area 5, there was always a plan to make it into a public green space. By allowing the Noaahs Rosehill Water Pty Ltd to swap that land out of their portfolio, they will be relieved of their original commitment to make it into a rehabilitated land. This deal will be a gift to the developer at the expense of the community. Note that lot 200 was already earmarked for private amenities reserved for the community in the original structure plan (right)

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-09 18:47:13

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

We support the proposal

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-07 19:12:06

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I support the development as it will enhance the area and the surrounding community.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 03:02:11

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 05:55:15

About you

1 What is your first name?

First name:
Shireen

2 What is your surname?

surname:
Watson

3 What is your company name?

Company name:
South Guildford Community Association

4 What is your email address?

Email:
chair.southguildford@gmail.com

5 What is your address?

address:
141c Great Eastern Highway South Guildford

6 Contact phone number:

phone number:
0407667678

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

No

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The community voice has been clear. The residents do not want the Rosehill "land swap" to be approved, nor further density approved in this subdivision. The developer should proceed as per original plans. The river foreshore is a special place for residents to find peace in bushland, a rare treat in this world. By developing it, you remove that amenity. It has also been noted that the Lower Helena River became more heavily silted after the last round of creek works by the developer. Please don't allow this ecosystem to be further destroyed via this land swap. As the Resident's Association for South Guildford, we urge you not to let this amendment proceed.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6PJ-7

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 05:59:58

About you

1 What is your first name?

First name:
Melissa

2 What is your surname?

surname:
Whiteman

3 What is your company name?

Company name:
N/A

4 What is your email address?

Email:
cowpad69@hotmail.com

5 What is your address?

address:

22 Laverstock Street
South Guildford WA 6055

6 Contact phone number:

phone number:
0433117410

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

No

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I oppose the amendment as I feel it would put pressure on the flora and fauna of the area and also exacerbate the traffic issues we already have.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6PB-Y

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 06:35:54

About you

1 What is your first name?

First name:

Luke

2 What is your surname?

surname:

Watson

3 What is your company name?

Company name:

Private citizen

4 What is your email address?

Email:

watto.lukewatson@gmail.com

5 What is your address?

address:

141C Great Eastern Hwy
South Guildford WA 6055

6 Contact phone number:

phone number:

0416209312

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

No

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

NOT TO SUPPORT the proposed change in the MRS 1396/57.

It seems illogical to give away public land from within a River Park Reserve to a private entity for free. Is there other reasons? Seems like an investigation into those reasons may be required.

While this amendment may be "small" for WAPC and MRS. From a local perspective it has huge implications. This has been recognized by the City of Swan, who UNANIMOUSLY voted AGAINST this amendment at the ordinary meeting held on 3/8/202, motion 4.1. Listen to our local voices.

We have already issues with the intersections at Queens Road and Great Eastern Highway. We should resolve these issues before a rezoning from rural to urban is granted to Rosehill. Shouldn't be until mains road build a new traffic bridge and intersection.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6P8-N

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 06:39:22

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Loss of habitats for native animals, such as quendas, in the area.

Derogatory affect on the natural aesthetic beauty of the area.

Increased run off into the Helena River.

Traffic increase in the area that already has limited access from Great Eastern Highway.

Increased local traffic on quiet streets where children are playing. Especially in the Pexton Drive and Embankment areas, including Lautour St and Laverstock St.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6PY-P

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-08 07:04:58

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

As an owner of land within the estate, I feel that the development is an important part of ensuring the charm of old Guildford is tied in with the new estate. There are minimal amenities nearby and this will increase the appeal.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6P7-M

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-08 07:22:20

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I am a South Guildford resident and wanted to email to share my views about Rosehill Estate's proposal to exchange land in the Helena Valley Parkland and their request to have it rezoned to urban.

I am decidedly against this request - the true value of the parkland and surrounding areas is the untouched reserve. It is so unique in urban Perth and is highly valued.

Coupled with the inability for some of our roads to be changed easily to accommodate extra traffic, the issues with more students at Woodbridge Primary and the environmental impact on this area, I cannot support this proposal.

Many residents shared our views opposing this proposal to our council and thankfully they listened to our views and voted against the option.

Please consider likewise opposing this proposal - our city needs more green spaces and to protect unique environmental spaces as well as our local flora and fauna.

Thankyou for your time

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6UZ-V

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-08 07:52:22

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Creating hospitality venue is a great idea as well as protecting existing fauna.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6UG-9

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-08 08:40:34

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Great local spot for children

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6U4-P

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 09:22:57

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

To take public open land that is well used by the local community and gift it to a developer, to place houses on and make money off of, is completely outrageous. For nothing more then a scrappy unusable piece of land they don't want, which is half the size. I have a 450SQM block I would like to exchange for prime river frontage too. At 2 to 1 which is what they are proposing, lets round it up to you giving me a 1000SQM block of prime river front...that would be as much value to the community, as giving any land to this developer, who has broken every 'community' promise they made, if it meant they could make more money. Actually giving the land to me would be of higher value then the developer, because at least one member of the community would actually be better off.

In this arena of climate change and environmental concern, are you really going to say lets bulldoze next to a healthy vibrant river eco system? In an area which dosen't even have urban zoning due to airport noise and lack of road infrastructure (re Queens Road)??? What the???

There are so many issues with this proposal it blows my mind it is even being considered. This deal is only good for Rosehill. The public has nothing to gain from it.

1) the parcels of land being exchanged DO NOT have equal Value. This is not your land you are handing over, this is not your community you are robbing, Have some respect.

2) IF land has to be granted to the development for riverside management...big IF...then it should be maintained as open space for the community and the animals that are already running from the last habitats they destroyed. Not for them to make money from jammed in housing development.

3) It is unconscionable to give away public land from within the Reserve to a private entity for free. The Helena River and its floodplain are under continuous threat, we cannot give away land from the River Park Reserve to whomever wants it.

4) While this amendment may be "small" for WAPC, from a local perspective it has huge implications. This has been recognized by the City of Swan, who

UNANIMOUSLY voted AGAINST this amendment at the ordinary meeting held on 3/8/202, motion 4.1. Listen to our local voices. The proposed rezoning is in contradiction to the City of Swan local planning scheme. The City of Swan has already rejected a rezoning within this area in October 2021. Please do not create unnecessary work and waste for our city. The Councillors have already spoken. They do not want this amendment to be approved. Follow their lead.

5) The long term plans for this area on your map, may say it should be zoned for residential, but that plan was drawn up decades ago, it should be changed. Today we are concerned about the environment. We are concerned about preserving what we have; plans, approvals and forward planning need to take into account changing values, new technologies, and the local community voice.

Thankyou for your time, Please vote with wisdom, not with the biggest wallet,

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6U6-R

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-08 09:34:53

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I am concerned about the environmental impact that the exchange of land will have for our native flora and fauna. We have already seen a significant reduction in bird life and Quenda population with RoseHill's current development and lack of nature corridors. It is not just the initial clearing of the area that impacts them, it is the long term impacts of additional dense population of housing and increased traffic.

I am also concerned about the density in which RoseHill wishes to zone this area if the proposal is approved. Traffic is already high in the area, and the Queens Road/Great Eastern Highway intersection cannot manage the number of traffic currently, especially in peak hour times, let alone with additional traffic congestion that a new development will bring.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6U1-K

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-08 09:53:46

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

My support is given because the land swap sits with the effective use of the area and progress is desperately needed in that space.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6UN-G

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 10:14:42

About you

1 What is your first name?

First name:
Amanda

2 What is your surname?

surname:
Macklin

3 What is your company name?

Company name:

4 What is your email address?

Email:
jagagogo@gmail.com

5 What is your address?

address:
19 Kurrat Elbow South Guildford

6 Contact phone number:

phone number:
0456 182 266

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

No

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Appears to be a very unfair swap in which the Rosewater Estate will benefit by swapping land which is swampy and of no use to land which is next to land they already have. With the swap the traffic will be increase with no suitable solution from Rosehill Estate, City of Swan or Main Roads. The only people who benefit are the developers who only care about making money and giving nothing back to the community. For once think about the impact of the community. Why is it so important this land swap occur? It is not to help the community.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6U9-U

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 11:10:17

About you

1 What is your first name?

First name:

Jarod

2 What is your surname?

surname:

Masters

3 What is your company name?

Company name:

N/A

4 What is your email address?

Email:

jdmasters1999@outlook.com.au

5 What is your address?

address:

3 Nooyan Close, South Guildford WA

6 Contact phone number:

phone number:

0426 381 234

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

No

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

On reading the proposal, I raise a number of concerns:

1: The proposal sounds like a gift to the private developers with no tangible value returned to the community

2: The intersection of Queens Road and GEH is a major concern - turning out to the right from Queens Road (heading towards Guildford) is extremely dangerous during most parts of the day up until about 2000-2100 at night. Even then, there is also poor street lighting and speed is a constant concern. I have nearly had an accident there twice, once in my work vehicle (ambulance) even with warning devices active. Traffic lights may be the suitable option given the limited space present not being amenable to an adequately sized round-about

3: Previous planning rejections from CoS Council - please respect their judgement and the values that local government seek to uphold.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6UH-A

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 11:33:50

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I strongly support as the advised developments could add to the family orientation and provide a reduction in need to leave RW as the small hospitality stalls will accommodate. The increase in interest would benefit the development of homes and increase value of the properties already located here.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6UP-J

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 11:33:59

About you

1 What is your first name?

First name:
Deeana

2 What is your surname?

surname:
Marriott

3 What is your company name?

Company name:

4 What is your email address?

Email:
imouterhere@yahoo.com

5 What is your address?

address:
14 Kurrat Elbow

6 Contact phone number:

phone number:
0410063744

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

No

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The proposed rezoning is in contradiction to the City of Swan local planning scheme. The City of Swan has already rejected a rezoning within this area in October 2021. Please do not create necessary work and waste for our city. The Councillors have already spoken. They do not want this amendment to be approved. Follow their lead.

This is also a blatant abuse by land developers whom do not care about our natural reserves. Greedy and senseless need to get what they can. I fully oppose any amendment to the land rezoning along the River Bank reserve.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6UX-T

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-08 12:43:11

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Our wetlands are shrinking already. As we can build a bridge that respects what we have left, we should.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6UA-3

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-08 13:21:20

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

N/A

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

We need proper planning with open spaces for air quality and wildlife. This is greed

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6UT-P

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 14:04:23

About you

1 What is your first name?

First name:
Enrique Alejandro

2 What is your surname?

surname:
Roca

3 What is your company name?

Company name:
N/A

4 What is your email address?

Email:
earoca13@gmail.com

5 What is your address?

address:
21 The Embankment, South Guildford, WA 6055

6 Contact phone number:

phone number:
0467237555

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

No

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I don't support a change that will give away land from the River Park reserve, for new development. This will have a huge implications locally. In addition the proposed contradicts the current CoS local planning scheme. We want to preserve the Helena River Reserve and the entire lot in question as a public open space.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6U2-M

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 14:26:16

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

This deal will hand over prime land to Rosehill. This land is located within the Swan River Trust Development Controlled Area. This land should remain part of the reserve for all to enjoy and not be swapped for land Rosehill deems useless to their money making cause. We need more pristine green space, not less

While this amendment may be "small" for WAPC, from a local perspective it has huge implications. This has been recognized by the City of Swan, who UNANIMOUSLY voted AGAINST this amendment at the ordinary meeting held on 3/8/202, motion 4.1. Listen to our local voices.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6UK-D

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 15:09:59

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

It would be great to have a hospitality hub in the area. Look forward to having a beer at the tavern and a coffee at the cafe.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6UV-R

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 15:26:29

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I support the renewal plans for the Rosehill lodge however the request for additional land to build additional residential properties is of concern. The Rosehill estate is a great size and I do not believe requires additional expansion of the size being requested. There are always increasing traffic/ congestion issues at the Queens Road / Great Eastern Highway intersection that still needs to be addressed as well as a significant upgrade to the road leading from Queens Road to the Rosehill Waters estate. There are also very few large open space expanses remaining in Perth and this was is very close to the heritage suburb of Guildford and as much open space / natural areas as possible should remain. I would support the initial proposal for a smaller pocket of residential land builds.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6UU-Q

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-08 17:04:12

About you

1 What is your first name?

First name:

Ryan

2 What is your surname?

surname:

Corp

3 What is your company name?

Company name:

Mobilize

4 What is your email address?

Email:

ryan@mobilize.com.au

5 What is your address?

address:

26 Carburnup Close, South Guildford WA 6055

6 Contact phone number:

phone number:

0459320013

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Keen to see a Tavern and a Cafe close to Rosehill waters

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6UQ-K

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-08 17:30:14

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I support the proposed plans on the conditions that it is managed well and only welcomes well behaved individuals.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6US-N

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 18:24:21

About you

1 What is your first name?

First name:
Glenn

2 What is your surname?

surname:
Hall

3 What is your company name?

Company name:

4 What is your email address?

Email:
hallysplace@hotmail.com

5 What is your address?

address:
Unit 14 10 East Street Guildford 6055

6 Contact phone number:

phone number:
+61412323126

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

No

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

1. The parcels of land to be exchanged do not have equal value. The land swap will hand over to Rosehill prime land, located within the Swan River Trust Development Controlled Area, free of charge. The land swap will be a gift to the developer and a very bad deal for the public.
2. If Rosehill needs lot82 (located within the River Park reserve) to manage the creek line, then they should keep the entire lot as Public Open Space. They do not need to build homes on it.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6UE-7

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 18:29:01

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Rosehill Waters

Can you please provide me with answers to the following:

How heigh (or how many stories) will the new development be?

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6UW-S

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 20:17:07

About you

1 What is your first name?

First name:
Llewellyn

2 What is your surname?

surname:
Clack

3 What is your company name?

Company name:

4 What is your email address?

Email:
gobjohns@hotmail.com

5 What is your address?

address:

PO BOX 5118,
CHITTAWAY BAY,
NSW 2261

6 Contact phone number:

phone number:
0419962185

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

FROM MY UNEXPERIENCED POINT OF VIEW, THE PLANS PROPOSED SEEM LIKE THE WOULD HAVE A POSITIVE IMPACT ON THE DEVELOPMENT. I LIKE THE IDEA OF A ART SPACE, GARDENS AND SHARED AREAS THAT EVERYONE USE.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6UR-M

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 20:27:43

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Overall reduction in public open space.

Also swapping of the land parcels renders the open space in an inconvenient location.

The Queen ST-Gt Eastern Highway intersection issue needs to be resolved. It is already dangerous and will deteriorate further as the number of houses and population increases.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6U5-Q

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 21:17:14

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

While this amendment may be "small" for WAPC, from a local perspective it has huge implications. This has been recognized by the City of Swan, who UNANIMOUSLY voted AGAINST this amendment at the ordinary meeting held on 3/8/202, motion 4.1. Listen to our local voices.

The Helena River and its floodplain are under continuous threat, we cannot give away land from the River Park Reserve to whomever wants it. It is unconscionable to give away public land from within the Reserve to a private entity for free.

Please listen to public opinion.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6UC-5

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 21:39:30

About you

1 What is your first name?

First name:
Natalie

2 What is your surname?

surname:
Pilkington

3 What is your company name?

Company name:

4 What is your email address?

Email:
pilkingtonn@bigpond.com

5 What is your address?

address:
10 Boyd Close South Guildford WA 6055

6 Contact phone number:

phone number:
0449 082 445

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

No

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

1. The parcels of land to be exchanged do not have equal value. The land swap will hand over to Rosehill prime land, located within the Swan River Trust Development Controlled Area, free of charge. The land swap will be a gift to the developer and a very bad deal for the public.

2. The land swap will allow Rosehill to remove useless land from their portfolio in exchange of land located in prime real estate position, where they will build homes on land gifted to them by the public. This deal is only good for Rosehill. The public has nothing to gain from it.

3. The Helena River and its floodplain are under continuous threat, we cannot give away land from the River Park Reserve to whomever wants it. It is unconscionable to give away public land from within the Reserve to a private entity for free.

5. I want to preserve the Helena River Reserve, expand it where feasible. I will not support decreasing its extent unless absolutely necessary. In this case, gifting land to a developer who will install homes on it, is not only unnecessary is also wrong.

6. While this amendment may be "small" for WAPC, from a local perspective it has huge implications. This has been recognized by the City of Swan, who UNANIMOUSLY voted AGAINST this amendment at the ordinary meeting held on 3/8/202, motion 4.1. Listen to our local voices.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6UJ-C

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-08 22:19:18

About you

1 What is your first name?

First name:
Anna

2 What is your surname?

surname:
Mengel

3 What is your company name?

Company name:
N/a

4 What is your email address?

Email:
vicky_81@gmx.de

5 What is your address?

address:
21 The Embankment, South Guildford

6 Contact phone number:

phone number:
0411204187

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

No

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I don't support a change that will give away land from the River Park reserve, for new development. This will have a huge implications locally. In addition the proposed contradicts the current CoS local planning scheme. We want to preserve the Helena River Reserve and the entire lot in question as a public open space.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6UB-4

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-09 09:19:31

About you

1 What is your first name?

First name:

Shane

2 What is your surname?

surname:

Fitzpatrick

3 What is your company name?

Company name:

N/A

4 What is your email address?

Email:

shanefitzpatrick84@gmail.com

5 What is your address?

address:

Rosehill Waters

13 Carburnup Close, South Guildford

6 Contact phone number:

phone number:

0419840025

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I support the submission made by Rosehill Waters, as it presents what the people of Rosehill Waters and South Guildford want for their community. Their proposed development and land development is very in keeping with the local heritage and country feel of the area and is the only reason I decided to live in South Guildford, and the feedback from all my friends in the estate are the same.

This area (Rosehill / South Guildford) needs a place for people to meet for coffee or to stroll along with their dogs on a lazy saturday / Sunday afternoon to have a sense of community and I feel the proposed development is the perfect fit for both community and the environment.

Rosehill's plans in my opinion meet all the requirements in keeping with the country feel and provides the best of both convenience all the while being respectful of the natural beauty and tranquility of South Guildford.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6U8-T

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-09 11:28:21

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I will be building on a lot in the Rosehill Waters estate shortly. I support the proposal.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6UY-U

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-09 14:11:09

About you

1 What is your first name?

First name:
Keri

2 What is your surname?

surname:
Benporath

3 What is your company name?

Company name:
Greenhouse Int

4 What is your email address?

Email:
kewben@westnet.com.au

5 What is your address?

address:
18 Lockhart Crescent

6 Contact phone number:

phone number:
0487191336

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

No

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The land to be transferred (2.3ha), is located within the Swan River Trust Development Controlled Area, which in itself increases the intrinsic value of this parcel of land. This is prime location. The vast majority of the block is below 6 m RL and contains a major drainage to the Helena River, just 250 m away.

RHW will still be able to build approximately 15 homes at this location. These lots are in a prime location, right at the edge of the reserve, overlooking a lovely wooded creek. They will fetch thousands of dollars to the developer, even more so because they will receive that land for FREE. Why does the public have to subsidise a developer? It makes no sense.

This land swap is not in the interest of the general public and the Helena River Reserve.

It should be noted that Main Roads pointed out to major shortfalls in their Traffic Impact Assessment of April 2021. Specifically they find that more than twice (2X) the traffic they projected is using West Parade. Given the magnitude of error in this estimate vs. reality, West Parade is in jeopardy of being overrun with traffic.

As mentioned above, the City of Swan in October 2021 voted against additional dwellings at RHW for the same exact reason. Traffic! If this rezoning goes ahead, traffic will be the undoing of this community.

By allowing Noahs Rosehill Estate Pty Ltd to change their master plan and extend their development envelope you will add insult to injury to our community. Petitions, emails, lawyers were then involved to stop that rezoning from the golf course to urban zoning. Please, do not put the community through that pain again. There area more people opposing this amendment than supporting it.

Please do the right thing by the residents and not by the developers!

Upload supporting documents:

Screen Shot 2022-08-09 at 2.10.42 pm.png was uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Rosehill Waters Pty Ltd – future changes in the master plan sought by the developer



Compare the pair

Proposed masterplan if the land swap and the rezoning from rural to urban is approved

Current masterplan for the Estate north of West Parade

Figure 4: right: current masterplan for Rosehill Estate north of West Parade, South Guildford; left: masterplan delivered by Noahs Rosehill Water Pty Ltd in the mail box of the local residents. The land swap and rezoning will result in a massive change in the feel of the development at this location. While Noahs Rosehill Waters may claim the change in the MRS is minor, the implication of this deal are huge. Also note that for area 5, there was always a plan to make it into a public green space. By allowing the Noahs Rosehill Water Pty Ltd to swap that land out of their portfolio, they will be relieved of their original commitment to make it into a rehabilitated land. This deal will be a gift to the developer at the expense of the community. Note that lot 200 was already earmarked for private amenities reserved for the community in the original structure plan (right)

Response ID ANON-PNNY-R6ZZ-1

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-09 21:27:46

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Look forward to the new social hub, powerlines going underground and additional trees.

However not in support of the slower speed limit.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6ZD-B

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-10 12:14:10

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

this piece of land is such an asset to our community and is essential for the small amount of wildlife that has been able to survive through all the other redevelopment in the Guildford and South Guildford area. If anything money should be put into this land to improve and aid in the redevelopment of the flora and fauna species, not money made off it by rezoning.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6ZG-E

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-10 14:24:04

About you

1 What is your first name?

First name:
Matthew

2 What is your surname?

surname:
Thomas

3 What is your company name?

Company name:
St John of God hospital Midland

4 What is your email address?

Email:
ha5mthsignup@gmail.com

5 What is your address?

address:
30 Wishbone drive, South Guildford, 6055

6 Contact phone number:

phone number:
+44467531711

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

No

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

From a local perspective this land swap has large implications. This proposal has been rejected by the city of swan in a recent meeting, aligning with the local sentiment. I would prefer the Helena river reserve is preserved for the community to be enjoyed recreationally rather than developed for more urban sprawl and adding to the steady decline of metropolitan green space.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6Z4-U

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-10 15:26:49

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Oppose

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6Z6-W

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-10 19:49:19

About you

1 What is your first name?

First name:

James

2 What is your surname?

surname:

Whelehan

3 What is your company name?

Company name:

4 What is your email address?

Email:

jimmywhelehan@yahoo.com

5 What is your address?

address:

Serpentine Drive

South Guildford WA 6055

6 Contact phone number:

phone number:

0418819878

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

We love the new vision and plans for Rosehill Lodge. It's such a perfect way of bringing new life into this beautiful old building and using it for modern day purposes. There's no doubt it will be greatly welcomed by our community, not to mention a wonderful way for the community of Rosehill Waters, Waterhall and South Guildford as a whole, to connect. A cafe and function centre will do so much in terms of bringing our communities closer together, we cannot wait. Love that all this is surrounded by nature too! Win Win :)"

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6Z3-T

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-10 21:19:36

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The repurposing of land which is not currently being utilised into inviting and usable spaces can only benefit the people living within and surrounding South Guildford. The developers of Rosehill Waters have done a great job with the current releases, I have no doubt this proposal will be completed to the same environmental consideration and quality.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6Z5-V

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-11 10:54:31

About you

1 What is your first name?

First name:

Beth

2 What is your surname?

surname:

Poli

3 What is your company name?

Company name:

4 What is your email address?

Email:

bethdpoli1994@gmail.com

5 What is your address?

address:

7 Carbunup Close South Guildford

6 Contact phone number:

phone number:

0466616770

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I support the rationalisation of rosehill estate. It's great change, and will provide more work.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6ZN-N

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-11 13:38:01

About you

1 What is your first name?

First name:
Narelle

2 What is your surname?

surname:
Martin

3 What is your company name?

Company name:
None

4 What is your email address?

Email:
narellemartin000@gmail.com

5 What is your address?

address:

18 Parkfarm Drive
Sth Guildford 6055

6 Contact phone number:

phone number:
0439519788

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

No

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

They should not be allowed to get land near river our wildlife is going to be affected even more so if this land swap is allowed less houses the better,The plan should stay as it was originally

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6ZF-D

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-11 17:37:12

About you

1 What is your first name?

First name:
Nic

2 What is your surname?

surname:
Farman

3 What is your company name?

Company name:
TechNic3000

4 What is your email address?

Email:
nic@technic3000.com

5 What is your address?

address:
21 Karreen Way Sth Gilford WA

6 Contact phone number:

phone number:
0431883159

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Benefits to the community and increasing value to the area.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6Z9-Z

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-12 20:14:13

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Please see attached document.

Upload supporting documents:

inbound4764351379480672142.pdf was uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

METROPOLIAN REGION SCHEME AMENDMENT 1396/57 RATIONALIZATION OF ROSEHILL ESTATE, SOUTH GUILFORD

Representing the South Guildford Community Association we are against the Noahs Rosehill Waters Pty Ltd request for proposed land-swap and Re-zoning;

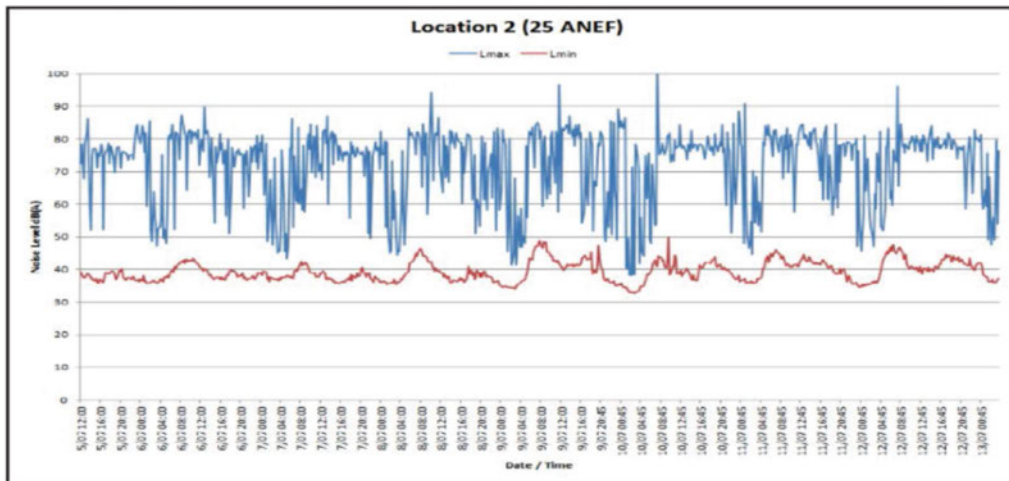
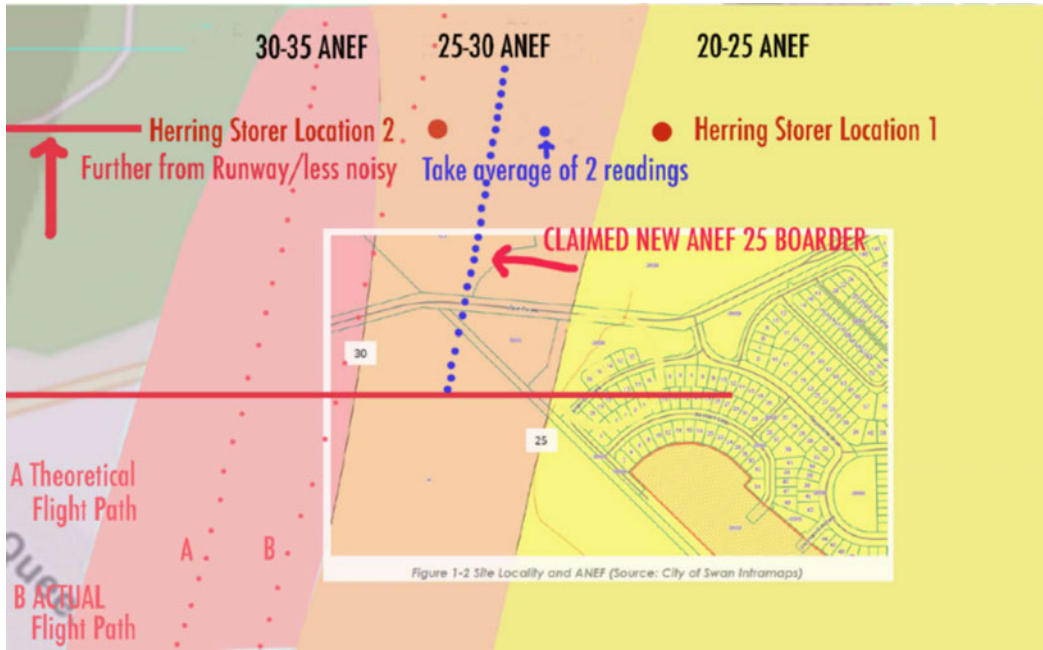
These reasons include SAFTEY, NOISE LEVELS, COMMUNITY HEALTH & WELLBEING, HERITAGE and ENVIRONMENTAL PROTECTION.

