



WAPC

Western
Australian
Planning
Commission

LEADING A
CONTEMPORARY
PLANNING SYSTEM



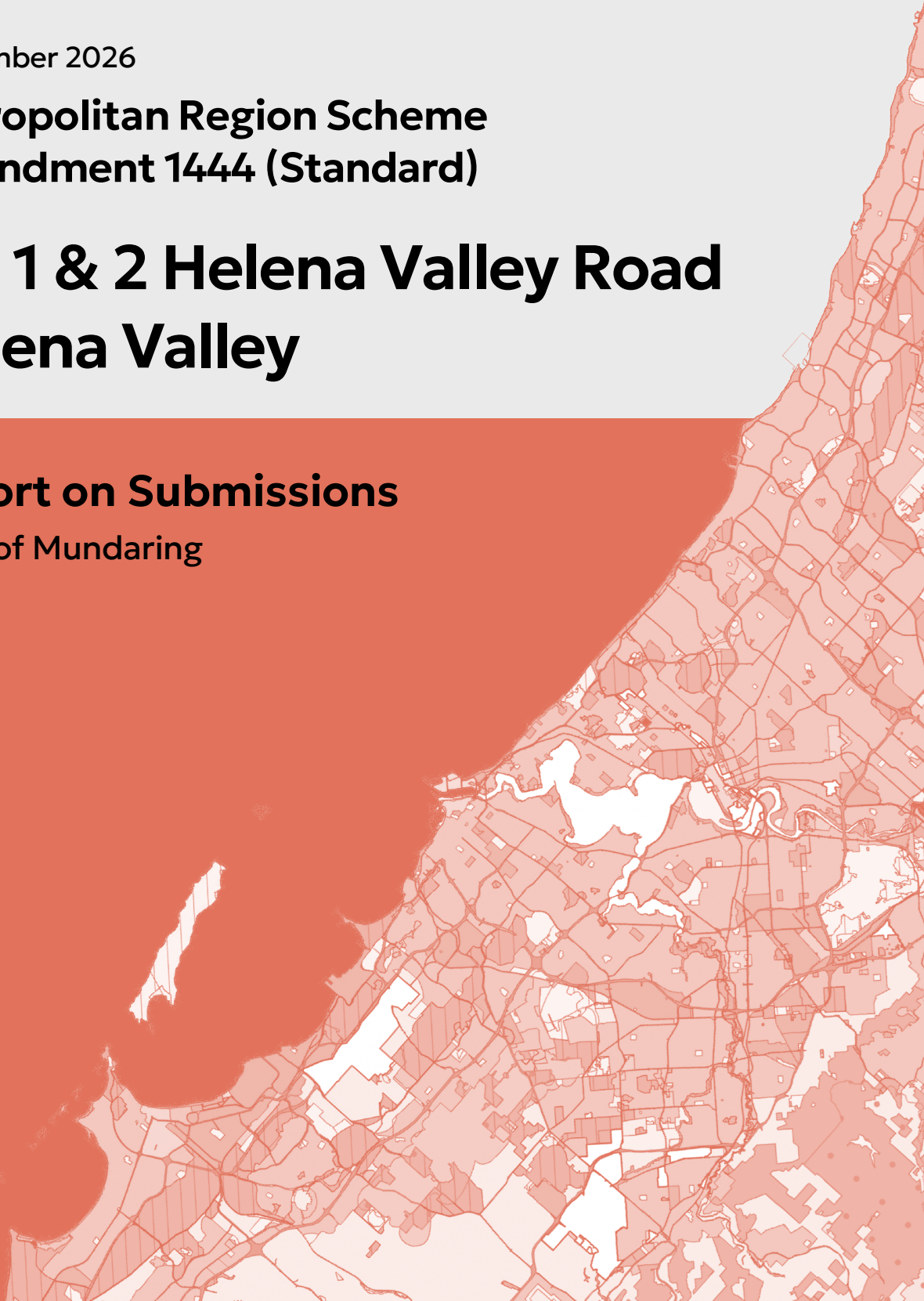
September 2026

Metropolitan Region Scheme Amendment 1444 (Standard)

Lot 1 & 2 Helena Valley Road Helena Valley

Report on Submissions

Shire of Mundaring



Contents

Report on Submissions

1.	Introduction	1
2.	The proposed amendment	1
3.	Environmental Protection Authority advice	1
4.	Call for submissions	1
5.	Submissions	1
6.	Main issues raised in submissions	2
7.	Responses and determinations	5
8.	Coordination of local and region planning schemes	5
9.	Conclusion and recommendation	5
10.	Minister decision	6

Schedule 1	listing of submissions
Schedule 2	summary of submissions and determinations
Schedule 3	amendment figure (as advertised)
Appendix A	list of plans (as advertised)
Appendix B	submissions

Acknowledgement of Country

The Western Australian Planning Commission acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters, and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people.

Disclaimer

This document has been published by the Western Australian Planning Commission. Any representation, statement, opinion, or advice expressed or implied in this publication is made in good faith and on the basis that the government, its employees, and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© State of Western Australia

Published by the
Western Australian Planning Commission

Gordon Stephenson House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

Internet: www.dplh.wa.gov.au
Email: info@dplh.wa.gov.au

Phone: (08) 6551 8002
National Relay Service: 13 36 77

Amendment 1444 (Standard)
Report on Submissions

File: RLS/1140

Published September 2026

This document is available in alternative formats on application to the
Department of Planning, Lands and Heritage Communications Branch.

1. Introduction

At its August 2025 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 35 of the *Planning and Development Act 2005* and regulation 5 of the Planning and Development (Region Planning Schemes) Regulations 2023.

2. The proposed amendment

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

The purpose of the amendment is to rezone approximately 4.87 ha in Helena Valley from the Rural zone to the Urban zone and Regional Open Space reservation in the Metropolitan Region Scheme (MRS), as shown on the **Amendment Figure – Proposal 1**.

The proposed amendment will primarily facilitate future residential development, public open space and a conservation area following local structure planning and subdivision approval.

3. Environmental Protection Authority advice

On 09 September 2025, the Environmental Protection Authority (EPA) determined that the amendment did not require assessment under Part IV of the *Environmental Protection Act 1986*.

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 for a total of 42 days from 26 September to 07 November 2025.

The amendment was made available for public inspection online at the Department of Planning, Lands and Heritage website.

During the public inspection period, a notice of the amendment was published in *The West Australian* and *The Echo* newspapers. The WAPC made reasonable attempts to notify and invite affected landowners, the local government and other public authorities to comment on the amendment.

5. Submissions

Eighty nine submissions (including 1 late submission) were received on the amendment; 9 submissions were of support and 11 were of general comments, non-objection or no comment. 69 submissions of objection were received.

Copies of all written submissions are contained within this report.

6. Main issues raised in submissions

Traffic & Road Capacity

Submitters raised concerns regarding traffic congestion, access and the ability of the local road network to accommodate additional development, with particular concern regarding access to Great Eastern Highway, cumulative impacts from surrounding developments and limited access routes within Helena Valley.

WAPC Response: A Transport Impact Statement (TIA) has been prepared in support of the amendment in accordance with the WAPC Transport Impact Assessment Guidelines (2016), which require assessment of developments generating moderate traffic volumes.

The TIA estimates that the proposed subdivision will generate approximately 288 daily vehicle trips, including around 29 trips during both the AM and PM peak periods. These traffic volumes are relatively low and reflect the modest scale of the proposal (33 additional residential lots). The assessment demonstrates that the increase in traffic on Helena Valley Road would be limited to approximately 15 – 16 vehicles per hour during peak periods, which is well below the threshold at which traffic impacts are considered material.

Similarly, Lomandra Road is expected to continue operating within acceptable limits, with total daily volumes remaining below the desirable capacity for a local access street.

Accordingly, the TIA concludes that the surrounding road network has sufficient capacity to accommodate the additional traffic generated by the development, and that the proposal will result in an acceptable Level of Service (LoS) on the local road network.

Concerns regarding congestion on the wider road network are acknowledged. These matters extend beyond the immediate influence of the subject site and were not specifically assessed in the TIA, which appropriately focuses on local network impacts. The number of new dwellings contemplated by this amendment is low and unlikely to materially exacerbate these issues.

However, the Great Eastern Highway Bypass interchange project is at a point where major construction works are likely to commence in the near future, subject to all necessary approvals being obtained by Main Roads Western Australia (MRWA). These works will significantly affect the manner in which residents in Helena Valley access the broader road network and include a new grade separated interchange between Great Eastern Highway, Abernethy Road and an extended Lloyd Street, which is intended to improve regional traffic movement and access in the broader area. While this project is separate to the proposed amendment, it is anticipated to contribute to improved network efficiency over time and traffic issues. In particular, the intersection of Stirling Crescent and Great Eastern Highway will be closed and traffic from Helena Valley will be instead routed to the new Lloyd Street extension.

Further detailed consideration of local road design, internal road layout, pedestrian connectivity, and any required localised upgrades are required to be addressed through subsequent structure planning, subdivision and engineering design stages.

On this basis, the traffic and access impacts of the proposal are considered acceptable and consistent with the capacity and function of the surrounding road network.

Loss of Rural/Semi - Rural Character and Amenity

Submitters advise that the proposed amendment will result in the loss of Helena Valley's rural and semi-rural character, including impacts on the area's landscape setting, low density form, and quiet residential amenity.

WAPC Response: The amendment area is identified as an Urban Investigation Area within the North-East Sub-Regional Planning Framework, forming part of the *Perth and Peel @ 3.5 million* strategic suite of documents. The Framework identifies the subject land for future urban development to accommodate projected population growth.

At a local level, the Foothills Growth Strategy seeks to coordinate growth by balancing land capability, environmental considerations, and stakeholder interests, while achieving dwelling targets set by the State planning framework. The subject site is identified as Precinct 4, which specifically contemplates investigation for Urban zoning under the Metropolitan Region Scheme.

It is acknowledged that the existing semi-rural character of Helena Valley is valued by the community, and that transitioning land from rural to urban use will result in a change in character over time. This includes changes to built form, density, and the overall landscape setting.

However, this transition has been strategically planned for many years and reflects the broader intended evolution in this part of the foothills area. The extent of impact on local character can be moderated through subsequent planning processes, including structure planning and subdivision design, which can incorporate vegetation retention, public open space, landscaping, and appropriate lot configuration to respond to the surrounding environment.

Accordingly, while some change to the existing character is anticipated, the amendment is considered consistent with the strategic planning framework for the area and the implications of this can be managed through later detailed planning processes.

Environmental impacts

Submitters advise that the proposed amendment would result in the loss of vegetation and fauna habitat, including impacts on species such as black cockatoos and broader wildlife values within Helena Valley.

WAPC Response: The Department of Water and Environmental Regulation (DWER) has identified the Helena River foreshore as an Environmentally Sensitive Area. This portion of the site contains the highest quality vegetation and potential habitat values, including for black cockatoos. The amendment proposes to reserve this area as Regional Open Space (ROS), ensuring its long-term protection from development and retention of key environmental and fauna values. The proponent supports the ceding of the land free of cost through the subdivision process for later transfer to a suitable end manager.

The vegetation across the balance of the site is described as degraded to completely degraded, largely reflecting its historical use for rural residential purposes. It consists primarily of scattered Marri and Flooded Gum trees with limited understorey. While these trees may still provide some foraging value for fauna, the overall ecological condition of the site is considered to be of lower conservation significance.

Notwithstanding this, the subdivision concept demonstrates the ability to retain trees where practicable, particularly within road reserves and along the Lomandra Road interface, to maintain landscape character and provide some continuity of habitat.

A more detailed assessment of black cockatoo habitat will be undertaken at subsequent planning stages to confirm the presence of roosting or foraging habitat and identify appropriate management or offset measures if required.

The Environmental Protection Authority (EPA) did not identify the proposal as warranting formal assessment under the *Environmental Protection Act 1986*. This indicates that, at a strategic level, the environmental impacts are not considered to be significant. Notwithstanding, a variety of development and built form strategies that can be implemented to minimise the impacts and will be further considered in the subsequent structure planning stage.

Infrastructure and Service Capacity

Submitters raised concerns that the proposed amendment would place additional pressure on existing infrastructure and services, including roads, schools, utilities, drainage, and community facilities, particularly in the context of cumulative development within Helena Valley and the wider Shire of Mundaring.

WAPC Response: The MRS amendment establishes the broad statutory land use framework for the area and is intended to guide long-term planning outcomes. It does not facilitate development in its own right, nor does it determine the detailed provision, funding, or timing of infrastructure and services. Subject to there being no fatal flaw with serviceability, these matters are more appropriately addressed through subsequent planning processes, including structure planning and subdivision. No major infrastructure upgrades are required and cost to connect into existing services will be borne by the proponent.

Concerns regarding infrastructure capacity raised in submissions are acknowledged. Relevant service agencies, including MRWA, Water Corporation, Western Power, and the Department of Health, have provided advice on the proposal and have not raised in-principle objections to the amendment, subject to matters being addressed at later planning stages where required.

In relation to education infrastructure, the Department of Education has advised that Helena Valley Primary School is currently operating beyond its permanent accommodation capacity, and that the delivery of approximately 33 additional residential lots, together with other development in the locality, is expected to contribute to increased enrolment demand. However, the Department has no in-principle objection to the proposed amendment. Noting that detailed consideration of public education needs, including potential school expansion or off-site facilities and any applicable developer contributions, will occur at the local structure planning and subdivision stages. Ongoing engagement with the Department will be required as development progresses.

While several submissions reflected broader concerns regarding service provision, infrastructure constraints, and cumulative growth within the locality, these matters do not alter the strategic planning intent of the amendment. The amendment is limited to establishing an appropriate zoning framework, with infrastructure delivery and capacity to be managed through subsequent, more detailed planning and implementation processes.

Bushfire

Submitters raised concerns regarding bushfire risk, including that the Bushfire Management Plan (BMP) was prepared prior to the introduction of the updated *State Planning Policy 3.7 – Bushfire* (SPP 3.7) and associated guidelines.

WAPC Response: The amendment area is identified as Bushfire Prone Area 2, which may require additional planning and building requirements for future development, subject to further detailed bushfire assessment processes.

The concerns raised by submitters and the Department of Fire and Emergency Services (DFES) regarding the adequacy of the existing BMP are acknowledged. DFES has advised that the submitted BMP reflects the superseded 2015 version of SPP 3.7 and does not address the current policy framework or strategic-level requirements, including the need for a broader landscape assessment for proposals located within a Category 2 area.

DFES has recommended that the BMP be updated to align with the current SPP 3.7 and Planning for Bushfire Guidelines (2024). In response, it is noted that the MRS amendment establishes a strategic planning framework only and does not itself permit development. Notwithstanding, bushfire risk is a key consideration and must be addressed in accordance with current SPP 3.7 requirements.

An updated BMP will be required to support subsequent planning stages, including local structure planning and subdivision, and will need to demonstrate that:

- bushfire protection criteria can be achieved;
- access, evacuation and emergency response arrangements are appropriate; and
- subdivision design responds to bushfire risk in accordance with contemporary planning and fire management standards.

Ongoing consultation with DFES will be required as part of these future planning processes to ensure that bushfire risk is appropriately mitigated.

On this basis, bushfire risk is capable of being satisfactorily managed through the application of the current policy framework and detailed assessment at subsequent planning stages.

7. Responses and determinations

The responses to all submissions are detailed in Schedule 2. It is recommended the amendment be adopted for finalisation as advertised.

8. Coordination of local and region planning schemes

Under section 126(3) of the *Planning and Development Act 2005* (the Act), the WAPC has the option of concurrently rezoning land being zoned Urban under the Metropolitan Region Scheme, to a zone which is consistent with the objectives of the Urban zone in the corresponding local planning scheme.

In this respect, the WAPC has resolved to concurrently amend the Shire of Mundaring Local Planning Scheme No. 4, to transfer the amendment area which is being rezoned to the Urban zone under the MRS to the Development zone.

9. Conclusion and recommendation

This report summarises the background to Amendment 1444 (Standard) and examines the various submissions made on it.

The Western Australian Planning Commission (WAPC), after considering the submissions, is satisfied that the amendment as shown generally on the **Amendment Figure - Proposal 1** in Schedule 3 and in detail on the Amending Plan listed in Appendix A should be approved and finalised.

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

10. Minister decision

Amendments to the Metropolitan Region Scheme being progressed as a standard amendment in accordance with the *Planning and Development Act 2005* and regulation 5 of the Planning and Development (Region Planning Schemes) Regulations 2023 require the WAPC to provide a report and recommendation to the Minister for Planning and Lands 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.

Amendment 1444 is now finalised as advertised and shown on Amending Plan 3.2868 and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on Friday 18 September 2026.