The Developers were awarded the rights to develop Rosehill Estate with a well proposed and agreed detailed Structural Plan, and conditions. (SWAN/ 2015-LOTS 1,57, 200 & 9000 WEST PARADE, SOUTH GUILFORD) We have already seen variations, omissions unrealistic requests passed, and now further requests to deviate from the initial structural plan, for the sole purpose of financial gain for Noahs Rosehill Water Pty Ltd.

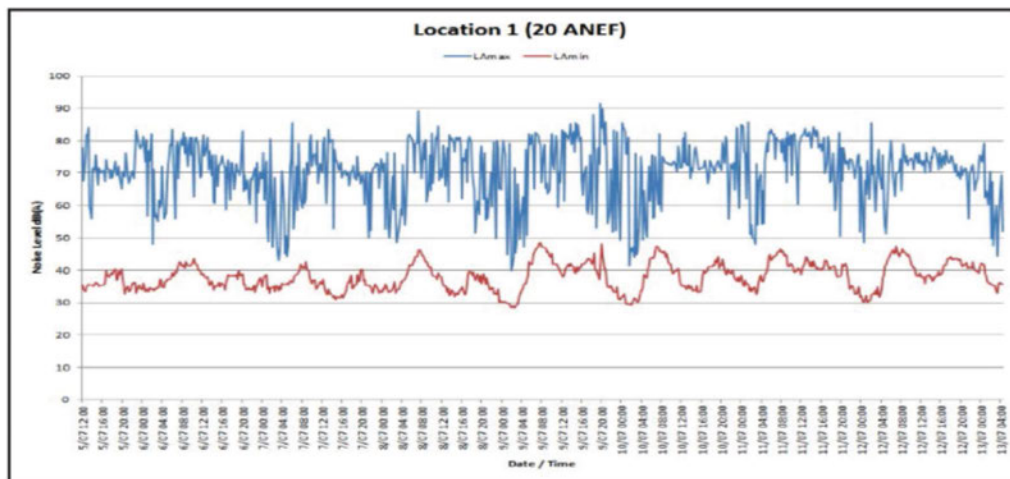
The developers are still looking for any opportunity or loop hole to limit their obligations and to increase their profits at the expense of the Rosehill estate residents, Guilford community and Perth.

NOISE ATTENUATION;

1. The developer is claiming that the areas marked as Rural are now less affected by the airport noise corridor, due to the new theoretical ANEF contours from Perth Airport being changed. The initial runway is not being discontinued or moved and flights on this runway are planned to increase to more than double the amount on the runway in question. These theoretical noise levels are also in conflict with actual noise tests that were done on the areas involved.
2. Flights are running after 12.00pm at night and even before 5.00am and this is due to double in the future. In addition larger planes will be used due to increased demand, which have even higher noise levels.
3. Actual noise tests were done by the developer, which clearly show noise levels in excess of 90db which confirm the areas are not suitable for residential development. Location 1 and 2, of the sound tests clearly show higher sound levels than what the developer is claiming. Location 2 which is the closest to the new area being requested, is indicating numerous levels in excess of 100dB and over 50% above 80dB, yet the developer has submitted levels between 70-75dB. Even at location 1, sound levels are over 80dB with maximums up to 90dB. A logical correlation between the 2 gives average readings over 80db, and maximums of 95dB (These occurrences will also be more than double, due to a higher number larger planes with higher sound levels and increased traffic)



Herring Storer Acoustics
Our Ref: 16675-1-12081-01



4. The initial report from Herring Storer, the acoustics specialists employed by the developers, confirmed the areas being requested for rezoning, were not suitable for residential development. Yet in a recent report, without further tests RoseHills Waters claims a lower maximum sound level of 87dB, which is lower than their actual tests show. Herring Storer's own report clearly shows sound levels of over 100dB (Location 2) .The NEW ANEF contours (which are theoretical) are based on a maximum sound level of 75dB over 20dB lower than the actual results. Perth Airports have rejected the re-zoning as well, and have stated their values are theoretical, with current traffic already higher than their estimates used to create the updated theoretical contours. In addition flight paths are frequently more to the right when talking off compared to the updated model. This actual take-off route is located over the existing Rural area, which is being requested to be re-zoned Urban residential. Perth Airports have also stated that the noise contours will be adjusted every 5 years. So a decision cannot be made based on theoretical noise levels that are not accurate, that are in contradiction to actual noise tests and that will change in the future.

5. Perth Airports stated that they will not support the rezoning in areas that will experience noises greater than 50 day time events at N65(decibel) and 6 night time events for N60 (decibel). Their estimate is that the area to be rezoned to Residential urban will experience over 200 day time N65 events, and up to 50 night time N60 events, when the airport is at full capacity. It is unconscionable not to listen to the experts at the Airport and to allow a developer to build homes in such location, knowing the type of noise that this area will experience. Some land is best to be left rural, and for good reasons. Allowing a rezoning will not be consistent with the duty of care that government entities should have for their citizens.

The solution is simple. Before considering any application for Re-zoning that is based on noise levels, get proper noise testing done in the correct areas closest to the airport, over a reasonable time period to allow for different conditions, including flight paths and weather.

QUEENS ROAD



25. Prior to the creation of any lots, satisfactory arrangements being made with the local government for the full cost of upgrading and construction of the Queens Road and Great Eastern Highway intersection in accordance with DRW No 13134.1-CS-RJ-06 (attached) to the specifications of the City of Swan in consultation with Main Roads Western Australia . (Local Government)

1. In the Structural Plan; “Prior to the creation of any lots, Satisfactory arrangements being made with the local government for the full cost of upgrading and construction of the queens Road and great Eastern Highway Intersection”

2. Main Roads (and the City of Swan) previously rejected the application for R30 Zoning (October 2021), and have said they will not be rectifying the traffic situation. The developers are attempting to meet contractual obligations by suggesting the lowest cost and a completely ineffective solution by simply adding a wider verge to vehicles turning left off Queens road. This simply blocks the view of two lanes of traffic by drivers trying to turn right, after crossing another 2 lanes of traffic. An accident will happen, and could very easily lead to death. However this solution remains unacceptable. Main Roads has reiterated that there is no planned upgrade of this intersection.

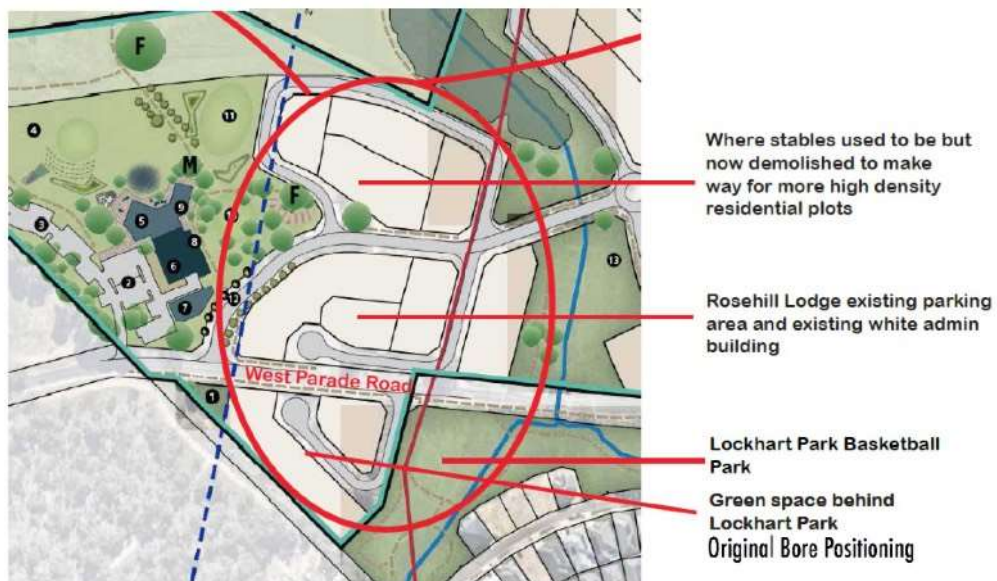
3. The new re-zoning and new layout from the developer, add about 50 extra plots (this excludes plots marked on the original Rosehill structural plan) which would add an extra 100 vehicles making the situation even worse. West Parade is already carrying twice the traffic modelled by Main Roads (by their own admission), creating congestion in both directions, Bushmead road and great eastern highway. The solution is not to widen roads and upgrade interjections, the solution is to control development, and in this case, there are many reasons why these proposed lots should not be changed to Residential urban.

3. Any Rezoning and or Future Development shouldn't even be an option at this stage as there are too many unknowns unconfirmed assumptions. Re-zoning the existing Rural areas to Urban residential will certainly increase traffic in an area which is already not coping, and add a lot of inconvenience to residents and put lives at risk. The new proposed plans also add 3 more roads onto West Parade in blind spots to traffic, and right next to parks, adding more safety issues.

DEVELOPERS PROMISES & OBLIGATIONS

1. On a more broader commentary regarding the attitude of the developer, we have noticed over and over again a tendency to underdeliver on promises, and a constant attempt to renege on agreed commitments. The developer has been constantly looking for ways to create and sell more plots, with the new proposed master plan showing restaurant and garden options that may never materialise (based on their current performance on keeping their words). There is a good chance that those areas assigned to “community” will be made into even more residential plots. Few examples of this untrustworthy behaviour are listed below, FYI:
2. The initial homes were sold based on an Estate with UDIA 6-leaf accreditation as well as the 7-star efficiency rating. Both have been removed from the current guidelines.
3. The original Bore was to be allocated in the Rural area opposite the lake which has now being requested to be rezoned to Urban Residential. It would seem the only reason for removing the bore was to allow for more development and not because it was unfeasible as the developer claims as the reason for withdrawing this.

Added Proposed R20 Residential Development (presently zoned Rural)



4. In the same way the reason the stables were removed, was also to allow for extra development as shown on the developers proposed new plan, again in the Rural area being requested to be rezoned Urban Residential.
5. A number of large trees are not included on the plans, and some of these trees are now suddenly looking like they are dying, since noise contours were adjusted. Even the old trees and the dead tree are part of the environment and important to the bird life and would have been

included in the initial environmental assessment. As a community we do not want to lose more public open space, and we want to enhance not lose our rural surrounds.



6. The retirement development has been cancelled, and the higher density retirement homes being used to justify High Density plots. Once again the developer told us it is now not possible to have a retirement village, despite the initial plan including this.
7. Adjusting the new contours on the areas closest to the Helena River may also look ok and reasonable on paper. But it is completely for the sole financial gain of the developer. The area offered for exchange is in the higher noise contour and on the flood plain and cannot be developed. It merely gives more land to WAPC or CoS to look after at the tax payers expense. Meanwhile the area requested is in an area with prime views. This area is also part of the Swan River Trust Controlled Development Area and is extremely important to the environmental balance of the rivers and drainage.

The rezoning of the golf course was greatly opposed by the community. The original Rosehill structural plan was well constructed and put together to try and meet a number of objections and reservations that were put forward by the community. This plan seemed carefully put together with a lot of research and input, yet now this is being disregarded, and exploited by the developer. Allowing for the land swap requested and rezoning of Rural areas to Urban residential, deviates way too far from the original plan.

We are not asking for anything, we are merely requesting that the time thought and effort that went into compiling the initial Rosehill Waters Structural Plan, and agreement there of, be given the thought and credit it deserves, in order to maintain South Guildford and the foreshore of the Helena River for what it is - heritage, nature and a country feel! As well as SAFTEY (of roads), protecting home buyers from excessive noise levels that will far exceed recommended Government levels, and over demand for schools and facilities in the area.

Here are few quotes, from Rosehill estates, themselves to show what has been and is being lost;

“Nature at your door, History to explore”

“**Set Amongst Historic Charm.** The natural beauty of Rosehill Waters has been **retained**

“Rosehill Waters has achieved **outstanding environmental standards.** So much so, the estate was awarded a National Environmental Award by the UDIA.”

“There’s **heaps of space** in Rosehill Waters ... the **homestead and old buildings** provide opportunity to host community festivals, events, and farmers’ markets.”

Note that the City of Swan **REJECTED UNANIMOSLY** the land swap and the rezoning at their August 2022 ordinary meeting because the proposed amendment is not consistent with their local planning scheme and are aware of the many issues that this proposed “deal” has and will bring to the community and CoS.

The South Guilford community have asked the developer to with draw this application to the WAPC and to work with The South Guilford Community Association and the Helena Valley association to submit realistic requests that not only benefit Noahs Rosehill Water Pty Ltd, but the Rosehill residents, Guilford community and Perth. The developer has not replied.

We ask the WAPC to reject this proposed amendment in its entirety.

Response ID ANON-PNNY-R6ZP-Q

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-12 22:08:49

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The flood plain area is a special parcel of land in South Guildford. It is for everyone to enjoy and appreciate, not to be handed over to developers to make quick profits and then move on. It belongs to the community and provides opportunity for locals to walk, jog and practice some positive mindfulness- all valuable exercises to keep our community healthy.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6ZH-F

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-14 22:26:04

About you

1 What is your first name?

First name:
Don

2 What is your surname?

surname:
Gamlath

3 What is your company name?

Company name:

4 What is your email address?

Email:
nipunagamlath@gmail.com

5 What is your address?

address:

5/49 Mosaic Street East
Shelley
6148

6 Contact phone number:

phone number:
0420746070

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Proposed amendment to the metropolitan regional scheme makes the estate more livable opening more opportunities to the community.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6ZT-U

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-15 15:56:35

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I am in support of the amendment and the Rosehill Lodge Precinct development. As a home owner, as well as Real Estate professional, I believe this development will be a fantastic addition to the area, especially with the creation of the hospitality hub. The 3D renders that have been provided with the proposed design look great and we would definitely be regular visitors to the tavern.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6Z2-S

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-16 11:27:51

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Great enhancement to what is an already fantastic community. Bonus for the extra jobs created from this project.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6ZV-W

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-16 15:11:27

About you

1 What is your first name?

First name:
PAUL

2 What is your surname?

surname:
HADLAND

3 What is your company name?

Company name:
ARAKAN MARTIAL ART

4 What is your email address?

Email:
PAUL.FONGNAM90@GMAIL.COM

5 What is your address?

address:
40 BERCKELMAN CIRCUIT SOUTH GUILDFORD 6055

6 Contact phone number:

phone number:
0411628250

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I BELIEVE THE THIS IS A GREAT REGION SCHEME AND SUPPORT IT AS IT WILL HELP TO GROW THE AREA IN A POSITIVE WAY FOR THE COMMUNITY AND MYSELF AND MY FAMILY WILL DIRECTLY BE USING THE FACILITIES.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6ZU-V

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-16 16:26:03

About you

1 What is your first name?

First name:
Robert

2 What is your surname?

surname:
Ilchik

3 What is your company name?

Company name:
N/A

4 What is your email address?

Email:
besokdalu@me.com

5 What is your address?

address:

22 Freeth Turn
South Guildford
WA 6055

6 Contact phone number:

phone number:
0431582330

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

No

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

WADepartment of Planning, Land and Heratage

Re: Rosehill Waters Proposed Land Swap

Noah's Rosehill Waters, a land developer, is proposing to "rationalise" its current land holdings with a swap of land between themselves and WAPC between the old Rosehill golf corrcce and the Helena River. This proposal is quite complex and involves both a trade and rezoning. The lack of a clear destiction between the two in the materials relating to the porposal makes assessing the outcomes of either part of their "rationalisation" difficult and seems to obscure what is proiposed, i.e., there is a lack of openness and clarity of what is happening here. For that reason alone I would object to the proposal as written and urge WADPLH to deny this application.

Persuent to the larger goal, I find the individual proposals also objectionable for several reasons which I outline below.

LANDSWAP

A trade is a process where two parties agree to exchanges items of roughly equal value for their mutual benefit. It seems to me that this is not what is

going on here, and that indeed Noahs RoaseHill Waters Pty Ltd (Rosehill or RHW) is a grand beneficiary and the public is left with a degraded asset.

Just on a glance, the exchange seems highly weighted towards RHWs benefit and hence detrimental to the community. First off, the sizes of the two block proposed for exchange are 2.3 ha (to RHW) for 1.3 ha (from RH). This is more than a 40% "bonus" for RHW just from a cursery prespective. In detail the two pieces of ground are quite different. The RHW block (1.3 ha) is almost all below 7 m RL, and thus unlikely to be developable due to flood concerns. In additiion the block on offer is overrun with several different weed species, including cotton bush and ricine, unlike the 2.3 ha block to go to RH. Rather than having to clean up a mess RWH would be transferring its problems.

Transfer of the 2.3 ha component of the designated reserve to RHW also makes little sense in that the vast majority of the block is below 6 m RL and contains a major tributary to the Helena River, just 250 m away. The low elevations of this block make it unsuitable for any development without significant addition of fill and resculpting. If this is the intent of the developers, again, it would be nice for this to be put forward in a clear and transparent proposal which lets all stakeholders know what they will be left with in the end.

Rather than a land swap, it would be in the best interests of the community and the developer if RHW donated its portion of the swap, once cleaned and cleared of weeds, as there is really no benefit to either party unless RHW has further, yet undisclosed, plans for the 2.3 ha they hope to acquire.

REZONING

As for the rezoning proposal for land currently held by RHW, a sizable part is below 7 m RL, and thus is not suitable for development without the addition of significant amounts of fill and resculpting. This ground is adjacent to the major tributary mentioned above, hence resculpting is inappropriete for this area, and could lead to intensive flooding if the area were modified.

It should be noted that although Main Roads WA does not object to this rezoning, they do point to major shortfalls in their Traffic Impact Assessment of April 2021. Specifically they find that more than twice (2X) the traffic they projected is using West Parade. Given the magnetude of error in this estimate vs. reality, West Parade is in jepordy of being overrun with traffic. Additionally, this will likely be a major understatement if proposals which affect Bushmead Road are even partly completed (Lloyd Street bridge, Lloyd Street/Abernathy joining, Amherst Street/Morrison Road flyover).

Taken as a whole, it seems that this proposal has only a single beneficiary, Noahs Rosehill Waters Pty Ltd, and provides no tangible benefits to the the community, its residents, businesses and workers. I urge the regection of the entire "deal" as currently structured. I fail to see how this is a "rational" proposal, but I do understand RHWs rationale for the proposal: they gain valuable land in exchange for land that they cannot develop and would allow them to build additional houses while leaving the community to deal with increasd congestion and a "gifted" piece of degraded land. I should also note the developer has previously been less than tranparent with the community on a number of occations and continually attempts to change things such as minimum lots size and structural requirements for the homes in thier development. This leads many to believe that the developers are only in it for the money and not intent upon building a community.

I humbly request that you reject this proposal in its entirety.

Sincerely,
Dr Robert Ilchik
22 Freeth Turn
South Guildford, WA

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6ZE-C

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-17 15:26:07

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I live in the area and this area needs more amenities to allow it to become a more attractive community area

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6ZW-X

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-17 15:44:45

About you

1 What is your first name?

First name:
Rachael

2 What is your surname?

surname:
Gabb

3 What is your company name?

Company name:

4 What is your email address?

Email:
rachael_gabb93@hotmail.com

5 What is your address?

address:

7 Negri close, south guildford

6 Contact phone number:

phone number:
0455847334

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

This would be an amazing addition to the estate in the Guildford area for our small community and family

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6ZR-S

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-17 22:30:16

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

The changes to zoning appear to be based on changes to ANEF contours and not actual testing. Actual testing ought to be performed and submitted prior to any zoning changes being considered.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6ZC-A

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-17 23:16:11

About you

1 What is your first name?

First name:
Lauren

2 What is your surname?

surname:
Robertson

3 What is your company name?

Company name:

4 What is your email address?

Email:
lauren-robertson1@hotmail.com

5 What is your address?

address:
13 Carburnup Close. South Guilford 6055

6 Contact phone number:

phone number:
0411881223

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

My reasons for support are that I would like the area not to be left to go Barron and over grown. The new cafe/restaurant will bring jobs to the area. The road update will provide residence like me a safer entrance to my estate.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6ZJ-H

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-18 08:48:10

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

NA

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

It will bring great amenity to the area

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6ZB-9

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-18 10:51:56

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I believe the rezoning to make sense as provides suitable amenity expected in a high quality estate, which Rosehill is.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6Z8-Y

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-18 11:22:26

About you

1 What is your first name?

First name:

Jean

2 What is your surname?

surname:

Chenel

3 What is your company name?

Company name:

JJautodetailing

4 What is your email address?

Email:

echenel@yahoo.com

5 What is your address?

address:

10 Berckleman cct

6 Contact phone number:

phone number:

0420218224

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Upgrading the area is very good

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6ZY-Z

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-18 12:26:34

About you

1 What is your first name?

First name:
Lauren

2 What is your surname?

surname:
Farkash

3 What is your company name?

Company name:

4 What is your email address?

Email:
lfarkash@gmail.com

5 What is your address?

address:
35 serpentine Drive, South Guildford WA 6055

6 Contact phone number:

phone number:
0420360680

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Love the idea of creating an environment that allows friends and families to come together and brunch, walk around and create jobs for in the area.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6AM-U

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-18 12:53:06

About you

1 What is your first name?

First name:
Damith

2 What is your surname?

surname:
Herath

3 What is your company name?

Company name:

4 What is your email address?

Email:
damithdh@gmail.com

5 What is your address?

address:
65 Denmark Loop South Guildford 6055

6 Contact phone number:

phone number:
0451959580

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I would like it to be a different development than all the other developments. I would think it would bring value to the suburb and have a dynamic environment

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6AZ-8

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-18 15:31:34

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

As a resident of Rosehill Waters, my partner & I both approve of the current plans for Rosehill Waters. We believe that a function room, gardens & a local pub will benefit the estate & create an area where the community can come together. The plan will add value to the area as it will also attract visitors from outside South Guildford which will benefit everyone.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6AG-N

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-18 17:39:10

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I fully support the refurbishment of the Rosehill Lodge. I believe it will increase the amenity of the suburb to have a social hub with art gallery, cafe and bar within walking distance.

I further support the restoration of the creek area to provide pedestrian access to the Helena River walking trails. To this end, I would like to see the proposed 8 housing lots adjacent to West Parade and the creek removed from the plan - I think this should be public open space for the recreation and enjoyment of all.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6A4-2

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-18 18:43:25

About you

1 What is your first name?

First name:

Jean Francois

2 What is your surname?

surname:

CARVER

3 What is your company name?

Company name:

N/A

4 What is your email address?

Email:

jfcarver@hotmail.com

5 What is your address?

address:

105 Serpentine Drive South Guilford

6 Contact phone number:

phone number:

_61421302195

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Great location - Environment & Family Orientated facilities

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6A6-4

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-18 19:07:55

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

New development is always beneficial

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Response ID ANON-PNNY-R6A3-1

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-18 19:40:37

About you

1 What is your first name?

First name:
Greg

2 What is your surname?

surname:
Spinks

3 What is your company name?

Company name:
Green Logic Australia Pty Ltd

4 What is your email address?

Email:
greg@greenlogic.net.au

5 What is your address?

address:
24 Waterview Drive, Woodvale WA 6026

6 Contact phone number:

phone number:
0459107665

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:
Would be a great addition for the local residents in Rosehill waters and fits well with the area.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6A1-Y

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-18 19:49:39

About you

1 What is your first name?

First name:
Kalindu

2 What is your surname?

surname:
Goonewardena

3 What is your company name?

Company name:

4 What is your email address?

Email:
kalindu747@gmail.com

5 What is your address?

address:
60 Berckelman CCT, South Guildford 6055

6 Contact phone number:

phone number:
0491206800

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Its going to add more color to the area and the families living in it. Will be more attractive and lively

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6A5-3

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-18 22:09:55

About you

1 What is your first name?

First name:
Francesca

2 What is your surname?

surname:
Flynn

3 What is your company name?

Company name:
Evergreen Consultancy WA

4 What is your email address?

Email:
francesca@evergreenconsultancy.com.au

5 What is your address?

address:
PO BOX 215, Glen Forrest, WA 6107

6 Contact phone number:

phone number:
0415289977

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

No

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

1. The area was proposed for inclusion in the System 6 series of studies as important for 'pathway systems, 'riverine linear parks' and 'conservation buffer zones (DCE 1981, pp 233). Two recommendations were made at the time, M33.1 and M33.2 . The proposal ignores these prior planning actions that resulted in land being zoned "Parks and Recreation". The decisions made at that time should be upheld.

2. In line with MM33.2(a), local environmental community groups have commenced approved revegetation activities in the area which would be undone by this ammendment.

3. Part of the land proposed for alienation as a public asset is protected under the Swan River Act 2006 and as amended 2015 (Lot 82). That parcel must remain protected for the greater public interest rather than for that of individuals. Rivers and river flood plains are already severely compromised within the Perth Urban area and need protection.

4. In view of objections 1 - 3, the proposal fails to fulfil the requirements of the Planning and Development Act 2005; each being material and failing to demonstrate material environmental benefits.

5. The discussion regarding flood levels is made at a time when these are under active reconsideration as a consequence of Global Warming and

consequential changes to rainfall patterns. The Insurance Council of Australia has recently published a revised risk assessment and recommends inclusion of larger and rarer floods beyond the 1% AEP . Further residential development is unwise in this context.

6. The request that 2.5 ha of land currently held in trust for the community of Western Australia zoned either rural or Parks and Recreation be gifted in return for 1.3 ha of land that cannot be developed for reasons of excessive noise is unjustified: the proposed alienated area experience the same noise levels.

7. The proposal is inconsistent with current Government Policies that focus on retention and enhancement of water ways and remnant vegetation, viz. Urban Forest.

8. The proposal fails to demonstrate that it meets the test for 'minor issue'. It is not a minor issue but one of substance that threatens the ecosystem and public interest.

9. The City of Swan Council have opposed the amendment based on environmental and community concerns.

Thank you.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-19 08:52:09

About you

1 What is your first name?

First name:
Christopher

2 What is your surname?

surname:
Coutinho

3 What is your company name?

Company name:

4 What is your email address?

Email:
chris.coutinho@sustainability.net.au

5 What is your address?

address:
39 Market St, Guildford

6 Contact phone number:

phone number:
0438773221

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

No

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

It seems to me that the State is giving a developer 2.27 ha of development land in exchange for 1.3 ha of land within the 100 year flood plain that cannot be developed. Doesn't appear to pass the pub test. The consequence of which is the general public lose open space so as to benefit a developers coffers

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-19 09:14:57

About you

1 What is your first name?

First name:
Joshua

2 What is your surname?

surname:
Kelly

3 What is your company name?

Company name:

4 What is your email address?

Email:
joshstaa_5@hotmail.com

5 What is your address?

address:
13 Portsmouth Way, Harrisdale, WA, 6112

6 Contact phone number:

phone number:
0404372277

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Will be a great area for our young family to hang out at.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6A9-7

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate

Submitted on 2022-08-19 16:54:26

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

It'll be good to have some cafe's in the nearby area. This'll be convenient for older people and will provide nearby job options for people who don't have multiple vehicles and want to work closer to their hime

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-19 17:41:14

About you

1 What is your first name?

First name:
James

2 What is your surname?

surname:
Bignell

3 What is your company name?

Company name:

4 What is your email address?

Email:
james@otmgroup.com.au

5 What is your address?

address:
12 Sabina Road, South Guildford

6 Contact phone number:

phone number:
0401846231

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

This would bring another influx of life into the area. As beautiful as the current lodge looks, it simply isn't being used... Which is such a shame for this up and coming family community. I could only imagine a time in the future where this has been approved and opened, and all of the local families can get really that community bond back into suburban living.
The waterhall village isn't the greatest of draw cards for the suburb in my opinion, this would add so many positive elements, I struggle to see the negative impact this would have on the community?
Please do whatever is possible to get this approved as it can only improve the area and bring a positive community atmosphere a lot of outer Perth suburbs are lacking

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6PU-J

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-07 19:03:10

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

This proposal is quite complex and involves both a trade and rezoning. The lack of a clear distinction between the two in the Metropolitan region scheme amendment 1396/57 application makes assessing the outcomes of either difficult and seems to obscure what is proposed, i.e., there is a lack of openness and clarity of what is happening here.

For that reason alone I would object to the proposal as written.

While this amendment may be "small" for WAPC, from a local perspective it has huge implications. This has been recognized by the City of Swan, who UNANIMOUSLY voted AGAINST this amendment at the ordinary meeting held on 3/8/202, motion 4.1.