Schedule 1

listing of submissions

Metropolitan Region Scheme Amendment 1444 (Standard)

Lot 1 & 2 Helena Valley Road, Helena Valley

Submission Number	Submitter
1	Name removed at the request of the submitter
2	Name removed at the request of the submitter
3	Name removed at the request of the submitter
4	Karen Kipling
5	Kyla MacDonald
6	Name removed at the request of the submitter
7	Callum Carrie
8	Name removed at the request of the submitter
9	Anonymous Anaonymous
10	Urav Parikh
11	Satinderjeet Singh
12	Name removed at the request of the submitter
13	ATCO Gas Australia
14	Name removed at the request of the submitter
15	Department of Mines, Petroleum and Exploration
16	Department of Education
17	Name removed at the request of the submitter
18	Name removed at the request of the submitter
19	Name removed at the request of the submitter
20	Name removed at the request of the submitter
21	Name removed at the request of the submitter
22	Name removed at the request of the submitter
23	Name removed at the request of the submitter
24	Name removed at the request of the submitter
25	Erin King
26	Brooke Williams
27	Name removed at the request of the submitter
28	Department of Transport and Major Infrastructure
29	Western Power
30	Michael Hume
31	Name removed at the request of the submitter
32	Name removed at the request of the submitter
33	Name removed at the request of the submitter
34	Public Transport Authority of Western Australia
35	Water Corporation
36	Russell Goodchild
37	Name removed at the request of the submitter
38	Department of Fire and Emergency Services
39	Statewest Planning
40	Department of Primary Industries and Regional Development
41	Marie Goodchild
42	Name removed at the request of the submitter
43	Name removed at the request of the submitter
44	Name removed at the request of the submitter
45	Name removed at the request of the submitter
46	Name removed at the request of the submitter
47	Lisa Forsyth
48	Grahame Gilson
49	Name removed at the request of the submitter

Submission Number	Submitter
50	Name removed at the request of the submitter
51	Katie Brogden
52	Name removed at the request of the submitter
53	Name removed at the request of the submitter
54	Name removed at the request of the submitter
55	Lachlan Gilham
56	Name removed at the request of the submitter
57	Name removed at the request of the submitter
58	Name removed at the request of the submitter
59	Name removed at the request of the submitter
60	Tiffany Roberts
61	Name removed at the request of the submitter
62	Gavin Embrey
63	Name removed at the request of the submitter
64	Shire of Mundaring
65	Name removed at the request of the submitter
66	Name removed at the request of the submitter
67	Arthur Cabral
68	Kell Felder
69	Name removed at the request of the submitter
70	Name removed at the request of the submitter
71	Name removed at the request of the submitter
72	Name removed at the request of the submitter
73	Name removed at the request of the submitter
74	Name removed at the request of the submitter
75	Julia Brooks
76	Sharon Clark
77	APA Group
78	Main Roads Western Australia
79	Anne Rice
80	Name removed at the request of the submitter
81	Jonas Morgan
82	Deanne Nicholls
83	Name removed at the request of the submitter
84	Name removed at the request of the submitter
85	Allan Padgett
86	Department of Health
87	Bushmead Conservation Cobbers
88	Name removed at the request of the submitter

Late Submission	Submitter
89	Department of Biodiversity, Conservation and Attractions

Schedule 2

summary of submissions and determinations

Submission:	1
Submitter:	Name removed at the request of the submitter
Summary of Submission:	OBJECTION The submitter strongly opposes MRS Amendment 1444, with concerns that Helena Valley is already under strain from recent urban development, outlining new estates have altered the areas semi-rural character and that continued rezoning will worsen this. Infrastructure such as roads, schools, healthcare, and community services has not kept pace with growth, causing major congestion and service pressure, with concerns over no clear plans for timely upgrades being provided. The submitter has concerns that further subdivisions without adequate infrastructure will make the area unsafe and unliveable. They urge the WA Planning Commission to reject the amendment, emphasising the need for sustainable planning that balances development with liveability and environmental protection.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.

Submission:	2
Submitter:	Name removed at the request of the submitter
Summary of Submission:	OBJECTION The submitter opposes the rezoning, stating Helena Valley cannot accommodate more subdivisions. Existing developments like Bushmead Estate and Helena Valley Estate have already increased pressure on local infrastructure. Roads are congested, Midland traffic is severe, and essential services schools, healthcare, and community facilities are insufficient for the growing population. The submitter feels the semi-rural character of Helena Valley is being lost and warns that further subdivision will destroy bushland, trees, and wildlife habitat permanently.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.

Submission:	3
Submitter:	Name removed at the request of the submitter
Summary of Submission:	OBJECTION The submitter opposes further development in Helena Valley, stating the area was once a peaceful with paddocks and wildlife. They feel recent residential projects have already degraded this environment, and another estate would worsen the situation. The redevelopment is described as profit-driven and harmful to native habitat, particularly for red and yellow-tailed cockatoos that rely on local trees. The submitter emphasises that the project would destroy the quiet lifestyle and quality of life on Lomandra Road, which they chose for its tranquillity.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported
Submission:	4
Submitter:	Karen Kipling
Summary of Submission:	OBJECTION The submitter objects to further expansion in Helena Valley, stating that its rural character defined by bushland and paddocks is being eroded. They also raise concerns about traffic, noting that the area has only one access road and is already under pressure. The submitter urges that expansion stop before the area is completely degraded.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.
Submission:	5
Submitter:	Kyla Macdonald
Summary of Submission:	OBJECTION The submitter states that living in Helena Valley has become difficult due to limited access, heavy traffic, and inadequate amenities. They highlight dangerous road conditions, insufficient schools and shops, and deteriorating infrastructure. Residents originally chose the area for its

bushland and space, but ongoing development is eroding its charm, driven by profit rather than community well-being.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 6

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter raised concerns of overcrowding congestion, loss of flora and fauna and the natural beauty of the area.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported

Submission: 7

Submitter: Callum Carrie

Summary of Submission: OBJECTION

The submitter opposes further housing development, citing existing traffic congestion and poor road conditions. They argue that infrastructure repairs and upgrades should occur before adding more homes. They also feel Mundaring Council neglects Helena Valley and stress that local wildlife and bushland have already been heavily impacted by developments like Bushmead, so remaining natural areas should be preserved.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported

Submission: 8

Submitter: Name removed at the request of the submitter

Summary of Submission: SUPPORT

The submitter supports the proposed development, noting that infill on farmlets is logical. They believe issues with roads and schools can be resolved and that the river reserve will protect local wildlife. They suggest

adding an animal corridor south of Helena Valley Road but see no reason to prevent the new section from proceeding.

Planning Comment: Comments noted. Detailed planning for roads, open spaces and environmental assessment and mitigation measures will be required at subsequent planning stages.

Determination: Submission supported

Submission: 9

Submitter: Anonymous

Summary of Submission: OBJECTION

The submitter strongly opposes Amendment 1444, arguing that Helena Valley has already absorbed significant residential development and further rezoning would create unsustainable pressure on roads, schools, services, and the environment. They urge the WAPC to reject the amendment and prioritise servicing existing estates before any new expansion. The submitter also emphasises the presence of wildlife such as kangaroos, cockatoos, hares, geese, and ducks that would be impacted by the proposed development.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 10

Submitter: Urav Parikh

Summary of Submission: OBJECTION

The submitter objects to the proposal outlining that the area is peaceful as is and it does not need any traffic or nuisance.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 11

Submitter: Satinderjeet Singh

Summary of Submission: OBJECTION

The submitter opposes further development, stating they want Helena Valley to remain less populated as it is an ideal, peaceful spot for young

families. They note that roads to Midland and surrounding areas are already over capacity and fear that more housing will ruin the area's tranquillity.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 12

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter opposes the MRS amendment stating that the traffic and schools within the area are already at capacity as well as outlining concerns for removal of flora and fauna.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 13

Submitter: ATCO Gas Australia

Summary of Submission: COMMENT

ATCO supports the amendment and has provided advice for anyone proposing construction to undertake a 'Before you Dig Australia', proposed construction or excavation should be in accordance with the ATCO documents and removal of an ATCO gas service is required.

Planning Comment: Noted. Further engagement will occur through later stages of the planning process.

Determination: Submission noted.