Of note is that a similar land swap and rezoning was proposed by the same entity in 2017, MRS 1331-57. At that time, the rationale for those changes proposed by Rosehill was to "Facilitate further future planning to enable the development of the amendment area for commercial, community and recreational purpose (in relation to Lot 200 and 57). Now the claim is that the land swap and associated rezoning is required to "rationalize the development boundaries and facilitate water management of the creek". So which one is true?

Same land swap and rezoning proposed, different excuses.

LAND SWAP

it is very clear to a lot of us that this land swap is going to benefit only one very specific entity: Noha's Rosehill Water PTY LTD (Rosehill). A trade is a process where two parties agree to exchanges items of roughly equal value for their mutual benefit. However, the two parcel of lands to be swapped do not have the same intrinsic value.

The 1.3ha to be swapped out are of no value to Rosehill, who already has committed to Public Open Space (POS) at this location in its current structure plan. They cannot build homes there, but they will have to develop it into a POS. This parcel of land (bottom part of lot 200) is currently an uneven, weedy paddock located in the 1:100 year floodplain of the Helena River. It represent dead space and a cost for/to Rosehill.

The 2.3 ha to be swapped in (Lot82) are in a prime real estate location, and are within the DCA of the SRT. This parcel of land is proposed to be rezoned to urban. We understand that the rezoning is required to manage the creek line and that 1.8 ha will remain POS. However, 0.8 ha will be developed into housing, as per master plan provided by Rosehill to the local residents (see attached, 10-15 lots planned for that area). What we do not understand is why the community has to subsidies a developer, handing over land for free within a prime real estate location and the SRT DCA.

Development within the DCA of the SRT should be allowed only in those situations where there is a clear advantage for the public (local and otherwise) and where there is no other option. Land within the DCA should NOT be used to subsidize a developer; this is unconscionable and goes against the stewardship of the Helena River Reserve and the Swan River Trust objectives.

We are confident that if a rezoning is required to manage the creek line, then other options can be found, for example, the land should be handed over as urban-non development and remain in its entirely POS. In addition, at a minimum the land to be swapped out should be rehabilitated by Rosehill before it is flogged out of their portfolio and into that of the public. Will WAPC make that weed ridden paddocked dumped area into a public open space at their cost? I ask you, what is the advantage for WAPC and the public in this land swap? I clearly cannot see it so, please provide that answer for us. Also, will these 1.3ha be included in the DCA of the SRT?

This land swap as descried is bad deal for the community.

REZONING

There is no need to allow a rezoning of lots 82, 200, and 9002 before issues with traffic and noise are resolved. It should be noted that Main Roads pointed out major shortfalls in their Traffic Impact Assessment (April 2021). Specifically they found that more than twice (2X) the traffic they projected previously is currently using West Parade. Given the magnitude of error in this estimate vs. reality, West Parade is in jeopardy of being overrun with traffic. We live here. We chose this place because of its rural feel. We do not want to get stuck in traffic or having our roads be used as a major through fair. We already know of the unresolved issues with the intersection at Queens Road, allowing a rezoning before those issues are resolved will set us up for failure.

Note that the City of Swan in October 2021 has voted against a change in LPS17-194 Rosehill structure plan that would increase dwelling density within an area that is now "allegedly" within the ANAF 20-25 on the grounds of noise, traffic and loss of POS. The rezoning proposed by the MRS amendment has exactly the same issues.

COMMUNITY

We feel this proposed land swap and rezoning without proper prior consultation with the community is a slap in the face. We urge WAPC NOT to support this amendment because it is not in line with good environmental stewardship, local planning, and community interests. The City of Swan has shut down Rosehill attempts at changing their structure plan and land holding 3 times in the last 5 years, the latest on in October 2021.

If you do not want to listen to me, please listen to our councilors, they know what the community wants and what is in the interest of the local community.

Upload supporting documents:

Screen Shot 2022-08-07 at 19.01.35.png was uploaded

Upload supporting documents:

Screen Shot 2022-08-07 at 19.01.58.png was uploaded

Upload supporting documents:

No file uploaded

Rosehill Waters Pty Ltd – future changes in the master plan sought by the developer



Compare the pair

Proposed masterplan if the land swap and the rezoning from rural to urban is approved

Current masterplan for the Estate north of West Parade

Figure 4: right: current masterplan for Rosehill Estate north of West Parade, South Guildford; left: masterplan delivered by Noahs Rosehill Water Pty Ltd in the mail box of the local residents. The land swap and rezoning will result in a massive change in the feel of the development at this location. While Noahs Rosehill Waters may claim the change in the MRS is minor, the implication of this deal are huge. Also note that for area 5, there was always a plan to make it into a public green space. By allowing the Noahs Rosehill Water Pty Ltd to swap that land out of their portfolio, they will be relieved of their original commitment to make it into a rehabilitated land. This deal will be a gift to the developer at the expense of the community. Note that lot 200 was already earmarked for private amenities reserved for the community in the original structure plan (right)

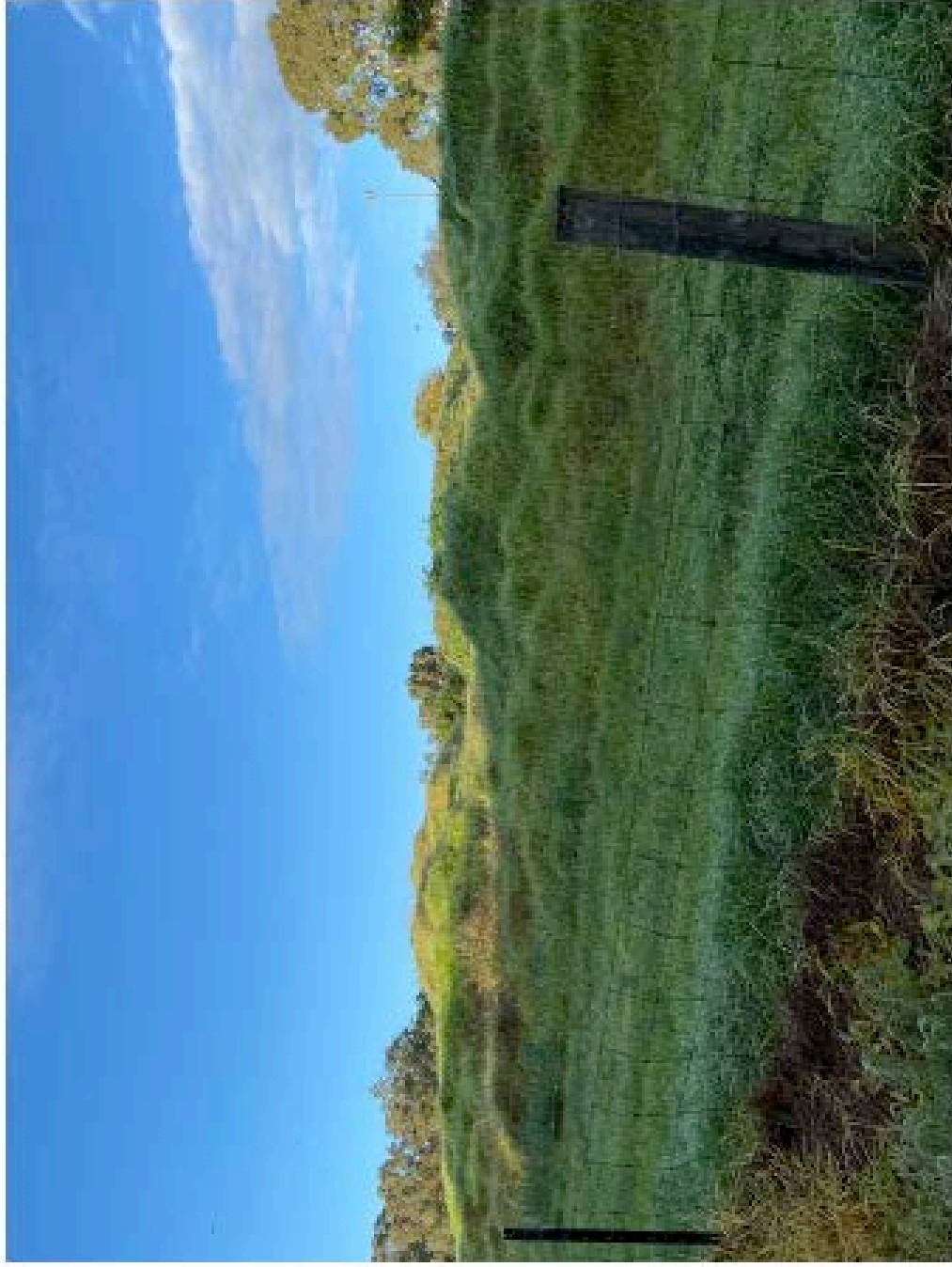


Figure 2. Example of the conditions of the land that RHW wants to give to WAPC. Note large paddocks full of weeds.

Marija Bubanic

From: Nate Newing <natenewing@gmail.com>
Sent: Monday, 8 August 2022 10:32 AM
To: Region Planning Schemes
Subject: Requesting your support to Oppose Rose Hill Waters Pty Ltd (South Guildford) - Nate Newing

Dear DPLH,

My name is Nate Newing, I'm ten years old and I live at 47 The Embankment, South Guildford with my family.

It's disappointing to hear of the proposed 200 new homes for Rosehill Waters and then again, of Motion 4.1 rezoning.

My family searched high and low to find a perfect place to raise a family. They picked Waterhall Estate because of the vast open green spaces. I spend my time playing on these open fields, climbing the old trees and taking walks with family and friends. This lush greenery is where all my great memories come from, please don't allow them destroy our open spaces!

The impact of this development will be detrimental for those of us living in South Guildford right now and does not stop at this. The Increased traffic and increases to student numbers at local public schools is just the start. I myself attend Guildford Primary School with 32 students in my class alone. This quiet area will not be the same.

I ask you to please deny these proposals and not allow this change to South Guildford.

Kind regards

Nate Newing

Marija Bubanic

From: Phil & Helen Newing Gmail <philnhelennewing@gmail.com>
Sent: Monday, 8 August 2022 10:33 AM
To: Region Planning Schemes
Subject: Oppose Motion 4.1 (Rosehill Waters Pty Ltd) South Guildford - Helen Newing

Dear DPLH

I am writing to request your support to oppose the proposed Motion 4.1 from rural to urban by Rosehill Waters Pty Ltd in South Guildford (6055).

As a fellow resident of Waterhall estate for the past 10 years, living at 47 The Embankment, I am greatly affected by this proposal.

This land swap and rezoning will result in a massive change in the feel of the development in this area. The implication of this deal is huge. The effects on the community will be brutal with increases traffic, housing and not to mention the flow on effects. In particular demands on local schools whom are already overflowing.

Please do not allow Noahs Rosehill Water Pty to gaslight the entire community and get out of their commitments. The change to the MRS may be small but the implication for our area will be huge if this 'deal' is allowed to happen.

We want to preserve Swan River Trust Land and maintain it for future generations.

Kind regards

Helen Newing
47 The Embankment
South Guildford
0409387147



**Government of Western Australia
Department of Transport**

OFFICIAL

Freight, Ports, Aviation and Reform

Your ref: 833-2-21-136 Pt1 (RLS/1017)

Our ref: DT/15/05100

Enquiries: Louise Fogarty: 6551 6840

Mr Anthony Muscara
Principal Planning Officer,
Western Australian Planning Commission
Level 2, 140 William Street
PERTH WA 6000

Dear Mr Muscara

**RE: PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1396/57 -
RATIONALISATION OF ROSEHILL ESTATE**

I refer to your email dated 8 June 2022 regarding the proposed Metropolitan Region Scheme (MRS) amendment 1396/57.

The Department of Transport (DoT) has reviewed the submitted document. While the DoT does not have legal authority or any assigned statutory responsibilities on this matter, we provide the following comments for consideration:

- Dwellings are to be constructed with insulation to meet Australian Standard AS2021: 2015 Acoustics-Aircraft Noise Intrusion - Building Siting and Construction.
- The owner/applicant shall lodge a notification on the Certificate of Title informing current and prospective landowners of aircraft noise impacts. The suggested notification is:

Perth Airport Pty Ltd states the subject area lies almost directly underneath the extended centreline of the existing main runway (and very close to Perth's New Runway centreline) and approximately 2km from the main runway end. At this distance all aircraft arriving and departing from the main runway to the north will have to be lined up with the runway, meaning aircraft won't be able to avoid overflying the subject area at low altitudes.

Thank you for the opportunity to provide comments. If you have wish to follow up on any of these matters, please do not hesitate to contact Louise Fogarty, Senior Transport Planner at Louise.Fogarty@transport.wa.gov.au or 6551 6840.

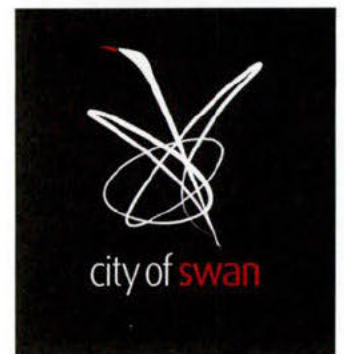
Yours sincerely

Anne-Marie Brits
Executive Director; Freight, Ports, Aviation and Reform
Department of Transport

10 /08/2022

**SUBMISSION
153**



Department of Planning, Lands and Heritage Received	
Scanned	12 AUG 2022
Attachments	<input type="checkbox"/>
Scan QA	<input type="checkbox"/>
Doc No	<input type="checkbox"/>
File No	



10/08/2022

Department of Planning, Lands and Heritage
Locked Bag 2506
Perth WA 6001

Enquiries (08) 9267 9267
2 Midland Square, Midland
PO Box 196, Midland WA 6936

 cityofswan
 cityofswanwa

www.swan.wa.gov.au

Dear Sir/Madam,

RE: METROPOLITAN REGION SCHEME AMENDMENTS 1396/57

Council, at its meeting of 3 August 2022, considered the above amendment and resolved as follows:

- 1) Advise the Western Australian Planning Commission that the Council does not support Metropolitan Region Scheme Amendment (MRS) 1396/57 at Rosehill Waters, South Guildford for the reasons that:
 - i) There will be a loss of 2.27 hectares of "Parks and Recreation" reserved land and 3.75 hectares of "Rural" zoned land currently presenting as 6.02 hectares green open space adjacent to the Helena River floodplain which is unacceptable to the South Guildford Community.
 - ii) Any modification to the MRS should not reduce the total Rural area and Parks and Recreation Reserve area.
 - iii) Any land swap should not increase the Urban area in what was once a golf course.
- 2) Record the reasons for changing the Officer Recommendation are:
 1. Council should be responsive to the views of the community who are opposed to the MRS Amendment because of the overall loss of green open space.
 2. An overall loss to community of environmental qualities currently zoned Parks and Recreation to Urban in exchange for land of inferior environmental quality for public open space.

A copy of the Council Report is attached for your information.

Should you have any further enquiries in relation to this matter, please contact the undersigned of the City's Strategic Planning Business Unit.

Yours sincerely

Ian Humphrey
MANAGER STRATEGIC PLANNING

4. STATUTORY PLANNING

4.1 METROPOLITAN REGION SCHEME AMENDMENT 1396/57 - RATIONALISATION OF ROSEHILL ESTATE, SOUTH GUILDFORD

Ward: (Midland/Guildford Ward) (Strategic Planning)

Disclosure of Interest: Nil

Authorised Officer: (Executive Manager Planning and Development)

RECOMMENDATION

That the Council resolve to:

- 1) Raise no objections to Metropolitan Region Scheme Amendment 1396/57; and
- 2) Inform the Western Australian Planning Commission of the Council's resolution accordingly.

MOTION that the Council resolve to:

- 1) Advise the Western Australian Planning Commission that the Council does not support Metropolitan Region Scheme Amendment (MRS) 1396/57 at Rosehill Waters, South Guildford for the reasons that:
 - i) There will be a loss of 2.27 hectares of "Parks and Recreation" reserved land and 3.75 hectares of "Rural" zoned land currently presenting as 6.02 hectares green open space adjacent to the Helena River floodplain which is unacceptable to the South Guildford Community.
 - ii) Any modification to the MRS should not reduce the total Rural area and Parks and Recreation Reserve area.
 - iii) Any land swap should not increase the Urban area in what was once a golf course.
- 2) Record the reasons for changing the Officer Recommendation are:
 1. Council should be responsive to the views of the community who are opposed to the MRS Amendment because of the overall loss of green open space.
 2. An overall loss to community of environmental qualities currently zoned Parks and Recreation to Urban in exchange for land of inferior environmental quality for public open space.

(Cr Johnson – Cr Richardson)

RESOLVED UNANIMOUSLY TO:

- 1) Advise the Western Australian Planning Commission that the Council does not support Metropolitan Region Scheme Amendment (MRS) 1396/57 at Rosehill Waters, South Guildford for the reasons that:
 - i) There will be a loss of 2.27 hectares of "Parks and Recreation" reserved land and 3.75 hectares of "Rural" zoned land currently presenting as 6.02 hectares green open space adjacent to the Helena River floodplain which is unacceptable to the South Guildford Community.
 - ii) Any modification to the MRS should not reduce the total Rural area and Parks and Recreation Reserve area.
 - iii) Any land swap should not increase the Urban area in what was once a golf course.
- 2) Record the reasons for changing the Officer Recommendation are:
 1. Council should be responsive to the views of the community who are opposed to the MRS Amendment because of the overall loss of green open space.
 2. An overall loss to community of environmental qualities currently zoned Parks and Recreation to Urban in exchange for land of inferior environmental quality for public open space.

Marija Bubanic

From: Chair South Guildford Comm Assn <chair.southguildford@gmail.com>
Sent: Monday, 15 August 2022 9:46 AM
To: Region Planning Schemes
Cc: Greenhse; Marilena Stimpfl
Subject: Fwd: Rezoning Objection - South Guildford Community Association
Attachments: Rosehill Waters Objection 3.pdf

Good Morning,

Please find attached a formal submission on behalf of the South Guildford Community Association which covers our concerns about proposed changes to the Rosehill Subdivision.

We believe this developer to not be working in the community's best interests. Despite communicating through various methods, members of the committee have not been successful in meeting with the developer to discuss our concerns or to identify alternative solutions.

Regards

South Guildford Community Association

METROPOLIAN REGION SCHEME AMENDMENT 1396/57 – RATIONALIZATION OF ROSEHILL ESTATE, SOUTH GUILFORD

Representing the South Guildford Community Association we are against the Noahs Rosehill Waters Pty Ltd request for proposed land-swap and Re-zoning;

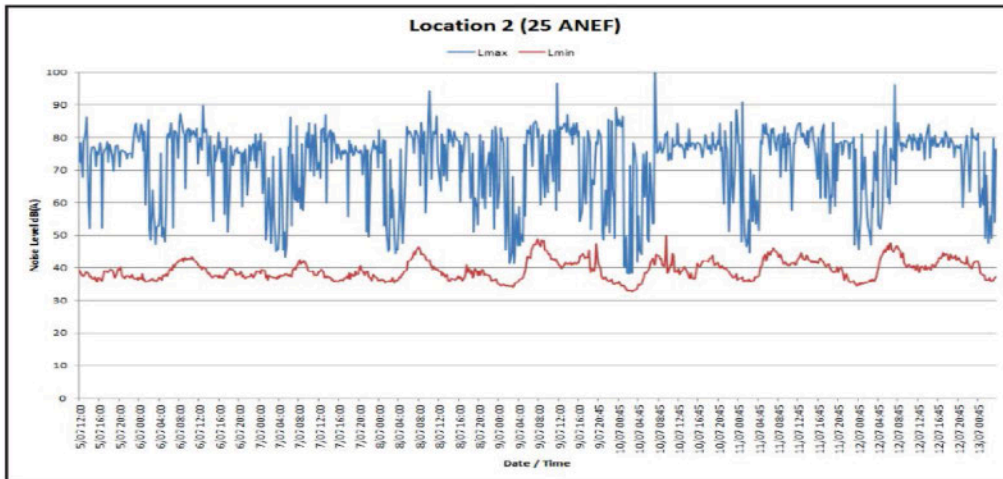
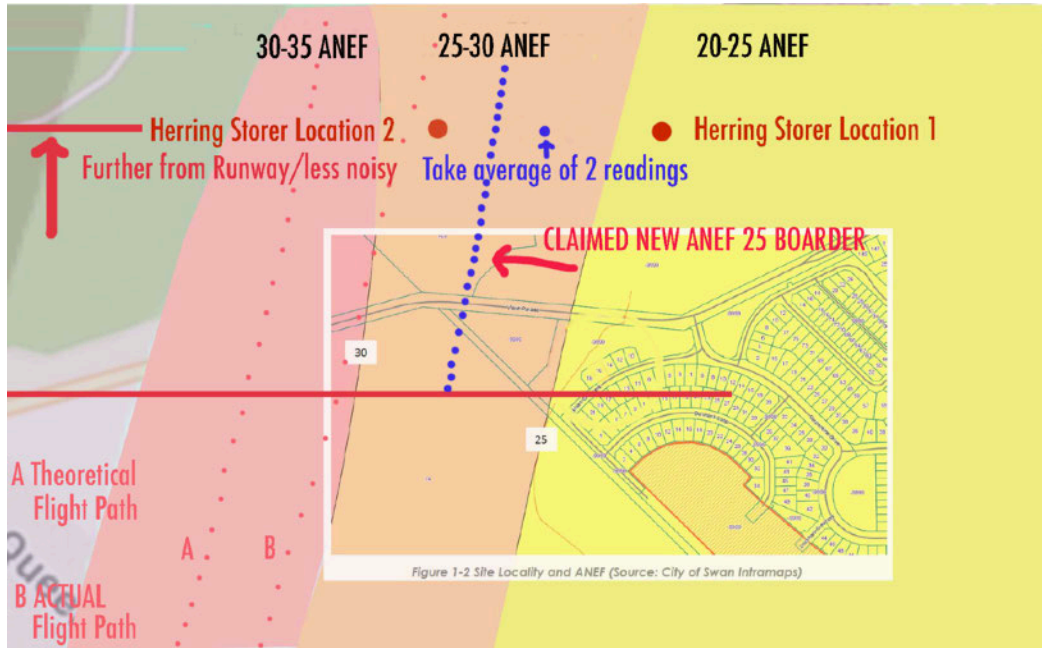
These reasons include SAFTEY, NOISE LEVELS, COMMUNITY HEALTH & WELLBEING, HERITAGE and ENVIRONMENTAL PROTECTION.

The Developers were awarded the rights to develop Rosehill Estate with a well proposed and agreed detailed Structural Plan, and conditions. (SWAN/ 2015-LOTS 1,57, 200 & 9000 WEST PARADE, SOUTH GUILFORD) We have already seen variations, omissions unrealistic requests passed, and now further requests to deviate from the initial structural plan, for the sole purpose of financial gain for Noahs Rosehill Water Pty Ltd.

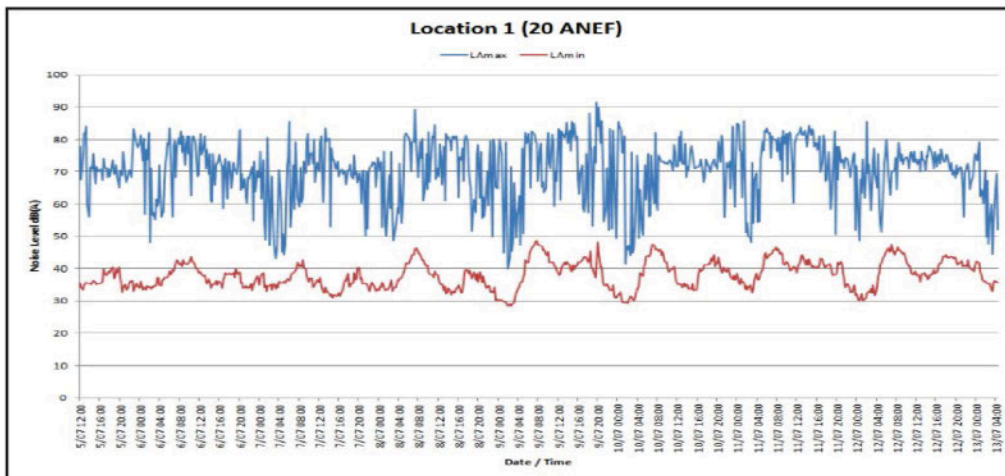
The developers are still looking for any opportunity or loop hole to limit their obligations and to increase their profits at the expense of the Rosehill estate residents, Guilford community and Perth.

NOISE ATTENUATION;

1. The developer is claiming that the areas marked as Rural are now less affected by the airport noise corridor, due to the new theoretical ANEF contours from Perth Airport being changed. The initial runway is not being discontinued or moved and flights on this runway are planned to increase to more than double the amount on the runway in question. These theoretical noise levels are also in conflict with actual noise tests that were done on the areas involved.
2. Flights are running after 12.00pm at night and even before 5.00am and this is due to double in the future. In addition larger planes will be used due to increased demand, which have even higher noise levels.
3. Actual noise tests were done by the developer, which clearly show noise levels in excess of 90db which confirm the areas are not suitable for residential development. Location 1 and 2, of the sound tests clearly show higher sound levels than what the developer is claiming. Location 2 which is the closest to the new area being requested, is indicating numerous levels in excess of 100dB and over 50% above 80dB, yet the developer has submitted levels between 70-75dB. Even at location 1, sound levels are over 80dB with maximums up to 90dB. A logical correlation between the 2 gives average readings over 80db, and maximums of 95dB (These occurrences will also be more than double, due to a higher number larger planes with higher sound levels and increased traffic)



Herring Storer Acoustics
 Our Ref: 16675-1-12081-01



4. The initial report from Herring Storer, the acoustics specialists employed by the developers, confirmed the areas being requested for rezoning, were not suitable for residential development. Yet in a recent report, without further tests RoseHills Waters claims a lower maximum sound level of 87dB, which is lower than their actual tests show. Herring Storer's own report clearly shows sound levels of over 100dB (Location 2) .The NEW ANEF contours (which are theoretical) are based on a maximum sound level of 75dB over 20dB lower than the actual results. Perth Airports have rejected the re-zoning as well, and have stated their values are theoretical, with current traffic already higher than their estimates used to create the updated theoretical contours. In addition flight paths are frequently more to the right when talking off compared to the updated model. This actual take-off route is located over the existing Rural area, which is being requested to be re-zoned Urban residential. Perth Airports have also stated that the noise contours will be adjusted every 5 years. So a decision cannot be made based on theoretical noise levels that are not accurate, that are in contradiction to actual noise tests and that will change in the future.
5. Perth Airports stated that they will not support the rezoning in areas that will experience noises greater than 50 day time events at N65(decibel) and 6 night time events for N60 (decibel). Their estimate is that the area to be rezoned to Residential urban will experience over 200 day time N65 events, and up to 50 night time N60 events, when the airport is at full capacity. It is unconscionable not to listen to the experts at the Airport and to allow a developer to build homes in such location, knowing the type of noise that this area will experience. Some land is best to be left rural, and for good reasons. Allowing a rezoning will not be consistent with the duty of care that government entities should have for their citizens.

The solution is simple. Before considering any application for Re-zoning that is based on noise levels, get proper noise testing done in the correct areas closest to the airport, over a reasonable time period to allow for different conditions, including flight paths and weather.

QUEENS ROAD



25. Prior to the creation of any lots, satisfactory arrangements being made with the local government for the full cost of upgrading and construction of the Queens Road and Great Eastern Highway intersection in accordance with DRW No 13134.1-CS-RJ-06 (attached) to the specifications of the City of Swan in consultation with Main Roads Western Australia . (Local Government)

1. In the Structural Plan; “Prior to the creation of any lots, Satisfactory arrangements being made with the local government for the full cost of upgrading and construction of the queens Road and great Eastern Highway Intersection”

2. Main Roads (and the City of Swan) previously rejected the application for R30 Zoning (October 2021), and have said they will not be rectifying the traffic situation. The developers are attempting to meet contractual obligations by suggesting the lowest cost and a completely ineffective solution by simply adding a wider verge to vehicles turning left off Queens road. This simply blocks the view of two lanes of traffic by drivers trying to turn right, after crossing another 2 lanes of traffic. An accident will happen, and could very easily lead to death. However this solution remains unacceptable. Main Roads has reiterated that there is no planned upgrade of this intersection.

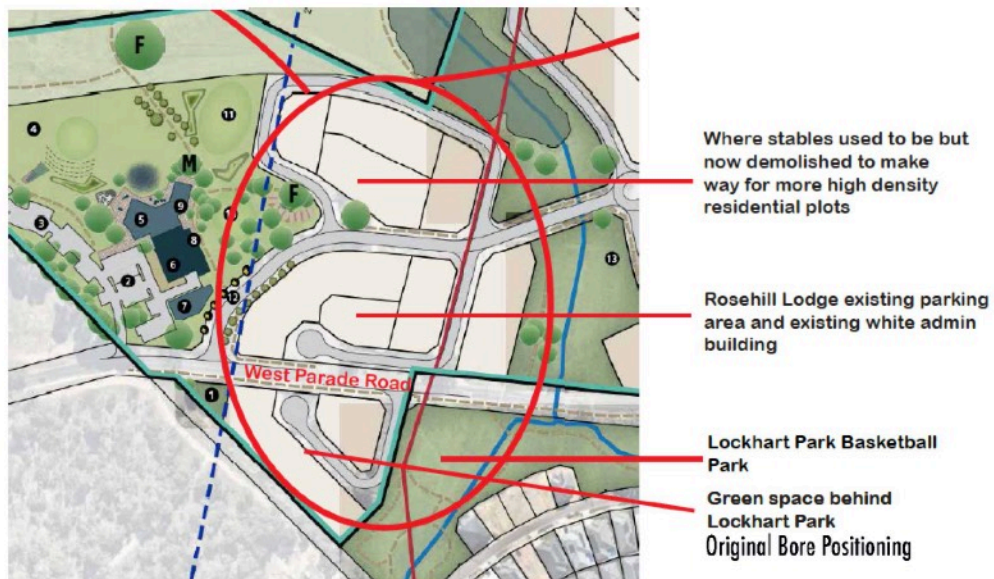
3. The new re-zoning and new layout from the developer, add about 50 extra plots (this excludes plots marked on the original Rosehill structural plan) which would add an extra 100 vehicles making the situation even worse. West Parade is already carrying twice the traffic modelled by Main Roads (by their own admission), creating congestion in both directions, Bushmead road and great eastern highway. The solution is not to widen roads and upgrade interjections, the solution is to control development, and in this case, there are many reasons why these proposed lots should not be changed to Residential urban.

3. Any Rezoning and or Future Development shouldn't even be an option at this stage as there are too many unknowns unconfirmed assumptions. Re-zoning the existing Rural areas to Urban residential will certainly increase traffic in an area which is already not coping, and add a lot of inconvenience to residents and put lives at risk. The new proposed plans also add 3 more roads onto West Parade in blind spots to traffic, and right next to parks, adding more safety issues.

DEVELOPERS PROMISES & OBLIGATIONS

1. On a more broader commentary regarding the attitude of the developer, we have noticed over and over again a tendency to underdeliver on promises, and a constant attempt to renege on agreed commitments. The developer has been constantly looking for ways to create and sell more plots, with the new proposed master plan showing restaurant and garden options that may never materialise (based on their current performance on keeping their words). There is a good chance that those areas assigned to “community” will be made into even more residential plots. Few examples of this untrustworthy behaviour are listed below, FYI:
2. The initial homes were sold based on an Estate with UDIA 6-leaf accreditation as well as the 7-star efficiency rating. Both have been removed from the current guidelines.
3. The original Bore was to be allocated in the Rural area opposite the lake which has now being requested to be rezoned to Urban Residential. It would seem the only reason for removing the bore was to allow for more development and not because it was unfeasible as the developer claims as the reason for withdrawing this.

Added Proposed R20 Residential Development (presently zoned Rural)



4. In the same way the reason the stables were removed, was also to allow for extra development as shown on the developers proposed new plan, again in the Rural area being requested to be rezoned Urban Residential.
5. A number of large trees are not included on the plans, and some of these trees are now suddenly looking like they are dying, since noise contours were adjusted. Even the old trees and the dead tree are part of the environment and important to the bird life and would have been

included in the initial environmental assessment. As a community we do not want to lose more public open space, and we want to enhance not lose our rural surrounds.



6. The retirement development has been cancelled, and the higher density retirement homes being used to justify High Density plots. Once again the developer told us it is now not possible to have a retirement village, despite the initial plan including this.
7. Adjusting the new contours on the areas closest to the Helena River may also look ok and reasonable on paper. But it is completely for the sole financial gain of the developer. The area offered for exchange is in the higher noise contour and on the flood plain and cannot be developed. It merely gives more land to WAPC or CoS to look after at the tax payers expense. Meanwhile the area requested is in an area with prime views. This area is also part of the Swan River Trust Controlled Development Area and is extremely important to the environmental balance of the rivers and drainage.

The rezoning of the golf course was greatly opposed by the community. The original Rosehill structural plan was well constructed and put together to try and meet a number of objections and reservations that were put forward by the community. This plan seemed carefully put together with a lot of research and input, yet now this is being disregarded, and exploited by the developer. Allowing for the land swap requested and rezoning of Rural areas to Urban residential, deviates way too far from the original plan.

We are not asking for anything, we are merely requesting that the time thought and effort that went into compiling the initial Rosehill Waters Structural Plan, and agreement there of, be given the thought and credit it deserves, in order to maintain South Guildford and the foreshore of the Helena River for what it is - heritage, nature and a country feel! As well as SAFTEY (of roads), protecting home buyers from excessive noise levels that will far exceed recommended Government levels, and over demand for schools and facilities in the area.

Here are few quotes, from Rosehill estates, themselves to show what has been and is being lost;

“Nature at your door, History to explore”

“**Set Amongst Historic Charm.** The natural beauty of Rosehill Waters has been **retained**

“Rosehill Waters has achieved **outstanding environmental standards.** So much so, the estate was awarded a National Environmental Award by the UDIA.”

“There’s **heaps of space** in Rosehill Waters ... the **homestead and old buildings** provide opportunity to host community festivals, events, and farmers’ markets.”

Note that the City of Swan **REJECTED UNANIMOSLY** the land swap and the rezoning at their August 2022 ordinary meeting because the proposed amendment is not consistent with their local planning scheme and are aware of the many issues that this proposed “deal” has and will bring to the community and CoS.

The South Guilford community have asked the developer to withdraw this application to the WAPC and to work with The South Guilford Community Association and the Helena Valley association to submit realistic requests that not only benefit Noahs Rosehill Water Pty Ltd, but the Rosehill residents, Guilford community and Perth. The developer has not replied.

We ask the WAPC to reject this proposed amendment in its entirety.

On behalf of the South Guilford Community Association
Craig Benporath
0487753963

Your Ref: 1396/57
15 August 2022

PO Box 6
Cloverdale WA 6985
Australia

**SUBMISSION
155**

Secretary
Western Australian Planning Commission
-submitted via email to RegionPlanningSchemes@dplh.wa.gov.au

Dear Sir/Madam,

MRS AMENDMENT 1396/57 – RATIONALISATION OF THE ROSEHILL ESTATE, SOUTH GUILDFORD

I refer to the above amendment advertised for comment on the Department of Planning, Lands & Heritage website. The amendment includes the proposal to rezone approximately 6.02 ha from the Rural zone and Parks and Recreation reserve to the Urban zone under the Metropolitan Region Scheme (MRS). The Amendment also recommends the aircraft noise requirements from a previous MRS Amendment (1266/57) are carried over and apply to this subject Amendment. These requirements are summarised below:

- 1) Residential development within the 20 - 25 ANEF contour to be at a maximum density of R20.
- 2) A notification is to be included on all titles and within sale contracts advising all potential purchasers the land is subjected to aircraft noise and it is the responsibility of landowners to noise attenuate their property.
- 3) Noise insulation in accordance with AS2021-2000: Acoustics - Aircraft Noise Intrusion - Building Siting and Construction is required.
- 4) Signage indicating "Aircraft Noise Area" should be erected and maintained to the east and west of the development on West Parade.
- 5) The above requirements are to be complied with by the City of Swan in the subsequent planning stages.

Perth Airport has reviewed the documentation, conducted an assessment against the relevant policies and guidelines, and provides the following response.

Rosehill Waters Estate: Location in relation to Perth Airport and history of referrals

Rosehill Waters Estate is located approximately 600m north of the Perth Airport Estate and 2300m from the end of the existing Main Runway. The proposed new runway is to be located 2000m to the east of the main runway, which will result in Rosehill Waters being situated in between the centrelines of two operational runways (when Perth's New Runway is operational, expected by the end of this decade, subject to demand); this is displayed in Figure 1 below. Air traffic is anticipated to increase into the future and Perth Airport is undertaking an investment program to provide this aviation infrastructure including the runway and terminal and airfield expansions. The state of WA has a hugely dispersed population, with the capital city of Perth being isolated from other major cities, both internationally and within Australia. Therefore, the opportunities for connection provided by aviation services are vital for social and cultural reasons. Perth Airport facilitates this connection as well as significant economic activity for the state. The safeguarding of aviation operations is in the interests of the state, the country and the broader community.

It is anticipated the subject area, being sandwiched between both departures and arrivals routes will receive significant aircraft noise during the four main peak traffic periods Perth Airport experiences (early morning, late morning, early afternoon and early evening).

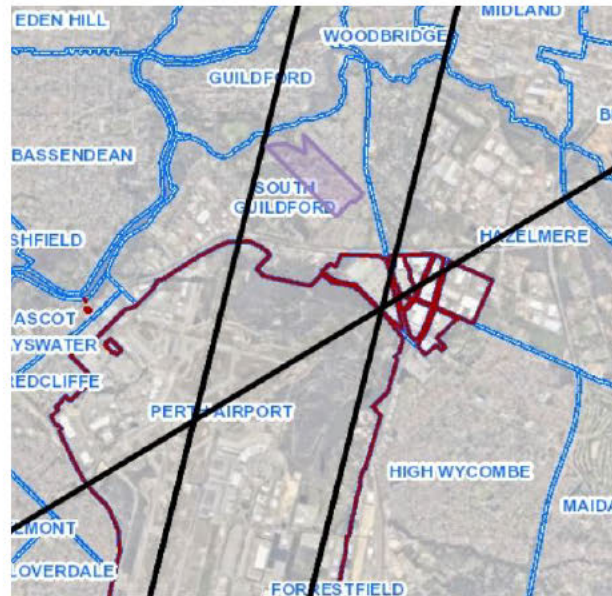


Figure 1 – Location of Rosehill Waters in relation to Perth Airport runways

Perth Airport has consistently objected to the development of Rosehill Waters Estate, due to a lack of compliance demonstrated with State statutory planning documents. The approval of numerous Scheme Amendments, Structure Plans and Development Applications has resulted in the erosion of density control and noise mitigation measures resulting in an increasing number of residents being exposed to high levels and frequencies of aircraft noise.

AIRCRAFT NOISE ASSESSMENT

Background

State Planning Policy 5.1 – Land Use Planning in the Vicinity of Perth Airport (SPP 5.1) is the key statutory document available in Western Australia for assessing and planning for land uses in aircraft noise affected areas. This document is predicated on the endorsed ANEF to determine what density of residential development can be approved, and under what conditions.

Additionally, the National Airports Safeguarding Advisory Group (NASAG), comprising Commonwealth and State Government planning and transport Departments and Authorities, has developed the 'National Airports Safeguarding Framework'(NASF). The NASF contains nine guideline documents which assist in achieving the listed aims. Guideline A of the framework is titled '*Measures for Managing Impacts of Aircraft Noise*' and specifically addresses the suitability of different development scenarios in aircraft noise affected areas.

The NASF was agreed to by Commonwealth, State and Territory Ministers on 18 May 2012. The agreement represents a collective commitment from Governments to ensure that an appropriate balance is maintained between the social, economic and environmental needs of the community and the effective use of airport sites. The NASF has raised the airport safeguarding bar in Australia but in some cases State and Local Government planning systems are lagging behind the guidelines. Pursuant to the agreement, it is the responsibility of each jurisdiction to implement the Framework into their respective planning systems and take guidance from the framework and consider it as part of their assessment.

Guideline A uses “noise above” contours as its reference, which relate to the specific number of events that a decibel level is exceeded. The N65 is a ‘noise above’ metric, and is produced because the ANEF is not well suited to conveying aircraft noise exposure to the community, as over-flight frequency and the sound level of single events (typically two factors that determine how a person will react to noise) are not clearly translated by the ANEF system. Perth Airport produces the N65, which demonstrates the likely effect of aircraft noise exposure on an area or a development once the airfield reaches its ultimate capacity. The N-Above contours are based on forecasts of Perth Airport’s ultimate capacity, as set out in Master Plan 2020. The N65 is publicly available on the Aircraft Noise Information Portal, viewable from Perth Airport’s website.

The NASF is consistent with SPP 5.1, in that it aims to ensure residents and prospective residents are sufficiently informed regarding aircraft noise. Although both documents are considered and referenced in this response, SPP 5.1 is ultimately the prevailing document used in Western Australia.

Assessment of the subject site

The land subject to the Amendment where residential development is proposed is located within the 20-25 contour of the endorsed 2020 Australian Noise Exposure Forecast (ANEF). The ANEF overlaid with the subject area is included for reference in Attachment 1.

As shown in Figure 1 and outlined previously, the subject area lies underneath the extended centreline of the existing main runway and approximately 2.3km from the runway end. At this distance all aircraft arriving from, and departing to, the north will need to be lined up with the runway, meaning aircraft will not be able to avoid overflying the subject area at low altitudes.

Using the NASF recognised N65 contour, the subject site will experience up to 200 aircraft noise events above 65 decibels across an average day. Noise at this level is disruptive to a normal conversation even inside a dwelling and will be unacceptable to most people. It is worth noting the area will receive a substantial number of additional aircraft noise events at a level less than 65 decibels, and these noise events may also cause annoyance to people. The N65 overlaid with the subject area is included in Attachment 2.

An additional NASF recognised noise metric is the N60, which shows the number of events in excess of 60 decibels that can be expected over an average *night (11pm-6am)*. The lower threshold was chosen to reflect the people’s increased sensitivity to noise in this period and research regarding the noise level that interrupts sleep. The subject site will experience up to 50 aircraft noise events above 60 decibels across an average night. The N60 overlaid with the subject area is included in Attachment 3.

It should be noted that the site is expected to receive a considerable increase in noise exposure once Perth Airport’s New Runway becomes operational.

State Planning Policy 5.1 (Land Use Planning in the Vicinity of Perth Airport)

A summary of SPP 5.1 requirements is provided in Table 1 below, and the applicable requirements for the subject proposal are shaded:

	20-25 ANEF & R20	20-25 ANEF & above R20	+25 ANEF & R12.5	+25 ANEF & above R12.5
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Notification on Title (condition)	Yes	Yes	Yes	Yes
Insulation to AS 2021 (condition)	Not Mandatory	Not Mandatory	Yes	Yes
Noise contours (advice note)	Yes	Yes	Yes	Yes
Other notes	Refer to NASF assessment for N contours and to determine acceptability	CI 5.3.2 outlines criteria for justifying density greater than R20		CI 5.4.2 outlines criteria for justifying density greater than R12.5

Table 1 – Assessment of SPP 5.1

Given the proximity of the site to the airport, aircraft will be overflying the site at low altitudes; therefore the impact of aircraft noise comprises both the magnitude (e.g. volume in decibels) and frequency of operations. Although ANEF contours are a widely accepted tool for land use planning purposes it is important for decision-makers to be aware of their limitations. The ANEF contours are based on historical research that correlated a subjective community “annoyance” level with the recorded aircraft noise level. Although this research was conducted with all the necessary experimental rigour, there is the limitation that a contour requires a line to be drawn somewhere on a plan.

Although internal dwelling areas can be protected (to a degree) from aircraft noise through insulation, this invariably relies on closing windows, which is not conducive to Perth lifestyles and will be unacceptable to most people. Additionally, outdoor areas are not able to be insulated from the impacts of aircraft noise. Given the pleasant climate and associated popularity of outdoor activities amongst Perth residents, the impact of aircraft noise must be given consideration. Residents of the subject area attempting to enjoy private and public outdoor spaces will be subject to aircraft noise events that regularly exceed the volume of their conversations. Most people will find the choice between enduring this high level of outdoor noise, or relegating themselves to their somewhat insulated houses, to be unacceptable.

National Airports Safeguarding Framework (NASF)

A summary of Guideline A is provided in Table 1 below, and the applicable requirements for the subject proposal are shaded:

	Within ANEF 20 contour	Within 50+ N65 contour	Within 6+ N60 contour
Rezoning Greenfield areas from Rural to Residential	Prohibit	Avoid permitting	Avoid permitting
Rezoning Brownfield areas	Require Insulation Require Notification on Title	Require Insulation Require disclosure to future residents	Require Insulation Require disclosure to future residents
Development Applications for existing Residential zoned land	Require Insulation Require Notification on Title	Require Insulation Require disclosure to future residents	Require Insulation Require disclosure to future residents

Table 1 – Assessment of NASF Guideline A

Notes

1. 'Avoid permitting' equates to a general position of objecting to the proposal.
2. The '+6 N60' contour is present across significant areas surrounding Perth Airport. As a result, Perth Airport will consider the suitability of development within this contour on a case by case basis.
3. This area is considered to represent a Greenfield development due to the extent of existing vegetation, minimal existing development, and the significant difference in zoning proposed (i.e. Rural to Urban).

The subject site will experience 100-200 N65 and 20-50 N60 night-time aircraft noise events. NASF Guideline A recommends prohibiting development of land impacted by this level of aircraft noise.

Other comments on Amendment Report

Comments on the five requirements proposed to be carried over from the previous MRS Amendment in this area (1266/57) are provided below:

1. Residential development within 20-25 ANEF to maximum R20

This overarching requirement must not be varied. It ensures a baseline control to limit exposure of future residents to unacceptably high volumes and frequencies of aircraft noise.

2. Notification on Title

The current wording is broad and does not provide useful detail which future purchasers could confidently use to inform their decisions regarding purchasing a property, or, whether to tailor a dwelling design to mitigate aircraft noise. It also does not help protect against future costs associated with retrofitting noise attenuation measures post-construction.

Specific lots should have specific information that can be quantified, and in turn communicated to prospective landowners and interested parties. This is why Perth Airport has consistently advocated for noise above contours to be included on planning approvals, scheme amendments and within strategic plans. Perth Airport suggests changing the notification wording to include the noise above contours that are relevant to the specific property. The notification wording should also be changed to be more closely aligned with SPP 5.1, which directs landowners to the Perth Airport website.

A new proposed notification wording is included below:

“This land is subjected to aircraft noise at any time by the 24 hour a day, 7 day a week passenger and freight aircraft flight operations arriving and departing Perth Airport that will overfly the subject property. The frequency of aircraft movements and the size of aircraft are forecast to increase indefinitely into the future.

Ultimately the land may experience up to 200 aircraft noise events above 65dBA (at this level conversation may be interrupted) in an average 24 hour period and up to 50 aircraft noise events above 50dBA (at this threshold sleep may be disturbed) across an average night; 11pm-7am. Further information about aircraft noise is available from the Perth Airport website. These decibel levels are significant as they are the thresholds where conversation and sleep may be disrupted respectively.

It is the responsibility of landowners to noise attenuate their property to protect their amenity, as Perth Airport will remain curfew free.”

3. Dwelling insulation to AS2021

Perth Airport considers requirement #3 (noise insulation) as critical at ensuring the amenity of future residents is safeguarded. From Perth Airport’s perspective, dwelling insulation is recommended based on the ultimate capacity of the airport, meaning it should protect dwelling inhabitants from the worst case aircraft noise impact. There is little point recommending the installation of dwelling insulation to protect against today’s aircraft noise, as the aircraft noise level and frequency will change in the near future, and the dwelling will be insufficiently protected.

Perth Airport has sent correspondence to the City of Swan requesting clarification on what level of aircraft noise dwellings are being designed to protect against. This standard needs to be set up front, then carried through to future planning approvals. This requires an amendment to requirement #3 as follows (proposed new text in **bold**):

Noise insulation in accordance with AS2021-2000: Acoustics - Aircraft Noise Intrusion - Building Siting and Construction is required as a minimum for residential development within the 20 - 25 ANEF contour, **to protect the proposed dwelling against the aircraft noise impacts caused by the operations of Perth Airport at ultimate capacity.**

4. Aircraft noise signage erected and maintained on site

Perth Airport has identified, after conducting a site visit, one of the signs referred to in requirement #4 is missing while another sign has been damaged. This is one of numerous occasions Perth Airport has identified a missing, unsuitable or damaged sign at Rosehill Waters. Further, the sign at the western entrance to West Parade has been placed such that it is obscured from the view of passing motorists by a wildlife crossing sign. A picture of this sign taken from the side of the road at an angle that demonstrates the relative position of both signs, has been included as Attachment 4. This picture was taken in 2018, a picture of this location today has been included as Attachment 5, showing that the sign is no longer located on the pole at all.

Perth Airport also questions the suitability of the signs and query why they are not in line with precedent examples of aircraft noise road signage within WA. Such signage has been in place in the vicinity of RAAF Base Pearce for several years, predating the development of Rosehill Waters. A picture of this more appropriate aircraft noise signage has been included at Attachment 6.

Importantly, the original approval for the Rosehill Development; MRS Amendment 1266/57 made reference to the signs associated with RAAF Base Pearce. From page 15 of that document:

“Signage indicating “Aircraft Noise Area”, similar to those in the vicinity of RAAF Base Pearce, should be erected and maintained to the east and west of the development on West Parade.”

The signs surrounding RAAF Base Pearce measure 1.2m by 0.9m where the Rosehill Waters signs are 0.5m by 0.45m. Being less than half the size, the Rosehill signage can hardly be considered “similar” to those surrounding RAAF Base Pearce, even when they are not missing, damaged or obscured by other road signage.

The existing signs at Rosehill Waters are inconspicuous, ill maintained and are a poor attempt at addressing requirement 4. Signage issues have been previously highlighted by Perth Airport to the City of Swan, DPLH and WAPC. This non-compliance is unacceptable and the developer must take more serious responsibility to maintain the signage into perpetuity.

5. Requirements to be complied with by Swan

Should the Commission resolve to approve this Amendment it is vital these five requirements (as amended) are carried through and strictly enforced for each future planning approval.

PERTH AIRPORT RECOMMENDATION

It is noted that the portion of the Amendment area proposed for residential development appears to have its boundary defined by the contour line of the ANEF. It is quite arbitrary to assume a dwelling on one side of this contour line will suffer too greatly from the impact of aircraft noise, but a dwelling on the other side would be impacted to an acceptable level.

Although it is appreciated the Department and Commission are bound by adopted legislation, they each have a critical role to carefully consider submissions and expert, technical advice and information they receive, to inform decisions regarding the amenity of future residents. The NASF is a nationally recognised noise metric and was created with WA State Government input to give more practical advice to decision makers for land use planning purposes. Perth Airport urges decision-makers to use their discretion and consider the NASF as part of this assessment to protect the amenity of future landowners, Perth Airport’s future operations and the associated economic, cultural and social value it facilitates.

The land is and will continue to be exposed to aircraft noise and is therefore subject to consideration under SPP 5.1. The two SPP 5.1 objectives are entirely relevant in this case as they relate to the protection of Perth Airport’s operational interests, and community impacts.

Given the above assessment, Perth Airport strongly objects to the proposal as approval of the Amendment would allow for an increased density of inhabitants in an area affected by the highest contours of aircraft noise.

Regardless of the Commission’s position on Perth Airport’s objection, the amended requirements as outlined above (i.e. relating to requirements 2, 3 and 4) should be considered and adopted. Additionally, Perth Airport recommends the below is included:

Advice i: The subject area is located within the 20-25 ANEF, 100-200 N65 and 20-50 N60 contours. For further information on aircraft noise the applicant/owner(s) may contact Perth Airport's Planning team on 9478 8888 or planning@perthairport.com.au or visit Perth Airport's Aircraft Noise Portal at <https://aircraftnoise.perthairport.com.au/>

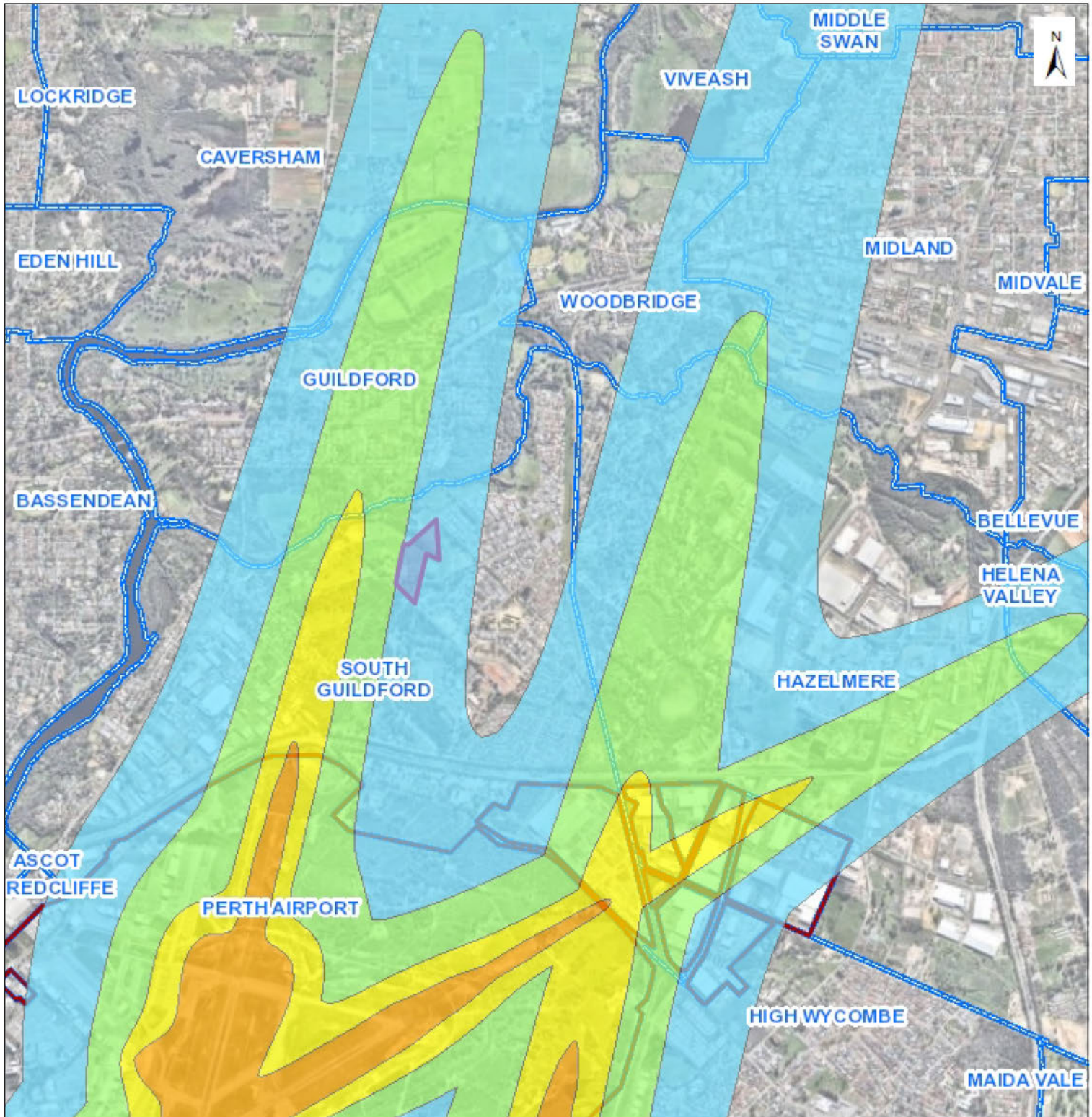
Summary

Given the above assessment, Perth Airport objects to the proposal subject to the advice provided. Perth Airport appreciates the opportunity to comment, and should you require any additional information, please contact Dean Pettit (Land Use Coordinator) on (08) 9478 8438.