Submission: 14

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter raised concerns regarding the local roads and school being at capacity.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 15

Submitter: Department of Mines, Petroleum and Exploration

Summary of Submission: COMMENT

The submitter raised no issues.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 16

Submitter: Department of Education

Summary of Submission: COMMENT

The Department of Education has no in-principle objection to the proposed MRS Amendment but raises concerns about school capacity. Helena Valley Primary School is already operating beyond its permanent accommodation, and the addition of approximately 33 lots, combined with other local developments, will increase enrolment pressure. The Department emphasises the need for careful planning to balance student demand with school provision and notes that future expansion or off-site facilities may be required. Developer contributions for education may be applied at subdivision stage. The Department requests ongoing engagement during structure planning to ensure forward planning for public education needs.

Planning Comment: Comments noted. Further engagement will occur through later stages of the planning process.

Determination: Submission noted.

Submission: 17

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter opposes the proposed development, stressing that the area is home to significant wildlife that would lose its habitat if cleared for housing. They argue that instead of building new homes, abandoned houses should be refurbished to meet housing needs. The submitter values Helena Valley's current character and urges that the area not be cleared, as it would destroy wildlife homes and the natural environment.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 18

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter opposes the proposed development, citing concerns about increased noise, traffic congestion with limited access (especially during emergencies like fires), and potential property devaluation. They believe the development will reduce the area's aesthetic appeal, introduce high-density housing unsuitable for a semi-rural suburb, and place additional strain on existing amenities such as schools, internet, and water pressure.

Planning Comment: Comments noted. Property values are not a determining planning consideration for this amendment. Detailed servicing matters, including telecommunications and water pressure, will be addressed through later planning and subdivision processes with relevant service providers.

Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 19

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter opposes further development, stating they purchased their home for the small community feel, which is being lost due to ongoing development. They refer to traffic congestion and dangerous intersections, inadequate shopping facilities and parking, declining wildlife, and schools unable to meet demand. They also mention poor water quality and slow supply since recent developments. If the proposal proceeds, they request more landscaping, trees, and better maintenance of verges, which they feel Mundaring has neglected.

Planning Comment: Comments noted. Matters relating to shopping facilities, parking, verge maintenance and local water quality are noted; however, these matters are not determinative of the proposed MRS amendment and will be considered, where relevant, through later planning, infrastructure and local government processes. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission:	20
Submitter:	Name removed at the request of the submitter
Summary of Submission:	OBJECTION The submitter opposes further development, citing severe traffic congestion on Helena Valley Road, Scott Street, and Old Midland Road, which already makes it unsafe for children to cross. They highlight the loss of wildlife habitats, including black cockatoos, kangaroos, and turtles, due to clearing. The submitter values the rural lifestyle, which they feel is disappearing with small block sizes and dense housing.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.
Submission:	21
Submitter:	Name removed at the request of the submitter
Summary of Submission:	OBJECTION The submitter raised concerns of the impact this may have on wildlife.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.
Submission:	22
Submitter:	Name removed at the request of the submitter
Summary of Submission:	SUPPORT The submitter had no objection to the MRS amendment but made comment to the traffic particularly turning right out of Midland Road.
Planning Comment:	Submission supported. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission supported.

Submission: 23

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter opposes the proposed development, stating that Helena Valley's infrastructure cannot support the additional housing. They highlight that the suburb has only one road in and out, creating significant access issues, and note the lack of schools in the area, particularly high schools.

Planning Comment: Comments noted. The need for additional public education facilities, including secondary schooling, is a matter for the Department of Education to consider through its long-term planning. The Department has not requested the amendment area be reserved or set aside for a school site. Refer to 'Part 6 – Main issues raised in submissions' in the **Report on Submissions**.

Determination: Submission not supported.

Submission: 24

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter opposes the proposed development, stating that too many small blocks are being created for the limited road infrastructure and the single primary school in the area, with no local high school. They suggest the land should instead be used for a high school development.

Planning Comment: Comments noted. The suggestion that the land be used for a high school is noted. The Department of Education has not requested the amendment area be reserved or set aside for a school site, and detailed education planning will continue to be considered through later planning processes. Refer to 'Part 6 – Main issues raised in submissions' in the **Report on Submissions**.

Determination: Submission not supported

Submission: 25

Submitter: Erin King

Summary of Submission: SUPPORT

The submitter is supportive overall of the proposed MRS rezoning, however commented that a roundabout could provide benefit to this area.

Planning Comment:	Support noted, refer to 'Part 6 - Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission supported.
Submission:	26
Submitter:	Brooke Williams
Summary of Submission:	OBJECTION The submitter opposes the proposed development, citing concerns about increased traffic congestion on Scott Street, which is already problematic, and the risk of more wildlife roadkill. They express disappointment that the natural bushland and rural character they valued when purchasing in Boya are being eroded and urge that the development be stopped to preserve the area's environment and lifestyle.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported
Submission:	27
Submitter:	Name removed at the request of the submitter
Summary of Submission:	OBJECTION The submitter is generally supportive of revitalising and fostering growth in Helena Valley, recognising potential benefits for residents. However, they express concerns about new subdivisions increasing population in an area where infrastructure is already strained. They note inadequate shopping facilities, persistent drainage issues along Helena Valley Road, and chronic traffic congestion. The submitter recommends addressing these challenges before further development, including exploring improved traffic management solutions such as opening access from Roe Highway to Helena Valley Road. They urge planning authorities to prioritise infrastructure upgrades to ensure sustainable and beneficial growth.
Planning Comment:	Comments noted. Concerns regarding shopping facilities, drainage along Helena Valley Road and possible alternative regional road access are noted; however, these matters are not determinative of the proposed MRS amendment and will be considered, where relevant, through later planning and infrastructure processes. Refer to 'Part 6 – Main issues raised in submissions' in the Report on Submissions for advice on this matter.
Determination:	Submission not supported.

Submission: 28

Submitter: Department of Transport and Major Infrastructure

Summary of Submission: COMMENTS

The submitter raised no concerns.

Planning Comment: Comment noted.

Determination: Submission noted.

Submission: 29

Submitter: Western Power

Summary of Submission: COMMENT

The submitter provided comments stating that the sites power will be provided from Western Power's Hazlemere substation, and if the capacity is insufficient at development time, the network reinforcement will be required at the developers cost. For new development electrical transmission infrastructure should be optimally located and integrated into new areas. The site may need additional upgraded power infrastructure, and developers should engage western power early.

If easements do not exist on freehold land, western power relies on safe clearance to protect its assets, this includes appropriate setbacks for building, vegetation and land use.

Planning Comment: Comment noted

Determination: Submission noted.

Submission: 30

Submitter: Michael Hume

Summary of Submission: OBJECTION

The submitter opposes the proposed zoning change, arguing that development on Perth's urban fringe is significantly more subsidised than infill development. They believe such rezoning should not proceed unless residents are taxed more to offset the additional costs.

Planning Comment: Comments noted. Not a planning matter directly related to this proposal.

Determination: Submission not supported.

Submission: 31

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter strongly opposes further development, citing significant negative impacts already observed in the area. They note wildlife displacement, particularly kangaroos and black cockatoos, due to habitat loss, and inadequate recent road upgrades that caused travel issues. They express concern over struggling local businesses, increased traffic, antisocial behaviour, and loss of community cohesion.

The submitter highlights environmental problems from unfinished building sites, including water runoff, tree loss, contamination of the Helena River, and illegal dumping. They criticise the lack of land rehabilitation and respect for Noongar sacred sites, describing the situation as creating hostility and showing contempt for the community and environment.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 32

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter opposes the MRS amendment outlining concerns for Kangaroo habitat.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported

Submission: 33

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter opposes further development, stating that Helena Valley's infrastructure is already at capacity and surrounding areas are experiencing flooding. They raise concerns about road access, questioning whether entry will be from Helena Valley Road or Lomandra, and stress that additional traffic would create safety risks, particularly for children.

They note prolonged disruption from Water Corporation works and emphasise the need to retain trees on Lomandra, which provide habitat for

black cockatoos. The submitter suggests that if access is required, a roundabout on Helena Valley Road would be the safest option and urges planners to avoid routing traffic through quiet residential streets.

Planning Comment: Comments noted. The District Water Management Strategy identified that the site can support future development in terms of flood mitigation, water supply planning, drainage management, water quality protection, and groundwater management. The proposed Regional Open Space boundary aligns with floodway which will facilitate a transfer of this land as a foreshore reserve into public ownership and management.

Please refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 34

Submitter: Public Transport Authority

Summary of Submission: COMMENT

The submitter made no comment.

Planning Comment: Comment noted.

Determination: Submission noted.