Yours sincerely



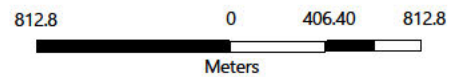
Natasha Boshard
Head of Planning & Design



WORKING PLAN ONLY

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Scale 1: 32,000



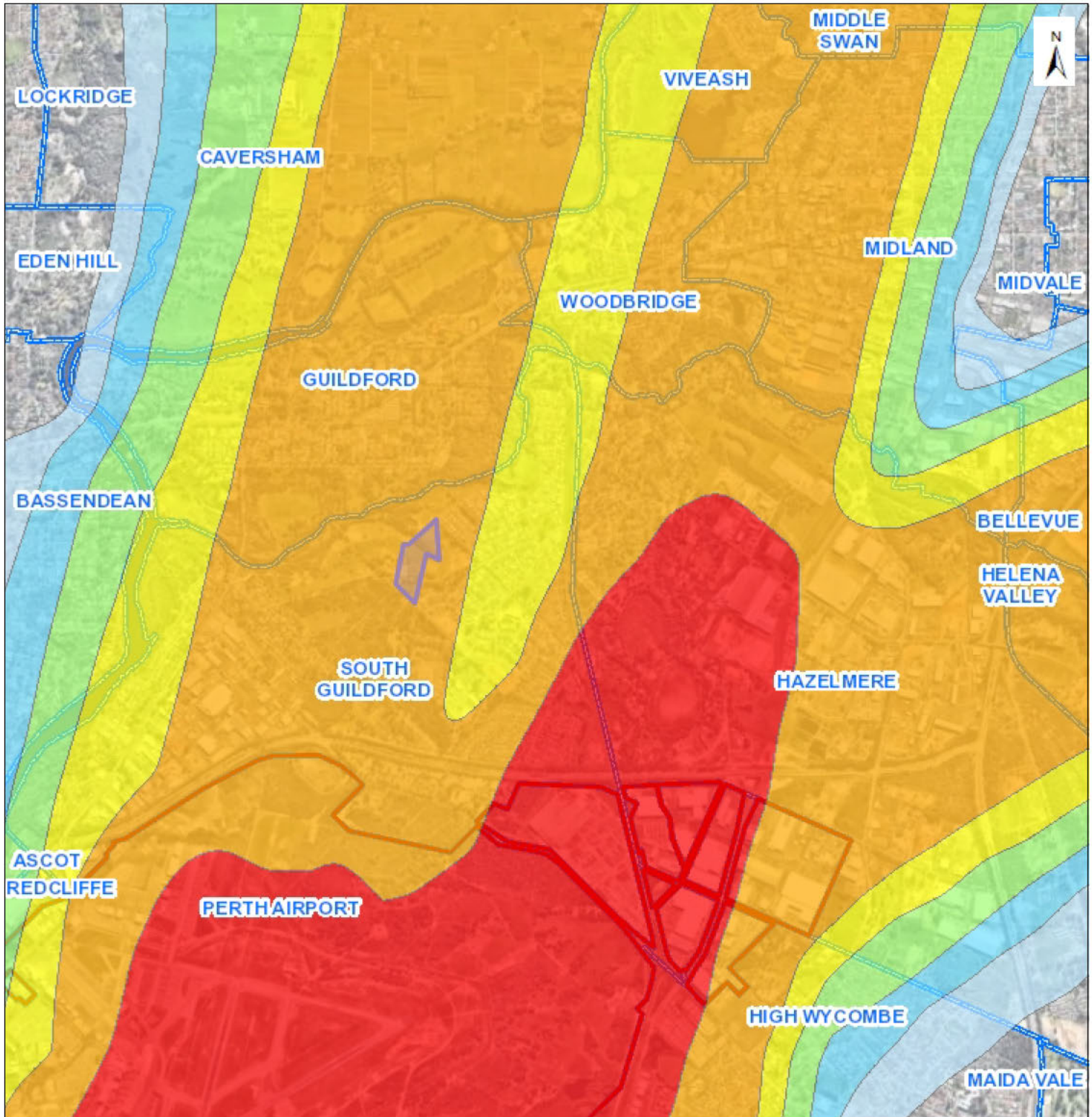
© Perth Airport Pty Ltd. Map Projection: GDA_1994_Perth_Coastal_Grid_1994

A4

Legend

- ANEF Ultimate 2020 MP (Metric contours)
 - 20 - 25 Zone
 - 25 - 30 Zone
 - 30 - 35 Zone
 - 35+ Zone
- Road
 - Roads
 - Airside Roads
- Airport Boundary

Notes
2020 ANEF



WORKING PLAN ONLY

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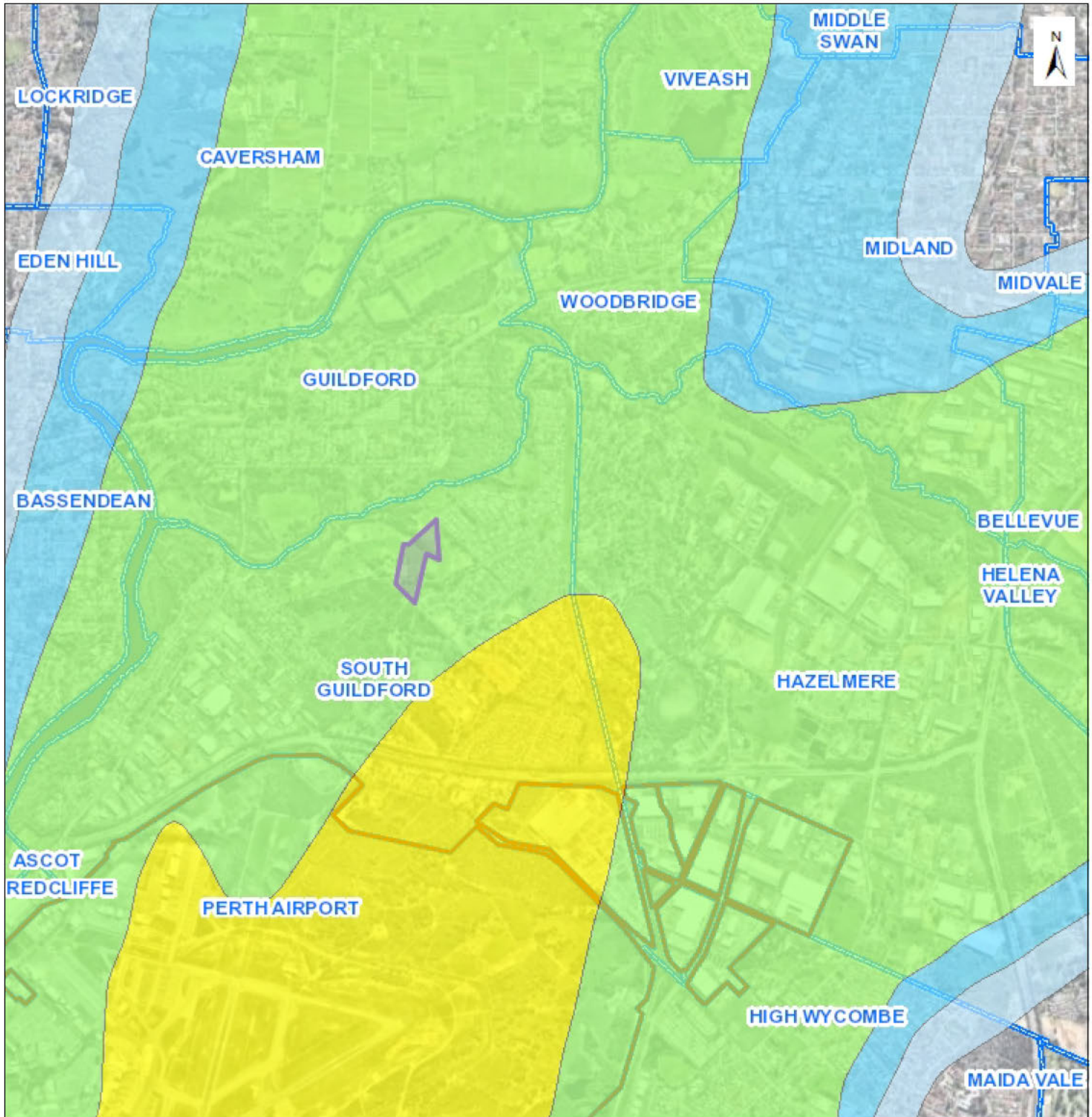
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Legend

- N65 Ultimate 2020 MP (average daily events above 65 dBA)
 - 5 - 10 events
 - 10 - 20 events
 - 20 - 50 events
 - 50 - 100 events
 - 100 - 200 events
 - 200+ events
- Road
 - Roads
 - Airside Roads
- Airport Boundary

Notes

2020 N65. Average number of aircraft noise events exceeding 65dBA across an average day at ultimate airport capacity.



WORKING PLAN ONLY

Whilst all efforts to make this information accurate and complete, no guarantee can be given to this extent. Do not rely on this information beyond the date of creation as regular changes to the data occur. Refer any requests to the Perth Airport - Design Office for the most accurate and up to date data.

Scale 1: 32,000



© Perth Airport Pty Ltd. Map Projection: GDA_1994_Perth_Coastal_Grid_1994

A4

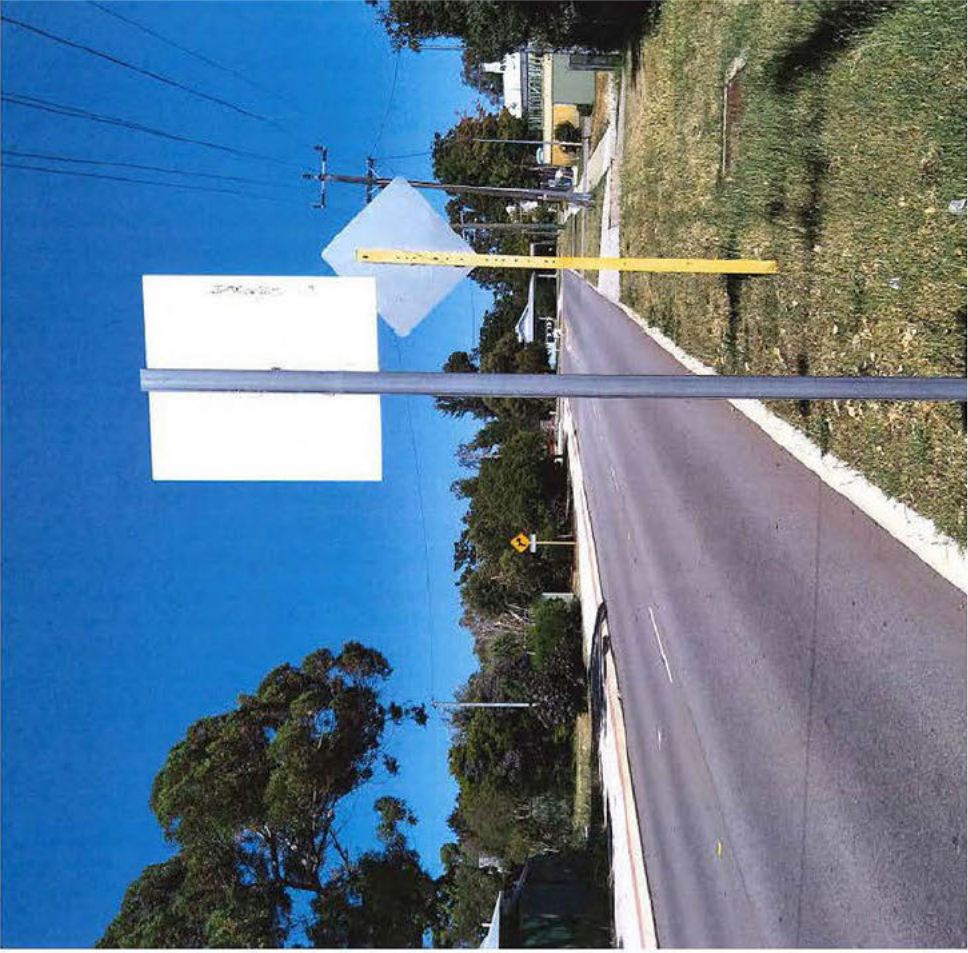
Legend

- N60 Ultimate 2020 MP (average night events above 60 dBA)
 - 5 - 10 events
 - 10 - 20 events
 - 20 - 50 events
 - 50 - 100 events
- Road
 - Roads
 - Airside Roads
- Airport Boundary

Notes

2020 N60 night-time. Average number of aircraft noise events exceeding 60dBA across an average night (11pm-6am) at ultimate airport capacity.

Attachment 4



Attachment 4



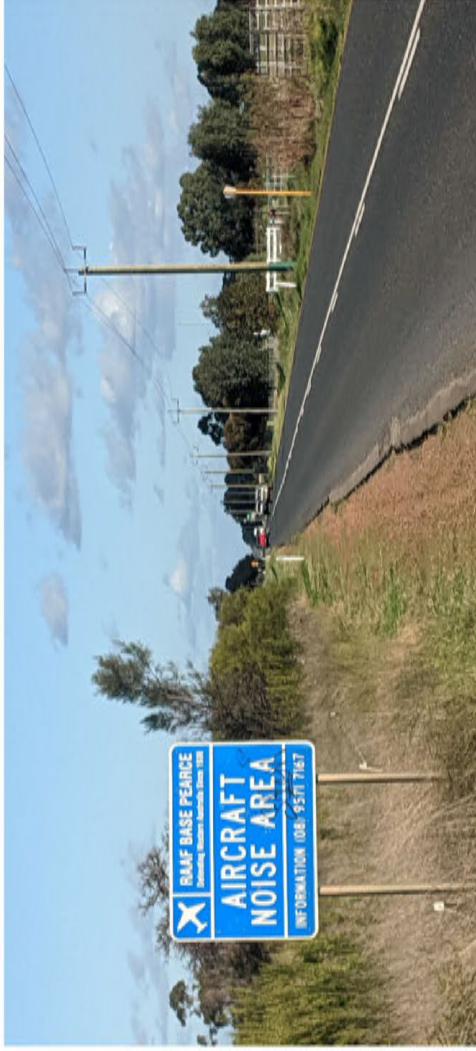
Attachment 6



RAAF Base Pearce Aircraft Noise Sign – Great Northern Highway near Warbrook Rd
Additional Signage is located on Great Northern Highway near Rutland Rd



RAAF Base Pearce Aircraft Noise Sign – Gnangara Rd near Gaskell Rd



RAAF Base Pearce Aircraft Noise Sign – Muchea Sth Rd near Rutland Rd

15th August 2022

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

**SUBMISSION
156**

Via email: RegionPlanningSchemes@dplh.wa.gov.au

Dear Sir/Madam,

SUBMISSION ON METROPOLITAN REGION SCHEME AMENDMENT 1396/57 – RATIONALISATION OF ROSEHILL ESTATE

RWM Property Pty Ltd, as Project Manager for Rosehill Waters Estate, is pleased to provide this submission on behalf of the owner, Noahs Rosehill Estate Pty Ltd in respect to MRS Amendment 1396/57.

Over the past 2 years, RWM, with its project team, has worked hard to develop a vision for the final stages of Rosehill Waters. This vision will deliver a vibrant hospitality hub with a revitalised Rosehill Lodge as its centrepiece, a strong emphasis on protecting and enhancing the natural environment, protecting and increasing the tree canopy, connecting and integrating Rosehill Waters with its neighbours, and slowing traffic speeds on West Parade.

From the commencement of advertising, we have made substantial efforts to let the community know about the proposal, and invite those interested to our offices to discuss the proposal. In addition, we have advertised the proposal via the Rosehill Waters Facebook page which directs people to the Rosehill Waters webpage with links to the MRS Amendment documents and submission forms.

We also issued a press release to the local paper, The Echo, which published an article on the 30th June advising the local and broader community about the proposal and process. In addition, we created a flyer with summary information about our vision for Rosehill Waters and the intended design outcome. We provided this flyer to over 1500 South Guildford resident letter boxes by 2 July 2022.

We also opened our Sales Office for 3 hour Q&A sessions every Sunday afternoon for 4 weeks during June. In addition, we provided a display in our Sales Office with display boards showing the rezoning information. Over the course of the rezoning period we issued a further 5 reminders to the community via our Facebook page, encouraging people to contribute their views to the WAPC during the advertising period.

In support of our proposal we attach comments received from the community during the advertising process. These have been collected via a link on our website which invited comments to be made, in addition to the formal comments submitted to the WAPC.

We were delighted to receive a great response, with a total of 31 comments received. Those in support of our proposal expressed the following shared views:

- *'It is so encouraging to see such a beautiful and well thought out plan that will retain and preserve the natural beauty of the area, the existing heritage buildings and mature trees and plants. It will be a much needed boost for the property values in the area and provide for a convenient social hub for the local residents and visitors'*
- *'Love the new plan and can't wait for it to come to life! Really appreciate the thoughtfulness given to preserve the nature and trees'*
- *'This concept is stylish, respectful to the environment and will ensure this part of South Guildford is a very special place forever'*
- *'Creating a welcoming inviting hub surrounded by natural beauty and enhancing what South Guildford has to offer'*

We were very disappointed to observe that although City of Swan Officers recommended Council support the Amendment, Council resolved not to support the proposal at its August meeting. The reasons given for this non-support were the supposed 'loss' of Parks and Recreation reserved land and Rural land, and a negative impact on the environment.

In our view, the proposal was grossly misrepresented by some members of local 'activist' community groups which influenced the elected members, and it is very disappointing to us the level of misinformation that was presented by the groups only a few days prior to the Council meeting. The response we have received overwhelmingly shows that the community supports the proposal. This support, and the lack of objection or concern expressed by the broader community during the majority of the advertising period, through our 4 week Q&A process, or the previous week's Agenda Forum, was entirely disregarded by elected members.

The location of the site and its environmental qualities has been a key driver of the design presented in the Concept Plan which underpins the MRS Amendment. Our proposal strongly respects and responds to the surrounding environment, supported by the following features:

- The realignment of the foreshore reserve is the result of years of consideration by the project team and planning and environmental agencies, and supported through the pre-consultation process during 2021. The realignment of the boundary responds to the land's natural characteristics, and will result in improved environmental management and maintenance outcomes.

As a result of the pre-consultation process, DWER requested additional land be included in the Urban zone to enable better management of an area of vegetation. We took this on board and have incorporated this land area in the proposal and in the associated technical reports.

The land exchange proposed, and the resulting foreshore alignment has been supported by the environmental agencies through the pre-consultation process.

- The Foreshore Management Plan and Landscape Vision and Management Plan included in the MRS documentation prepared by our Project Team, demonstrates how the open space and foreshore areas will be improved and managed in an environmentally responsible manner

- The total area of land proposed for P&R, POS and drainage as part of the tributary is 2.8ha. Only 0.8ha of additional land is proposed to be developed for residential purposes, in a more logical and functional subdivision design than what could otherwise be achieved (these land areas do not include the balance land proposed to be zoned Urban which results from the change to the ANEF contours). There is in fact significant additional land being contributed to open space and environmental management
- A thorough tree survey and inspection was undertaken to identify the location and condition of all trees on site, and those that should be retained, relocated, and where replanting should take place. A significant number of trees will be retained and relocated including those providing habitat. The existing Rosehill Lodge gardens will also be retained and enhanced. Further, a ratio of 7 new trees will be planted to each existing tree being removed on the residential land.
- The removal of the previous road connection and bridge over the tributary within the project area to provide less interruption to water flow and fauna within this area, which will be revegetated and managed in its enhanced natural stage, with a series of trails to enable the community to access the foreshore from the south and east.

We are proud of the way our proposal provides a responsible approach to protecting and managing the environment, and the exciting opportunities it provides to the community through the future redevelopment of the Rosehill Lodge and its surrounds. We are also comfortable that we have been open and transparent through the process, and tried hard to ensure the whole community is well aware of the final vision.

There is significant support for the proposal as evidenced by the attached comments. The arguments put forward by the local activist groups misrepresent the truth, and disregard the extensive range of information that has been made available to the community.

We request the WAPC support the proposed MRS Amendment, and recommends approval to the Hon Minister.

Should you have any queries, please do not hesitate to contact me on 0412475063.

Yours sincerely,



Tony Perrin
General Manager
RWM Property

Rosehill Lodge Precinct_Website Feedback

No.	Date	Time	Name	Comment
1	27.05.2022	5 01pm	X	<i>I absolutely love the idea. It'll make South Guildford and Rosehill Estate a much sought after space. It'll enhance the whole area .</i>
2	27.05.2022	5:24pm	X	<i>Modern Tavern</i>
3	01.06.2022	10 54pm	James Shamim	<i>The tavern and the Café, it's definitely needed for the area</i>
4	04.06.2022	9:24pm	Fiona	<i>Sounds great! I am all for it. The tavern, lodge and café sound amazing. Please make it happen!!</i>
5	04.06.2022	9:28pm	Kelly Bongiovanni	<i>I love all the plans you propose and I hope this happens sooner rather than later. Thank You</i>
6	04.06.2022	9:30pm	Brian Matheson	<i>I like what I read and so excited that the original plans are being somewhat implemented. So Looking forward to see this come to fruition. What would make me and many other residents happier however, would be a secure hard stand area for residents caravans and trailers. This was proposed in the previous owners plans and some residents bought vans knowing this, now have to store off site. Here's hoping eh?</i>
7	04.06.2022	9 53pm	Brooke Boston_Reeves	<i>Love the whole idea</i>
8	05.06.2022	10:27am	Graeme McCaig	<i>Creating a welcoming inviting hub surrounded by natural beauty and enhancing what South Guildford has to offer</i>
9	05.06.2022	11 00am	Chamo Piyasena	<i>Love the new plan and can't wait for it to come to life! Really appreciate the thoughtfulness given to preserve the nature and trees</i>
10	12.06.2022	11 50am	Elena	<i>The Café 😊 (smiley face inserted) We need one with amazing food and coffee</i>
11	15.06.2022	8:41am	Roberto Prefumo	<i>Love the idea and the café would be awesome. Adding more trees will enhance the area</i>
12	18.06.2022	8 06am	Jo	<i>Cannot wait for this! The Rosehill Estate has a nice little community feel already but having a hospitality hub with a café and tavern would be wonderful</i>
13	29.06.2022	6:30pm	Natalie	<i>Love the parks, kid/family friendly areas. A fully enclosed dog park would also be amazing</i>
14	06.07.2022	5 00pm	Tom	<i>This concept is stylish, respectful to the environment and will ensure this part of South Guildford is a very special place forever</i>
15	06.07.2022	07:37pm	Alison	<i>Looks like an amazing facility adding significant value to the area. Enhancing the surrounds for the residents and bringing new life into the area</i>
16	06.07.2022	08:42pm	Michael Gottschalk	<i>As Director at LD TOTAL I have to declare a personal interest here, but it really is fantastic (and almost unique) that the project at Rosehill Waters is almost landscape lead , not only with the proposed formal landscape entry to the Lodge, but also by development and enhancement of the natural landscape, particularly along the creek alignment. Quite frankly, Rosehill Waters is quite unique - a really stunning, attractive community development, and a credit to the Project Team</i>
17	07.07.2022	07:38pm	Emma Garwood	<i>I can't wait for the new precinct. It will be an asset to the suburb.</i>
18	07.07.2022	07:45pm	Adrian Frenken	<i>Love the vision for the future here. Can't wait to build and move in and enjoy everything there is to offer. I think having a somewhere to walk to with friends and family for a meal and drink will be fantastic. It will all bring so much value and enrichment to the area.</i>
19	08.07.2022	15 07pm	Michael Cridge	<i>I live in Waterhall Estate and love the idea of having a hospitality precinct just down the road. Can we please have a Micro Brewery or Tavern as part of the design? What time-frame are we looking at for the completion of the Rosehill Lodge Precinct? We live on Brooking street and I am interested to know when site-works are starting on this side of West Parade.</i>
20	08.07.2022	04:43pm	Samantha Hale	<i>My partner and I are building in Rosehill. We cannot wait for the future developments in this area!</i>
21	08.07.2022	11 09pm	Nancy Ahluwalia	<i>The plan is perfect for residents making them proud for the area they will be living in. The plan has only growth in it. It will help everyone in one way or another.</i>
22	09.07.2022	06 03pm	Lily Thorne-Stoate	<i>Thank you for advising residents of this exciting new development, which has been a long time coming. It is so encouraging to see such a beautiful and well thought out, plan that will retain and preserve the natural beauty of the area, the existing heritage buildings and mature trees and plants. It will be a much needed boost for the property values in the area and provide for a convenient social hub for the local residents and visitors. My favourite element is that there will be a lovely cafe and restaurant with a beautiful vista, so close to home - no more driving to the Swan Valley, looking for an ideal locale for lunch. The only concerns are the following: * adequate thought and provision needs to be given to security and policing for drunk drivers and anti-social behaviour from tavern patrons, so close to a residential area. * noise mitigation from the tavern * adequate traffic control along West Parade - minimising bottlenecks * adequate parking * quality, innovative restaurant menu - no poor quality & over priced tavern fare * family friendly pricing * suggestion - discounts for week night dinners, loyalty cards/discounts for residents of South Guildford, children's menus etc. If you get it right - right atmosphere, right prices, good quality, value for money food (please no pretentious, pompous, micro servings of 'artsy' nonsense food!!) you will be onto a winner for years to come... Also, can you please provide a timeframe for the project on the website ? There is no indication of how long it will all take?</i>
23	10.07.2022	12:34pm	Robert Prefumo	<i>More trees and a cafe that would be awesome</i>
24	14.07.2022	11 57am	Renae O'Malley	<i>I think this plan will be a great idea for bringing the South Guildford community together and adding an attraction to the area. The refurbished Rosehill Lodge and surrounding amenities appeals to us most</i>
25	21.07.2022	06:40pm	Bradley Reith	<i>I am a resident of the rosehill waters estate I love living here. The estate needs have more parking spaces as people are parking all over the streets makes it difficult to safely drive through cars parked on both sides of streets there are nowhere for visitors to park. A security car driving around the estate would be greatly appreciated by all residents of the estate with all the crime happening here. So yes the other plans for the lodge are good in theory but don't forget about the estate and it's residents which are the crucial factor here</i>
26	20.07.2022	08:32pm	Brooke Boston_Reeves	<i>We love it here and would love to see the new life come into the Estate. Well done on the planning.</i>
27	20.07.2022	04:13pm	Jake McCallum	<i>I believe that the proposal to revitalise the Rosehill Lodge area will substantially improve the neighbourhood. As a local resident I love the idea of a casual cafe, gallery and Tavern in the neighbourhood as it will add to the character and charm of the vicinity as well as providing a great new local dining option. A hospitality centred hub is just what our suburb needs and currently the space is just sitting there gathering dust. I support the proposal 100%.</i>
28	31.07.2022	11:36pm	Jesse Roznicki	<i>Look forward to it's approved and looks great for the area, it's a big yes from us</i>
29	02.08.2022	02 04pm	Yuting Liu	<i>I am very looking forward to seeing the changes and improvements that the management team has put in place and the progress that Rosehill has achieved over past 2 years turning the whole estate to the next level. The whole idea about the lodge precinct is absolutely attracting bringing the commercial aspect into the character building convenient to not only Rosehill residents but also other community group in the local area, also will create the unique lifestyle which will definitely benefit everyone.</i>
30	02.08.2022	02:27pm	Emma Murray	<i>I love the new vision and plans for Rosehill Lodge. It's such a perfect way of bringing new life into this beautiful old building and using it for modern day purposes. There's no doubt it will be greatly welcomed by our community, not to mention a wonderful way for the community of Rosehill Waters, Waterhall and South Guildford as a whole, to connect. A cafe and function centre will do so much in terms of bringing our communities closer together, we cannot wait. Love that all this is surrounded by nature too! Win Win :)</i>
31	03.08.2022	09:33am	Maura Brogan	<i>Great plan, looking forward to seeing it come to life. Wonderful for the local communities. I love the attention to preserving the existing building and surrounding nature & trees</i>

Breathing *new life* into Rosehill Waters

Rosehill Waters has an exciting vision to make South Guildford an even better place to live.

It involves creating a vibrant hospitality hub with a revitalised Rosehill Lodge as its centrepiece, enhancing the natural environment, increasing the tree canopy and slowing traffic speeds on West Parade.

We are proud to share the masterplan for a vision that will enhance the South Guildford lifestyle for today's residents and future generations.



What happens to Rosehill Lodge?

- Rosehill Lodge will have its California Bungalow architectural style refurbished and be repurposed into a cafe and gallery space.
- A new and modern tavern, restaurant and function centre along with boutique short-stay accommodation developed with views to the Helena River.
- Significant trees will be retained or relocated to more suitable areas while the gardens will be replanted and landscaped.
- Rose bushes on West Parade will be relocated to provide a fragrant atmosphere for people enjoying the outdoor docks at the new hospitality venues.
- The bore and irrigation system will be updated to maintain the gardens.
- A safe, dedicated parking area will be established for visitors.



What else will the plan deliver?

- Additional parkland and trees next to the creekline for the community to enjoy.
- Preservation of significant stands of eucalypts providing refuge for birds and other fauna.
- Hundreds of new trees that will boost and create an extensive green canopy.
- Quality housing on vacant land that was originally proposed as an additional shopping centre.
- A traffic-calming roundabout providing equisited priority at the intersection of Serpentine Drive and West Parade.
- A new landscaped entrance and tree-lined streetscape experience along West Parade.
- A realigned boundary for the easier future management of the Helena River Reserve.
- Convenient pedestrian connectivity from neighbouring residential areas to the Lodge Precinct.
- Uninterrupted paths and trails to the Helena River foreshore north of West Parade.

Masterplan



How does the plan enhance South Guildford?

- A much-loved local venue will be revisited for the convenient use of local residents.
- Traffic movement along West Parade will become slower and safer for pedestrians.
- Removing proposed roads across the creekline will provide safer movement for fauna accessing the Helena River foreshore reserve.
- A vibrant hospitality hub stimulates, continuing attraction and interest in properties in the area.
- Waterfall Village will remain the retail centre of the area.
- Visitors to the Rosehill Lodge Precinct will contribute to the local economy.
- Local jobs will be created within the new hospitality venues.
- Undergrounding existing overhead powerlines on West Parade.

Interested in finding out more about the Rosehill Lodge vision? You can access more detailed information at rosehillwaters.com.au





Inspiring the final
vision for...

...into a
South Guildford
landmark.

Breathe
new life...



1300 783 787
sales@rosehillwaters.com.au
rosehillwaters.com.au



PROACTIVE COMMUNITY ENGAGEMENT

- Explained the outcomes and merits
- Information brochure hand delivered to 1700 South Guildford properties
- Q&A sessions at sales office – 4 weeks @ 3 hours each
- Inspections with Ward Councillors
- Positive Community Feedback

"I absolutely love the idea. It'll make South Guildford and Rosehill Estate a much sought after space. It'll enhance the whole area."

"Love the new plan and can't wait for it to come to life! Really appreciate the thoughtfulness given to preserve the nature and trees."

-Chamo

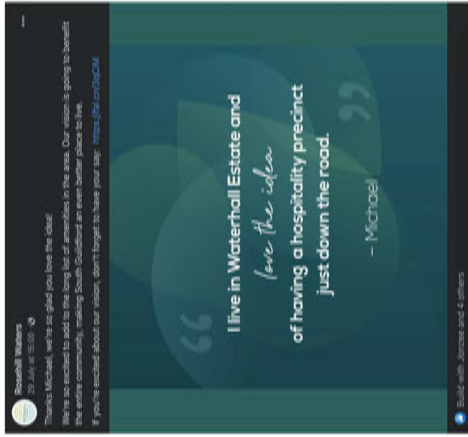
"Creating a welcoming inviting hub surrounded by natural beauty and enhancing what South Guildford has to offer."

-Graeme

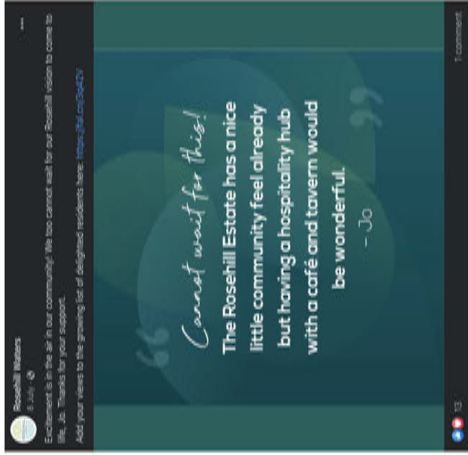




3rd August



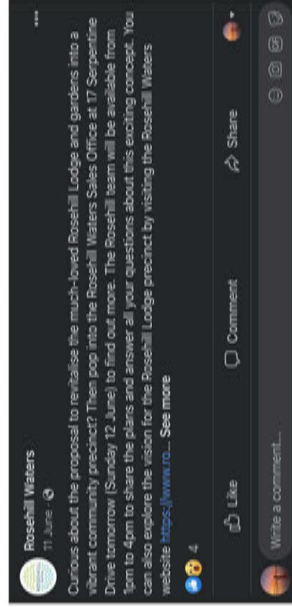
29th July



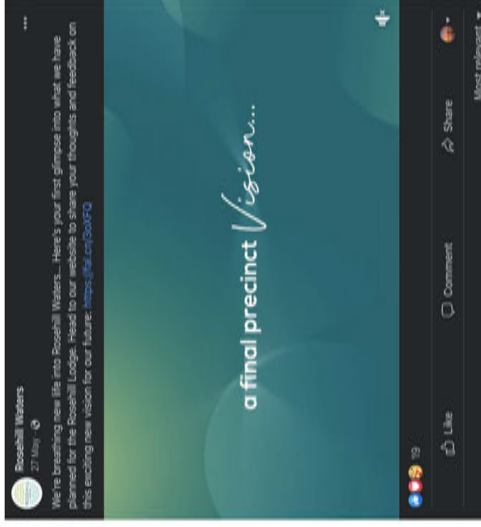
8th July



7th July



11th June



27th May

Marija Bubanic

From: Sally Birkhead <sbirkhead@urbis.com.au>
Sent: Tuesday, 16 August 2022 3:04 PM
To: Region Planning Schemes
Subject: Submission on MRS Amendment 1396/57 - Rationalisation of Rosehill Estate - Urbis on behalf of RWM Property Pty Ltd for the landowner, Noahs Rosehill Estate Pty Ltd
Attachments: 20220704 Ltr Submission on MRS Amt v2.pdf
Categories: OBJ

Good afternoon

Please see attached submission on MRS Amendment 1396/57 prepared by Urbis on behalf of RWM Property Pty Ltd for the landowner, Noahs Rosehill Estate Pty Ltd.

Should you have any queries, please don't hesitate to contact me.

Kind regards

Sally

SALLY BIRKHEAD
SENIOR CONSULTANT

D +61 8 9346 0500
M +61 406 381 152
E sbirkhead@urbis.com.au

My normal working days are Tuesday, Wednesday (until 3pm), and Thursday

**SHAPING
CITIES AND
COMMUNITIES**



LEVEL 14, 1 WILLIAM STREET
PERTH, WA 6000, AUSTRALIA
T +61 8 9346 0500

Urbis recognises the traditional owners of the land on which we work.

Learn more about our [**Reconciliation Action Plan.**](#)

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LEVEL 14
1 WILLIAM STREET
PERTH WA 6000

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

16 August 2022

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Attn: Mr Anthony Muscara, Principal Planning Officer, Land Use Planning

Dear Sir

SUBMISSION – METROPOLITAN REGION SCHEME AMENDMENT 1396/57: RATIONALISATION OF ROSEHILL ESTATE

Urbis, on behalf of our Client, RWM Property for Noahs Rosehill Waters (NRW), is pleased to provide the following submission to the WAPC in support of MRS Amendment 1396/57.

PURPOSE

The Amendment will facilitate the final stages of development of the Rosehill Waters Estate, located north of West Parade, South Guildford.

Development within this area will comprise residential housing, open space/drainage in the vicinity of the existing tributary which traverses the Estate, along with the renovation and repurposing of the Rosehill Lodge and its gardens.

The Amendment will facilitate a land exchange by rezoning an area of land in the north-western corner of the Estate from Rural to Parks and Recreation (P&R) reserve, and an area of land from P&R to Urban for residential, open space and drainage purposes. The land exchange will rationalise the foreshore reserve based on a site analysis undertaken by the Projects' environmental consultants, and involving review over a number of years by DPLH, DWER and DBCA, and through the MRS pre-consultation process last year.

The Amendment also proposes the rezoning of a central area of land (which is no longer located in the 25ANEF) from Rural to Urban zone for residential development and public open space/drainage purposes.

The Rosehill Lodge and its surrounds do not form part of the land to be rezoned, remaining zoned Rural under the MRS, however, for contextual purposes the future intentions for this land have been outlined, given the value the community places on this landmark building. The future intent for Rosehill Lodge is a hospitality and tourist venue. No retail uses will be accommodated within the Lodge precinct.

BACKGROUND

Previous MRS Amendment 1331/57

A previous MRS Amendment 1331/57 was not supported for final approval by the Minister for Planning due to concerns about compliance with the NE Sub-Regional Planning Framework, the use of the land around Rosehill Lodge for retail purposes (given the proximity to the Waterhall Neighbourhood



Centre), and as the Minister considered a range of alternate uses was already permissible under the Rural zone for the Rosehill Lodge Precinct.

This MRS Amendment addresses the Minister's concerns by:

- Responding to the Sub-Regional Planning Framework as detailed below
- Retaining the triangle of land on the western boundary occupied by the Rosehill Lodge and located within the 25+ANEF within the Rural zone
- No retail uses are proposed within the triangle of Rural land, and a subsequent Scheme Amendment and Structure Plan modification will identify a range of landuses compatible with hospitality and tourism activities for this portion of the site, compatible with SPP5.1, with no sensitive uses proposed.

The MRS proposal outlines the intent for the Rosehill Lodge and surrounds for contextual purposes, responding to the Minister's previous comments about alternate uses for the Rosehill Lodge Precinct

Planning Framework

The NE Sub-Regional Planning Framework identifies Rosehill Waters as Urban with the area around Rosehill Lodge identified as Rural. The Framework did not anticipate in 2018 the change to the ANEF aircraft noise contours which allow for portion of the Rural land to be considered for residential development, and the boundary rationalisation of the foreshore reserve which has been supported in principle by WAPC and the DWER.

These minor departures are considered to be inconsequential in a sub-regional planning context, particularly where the land is able to be fully serviced, is in a highly desirable location for residential development near the river, adjacent to existing and proposed residential development, and close to the existing facilities, services and amenities of Midland, Guildford and Bassendean.

It is reasonable, and appropriate, supported by the State Planning Framework, to enable such areas to be developed for residential infill.

The WAPC considered during the previous MRS process that the amendment was not in conflict with the intent and objectives of the Framework for this locality and is consistent with the identified urban staging timeframe. The WAPC also considered that *'the size and scale of the proposed amendment is not considered regionally significant. It does not reflect a regional change to the planning strategy or philosophy for the Metropolitan Region'*.

LAND EXCHANGE

The rationale for the land exchange is to:

- Create a more regular and contiguous foreshore alignment rather than the current variable and angular alignment. This is beneficial from an access, public/private delineation, environmental management, and maintenance perspective.
- Create a more regular development boundary to create a more logical and functional subdivision design and eventual subdivision configuration.
- Respond to the 1:100yr flood level as it relates to a tributary of the Helena River and allow for the developer to more comprehensively design and maintain the tributary where it currently sits outside of the P&R reserve. From a continuity perspective, the design and drainage management for the majority length of the tributary will rest with a single stakeholder i.e. the developer initially, and ultimately the City of Swan, being a preferred outcome than that of separate management responsibilities.



- Rationalising the drainage and landscape design for the proposed Urban interface between flood levels and residential development will be beneficial from an environmental management perspective.

As shown on the figure below, the areas of land involved are:

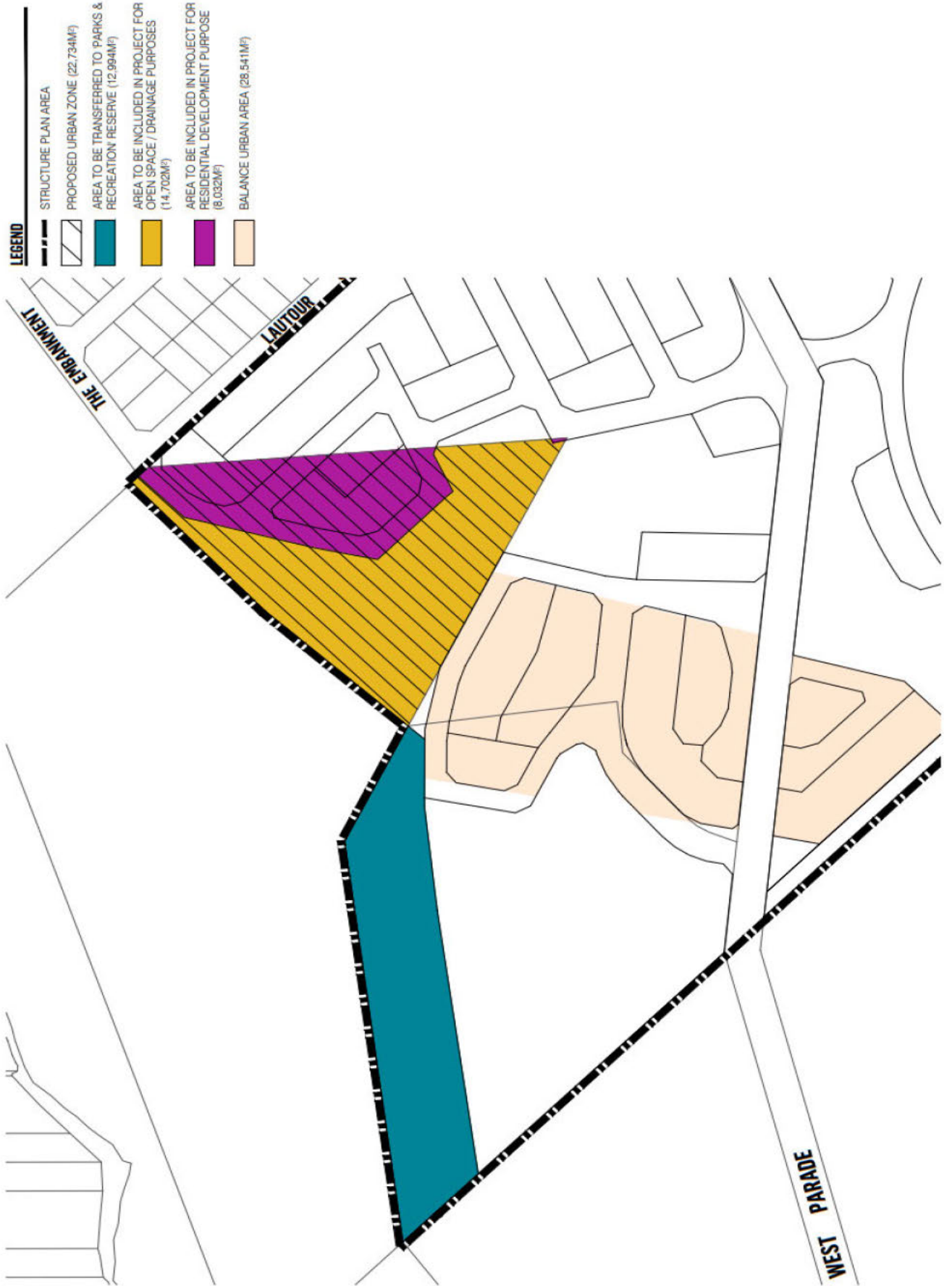
- Area of land to be transferred to P&R – 1.3ha
- Area to be rezoned Urban for residential purposes – 0.8ha
- Area of land to be rezoned to Urban and used for open space and drainage purposes – 1.5ha

The area of land which will be developed with residential lots is substantially smaller than the land which will be transferred to P&R, or that will be used for open space and drainage purposes, where the tributary is located.

The original land exchange proposal involved a reduced area of land proposed to be rezoned to Urban, however, during the pre-consultation with agencies in 2021, DWER suggested a larger area of land be included in the Urban zone. The intent of this is to ensure an area of vegetation currently located in the P&R reserve be wholly accommodated within the Urban zone for drainage and open space, so that it can be suitably managed in conjunction with adjoining land.

In summary, although the land areas involved in the exchange are not equivalent, the boundaries are based on a site specific response to the environmental management of foreshore, vegetation and open space/drainage areas.

Overall, the land exchange as proposed is considered to be a sensible approach to foreshore delineation and achieving the best possible interface between development at Rosehill Waters and the Helena River (with its associated tributary).



TREE PRESERVATION

In response to considerable community interest in the retention of trees within the Estate, a detailed tree assessment has been undertaken as part of the MRS proposal and a Tree Plan showing trees to be retained, removed, relocated and planted, forms part of the MRS report. The land proposed to be transferred to NRW for residential purposes is cleared without trees, while land being transferred to P&R has several trees including one significant Moreton Bag Fig. Trees already located within the open space/drainage corridor will be retained and integrated into the landscape design of the open space area.

A habitat tree assessment was undertaken as part of the fauna survey of the site. Two of the four habitat trees located within the site, to the north of West Parade, are located within in the Rural zone, while the other two are within the development area. One of these trees will be retained, and the other has been surveyed to be in poor condition and will be removed. A large stand of 5 trees of the same species in significantly better health than the one being removed has been identified to the east of the creekline within the open space as a future habitat replacement.

Tree retention is best practice and favoured wherever possible, taking into consideration the species and health of the tree. Tree removal where absolutely necessary and where it cannot be avoided after thorough collaborative study, will be balanced by tree numbers at 7:1 ratio over the land to be rezoned (and 4:1 for Stages 6&7 overall) (inclusive of the required 1 tree per lot required by the R-Codes).

RESIDENTIAL YIELD

Based on preliminary design, approximately 13 lots will be created within the additional land area with the balance being public open space and drainage. Due to other design changes within the Estate, the proposed MRS Amendment will facilitate the development of only an additional 8 lots within the overall Estate area (largely due to down coding and change of development outcomes for land south of West Parade).

BUSHFIRE MANAGEMENT

During pre-consultation, DFES provided responses to the proposed Bushfire Management Plan. The updated BMP which accompanies the proposal addresses DFES comments, and a Foreshore Management Plan has also been prepared to provide a greater level of detail on the development and management intentions for the foreshore reserve which should assist DFES in its assessment.

AIRCRAFT NOISE

In 2019, the aircraft noise contours affecting Rosehill Waters changed, providing for an additional area of potentially developable land being located within the 20ANEF, rather than the former 25ANEF contour. This provided an opportunity to review the development outcomes over the land generally north of West Parade, which has ultimately led to this rezoning proposal.

The proposal complies with SPP5.1 - Land use planning in the vicinity of Perth Airport. During pre-consultation, Perth Airport advised that compliance with N65 (over and above) standards was required. These standards, however, are not recognised by the State Planning Framework.

In accordance with SPP5.1 and the provisions of the City of Swan Local Planning Scheme No.17, Special Use Zone 24, all residential development within the area will comply with the R20 code, given the land is located within the 20ANEF contour area, and be subject to the noise insulation requirements of the Australian Standard, set out in the Scheme.



INTERSECTION OF QUEENS ROAD AND GREAT EASTERN HIGHWAY

In response to pre-consultation comments from the City of Swan and MRWA about the intersection of Great Eastern Highway/Queens Road, and reflecting ongoing community interest, the proponent paid an agreed sum to the City in 2017 for the upgrade of the intersection. The City has recently resolved to take a 'wait and see' approach on undertaking these upgrades to the intersection.

SERVICING

The land proposed to be rezoned to Urban is capable of being developed with normal Urban services, consistent with the developed areas of the Estate.

PUBLIC OPEN SPACE

The Concept Plan which underpins the MRS Amendment demonstrates a public open space provision of over 11% across the Estate.

INTEGRATION WITH SURROUNDING AREA

The proposal ensures integration with the surrounding residential area of Rosehill Estate and Waterhall Estate. Lots proposed on the western side of Lautour Street will be of a similar frontage to developed lots on the eastern side, to maintain a similar streetscape. Road connections at The Embankment and Brooking Street (with pedestrian and cyclist access at Pexton Drive) will connect and integrate the two Estates, and the median and streetscaping treatment along the eastern portion of West Parade will complement works that extend further east.

Further, the inclusion of a new roundabout at West Parade and Serpentine Drive will better slow and manage traffic along West Parade generally, and north-south through the Estate. A reorientation of lots at Structure Plan and subdivision stage will ensure

CONCLUSION

This proposal provides a site responsive, logical rationalisation of the foreshore reserve, the efficient use of suitable land for residential development outside the 25+ANEF contour area, and responds to State and Local Planning Frameworks. As such, the support of the WAPC to the MRS Amendment is sought.

We would welcome the opportunity to any aspect of the proposal with Officers as required. In this regard, please do not hesitate to contact the undersigned on 0406381152, or Kris Nolan at this office.

A handwritten signature in blue ink that reads "Sally Birkhead".

Sally Birkhead
Senior Consultant
0406381152
sbirkhead@urbis.com.au

Marija Bubanic

From: B Dundas <b_dundas@yahoo.com>
Sent: Friday, 19 August 2022 2:22 AM
To: Region Planning Schemes
Subject: Rosehill MRS Amendment 1396/57 - Barbara Dundas
Attachments: Public comment Rosehill 19 08 2022.doc

To

The Secretary
Western Australian Planning Commission

Please find attached my Objection to the proposed Scheme Amendment and Landswap before the **Metropolitan Region Scheme Amendment 1396/57**

Yours sincerely

Mrs Barbara Dundas

Mrs Barbara Dundas
King's Cottage
11 Meadow Street
Guildford
WA.6055
dundas@q-net.net.au

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001
RegionPlanningSchemes@dplh.wa.gov.au

To whom it may concern,

**PUBLIC COMMENT: Metropolitan Region Scheme Amendment
1396/57 - Rationalisation of Rosehill Estate, South Guildford**

I wish to state that I disagree with the proposal before the WAPC to rezone land and the land swap on the following grounds

1. Loss of Community Asset with swap and rezoning

The 6.02 ha of land zoned Rural and Parks and Recreation is a community asset enjoyed by the many users of the Helena River floodplain; pedestrians, hikers, artists, or those who use it for play and other forms of recreation- physical or relaxation. It adjoins the Helena River floodplain and parklands. The land being proposed in the swap is under the flight path and experiences high aircraft noise levels. It is in no way similar in form or location. There is already a children's park adjacent to Military Road and the land so the nature of the proposed public open space is unclear. The only party gaining in the land swap would be the developer selling riverfront lots as opposed to land in a higher noise area. There is no community benefit in this proposal.

2. The Helena River Floodplain is an important functional and aesthetic asset that has been created by natural river flow, however *'untidy and irregular'* the form as perceived by the developers. This is both the beauty of the area and its functionality. The Helena River and its floodplains form a natural and significant **river park**, largely untouched and undamaged by fill or imposed regular man made form. This is the largest natural river park in the metropolitan area and deserves to be conserved and protected.

3. The River Floodplain Floods have and will flood . This area is for natural and extreme inundation, that is not just for a hundred year flood, but for that which is anticipated in the future with Climate Change. We need only look to the Eastern States and New Zealand to see the havoc and damage caused by altering and filling land- the creation of unnatural contours that cause backlogs of water. The issue of infilling and building in the floodplain has been widely discussed in the media and has been the subject of concern of the Insurance Council of Australia (*Flooding and Future Risks 2022*). The potential to jeopardise future homes and other homes and properties must be avoided through careful strategic planning.

4. Planning and Development Act 2005 requires that environmental and social benefits be considered. This proposal to rezone and swap lands has no environmental or community benefits. It is a community loss of asset and would be environmentally damaging. It should be noted that the developer can still sell his noise affected properties as they are required (but not regulated) to be adequately insulated. This would mean selling at a lesser price. However, the land was first purchased with this understanding and knowledge of aircraft noise contours and was identified in the proponent's structure plan. The Planning Act is to give community and planning certainty, not to meet individual needs and profits.

5. Helena River Floodplains valued by the Community. These floodplain lands have been planted and revegetated in part over the last 15 years by community groups and school group. The floodplains are valued and have been demonstrated as valued by the community. They are valued not just as present but future assets, as habitat areas, natural hydrological areas and areas of local history.

6. Historical Landscapes and Places need Protecting, The natural environment as noted above is valued by the community, however, the historical landscapes are equally significant to

- a) *The local Indigenous people* as sacred lands abutting the life force of the river
- b) *European values* for the contribution for demonstrating historical planting and settlement patterns.

The exotic plantings in some areas of the Helena floodplain show the roadways and bridges that crossed the Helena River as used at first settlement and later by Padbury, The Rosehill track to the Guildford (Helena Street) entry was lined with exotic tree down to and across the river. There are remnants of gardens from Rosehill. These are all part of the local history and stories of the place that give it the History that is marketed as a major selling point for Rosehill. This history- the stories, plantings sites and buildings etc. are valued the community and give Guildford and South Guildford its distinctive character. The National Trust Australia (WA) in Registering the Town of Guildford in 1987, made reference to the opposite (*borrowed*) banks of the Swan and Helena Rivers, as areas that needed protecting to enhance the rural character of the Historic Town of Guildford, now a State Registered asset)

7. Inconsistent with Earlier Planning Objectives. In 1981 The Metropolitan Regional Planning Authority recommended that reservation of additional Park Lands,, This area of land was included in the System Six reports and recommendation as ' path ways', 'conservation' and ' habitat' areas This was also endorsed under the Metropolitan Regional Scheme. This proposal to rezone Rural and Parks and Recreation Areas is contrary in ideology and objectives to these important early studies and policies.

In Conclusion: I object to this proposal to rezone 6.02ha of land to from Rural and Parks and Recreation as it cannot be justified. The long term community interest and concern for the area has been clearly demonstrated over time. The planned land swap and rezoning for, infill and reworking of contours, is both inappropriate and damaging to the character, history and environment of the area. The exotic plantings relate to the local history of the place. This land is valued and has habitat value now and in the future. However, and perhaps most significantly in a planning context, is the risk to infilling floodplains with predicted Climate Change impacts and potential for extreme weather events that may to cause damage to life and property. The proposal appears unjustified and inconsistent with the Planning and Development Act 2005 and earlier policies and planning schemes. I urge you to reject this proposal in the name of orderly proper planning.

Yours sincerely

Barbara Dundas

19.08.2022



Guildford

Helena River Alliance: Together, Caring for Country

Helena River Catchment Group Inc.; Blackadder, Woodbridge Catchment Group Inc.; Lower Helena Association Inc.; Midland Society Inc.; Woodbridge Ratepayers Association Inc.; Friends of Woodbridge Bushland; Guildford Association Inc.; Transition Town,

29 August 2022

To whom it may concern:

The Secretary

Western Australian Planning Commission

Locked Bag 2506

PERTH WA 6001

RegionPlanningSchemes@dplh.wa.gov.au

RESPONSE TO: Metropolitan Region Scheme Amendment 1396/57 - Rationalisation of Rosehill Estate, South Guildford

The amendment proposes to rezone approximately 6.02 ha in South Guildford from the Rural zone and Parks and Recreation reserve to the Urban zone in the MRS and 1.3 ha from the Rural zone to the Parks and Recreation reserve.

Who we are.

The Helena River Alliance is an informal alliance of community groups who share a common aspiration of protecting, conserving and enhancing the Helena River and its floodplain from origin to confluence with the Swan River at Guildford. We speak for 7 community groups and additionally have represented the interests of Whadjuk aboriginal community. The river system, especially the lower elements have had a history of neglect despite the historic significance and the importance of wetlands, flood plains rivers and creeks for ecosystem health and for that of the community. In addition we seek to work with Government organisations, universities and local communities to develop specific plans and actions to raise awareness of the value of these community assets and to ensure realisation of those values.

Our Objections to the Proposal

1. The area was proposed for inclusion in the System 6 series of studies as important for 'pathway systems, 'riverine linear parks' and 'conservation buffer zones (DCE 1981, pp 233). Two recommendations were made at the time, M33.1 and M33.2¹. The proposal ignores these prior planning actions that resulted in land being zoned "Parks and Recreation". The decisions made at that time should be upheld.
2. In line with MM33.2(a) the Lower Helena Association has commenced approved revegetation activities in the area.

¹ M33.1 The Metropolitan Regional Planning Authority's proposal to 'reserve' additional land for Parks and Recreation under the Metropolitan Region Scheme is endorsed.

M33.2 In the preparation of any management programme, ... , the Metropolitan Regional Planning Authority should consider (in part)

(a) encourage the growth of local and indigenous flora,

(b) only allowing recreational activities what are compatible with the conservation of flora and fauna

3. Part of the land proposed for alienation as a public asset is protected under the Swan River Act 2006 and as amended 2015 (Lot 82). That parcel must remain protected for the greater public interest rather than for that of individuals. Rivers and river flood plains are already severely compromised within the Perth Urban area and need protection.
4. In view of objections #1 - 3, the proposal fails to fulfil the requirements of the Planning and Development Act 2005; each being material and failing to demonstrate material environmental benefits.
5. The discussion regarding flood levels is made at a time when these are under active reconsideration as a consequence of Global Warming and consequential changes to rainfall patterns. The Insurance Council of Australia has recently published a revised risk assessment and recommends inclusion of larger and rarer floods beyond the 1% AEP². Further residential development is unwise in this context.
6. The request that 6.1 ha of land currently held in trust for the community of Western Australia zoned either rural or Parks and Recreation be gifted in return for 1.3 ha of land that cannot be developed for reasons of excessive noise is unjustified: the proposed alienated area experience the same noise levels. The proposal represents a continuity of 'old' attitudes and is inconsistent with current Government Policies that focus on retention and enhancement of water ways and remnant vegetation, viz. [Urban Forest](#).
7. In our judgement the proposal fails to demonstrate that it meets the test for 'minor issue'. It is not a minor issue but one of substance that threatens the ecosystem and public interest.

Publication bibliography

DCE (1981): The Darling System Western Australia. Proposals for Parks and Reserves. Perth: Government Printer, WA.