Submission: 35

Submitter: Water Corporation

Summary of Submission: COMMENT

Water Corporation advises that water and sewer planning for the area has already been integrated with the proposed rezoning. Future development can connect to existing networks via main extensions at the developer's cost. Developers will be responsible for providing water and sewer reticulation as required and may need to contribute to Water, Sewerage, and Drainage headworks.

Additional obligations could include funding new works, upgrading existing infrastructure, protecting Water Corporation assets, and providing land for necessary works.

Planning Comment: Comment noted.

Determination: Submission noted.

Submission:	36
Submitter:	Russell Goodchild
Summary of Submission:	OBJECTION
	The submitter raised concerns that the amendment will affect the character of the area.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.

Submission:	37
Submitter:	Name removed at the request of the submitter
Summary of Submission:	OBJECTION
	The submitter objected claiming that the following MRS amendment is spot rezoning and does not align with the strategy or LPS 5.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.

Submission:	38
Submitter:	Department of Fire and Emergency Services
Summary of Submission:	COMMENTS
	DFES advises that the Bushfire Management Plan (BMP) for the proposed MRS Amendment has not been updated to align with the current State Planning Policy 3.7 Bushfire (SPP 3.7) and Planning for Bushfire Guidelines, which became operational in November 2024. The BMP still reflects outdated 2015 requirements and lacks a Broader Landscape Assessment for proposals in Area 2 of the Bushfire Prone Areas map. DFES recommends updating the BMP to meet current strategic-level requirements and remains available for further consultation.
	DFES requested that modification be made to the BMP requiring; evidence for vegetation exclusion and classification and ensure compliance with the bushfire protection criteria by redesigning lot layouts, incorporating perimeter roads or managed POS, and addressing vehicle access and battle-axe lot risks.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .

Determination: Submission noted.

Submission: 39

Submitter: State West Planning

Summary of Submission: SUPPORT

The owners of Lots 216 100, 101 219 and 220 Helena Valley Road are fully in support of the proposed amendment, as it is a logical and coordinated extension of the urban zone. The owners have started advancing an MRS amendment on the properties adjoining the site subject to this MRS amendment and support a coordinated approach across both amendment areas to ensure planning and design outcomes are integrated as well as other key infrastructure, this will ensure proper and orderly planning for the locality is maintained.

Planning Comment: Support noted.

Determination: Submission supported.

Submission: 40

Submitter: Department of Primary Industries and Regional Development

Summary of Submission: COMMENTS

DPIRD supports reserving future regional open space and emphasises retaining mature trees near the river to mitigate increased water runoff from upslope development. DPIRD recommend improving the concept plan by locating roads around the edges, similar to adjacent developments, to facilitate access for recreational users, emergency services, and maintenance crews for tasks such as weed control.

Planning Comment: Comment noted. Discussions surrounding the road network will occur at subsequent planning stages such as structure planning and subdivision.

Determination: Submission noted.

Submission: 41

Submitter: Marie Goodchild

Summary of Submission: OBJECTION

The submitter opposes further development, stating that it is eroding Helena Valley's rare and appealing semi-rural lifestyle. They highlight significant pressure on schools, particularly high schools, noting that the only catchment school is Swan View, which they consider inadequate. Private schools are already full two years in advance, and Helena Valley

Primary School is too small, while Clayton View is unsuitable for most families in the area.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 42

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter opposes further development, stating that the semi-rural area is being impacted by road works and new housing developments. They note the primary school is becoming strained and that the community is being impacted as the suburb grows in population. Kangaroos and ducks are noted as disappearing in the area.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 43

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter opposes further development, stating they purchased their home for the small community feel, which has been eroded by continuous development over the past decade. They highlight inadequate infrastructure, including dangerous intersections at Helena Valley Road and Torquata Boulevard, severe traffic congestion, and insufficient shops, parking, and schools.

They stress that roads, footpaths, and amenities must be upgraded before any additional housing is approved and strongly oppose further development until these issues are addressed.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 44

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter objected to the amendment with concerns it would detract from the semi-rural lifestyle. The additional lots will add pressure to schools.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 45

Submitter: Name removed at the request of the submitter

Summary of Submission: SUPPORT

The submitter supports the proposed development, stating it would provide a seamless continuation of housing below Helena Valley Road and deliver significant improvements to green public spaces adjacent to the Helena River.

Planning Comment: Support noted.

Determination: Submission supported.

Submission: 46

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The respondent opposes the proposed rezoning, emphasising the need to preserve the area's semi-rural character, which is a key reason residents choose to live there. They argue that rezoning would increase population density, leading to negative impacts such as more traffic, pressure on local schools, and harm to flora and fauna.

If the proposal proceeds, they recommend limiting future subdivisions to fewer, larger lots rather than many smaller ones. They urge the WAPC to refuse the application, stating it conflicts with local community preferences and lifestyle.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported

Submission: 47

Submitter: Lisa Forsyth

Summary of Submission:	OBJECTION
	The respondent opposes the proposed rezoning, emphasising that the MRS amendment would take away the rural character of the area.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.

Submission:	48
Submitter:	Grahame Gilson
	The respondent opposes the proposed rezoning emphasising that the MRS amendment would take away the rural character of the area. As well as concerns over the negative effects of congestion the MRA amendment will have.
Summary of Submission:	OBJECTION
Planning Comment:	Comments noted. The transition from rural to urban uses has been planned for many years and reflects the wider strategic direction for how the foothills area is expected to grow. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.

Submission:	49
Submitter:	Name removed at the request of the submitter
Summary of Submission:	OBJECTION
	The submitter had concerns that the MRS amendment take away the rural character of the area. Raised concerns that roads such as Midland Road and Ridge Hill Road are increasingly congested and were never designed to support this level of development. Further housing would damage the suburb's charm, create a busier atmosphere, worsen traffic issues, and put additional strain on local services such as doctors, schools, and the single small IGA supermarket.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.

Submission:	50
Submitter:	Name removed at the request of the submitter

Summary of Submission:	OBJECTION
	The respondent opposes the proposed rezoning, emphasising that the MRS amendment would take away the rural character of the area.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.

Submission:	51
Submitter:	Katie Brogden
Summary of Submission:	OBJECTION
	The respondent opposes the proposed rezoning, emphasising that the MRS amendment would take away the rural character of the area. With particular concerns surrounding the ability for the road network to handle the increased development, as well as other community infrastructure such as primary schools and high schools.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.

Submission:	52
Submitter:	Name removed at the request of the submitter
Summary of Submission:	OBJECTION
	The submitter opposes the proposed rezoning, raising concerns over the amendment altering the rural character of the area. As well as concerns on the road and other infrastructure able to handle the increased density of the area.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.

Submission:	53
Submitter:	Name removed at the request of the submitter
Summary of Submission:	OBJECTION

The submitter opposes the proposed rezoning, raising particular concerns over the road infrastructure capabilities to handle the increased traffic.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions*** for advice on this matter.

Determination: Submission not supported.

Submission: 54

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter raised concerns that the proposed rezoning would raise concerns over the amendment altering the rural character of the area. Raising concerns of noise, light and air pollution as well as loss of natural habitat for native wildlife, and increased crime risk.

Planning Comment: Comments noted. The transition from rural to urban uses has been planned for many years and reflects the wider strategic direction for how the foothills area is expected to grow. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported

Submission: 55

Submitter: Lachlan Gilham

Summary of Submission: SUPPORT

The submitter was supportive of the proposed rezoning outlining that the state needs more housing. The submitter commented that they would like a high level of visual appeal of the subdivision.

Planning Comment: Comment noted. Planning for more detailed design elements will occur at later planning stages.

Determination: Submission supported

Submission: 56

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter opposes the proposed rezoning, raising concerns over the amendment altering the rural character of the area. They are concerned that clearing land for urban development will destroy the biodiversity. Additionally, there is only one access road, and traffic congestion toward

Midland is already problematic. The submission argues that not all available land needs to be developed for housing.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 57

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter opposes the proposed rezoning, raising concerns over the amendment altering the rural character of the area. The submitter also raised concerns that the amendment would have an impact on the natural habitats within the area, the potential for increased crime risks and infrastructure strain.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 58

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter raised concerns that the proposed amendment will have impacts on road congestion and existing road infrastructure.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 59

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter is not in support of the proposed amendment due to significant growth that has already occurred within the locality, as well as other large-scale projects nearby. These will altering the rural character of the area, which the submitter does not support.

Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.
Submission:	60
Submitter:	Tiffany Roberts
Summary of Submission:	OBJECTION The submitter opposed the MRS amendment with particular concerns over the infrastructure limitations of the locality in particular the congestion, schools, and capacity of community services. The submitter raised concerns over the amendment altering the rural character of the area.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.
Submission:	61
Submitter:	Name removed at the request of the submitter
Summary of Submission:	OBJECTION The submitter is in support of the amendment if an on/off ramp to Roe highway is built at the Helena Vally Road overpass.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.
Submission:	62
Submitter:	Gavin Embrey
Summary of Submission:	OBJECTION The submitter raised concerns with the ability for the local area to handle the increased capacity with particular concerns over the roads ability to handle increased traffic.
Planning Comment:	Comments noted. Traffic Impact Statement concluded proposed lots had no immediate impact on surround road network. Refer to 'Part 6 – Main issues raised in submissions' in the Report on Submissions for advice on this matter.
Determination:	Submission not supported.

Submission:	63
Submitter:	Name removed at the request of the submitter
Summary of Submission:	OBJECTION The submitter raised concerns over the ability for the local schools to handle the increased capacity, in addition to other infrastructure within the locality to support more growth. Additional concerns were raised to the construction noise that would be created, wildlife and higher crime rates.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the Report on Submissions.
Determination:	Submission not supported.

Submission:	64
Submitter:	Shire of Mundaring
Summary of Submission:	SUPPORT The Shire acknowledges the proposed MRS Amendment 1444 for Lots 1 and 2 Helena Valley Road, currently zoned Rural Residential under Local Planning Scheme No. 4 (LPS 4), and notes that if approved, the land should be rezoned to 'Development' under LPS 4 to align with Urban objectives. The sites fall within Precinct 4 of the Foothills Growth Strategy, intended for low to medium density residential development subject to addressing flood-prone areas, bushfire risk, and heritage protection. They are also identified as Urban Investigation in the North-East Sub-regional Planning Framework, requiring consideration of Bush Forever areas, bushfire risk, and wastewater connectivity. Environmental concerns were raised including a watercourse and wildlife corridor, with strategies emphasising ecological protection. The supporting documentation lacks details on density coding, bushfire compliance, and a concept plan, which the Shire requests for review but advises not to include in amendment documentation at this stage.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the Report on Submissions .
Determination:	Submission supported.

Submission:	65
Submitter:	Name removed at the request of the submitter
Summary of Submission:	OBJECTION

The submitter raised concerns over the area getting overdeveloped, traffic and the risk on native animals and flora.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported

Submission: 66

Submitter: Name removed at the request of the submitter

Summary of Submission: SUPPORT

The submitter is supportive of the amendment with hope that more services and amenities will come to the area.

Planning Comment: Support noted.

Determination: Submission supported.

Submission: 67

Submitter: Arthur Cabral

Summary of Submission: OBJECTION

The submitter opposes the proposed rezoning, raising concerns over the amendment altering the rural character of the area.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 68

Submitter: Kell Felder

Summary of Submission: OBJECTION

The submitter opposes the proposed rezoning, raising concerns over the amendment altering the rural character of the area, and the potential impact this will have on native vegetation. In addition, the locality already experiences congestion, particularly at Scott Street Bridge.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 69

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter objects to the Amendment and considers the amendment premature and inadequately supported. Rezoning would establish the principle of urban development before environmental, bushfire, traffic, servicing, hydrological and heritage issues have been comprehensively assessed. They request that the Western Australian Planning Commission reject the amendment or, alternatively, defer any decision until the necessary investigations are completed and publicly reviewed.

The Submitter identifies the following Key Grounds of Objection:

Environmental impacts

The amendment documentation does not adequately establish the extent, condition or significance of Banksia Woodlands, threatened fauna habitat, Bush Forever Site 215, ecological linkages or cumulative vegetation loss. They also raise concern that potential black cockatoo habitat within the proposed Urban zone has not been properly quantified or assessed.

Water and flood management

Identifies unresolved risks associated with the Helena River floodway and flood fringe, erosion, sedimentation, groundwater, wastewater disposal and urban runoff. It argues that the District Water Management Strategy has not been sufficiently explained or made available for informed public review.

Bushfire safety

Considers the existing Bushfire Management Plan is outdated because it predates the 2024 revision of State Planning Policy 3.7 and does not include a broader landscape assessment. The submission also notes unresolved Department of Fire and Emergency Services requests, limited evacuation options, reliance on Helena Valley Road and an absence of demonstrated safe evacuation capacity.

Traffic and infrastructure

No Traffic Impact Assessment has been provided for the proposed development of approximately 36 lots. Concerns include additional vehicle movements, existing congestion, intersection and evacuation capacity, and the absence of a servicing strategy for water, wastewater, drainage and required upgrades.

Strategic planning

The submission contends that the proposal represents outward urban expansion rather than infill and is inconsistent with the objectives of Perth and Peel@3.5million, State Planning Policy 3.0 and the Shire of Mundaring Foothills Growth Strategy. In the submitter's view, key prerequisites relating to environmental protection, flood risk, bushfire risk, servicing and heritage remain unresolved.

Precedent and cumulative effects

The submitter considers that approval could encourage further urban encroachment into environmentally sensitive and bushfire-prone areas, progressively reduce ecological connectivity and rural character, and weaken confidence in evidence-based strategic planning.

Identified information gaps

The submitter considers that the amendment should be supported by comprehensive flora, vegetation and fauna surveys; a black cockatoo habitat assessment; an updated Bushfire Management Plan compliant with current policy; a Traffic Impact Assessment; an infrastructure servicing strategy; a detailed flood and hydrological study; an Aboriginal heritage assessment; and a visual landscape assessment. They argue that these studies should be completed and released for public comment before a decision is made.

Requested outcomes

1. Reject MRS Amendment 1444 because environmental values, bushfire risk, infrastructure capacity and strategic planning consistency have not been adequately demonstrated.
2. If further consideration is warranted, require the identified technical studies to be completed, published and subject to public review before any decision.
3. Prioritise infill development in existing urban areas with established services rather than expansion into environmentally constrained and bushfire-prone land.
4. Ensure a transparent process by publishing supporting studies, allowing sufficient review time, resolving and documenting DFES concerns, and making the endorsed District Water Management Strategy available.

The submitter maintains that the proposed rezoning has not been justified through complete, current and publicly available evidence. They consider that approval would risk environmental harm, increase exposure to bushfire and infrastructure constraints, erode Helena Valley's rural character and set an undesirable precedent for further urban expansion.

Planning Comment:

Comments noted. The submission raises a range of environmental, bushfire, traffic, infrastructure and strategic planning concerns. These matters have been considered at the appropriate level for an MRS amendment.

The amendment establishes the broad zoning framework in accordance with *Perth and Peel@3.5 million* only and does not itself approve subdivision or development. Further detailed assessment will be required at later planning stages, including structure planning and subdivision, particularly in relation to vegetation retention, black cockatoo habitat, water management, bushfire risk, access, servicing and infrastructure.

The EPA determined that the amendment did not require formal assessment, and relevant agencies did not raise objections that would prevent the amendment from proceeding.

Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported

Submission: 70

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter opposes the proposed rezoning, raising concerns over the amendment altering the rural character of the area. In addition to concerns about tree removal.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 71

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter strongly opposed Helena Valley's due to its cumulative impacts on environment, rural character, and infrastructure. Raising concerns that continued subdivision is destroying native habitat, including areas vital for vulnerable species like red-tailed cockatoos, and eroding the area's rural identity. The road network is severely constrained, with Helena Valley Road as the sole access route, creating serious safety risks during emergencies such as bushfires.

Recent disruptions from infrastructure works highlighted the lack of alternative routes, and no upgrades have been proposed to address congestion or evacuation challenges. Instead of further housing development, the land could be better utilized for community-focused uses such as commercial facilities or recreational spaces, or, if development proceeds, larger lot sizes should be considered to maintain the area's character.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission:	72
Submitter:	Name removed at the request of the submitter
Summary of Submission:	OBJECTION
	The submitter objected to the amendment with concerns it would detract from the semi -rural feel and amenity of the area.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.

Submission:	73
Submitter:	Name removed at the request of the submitter
Summary of Submission:	SUPPORT
	The submitter supports the proposed amendment due to the housing shortage within the area.
Planning Comment:	Support noted.
Determination:	Submission noted.

Submission:	74
Submitter:	Name removed at the request of the submitter
Summary of Submission:	OBJECTION
Planning Comment:	Objection noted.
Determination:	Submission noted.

Submission:	75
Submitter:	Julia Brooks
Summary of Submission:	OBJECTION
	The submitter raised concerns over the proposal and the impact it would have on the bush and native vegetation.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .

Determination: Submission not supported.

Submission: 76

Submitter: Sharon Clark

Summary of Submission: OBJECTION

The submitter opposes the proposed rezoning, raising concerns over the amendment altering the rural character of the area. With additional concerns over the amendment bringing more crime, noise, traffic and death to Australian wildlife.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 77

Submitter: APA Group

Summary of Submission: COMMENTS

No comments provided.

Planning Comment: Noted.

Determination: Submission noted.

Submission: 78

Submitter: Main Roads Western Australia

Summary of Submission: COMMENTS

MRWA provided no objection.

Planning Comment: Comment noted.

Determination: Submission noted.

Submission: 79

Submitter: Anne Rice

Summary of Submission: OBJECTION

The submitter opposes the proposal outlining that Perth and Adelaide are among the few Australian capital cities still expanding outward rather than upward. This urban sprawl leads to excessive land use, harming wildlife and trees, which is critical to mitigating climate change.

It stresses the need for higher-density development, such as quality high-rise buildings near public transport, instead of new subdivisions like Helena Valley. The submission highlights the importance of preserving green spaces for air quality and health, reducing car dependency, and improving public transport.

They believe government policy should discourage developers from promoting low-density housing and instead foster sustainable, compact urban growth.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 80

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter strongly opposes the amendment. The potential negative impact on the environment and the wildlife if the area is redeveloped. As well as concerns that the amendment would place additional pressure on infrastructure, being schools, medical facilities and services. With the population increase adding more light, noise and air pollution and degrading amendment, and increase the bushfire risk and potential evacuation concerns with the increased population.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 81

Submitter: Jonas Morgan

Summary of Submission: OBJECTION

The submission expresses strong opposition to the proposed amendment, outlining that it would cause significant negative effects to the environment, community safety, and the rural character of Helena Valley.

The submitter states that the development conflicts with key planning principles outlined in the WA Planning Scheme, Local Planning Scheme No. 4, and the *Planning and Development Act 2005*, while also breaching

environmental protections under the *EPBC Act* and State Planning Policy 2.5.

Concerns include threatening the current semi-rural character of the area, irreversible destruction of wildlife habitat, increased traffic and safety risks near schools and a retirement village, and the loss of green open spaces essential for recreation and community identity.

The submission warns that approving this proposal would set a dangerous precedent, undermining planning laws designed to safeguard natural and social assets and urges authorities to reject the development to preserve Helena Valley's unique character and environment.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 82

Submitter: Deanne Nicholls

Summary of Submission: OBJECTION

The submitter objects to the proposed rezoning of land at Helena Valley Road, citing serious concerns surrounding environmental protection, community safety, and inadequate infrastructure.

The submitter highlights that the area supports native bird species, including rare and sensitive ones, whose habitats would be irreversibly damaged by vegetation loss and construction activity. The submitter raised concerns over the safety risks to near by residents due to the proposed access point of the indicative subdivision lay out being close to a retirement village, where residents frequently enter and exit, creating potential hazards for pedestrians and drivers.

Additionally, the submission notes existing traffic congestion along Helena Valley Road, worsened by previous developments, and warns that further subdivision will increase strain on infrastructure and compromise community wellbeing.

Increased vehicle movements would endanger pedestrians, including elderly residents and children, and diminish the quiet, safe character of Lomandra Road, which is valued for recreation.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission:	83
Submitter:	Name removed at the request of the submitter
Summary of Submission:	OBJECTION The submitter strongly opposes the amendment to the lots 1 and 2 on Helena Valley Road. Raising concerns that the amendment will affect the semi-rural character of Helena Valley. The Submitter raised concerns over the environmental impacts an amendment of such nature would have, with concerns over the habitat loss and potential flooding. The submission also raises serious safety issues related to increased traffic, opposition to a proposed bridge at Samson Street, and the risk of crime and accidents within residential estates. Infrastructure strain is highlighted, with local schools, shops, and medical services already at capacity. Additional impacts include noise, air, and light pollution, which threaten the quiet, family-friendly environment residents value. The author urges the council to reject any rezoning or development proposals that increase urban density, calling for planning that prioritises environmental protection, community safety, and the preservation of Helena Valley's unique rural character.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.

Submission:	84
Submitter:	Name removed at the request of the submitter
Summary of Submission:	OBJECTION The submitter opposes the proposed rezoning, raising concerns over the amendment altering the rural character of the area. In addition, concerns were raised about traffic congestion and pressures on the road network, local school and local services. As well as threat of clearing on natural habitat.
Planning Comment:	Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the <i>Report on Submissions</i> .
Determination:	Submission not supported.

Submission:	85
Submitter:	Allan Padgett

Summary of Submission: OBJECTION

The submitter strongly opposes the proposed amendment, expressing concern over the destruction of vegetation and open space on the urban fringe. Raising concerns that the following amendment will detract from the semi-rural feel of the area.

The submission criticises government-driven urban sprawl and urges authorities to reject the proposal, advocating instead for redevelopment of degraded industrial land. It calls for immediate action to prioritise preservation of landscapes, biodiversity, and natural resources before further irreversible decline occurs.

Planning Comment: Comments noted. Refer to 'Part 6 – Main issues raised in submissions' in the ***Report on Submissions***.

Determination: Submission not supported.

Submission: 86

Submitter: Department of Health

Summary of Submission: COMMENTS

The Department of Health raised no concerns over the proposed amendment subject to the land being connected to drinking water and sewage services.

The proponent will need to ensure that lots are located outside of the 1% annual exceedance probability floodway and flood fringe.

The land is in a region that occasionally experiences significant problems with nuisance and disease carry mosquitoes, prior to future development DOH recommends a mosquito management plan be developed and approved by the Shire.

The site has not been classified as a contaminated site, historic imagery indicates that the quarrying and landfilling activities may have occurred on land directly to the south. The proponent should obtain a Basic Summary of Records relating to the land its surroundings to complete their assessment of the site's suitability for a rezoning to a more sensitive land use.

Planning Comment: Comments noted.

Determination: Submission noted.

Submission: 87

Submitter: Bushmead Conservation Cobbers

Summary of Submission: OBJECTION

The submission objects to Amendment 1444 in its current form but acknowledges positive elements, including the proposed transfer of land to reserves.

The submitter raises concerns that the amendment does not adequately address ecological and planning matters, particularly the retention of mature trees within the development area, revegetation of the proposed reserve, wildlife corridor connectivity, black cockatoo habitat and future food resources.

The submitter requests that key trees be retained through pocket parks or similar design measures, that revegetation works commence early to reduce habitat impacts, and that drainage planning support vegetation health and climate resilience.

The submission asks that the amendment be revised before proceeding to include requirements for tree retention, revegetation of reserve land, early planting and drainage design that supports environmental outcomes.

Planning Comment: Comments Noted. Subdivision concept has already considered tree retention opportunities. It is not possible to 'condition' an MRS amendment, however, the local structure planning process broadly provides an avenue for further consideration of these matters and includes further community consultation on the specific layout of the precinct, consideration by the Local Government and determination by the WAPC.

Determination: Submission not supported.

Submission: 88

Submitter: Name removed at the request of the submitter

Summary of Submission: OBJECTION

The submitter objects to the amendment outlining that endangered species of bird are present in the area, and concerns were raised that approving this amendment would lead to clearing of mature trees near the Helena River, which would threaten the endangered species.

The submitter raised concerns regarding the EPA not formally assessing the amendment, and they did not engage in a proper five step assessment process or proper community consultation.

Planning Comment: Comments noted. More detailed consideration black cockatoo habitat will be required at later planning stages.

Determination: Submission not supported.

Submission: 89 (Late)

Submitter: Department of Biodiversity, Conservation and Attractions

Summary of Submission: COMMENTS

DBCA provided preliminary comments in May 2024 for a proposed MRS amendment to rezone approximately 3.96ha (Lots 1 and 2 only). DBCA notes no additional or supporting information has been provided with the current referral, therefore, the below advice reflects what DBCA previously provided in 2024.

Prior to subdivision of the subject lots, a local structure plan should be developed to address the matters outlined below.

Urban Water Management

The District Water Management Strategy (DWMS) details that groundwater levels have not been identified but in the event of shallow groundwater, subsoil drains and controlled groundwater levels are proposed. DBCA notes in accordance with Policy No. 49, groundwater should be treated (either at the inflow or at the outlet) prior to discharge to the surface water system, where subsoil drains are proposed. The proposed treatment should be suitable for the contaminants and/or nutrients present or expected in the groundwater.