Yours faithfully,



John A Considine

0407 011 535

<https://www.facebook.com/HelenaRiverAlliance>

For the Helena River Alliance: Together, Caring for Country

² Insurance Council of Australia https://insurancecouncil.com.au/wp-content/uploads/2022/05/2202May_Flooding-and-Future-Risks_final.pdf

Marija Bubanic

From: The Guildford Association Inc. <ga@guildford.asn.au>
Sent: Friday, 19 August 2022 1:18 PM
To: Region Planning Schemes
Subject: ROSEHILL AMENDMENT OBJECTION - Guildford Association Inc.
Attachments: Rosehill Amendment 190822.docx

Good Afternoon

Please find an objection to the proposed amendment in respect of public land at Rosehill, Sth Guildford.

Yours sincerely

Christine Hughes
Guildford Association Inc.



HISTORIC GUILDFORD - TOWN OF FIRST EUROPEAN SETTLEMENT 1829
THE GUILDFORD ASSOCIATION INC
ABORIGINAL LAND - ALWAYS WAS - ALWAYS WILL BE

P.O. Box 115 Guildford 6055 Western Australia
ga@guildford.asn | www.guildford.asn.au | ABN 89 266 595 433

19 August 2022

The West Australian Planning Commission - Public Consultation

By email transmission:

RegionPlanningSchemes@dplh.wa.gov.au

**RE: Metropolitan Region Scheme
Amendment 1396/57
(minor amendment)
Rationalisation of Rosehill Estate**

Dear Officer

The Guildford Association Inc. strongly objects to the above proposed amendment including for the following reasons;

1. The characterisation of this amendment as a “**rationalisation**” of Rosehill Estate seeks to obscure the economic gain to a private individual at the cost of the broader West Australian community, and completely minimises the impact of what is proposed.

2. That a private individual who owns land which is subject to constraints should somehow be assisted, through the public purse, to avoid honouring those constraints sets a dangerous precedent. Many private landowners hold land which cannot be developed because of constraints designed to protect and enhance the public interest. Some see that as a blessing, others a burden-nevertheless we are all, or should be, bound by the better good.

No exceptional case has been made here and so it is difficult to see why this particular applicant should be facilitated to maximise private wealth gain. The land proposed to be “swapped” is aircraft noise affected and that does not change simply because it is reclassified recreation. Aircraft Noise will continue to adversely impact enjoyment of the land.

3. The respective monetary values of the relevant parcels are markedly different. To propose exchange of 6.1ha of public asset land for 1.3ha of land not suitable for development is offensive in the extreme, and grossly inequitable.

4. There should no facilitation of development on land which is, or will become flood prone as the impact of climate change grows. It is irresponsible, and ultimately transfers the cost burden of potentially catastrophic climate events onto the general community as is glaringly obvious in large parts of NSW, including whole town sites like Lismore, flooded in 2022. To be wilfully blind to these very real prospects is a gross dereliction of duty.

5. That the applicant has developed sufficient confidence this amendment might be favourably considered, sufficient to justify their pursuit of it, gives rise to questions as to whether the Department of Planning expends publically funded staff and resources to plan on behalf of individuals or the State as a whole.

In the parlance of 2022, this does not pass the pub test, and in our view is unconscionable.

Yours sincerely

Christine Hughes
Chairperson



Your ref: 833-2-21-136
Our ref: 2021/1049
Enquiries: Hayley Williams
Phone: 9278-0905
Email: hayley.williams@dbca.wa.gov.au

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

**SUBMISSION
161**

Attention: Anthony Muscara

Dear Ms Fagan

**PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1396/57
RATIONALISATION OF ROSEHILL ESTATE
LOTS 200, 82 & 9002 WEST PARADE, SOUTH GUILDFORD**

Thank you for providing the Department of Biodiversity, Conservation and Attractions (DBCA) with the opportunity to provide comments on the above Metropolitan Region Scheme (MRS) amendment received on 22 June 2022.

DBCA has reviewed the 'Metropolitan Region Scheme Amendment Minor Amendment' report, and supporting documents, including the updated Bushfire Management Plan (Bushfire Safety Consulting 2022), Foreshore Management Plan (Coterra Environment 2022), Landscape Concept Plan (LD Total 2022) and Local Water Management Strategy Addendum Stages 6 & 7 (Urbaqua 2022).

From the additional information provided in the Foreshore Management Plan (FMP), Bushfire Management Plan (BMP) and Landscape Concept Plan, there appears to be an overall reduction in environmental outcomes for the wetland (UFI 15266), the foreshore area and the Helena River. Therefore, DBCA does not support the MRS Amendment for the following reasons:

- The ecological and amenity values for the Swan Canning Development Control Area (DCA) are not being improved by gaining 'Rural' zoned land as 'P&R' which is proposed to be managed as Grassland in perpetuity. The foreshore reserve in this location is currently wide enough to provide positive outcomes for ecology, water quality and amenity of the Helena River and its foreshore and therefore increasing the reserve in this location will not provide any ecological or amenity benefit.
- The ecological and amenity values of the DCA are likely to be reduced by removing the existing P&R reserve, containing native vegetation in the wetland (UFI 12566) and placing it within an 'Urban' zone for the purpose of public open space. A reduction in ecological values is further underscored by the proposed management of the POS as parkland, with low fuel zone vegetation and the installation of lawn to the edge of the drain that will reduce the quality of the water travelling through the drain to the Helena River.

- As previously communicated to the WAPC, the land swap which includes 2.27 hectares of Lot 82 from the 'Parks and Recreation' (P&R) reserve zone to the 'Urban' zone and a portion of Lot 200 (1.3 hectares) from 'Rural' to 'P&R' reserve is considered to be inequitable, especially considering the overall reduction in ecological and amenity values for the DCA.

Background

The proposed amendment was originally supported in principle in DBCA correspondence dated 1 July 2021 and 31 January 2018 (see attached), as it was recognised that rezoning the P&R and Urban land would create a more regular foreshore boundary and potentially result in a better overall planning outcome and some public benefits. However, DBCA also raised concerns regarding the equity of the land exchange from Urban to P&R and P&R to Urban. DBCA's letter dated 24 March 2022 included an attachment that recommended a portion of Lot 82 to be retained as P&R reserve, instead of changing to Urban zone.

Foreshore Reserve

The amendment report includes the proposed transfer of 2.27 hectares of Lot 82 from the 'Parks and Recreation' (P&R) reserve zone to the 'Urban' zone and a portion of Lot 200 (1.3 hectares) from 'Rural' to 'P&R' reserve. The portion of 'P&R' reserve proposed to transition to 'Urban' contains a revegetated wetland area (UFI 15266). This wetland is mapped as a Multiple Use wetland in the Geomorphic Wetlands Swan Coastal Plain (GWSCP) dataset. Recent review of the environmental values of UFI 15266, indicates that the wetland may be commensurate with a Resource Enhancement wetland and should therefore be retained and protected. Considering the current inclusion of the land within a P&R reserve efforts should be made to rehabilitate this land to improve the ecological value of the site.

On-ground wetland assessments should be undertaken to ensure the appropriate reservation of Conservation Category and Resource Enhancement wetlands and their buffers within the P&R reservation and local reserves. The guidance document *A methodology for the evaluation of wetlands on the Swan Coastal Plain, Western Australia* (DBCA 2017) and associated information sheet *Wetland identification and delineation: information for mapping and land use planning on the Swan Coastal Plain* (DBCA 2017) should be utilised by proponents and consultants reviewing wetland boundaries and management categories.

A revision to the GWSCP dataset, which is currently underway by DBCA, is likely to assist in informing future strategic planning decisions regarding the retention and protection of high conservation wetlands values within the subject area. DBCA's Species and Communities Program should be contacted at wetlands@dbca.wa.gov.au for further information regarding the updated wetland mapping.

As UFI 15266 is directly connected to the Helena River, DBCA firstly recommends that this area be retained within the existing P&R reserve. As a minimum requirement the existing vegetation should be retained and further restoration with native vegetation should also occur to improve the ecological health and amenity of the Helena River and its foreshore. Attachment 1 shows the extent of the existing P&R reserve that should be retained within P&R reserve.

The updated FMP proposes to maintain the area proposed to change from 'Rural' to 'Parks and Recreation' reserve as Grassland (Class G), with no proposed revegetation or environmental enhancement. As previously noted, the MRS Amendment seeks to gain a larger portion of 'Urban' zoned land and reduce the portion of P&R reserve, parts of the remaining P&R reserve. This outcome is not appropriate. It is anticipated that any land swap will include revegetation of the P&R reserve to improve the ecological health and amenity of the Helena River and its foreshore. Revegetation with local native species at an average planting density of 3-4 plants/m² that creates

structural and habitat diversity that includes overstorey, midstorey and understorey is recommended.

Bushfire Management

State Planning Policy 3.7 – Planning for Bushfire Prone Areas (SPP 3.7) recognises the need to consider bushfire risk management measures alongside environmental, biodiversity, and conservation values. The associated *Guidelines for Planning in Bushfire Prone Areas* (Western Australian Planning Commission 2017) states that planning proposals should satisfy bushfire protection requirements within the boundaries of the land being developed so as not to impact on the bushfire and environmental management of neighbouring foreshore reserves.

It is noted the Bushfire Management Plan dated 8 February 2022 has applied a vegetation classification to the land proposed to be rezoned P&R reserve as low threat (Exclusion 2.2.3.2(f)) and most of the land contained within the P&R reserve is proposed to be grassland managed as minimum fuel condition.

The proposed public open space area which contains a part of the revegetated wetland UFI 15266 is also proposed to be classified as low threat (Exclusion 2.2.3.2(f)). The BMP states that modification of native vegetation along a small area of drainage line to the northern boundary will be required for the development of Public Open Space and is proposed to contain low threat vegetation. The text in the Landscape Master Plan that states the riparian vegetation (that is located along the revegetated drain/ wetland UFI 15266) is to be "managed in low fuel condition and mulch only area". DBCA does not support this approach.

The bushfire assessment should be amended to recognise the existing areas of P&R reserve and the areas proposed to transition to P&R reserve as revegetated Class A Forest classification. The bushfire protection requirements should be managed within the boundaries of the proposed subdivision.

Landscape Master Plan and Street Tree Master Plan

Plant species that are endemic to the area should be used in the landscaping and revegetation of the Helena River foreshore. Non-deciduous, non-weed and non-weed-potential species should be used within Stages 6 and 7 landscaping that is within or adjacent to the Helena River foreshore reserve or road reserves that are connected to the foreshore reserve via the stormwater system (e.g. within or adjacent to the living stream). The four deciduous trees (e.g. *Jacaranda mimosifolia*, *Erythrina sykseii* / *Erythrina indica*, *Sapium sebiferum* and *Platanus orientalis*) proposed for planting within Stages 6 and 7 should be replaced with Swan Coastal Plain species. Deciduous trees should be avoided within road reserves due to their lack of canopy cover during winter, resulting in larger stormwater volumes and flow rates, and due to their high leaf litter load over a brief period, which blocks or rapidly fills stormwater systems and releases nutrients in receiving water bodies. Additionally, it is preferable for the eastern states tree, *Tristaniopsis laurina*, which grows along waterways, to be replaced with a Swan Coastal Plain tree.

Melaleuca leucadendra is listed as a weed on the Swan Weeds Database (<https://florabase.dpaw.wa.gov.au/projects/swanweeds/>) and is not supported in this location. Local native *Melaleuca* species (e.g. *Melaleuca raphiophylla*) should be used in its place.

Prior to subdivision, the applicant is to provide a detailed design of all works within the Helena River foreshore, including details of revegetation, proposed fire breaks and vehicle access points for bushfire management.

Local Water Management Strategy

DBCA has previously provided advice to the WAPC regarding the District Water Management Strategy (DWMS) and Local Water Management Strategy (LWMS). Given that the Helena River is the receiving environment for run-off from the subject site, and that the MRS Amendment involves land within the DCA, the LWMS Addendum should include information about the overflow from the WQTA1 to the living stream and from WQTA2 to the Helena River. The overflow should be designed to prevent erosion and sediment transportation and would preferably be overland flow across vegetated surfaces with erosion protection measures. Please also note that DBCA is unlikely to support the location of any water quality treatment infrastructure within the DCA.

The LWMS Addendum states that subsoil drainage is now proposed. The LWMS Addendum should be amended to discuss where the subsoil drainage will discharge to and how/if the water will be treated.

Conclusion

The updated supporting documentation for the MRS Amendment has not demonstrated that the ecological values and amenity of the Helena River and its foreshore will be maintained or improved and has not provided for an equitable land swap. Therefore, DBCA does not support the MRS Amendment.

If you have any queries regarding this matter, please contact the officer above. Please quote the reference number 2021/3065 in all correspondence.

Yours sincerely



Greg Comiskey
Manager, Statutory Assessments
22 August 2022
Att.

Figure C Concept Plan



Response ID ANON-PNNY-R6PF-3

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-06 15:46:39

About you

1 What is your first name?

First name:
Darius

2 What is your surname?

surname:
CHIMPINDE

3 What is your company name?

Company name:
FORTESCUE METALS GROUP LTD

4 What is your email address?

Email:
chimpinded@gmail.com

5 What is your address?

address:
6 Northwood Street Narrogin 6312

6 Contact phone number:

phone number:
0498499633

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

No

Submissions

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

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

We need more places to go to with the kids and play around ,also sit back and relax. This will help our kids not to walk lond distances to find a park or playground. We need more of this in our area. Thank you.

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Upload supporting documents:
No file uploaded

Response ID ANON-PNNY-R6ZA-8

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-15 12:13:44

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

Yes

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

1. The proposed area changes to Rural are not suitable for Urban residential due to extremely high noise levels. Perth Airports have confirmed this and also oppose the application.
2. The proposal is also not suitable for the environment and heritage which was due to be retained as per the agreed Rosehill development structural plan (SWAN/2015-LOTS 1,57, 200 & 9000 WEST PARADE, SOUTH GUILFORD)
3. The present roads and intersection cannot cope with the existing traffic, and further development as per the structural plan can also not be started until the Queens road Great Eastern Highway intersection can be suitably upgraded. Main Roads have stated that this will not be done. There is no suitable and safe option for getting to Guilford from Rosehill, So safety is already a major concern.

Upload supporting documents:

Rosehill Waters Objection 3.pdf was uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

METROPOLIAN REGION SCHEME AMENDMENT 1396/57 – RATIONALIZATION OF ROSEHILL ESTATE, SOUTH GUILFORD

Representing the South Guildford Community Association we are against the Noahs Rosehill Waters Pty Ltd request for proposed land-swap and Re-zoning;

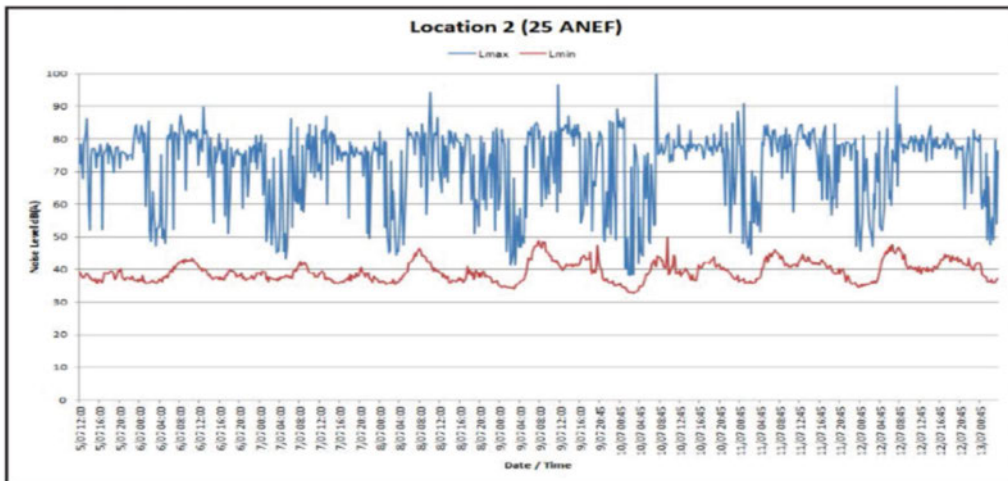
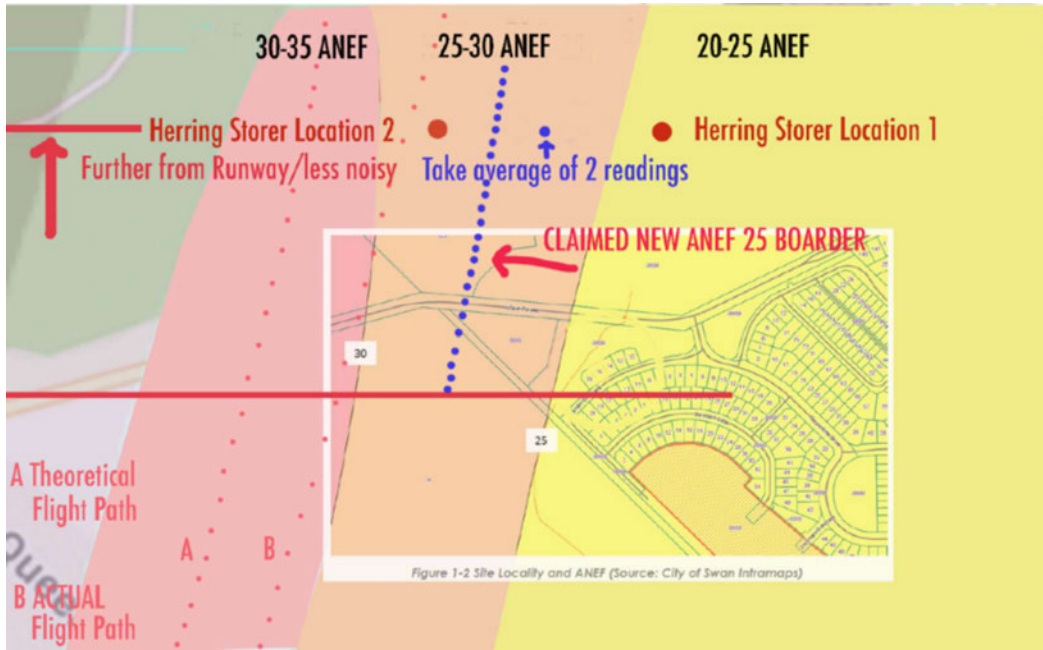
These reasons include SAFTEY, NOISE LEVELS, COMMUNITY HEALTH & WELLBEING, HERITAGE and ENVIRONMENTAL PROTECTION.

The Developers were awarded the rights to develop Rosehill Estate with a well proposed and agreed detailed Structural Plan, and conditions. (SWAN/ 2015-LOTS 1,57, 200 & 9000 WEST PARADE, SOUTH GUILFORD) We have already seen variations, omissions unrealistic requests passed, and now further requests to deviate from the initial structural plan, for the sole purpose of financial gain for Noahs Rosehill Water Pty Ltd.

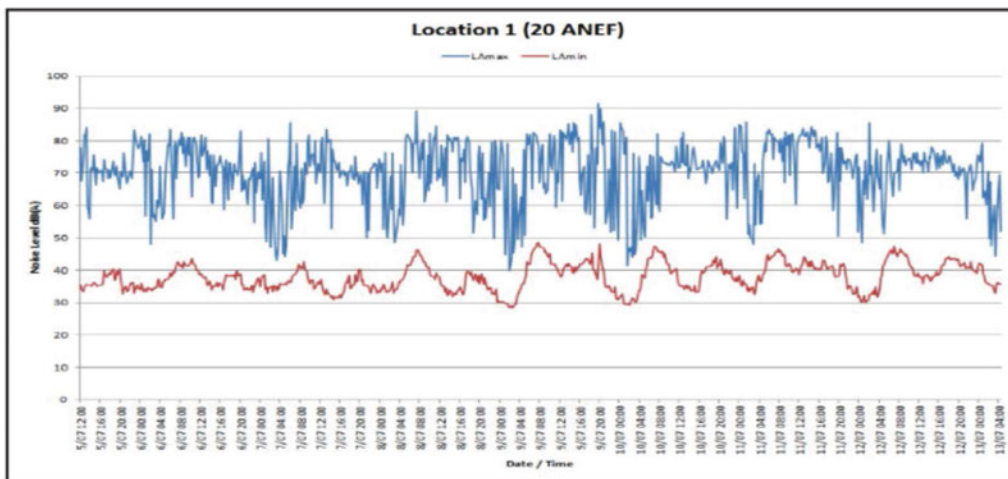
The developers are still looking for any opportunity or loop hole to limit their obligations and to increase their profits at the expense of the Rosehill estate residents, Guilford community and Perth.

NOISE ATTENUATION;

1. The developer is claiming that the areas marked as Rural are now less affected by the airport noise corridor, due to the new theoretical ANEF contours from Perth Airport being changed. The initial runway is not being discontinued or moved and flights on this runway are planned to increase to more than double the amount on the runway in question. These theoretical noise levels are also in conflict with actual noise tests that were done on the areas involved.
2. Flights are running after 12.00pm at night and even before 5.00am and this is due to double in the future. In addition larger planes will be used due to increased demand, which have even higher noise levels.
3. Actual noise tests were done by the developer, which clearly show noise levels in excess of 90db which confirm the areas are not suitable for residential development. Location 1 and 2, of the sound tests clearly show higher sound levels than what the developer is claiming. Location 2 which is the closest to the new area being requested, is indicating numerous levels in excess of 100dB and over 50% above 80dB, yet the developer has submitted levels between 70-75dB. Even at location 1, sound levels are over 80dB with maximums up to 90dB. A logical correlation between the 2 gives average readings over 80db, and maximums of 95dB (These occurrences will also be more than double, due to a higher number larger planes with higher sound levels and increased traffic)



Herring Storer Acoustics
Our Ref: 16675-1-12081-01



4. The initial report from Herring Storer, the acoustics specialists employed by the developers, confirmed the areas being requested for rezoning, were not suitable for residential development. Yet in a recent report, without further tests RoseHills Waters claims a lower maximum sound level of 87dB, which is lower than their actual tests show. Herring Storer's own report clearly shows sound levels of over 100dB (Location 2) .The NEW ANEF contours (which are theoretical) are based on a maximum sound level of 75dB over 20dB lower than the actual results. Perth Airports have rejected the re-zoning as well, and have stated their values are theoretical, with current traffic already higher than their estimates used to create the updated theoretical contours. In addition flight paths are frequently more to the right when talking off compared to the updated model. This actual take-off route is located over the existing Rural area, which is being requested to be re-zoned Urban residential. Perth Airports have also stated that the noise contours will be adjusted every 5 years. So a decision cannot be made based on theoretical noise levels that are not accurate, that are in contradiction to actual noise tests and that will change in the future.

5. Perth Airports stated that they will not support the rezoning in areas that will experience noises greater than 50 day time events at N65(decibel) and 6 night time events for N60 (decibel). Their estimate is that the area to be rezoned to Residential urban will experience over 200 day time N65 events, and up to 50 night time N60 events, when the airport is at full capacity. It is unconscionable not to listen to the experts at the Airport and to allow a developer to build homes in such location, knowing the type of noise that this area will experience. Some land is best to be left rural, and for good reasons. Allowing a rezoning will not be consistent with the duty of care that government entities should have for their citizens.

The solution is simple. Before considering any application for Re-zoning that is based on noise levels, get proper noise testing done in the correct areas closest to the airport, over a reasonable time period to allow for different conditions, including flight paths and weather.

QUEENS ROAD



25. Prior to the creation of any lots, satisfactory arrangements being made with the local government for the full cost of upgrading and construction of the Queens Road and Great Eastern Highway intersection in accordance with DRW No 13134.1-CS-RJ-06 (attached) to the specifications of the City of Swan in consultation with Main Roads Western Australia . (Local Government)

1. In the Structural Plan; “Prior to the creation of any lots, Satisfactory arrangements being made with the local government for the full cost of upgrading and construction of the queens Road and great Eastern Highway Intersection”

2. Main Roads (and the City of Swan) previously rejected the application for R30 Zoning (October 2021), and have said they will not be rectifying the traffic situation. The developers are attempting to meet contractual obligations by suggesting the lowest cost and a completely ineffective solution by simply adding a wider verge to vehicles turning left off Queens road. This simply blocks the view of two lanes of traffic by drivers trying to turn right, after crossing another 2 lanes of traffic. An accident will happen, and could very easily lead to death. However this solution remains unacceptable. Main Roads has reiterated that there is no planned upgrade of this intersection.

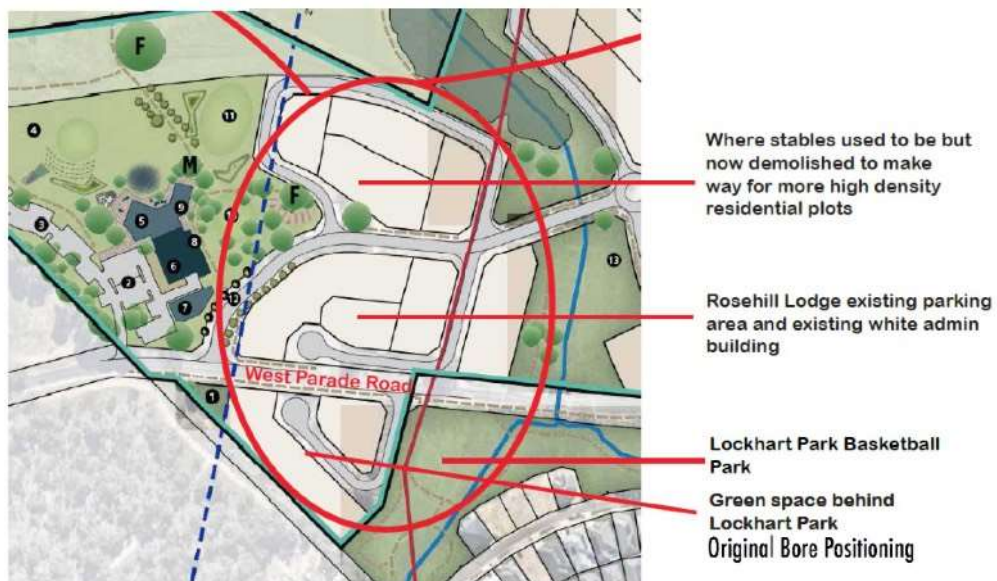
3. The new re-zoning and new layout from the developer, add about 50 extra plots (this excludes plots marked on the original Rosehill structural plan) which would add an extra 100 vehicles making the situation even worse. West Parade is already carrying twice the traffic modelled by Main Roads (by their own admission), creating congestion in both directions, Bushmead road and great eastern highway. The solution is not to widen roads and upgrade interjections, the solution is to control development, and in this case, there are many reasons why these proposed lots should not be changed to Residential urban.

3. Any Rezoning and or Future Development shouldn't even be an option at this stage as there are too many unknowns unconfirmed assumptions. Re-zoning the existing Rural areas to Urban residential will certainly increase traffic in an area which is already not coping, and add a lot of inconvenience to residents and put lives at risk. The new proposed plans also add 3 more roads onto West Parade in blind spots to traffic, and right next to parks, adding more safety issues.

DEVELOPERS PROMISES & OBLIGATIONS

1. On a more broader commentary regarding the attitude of the developer, we have noticed over and over again a tendency to underdeliver on promises, and a constant attempt to renege on agreed commitments. The developer has been constantly looking for ways to create and sell more plots, with the new proposed master plan showing restaurant and garden options that may never materialise (based on their current performance on keeping their words). There is a good chance that those areas assigned to “community” will be made into even more residential plots. Few examples of this untrustworthy behaviour are listed below, FYI:
2. The initial homes were sold based on an Estate with UDIA 6-leaf accreditation as well as the 7-star efficiency rating. Both have been removed from the current guidelines.
3. The original Bore was to be allocated in the Rural area opposite the lake which has now being requested to be rezoned to Urban Residential. It would seem the only reason for removing the bore was to allow for more development and not because it was unfeasible as the developer claims as the reason for withdrawing this.

Added Proposed R20 Residential Development (presently zoned Rural)



4. In the same way the reason the stables were removed, was also to allow for extra development as shown on the developers proposed new plan, again in the Rural area being requested to be rezoned Urban Residential.
5. A number of large trees are not included on the plans, and some of these trees are now suddenly looking like they are dying, since noise contours were adjusted. Even the old trees and the dead tree are part of the environment and important to the bird life and would have been

included in the initial environmental assessment. As a community we do not want to lose more public open space, and we want to enhance not lose our rural surrounds.



6. The retirement development has been cancelled, and the higher density retirement homes being used to justify High Density plots. Once again the developer told us it is now not possible to have a retirement village, despite the initial plan including this.
7. Adjusting the new contours on the areas closest to the Helena River may also look ok and reasonable on paper. But it is completely for the sole financial gain of the developer. The area offered for exchange is in the higher noise contour and on the flood plain and cannot be developed. It merely gives more land to WAPC or CoS to look after at the tax payers expense. Meanwhile the area requested is in an area with prime views. This area is also part of the Swan River Trust Controlled Development Area and is extremely important to the environmental balance of the rivers and drainage.

The rezoning of the golf course was greatly opposed by the community. The original Rosehill structural plan was well constructed and put together to try and meet a number of objections and reservations that were put forward by the community. This plan seemed carefully put together with a lot of research and input, yet now this is being disregarded, and exploited by the developer. Allowing for the land swap requested and rezoning of Rural areas to Urban residential, deviates way too far from the original plan.

We are not asking for anything, we are merely requesting that the time thought and effort that went into compiling the initial Rosehill Waters Structural Plan, and agreement there of, be given the thought and credit it deserves, in order to maintain South Guildford and the foreshore of the Helena River for what it is - heritage, nature and a country feel! As well as SAFTEY (of roads), protecting home buyers from excessive noise levels that will far exceed recommended Government levels, and over demand for schools and facilities in the area.

Here are few quotes, from Rosehill estates, themselves to show what has been and is being lost;

“Nature at your door, History to explore”

“**Set Amongst Historic Charm.** The natural beauty of Rosehill Waters has been **retained**

“Rosehill Waters has achieved **outstanding environmental standards.** So much so, the estate was awarded a National Environmental Award by the UDIA.”

“There’s **heaps of space** in Rosehill Waters ... the **homestead and old buildings** provide opportunity to host community festivals, events, and farmers’ markets.”

Note that the City of Swan **REJECTED UNANIMOSLY** the land swap and the rezoning at their August 2022 ordinary meeting because the proposed amendment is not consistent with their local planning scheme and are aware of the many issues that this proposed “deal” has and will bring to the community and CoS.

The South Guilford community have asked the developer to with draw this application to the WAPC and to work with The South Guilford Community Association and the Helena Valley association to submit realistic requests that not only benefit Noahs Rosehill Water Pty Ltd, but the Rosehill residents, Guilford community and Perth. The developer has not replied.

We ask the WAPC to reject this proposed amendment in its entirety.

Submitted to Metropolitan Region Scheme amendment 1396/57 – Rationalisation of Rosehill Estate
Submitted on 2022-08-18 13:29:43

About you

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 What is your company name?

Company name:

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

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

No

Submissions

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

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

1. The Noise levels are too high to change the zoning from Reral to Urban Residential, this is supported by Perth Airports
2. The Roads and intersections are not suitable for existing traffic and will not cope with additional traffic without being a major safety risk. Main roads have no plans for improving the major intersection at Queens Road
3. Environmental and Heritage obligations

Upload supporting documents:

Rosehill Waters Objection Aug 22.pdf was uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

METROPOLIAN REGION SCHEME AMENDMENT 1396/57 – RATIONALISATION OF ROSEHILL ESTATE, SOUTH GUILFORD

This submissions has been prepared on behalf of the South Guildford Community Association (**SGCA**), who seek that the amendment for the Rosehill Waters request for Re-zoning is refused.

As set out in these submissions, the SGCA seek that the amendment is refused for reasons which include SAFETY, NOISE LEVELS, COMMUNITY HEALTH & WELLBEING, HERITAGE and ENVIRONMENTAL PROTECTION.

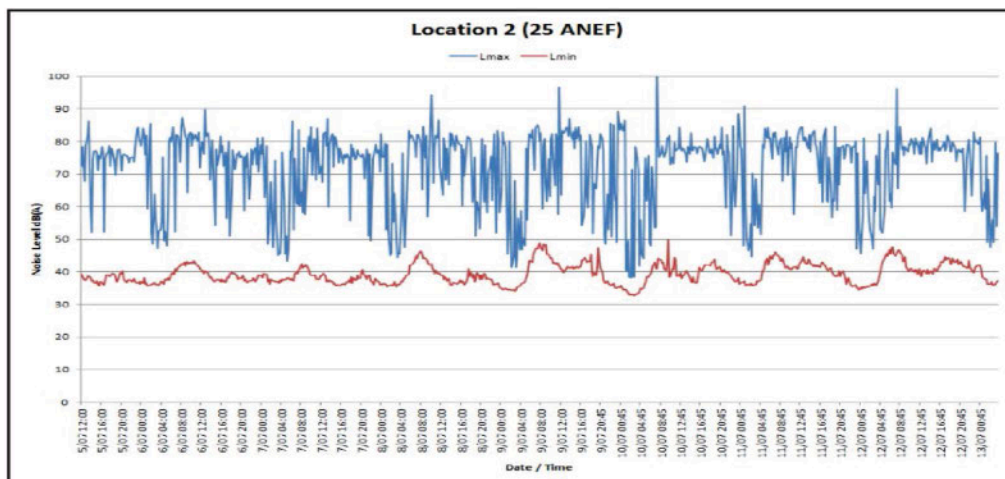
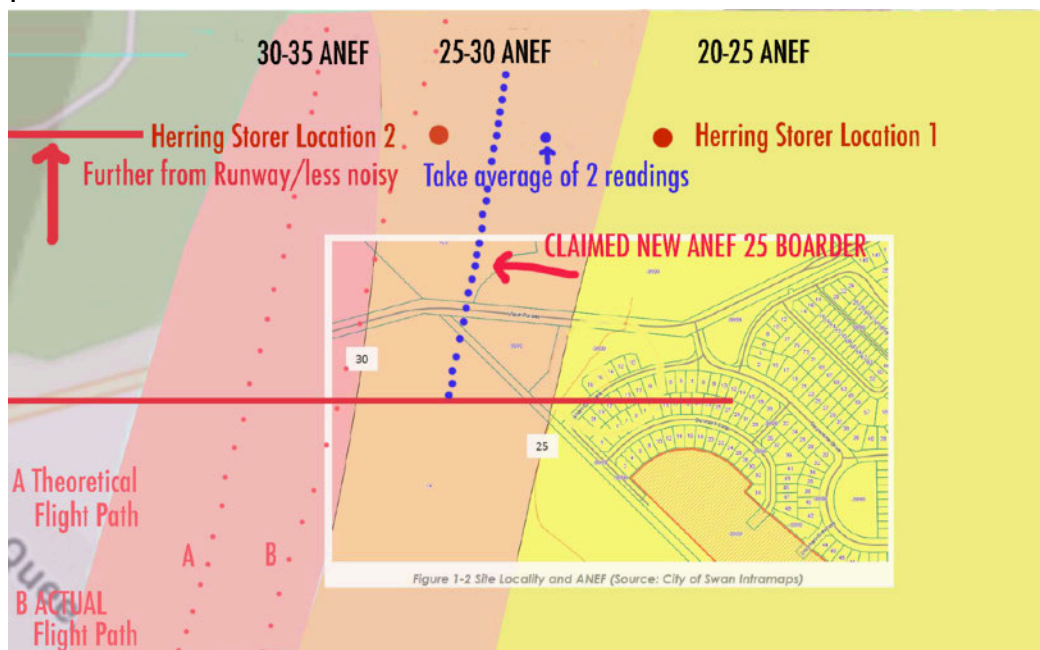
The Developers were awarded the rights to develop Rosehill Estate with a well proposed and agreed detailed structural plan and conditions. (SWAN/ 2015-LOTS 1,57, 200 & 9000 WEST PARADE, SOUTH GUILFORD) To date, numerous variations, omissions and unrealistic requests have been passed and the current amendment seeks to further deviate from the initial structural plan, for the sole purpose of financial gain for Noahs Rosehill Water Pty Ltd.

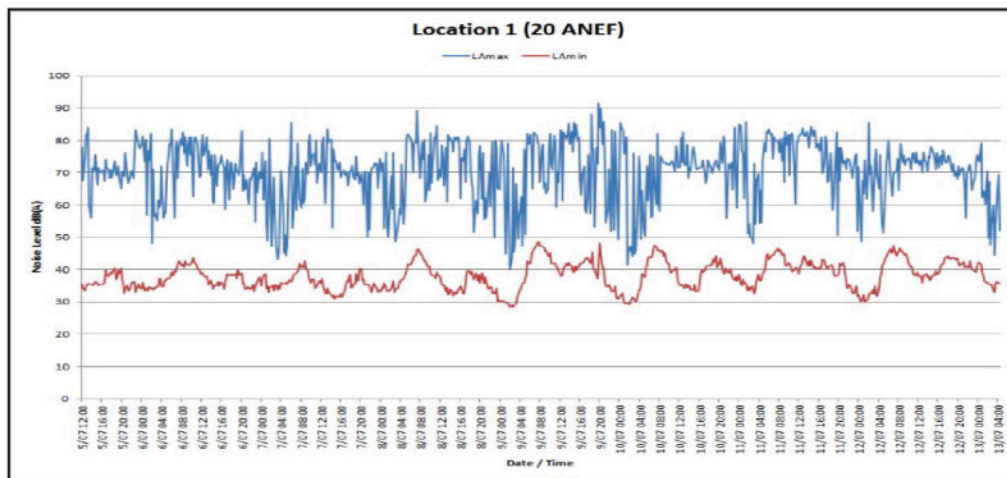
The developers are still looking for any opportunity or “loop hole” to limit their obligations and to increase their profits, at the expense of the Rosehill estate residents, the Guilford community and Perth.

NOISE ATTENUATION;

1. The developer is claiming that the areas marked as Rural are now “less affected” by the airport noise corridor, due to the new theoretical ANEF contours from Perth Airport being changed. That position is simply incorrect. The initial runway is not being discontinued or moved and flights on this runway are planned to increase to more than double the amount on the runway in question. These theoretical noise levels are also in conflict with actual noise tests that were done on the areas involved. To date, the developer has failed to produce any supporting evidence that there has been a change to noise levels of the proposed areas for amendment and instead are solely relying upon the ANEF contours released by Perth Airport. Relevantly, those contours are based on future predictions from Perth Airport of potential noise levels in certain areas, they are not based on actual noise levels and are subject to change over time (namely, the area that is currently impacted by the amendment may in the future be impacted by a shift back in predicted noise levels). Prior to any consideration being given to the current amendment, the developer ought to produce an updated acoustic report (to the one which was previously prepared) to evidence that there has been a shift in the actual noise levels of the impacted area.
2. Flights are running after 12.00 at night and even before 5.00am, based on currently information available from Perth Airport, this is scheduled to due double in the foreseeable future. In addition, larger planes will be used due to increased demand, which have even higher noise levels.
3. Actual noise tests have previously been conducted by the developer, which clearly show noise levels in excess of 90db in the impacted areas, which confirm the areas are not suitable for residential development. To

date, no further noise tests have been conducted and produced, the current amendment is based solely on predictions that are subject to future change. Location 1 and 2, of the sound tests clearly show higher sound levels than what the developer is claiming. Location 2, which is the closest to the impacted area, is indicating numerous levels in excess of 100dB and over 50% above 80dB, yet the developer has submitted levels between 70-75dB. Even at location 1, sound levels are over 80dB with maximums up to 90dB. A logical correlation between the 2 gives average readings over 80db, and maximums of 95dB (These occurrences will also be more than doubling, and more larger planes with higher sound levels due to increased traffic and demand)





4. The initial report from Herring Storer (which is yet to be updated through actual testing), the acoustics specialists engaged by the developers, confirms that the areas subject to the current amendment, were not (previously) suitable for residential development. Yet in a recent report, based solely on assumptions and without further testing claims a lower maximum sound level of 87dB, which is lower than what their actual tests show. Herring Storer's own report clearly shows sound levels of over 100dB (Location 2) The NEW ANEF contours (which are theoretical) are based on a maximum sound level of 75dB over 20dB lower than the actual results.
5. Pert Airports have rejected the re-zoning, and have stated their values are theoretical and that traffic is already higher than what their estimates had anticipated in creating the new theoretical contours.
6. Based on a visual inspection of the impacted area, it can quite easily be seen that the flight paths are frequently more to the right when talking off, which is over the existing Rural area being requested to change to Urban residential. Quite correctly, Pert Airport has also stated that these contours will be adjusted every 5 years (in circumstances where they are future predictions and not actual readings). To make a decision based on theoretical noise levels that are not accurate (and have not been subject to testing), is improper and should not be a basis for the amendment that is currently sought.

The solution is simple. Before considering any amendment for Re-zoning that is based on noise levels, noise testing ought to be performed in the impacted areas over a reasonable time period to allow for different conditions, including flight paths and weather.

QUEENS ROAD



25. Prior to the creation of any lots, satisfactory arrangements being made with the local government for the full cost of upgrading and construction of the Queens Road and Great Eastern Highway intersection in accordance with DRW No 13134.1-CS-RJ-06 (attached) to the specifications of the City of Swan in consultation with Main Roads Western Australia . (Local Government)

1. The Structural Plan provides that *“Prior to the creation of any lots, Satisfactory arrangements being made with the local government for the full cost of upgrading and construction of the queens Road and great Eastern Highway Intersection”*

2. Main Roads have previously rejected an application for R30 Zoning and have said it will not be rectifying the traffic situation at Queens Road. The developers are attempting to meet contractual obligations by suggesting the lowest cost and a completely ineffective solution by simply adding a wider verge to vehicles turning left off Queens road. This proposed solution simply blocks the view of two lanes of traffic by drivers trying to turn right, after crossing another 2 lanes of traffic. An accident will happen and could very easily lead to death.

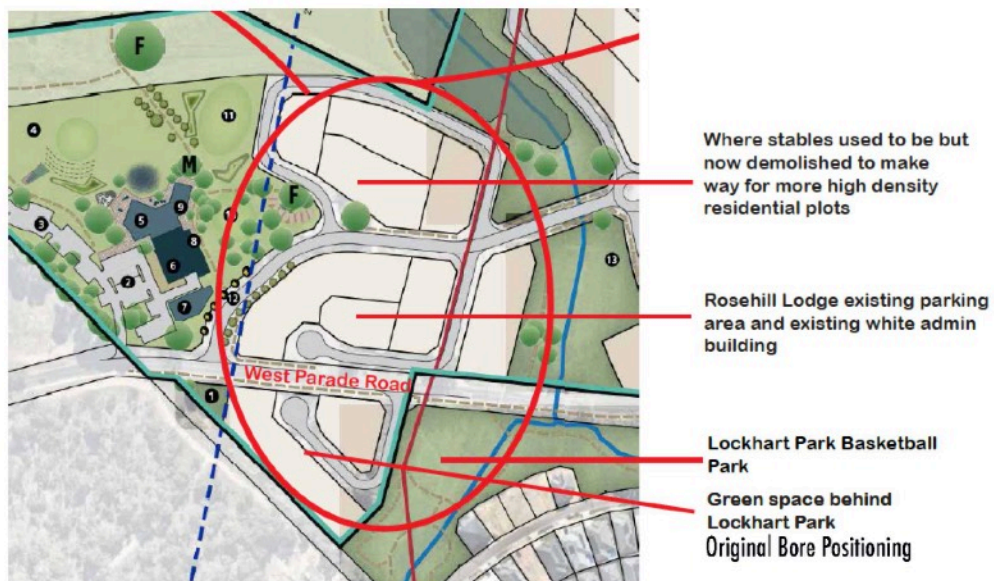
3. The proposed re-zoning and layout from the developer creates an additional 50 extra plots(excluding plots marked on the original Rosehill structural plan) which would add an extra 100 vehicles to this intersection making the situation even worse. In addition, the developer is constantly looking for ways to create and sell more plots and the drawings showing restaurant and garden options may never materialise, and be made into even more residential plots.

4. Any Rezoning and or Future Development shouldn't even be an option at this stage. If the Queens road intersection is satisfactory modified and working, do a traffic assessment and determine any options or proposals at this stage. Re-zoning the existing Rural areas to Urban residential will increase traffic in an area which is already not coping, and add a lot of inconvenience to residents and put lives at risk.

DEVELOPERS PROMISES & OBLIGATIONS

1. On a more broader commentary regarding the attitude of the developer, we have noticed over and over again a tendency to underdeliver on promises, and a constant attempt to renege on agreed commitments. The developer has been constantly looking for ways to create and sell more plots, with the new proposed master plan showing restaurant and garden options that may never materialise (based on their current performance on keeping their words). There is a good chance that those areas assigned to “community” will be made into even more residential plots. Few examples of this untrustworthy behaviour are listed below, FYI:
2. The initial homes were sold based on an Estate with UDIA 6-leaf accreditation as well as the 7-star efficiency rating. Both have been removed from the current guidelines.
3. The original bore that was to be allocated in the Rural area opposite the lake which has now being requested to be rezoned to Urban Residential. It would seem the only reason for removing the bore was to allow for more development and not because it was unfeasible as the developer claims as the reason for withdrawing this.

Added Proposed R20 Residential Development (presently zoned Rural)



4. In the same way the reason the stables were removed, was also to allow for extra development as shown on the developers proposed plan, again in the Rural area being requested to be rezoned Urban Residential.
5. The new proposed plans also add 3 more roads onto West Parade in blind spots to traffic, and right next to parks, adding more safety issues.
6. A number of large trees are not included on the plans, and some of these trees are now suddenly looking like they are dying, since noise contours were adjusted, and the developer saw an opportunity for more development. Even the old trees and the dead tree are part of the

environment and important to the bird life and would have been included in the initial environmental assessment.



7. The retirement development has been cancelled and the higher density retirement homes being used to justify High Density plots. Once again, the developer has advised it is now not possible to have a retirement village, despite the initial plan including this.
8. Adjusting the new contours on the areas closest to the Swan River may also look ok and reasonable on paper, however, it is completely for the sole financial gain of the developer. The area offered for exchange is in the higher noise contour and on the flood plane and cannot be developed. It merely gives more land to WAPC or CoS to look after at the taxpayers' expense. Meanwhile the area requested is in the below 20ANEF contour with prime views. This area is also part of the Swan River Trust Development and is extremely important to the environmental balance of the rivers and drainage.

The rezoning of the golf course was greatly opposed by the community. The original Rosehill structural plan was well constructed and put together to try and meet a number of objections. This plan seemed carefully put together with a lot of research and input, yet now this is being disregarded, and exploited by the developer. Allowing the land swap requested and rezoning of Rural areas to Urban residential, deviates so far from the original plan.

We request that the time, thought and effort that went into compiling the initial Rosehill Waters Structural Plan, and agreement there of, be given the credit it deserves, in order to maintain Guildford for what it is - heritage, nature and a country feel! As well as SAFTEY (of roads), protecting home buyers from excessive noise levels that will far exceed recommended Government levels, and over demand for schools and facilities in the area.

Here are few quotes, from Rosehill estates, themselves to show what has been and is being lost;

“Nature at your door, History to explore”

“Set Amongst Historic Charm. The natural beauty of Rosehill Waters has been **retained**

“Rosehill Waters has achieved **outstanding environmental standards**. So much so, the estate was awarded a National Environmental Award by the UDIA.”

“There’s **heaps of space** in Rosehill Waters ... the **homestead and old buildings** provide opportunity to host community festivals, events, and farmers’ markets.”

If the developers need to modify the plan in anyway, they should at least approach and get input from the people affected first. We have offered to meet on numerous occasions and even tried to arrange a meeting on site with some of the councillors but the developer has not met with us. Instead we get constant submissions through the council chambers, the last request for the councils approval to this request was not even advertised. Fortunately the councillors are well aware of the developers numerous attempts to deviate from the original structural plan at the expense of the public and voted unanimously against the land swap and rezoning.

The SGCA once again asked the developer to draw this application to the WAPC and to work with the SGCA and the Helena Valley Association to submit realistic requests that not only benefit Noahs Rosehill Water Pty Ltd, but the Rosehill residents, Guilford community and Perth. The developer has not replied.

We ask the WAPC to refuse the motion in its entirety, if not for the Rosehill residents, Guilford community and Perth, but on the basis that no amendment to the current zoning should be approved without proper testing being done, rather than reliance being placed solely on a predicted noise level, that is subject to on-going change.

Marija Bubanic

From: Region Planning Schemes
Subject: FW: For action as necessary: D22/0480294 - Letter from Western Australian Planning Commission Proposed Metropolitan Region Scheme Amendments 1396 - 57 Rationalisation of Rosehill estate
Attachments: Signed letter response to WAPC~osehill Estate rationalisation.PDF; RE: For action as necessary: D22/0480294 - Letter from Western Australian Planning Commission Proposed Metropolitan Region Scheme Amendments 1396 - 57 Rationalisation of Rosehill estate

From: STUART Sharnie [Asset Planning and Services] <sharnie.stuart@education.wa.edu.au>
Sent: Tuesday, 30 August 2022 11:15 AM
To: Anthony Muscara <Anthony.Muscara@dplh.wa.gov.au>; Sally Birkhead <sbirkhead@urbis.com.au>
Cc: TURNBULL Matt [Asset Planning and Services] <matt.turnbull@education.wa.edu.au>
Subject: RE: For action as necessary: D22/0480294 - Letter from Western Australian Planning Commission Proposed Metropolitan Region Scheme Amendments 1396 - 57 Rationalisation of Rosehill estate

Hi Anthony,

Please find attached the Department of Education's letter in response to the above proposal.

Important NB: the letter was prepared at the time of not knowing the anticipated dwelling yields. However, Sally has subsequently provided the anticipated dwelling yield information, see attached (thank you Sally). On this basis, the Department will document the anticipated dwelling yield in its records and would like to advise that since there is a minor increase to the dwelling yield (lower than expected), the Department does not have any reservations in this particular instance. However, the Department would like to reiterate that it will continue to monitor residential infill in the locality to ensure the student demand resulting from increased residential yields does not adversely impact existing public schooling within the vicinity.

Please do not hesitate to contact me should you have any queries to the above.

Thank you.

Kind regards,

Sharnie Stuart

Principal Consultant – Land Planning
Asset Planning and Services

Department of Education
151 Royal Street, East Perth WA 6004
T +61 (08) 9264 4046 E sharnie.stuart@education.wa.edu.au
education.wa.edu.au

For land planning referrals and queries, please email to landplanning@education.wa.edu.au

For subdivision referrals and queries, please email to subdivisionreferrals@education.wa.edu.au



Shaping the future

I respectfully acknowledge the Whadjuk Noongar people and their elders past, present and future. They are the traditional custodians of Mandalup (East Perth) where we work.



Your ref:833-2-21-136 Pt 1 (RLS/1017)
Our ref: D22/0654824
Enquiries: Sharnie Stuart

Western Australia Planning Commission
Department of Planning, Lands and Heritage

Email: regionplanningschemes@dplh.wa.gov.au

Attention: Anthony Muscara
Principal Planning Officer

Dear Sir / Madam,

Proposed Metropolitan Region Scheme Amendment No. 1396/57 – Rationalisation of Rosehill Estate

Thank you for your letter dated 14 June 2022 providing the Department of Education (the Department) with the opportunity to comment on the abovementioned amendment. The Department would also like to thank you for providing an extension to the advertising period.

The Department has reviewed the information in support of the MRS amendment for the rationalisation of Rosehill Estate and would like to make the following comments:

- The MRS amendment falls within the student local intake areas of Guildford Primary School, Woodbridge Primary School and Governor Stirling Senior High School.
- There was no commentary provided in the supporting information on the anticipated dwelling yield. However, preliminary analysis reveals that when combining the proposed 6.02 hectares to 'Urban' rezoned land with the potential dwelling yield that could be generated within the locality, significant pressure may be placed on the student enrolment capacity of the public schools in the long term.
- As per the Western Australian Planning Commission's (WAPC) Operational Policy 2.4 – Planning for School Sites (OP 2.4), one public primary school is required for a dwelling yield threshold of 1,500 dwellings. The dwelling yield of Rosehill Estate is progressively nearing toward the 1,500-dwelling threshold.

The Department has reservations with the proposed MRS amendment due to the increased residential infill that is being experienced within the locality. Notwithstanding this, the Department will continue to closely monitor zoning changes and any increases to residential density coding and dwelling lot numbers which may result in an increase to the student yield.

Should the WAPC resolve to support the proposal, the Department requests consultation with the applicant to understand the expected total dwelling yield within the subject area including future structure planning intentions.

Should you have any queries on the above, please contact Sharnie Stuart, A/Principal Consultant – Land Planning on (08) 9264 4046, or by email at sharnie.stuart@education.wa.edu.au.

Yours sincerely



Matt Turnbull
Manager Land and Property

30 August 2022

From: Sally Birkhead
Sent: Tuesday, 30 August 2022 10:30 AM
To: STUART Sharnie [Asset Planning and Services]
Cc: Anthony Muscara
Subject: RE: For action as necessary: D22/0480294 - Letter from Western Australian Planning Commission Proposed Metropolitan Region Scheme Amendments 1396 - 57 Rationalisation of Rosehill estate
Attachments: P0021785-38 Landswap Areas Plan (A3L2000).pdf

Hi Sharnie

Anthony has forwarded your email to me for response.

I've attached a plan showing a breakdown of land area and land use for the land contained in the MRS Amendment.

You'll see that whilst the yellow area is proposed to be zoned Urban, its use is for POS/drainage, associated with a creekline to the Helena River, and no residential lots are proposed here.

Within the purple area, there are approximately 13 residential lots proposed, and the 'Balance Urban Land' will accommodate approximately 41 residential lots.

I've provided a table below which compares the expected yield set out in the original approved Structure Plan (615 lots), with the anticipated yield that will be achieved in the subsequent Structure Plan modification (623 lots). Overall there will be a net increase of only 8 lots.

This is largely due to changes to density and development/yield outcomes which occurred as part of Scheme Amendment No.194 where Stage 5 south of West Parade was converted from aged persons to R30 single residential, and concurrently Stage 4 changed from a grouped housing site to R20 single residential lots, which both resulted in a reduction in yield.

Structure Plan	Total Area	Yield	Gross dwelling/ha
Original Structure Plan	49.2309ha	615	12.5
Approved Structure Plan Amendment A (LPS Amendment No.194)	49.2309ha	582	11.8
Proposed Structure Plan Amendment B (MRS Ref: 1396/57)	51.5054ha	623	12.1

I trust the above answers your queries, however, if you have any further queries, please don't hesitate to contact me directly.

Kind regards

Sally

SALLY BIRKHEAD
SENIOR CONSULTANT

D +61 8 9346 0500

M +61 406 381 152

E sbirkhead@urbis.com.au

My normal working days are Tuesday, Wednesday (until 3pm), and Thursday



LEVEL 14, 1 WILLIAM STREET
PERTH, WA 6000, AUSTRALIA
T +61 8 9346 0500

Urbis recognises the traditional owners of the land on which we work.
Learn more about our [Reconciliation Action Plan](#).

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From: Anthony Muscara <Anthony.Muscara@dplh.wa.gov.au>
Sent: Friday, 26 August 2022 1:01 PM
To: Sally Birkhead <sbirkhead@urbis.com.au>
Subject: FW: For action as necessary: D22/0480294 - Letter from Western Australian Planning Commission Proposed Metropolitan Region Scheme Amendments 1396 - 57 Rationalisation of Rosehill estate

Hi Sally,

Are you able to assist Sharnie with her queries below?

Thanks,

Anthony Muscara | Principal Planning Officer | Land Use Planning
140 William Street, Perth WA 6000
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The Department is responsible for planning and managing land and heritage for all Western Australians – now and into the future

The Department acknowledges the Aboriginal peoples of Western Australia as the traditional custodians of this land and we pay our respects to their Elders, past and present.

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From: STUART Sharnie [Asset Planning and Services] [<mailto:sharnie.stuart@education.wa.edu.au>]
Sent: Friday, 26 August 2022 12:45 PM
To: Anthony Muscara <Anthony.Muscara@dplh.wa.gov.au>
Subject: RE: For action as necessary: D22/0480294 - Letter from Western Australian Planning Commission Proposed Metropolitan Region Scheme Amendments 1396 - 57 Rationalisation of Rosehill estate

Hi Anthony,

I note 6.02 ha is proposed to be transferred to Urban and if approved by the WAPC a subsequent amendment to the [Rosehill Local Structure Plan](#) (LSP) will result. I have done a quick overlay of the MRS request area vs the LSP area.



Could you please request the anticipated dwelling yield from the applicant for the subject MRS amendment area? What is the expected overall dwelling yield within the LSP once modified if the WAPC approves this MRS amendment?

Thanks,

Sharnie Stuart

Principal Consultant – Land Planning
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For subdivision referrals and queries, please email to subdivisionreferrals@education.wa.edu.au



Shaping the future

I respectfully acknowledge the Whadjuk Noongar people and their elders past, present and future. They are the traditional custodians of Mandalup (East Perth) where we work.