It is recommended that investigations are conducted to determine the groundwater levels and contaminants/nutrients present at the subject site, as part of the preparation of the local water management strategy, to determine appropriate water quality management measures.

Wastewater Management

The *Government Sewerage Policy* and Corporate Policy Statement No. 51 - *Planning for wastewater management affecting the Swan Canning Development Control Area* provides guidance to proposals that are within or adjacent to the DCA and will need to be addressed as part of the MRS amendment.

The subject site is located within a sewerage sensitive area and within 1 km of sensitive wetlands. Therefore, connection to reticulated sewerage will be required.

Subdivision Concept Plan

Corporate Policy Statement No. 42 – *Planning for land use, development and permitting affecting the Swan Canning Development Control Area* provides guidance to proposals that are within or adjacent to the Swan Canning Development Control Area. Section 5.3 promotes the maintenance and restoration of natural vegetation and retention of existing native vegetation to provide vegetation corridors and linkages. This is further supported by the Shire of Mundaring Foothills Growth Strategy which states that subdivision and development should retain existing trees.

It is recommended that the proposed subdivision layout (Concept Plan) described in the Amendment Report (Shire of Mundaring, Sept 2025) and shown in Attachment 3 of the previous planning report (Developed Planning, April 2024) be amended to accommodate retention of existing tree canopy.

It is noted that the subdivision concept plan labels the ROS reserve as local Public Open Space (POS). The ROS reserve is to be dedicated as foreshore reserve, not local open space. The subdivision design should include provision of local public open space to properly accommodate drainage and for local community needs thus reducing dependence on the foreshore reserve, which will be rehabilitated over time to function as an environmentally and regionally significant foreshore reserve.

In addition, the subdivision layout should accommodate road frontage to the ROS/POS reserve, consistent with Liveable Neighbourhoods, to provide for public access and passive surveillance.

Planning Comment:

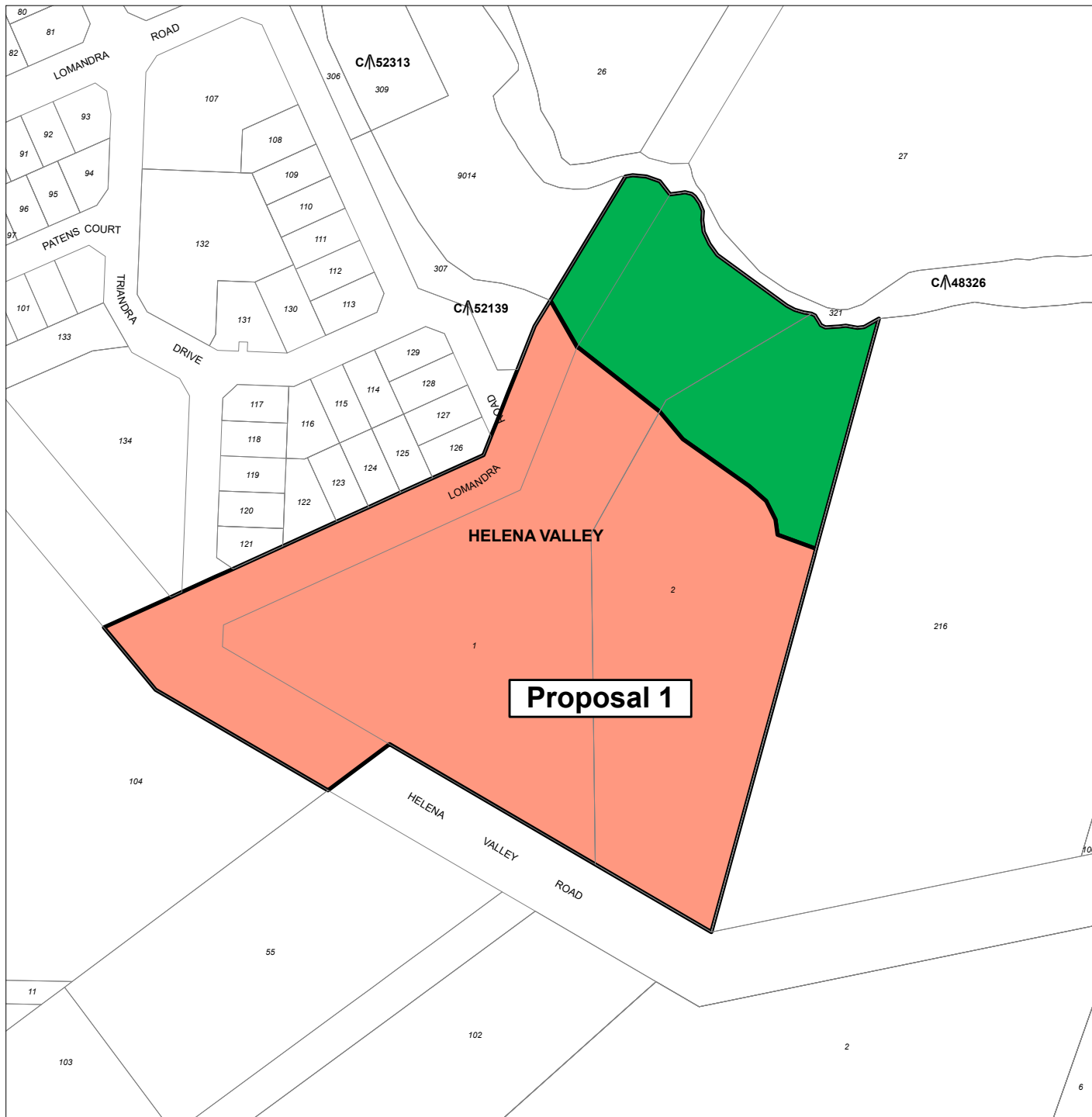
Comments noted. The Local Structure Planning process is the appropriate mechanism to guide the future vesting of the portion of land reserved as Regional Open Space as a Foreshore reserve under the *Land Administration Act 1997*.

Determination:

Submission not supported.

Schedule 3

amendment figure/s (as advertised)



**Lots 1 & 2 Helena Valley Road, Helena Valley
Proposed Standard MRS amendment
as advertised**

13 August 2025

Proposal 1

Proposed Amendment:



Rural zone to Regional Open Space reservation



Rural zone to Urban zone

Reference no: 4890

File no: RLS/1140

Version number: 2



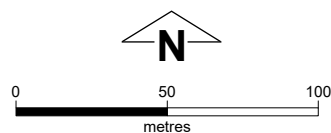
WAPC

Western
Australian
Planning
Commission

Date: 11/09/2025

Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA

Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1



Appendix A

list of plans (as advertised)

Metropolitan Region Scheme Amendment 1444 (Standard)

Lot 1 & 2 Helena Valley Road, Helena Valley

as advertised

Amending Plan 3.2868

Detail Plans: 1.6241 & 1.6267

Appendix B

submissions

**Respondent No:** 1**Login:** Anonymous**Email:** n/a**Responded At:** Sep 26, 2025 16:19:09 pm**Last Seen:** Sep 26, 2025 16:19:09 pm**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

I strongly object to MRS Amendment 1444. The Helena Valley community is already experiencing significant impacts from recent urban development, and further rezoning of land for subdivision will intensify these issues. Multiple new estates such as Bushmead Estate and Helena Valley Estate have already transformed the character of the area, and the cumulative effect of continuous rezoning is eroding the semi-rural environment that residents value. The infrastructure needed to support this growth has not kept pace. Roads in and around Helena Valley are already congested, with Midland experiencing severe traffic problems that flow through to Helena Valley and surrounding suburbs. Schools, healthcare, and community services are stretched, and no evidence has been presented that upgrades will be delivered in time to meet the additional demand from this amendment. Without proper infrastructure investment, adding more subdivisions will make Helena Valley increasingly unsafe and unliveable. For these reasons, I urge the Western Australian Planning Commission to reject this amendment. Sustainable planning requires a balance between development and liveability, and at present Helena Valley does not have the infrastructure, transport capacity, or environmental protections in place to absorb further rezoning without unacceptable consequences for the community.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 2**Login:** Anonymous**Email:** n/a**Responded At:** Sep 26, 2025 16:24:06 pm**Last Seen:** Sep 26, 2025 16:24:06 pm**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

I don't support this rezoning because Helena Valley simply can't handle more subdivisions. We already have Bushmead Estate, Helena Valley Estate and other big developments nearby, and they've put a lot of pressure on the area. The roads are already jammed — Midland traffic is terrible — and adding more houses will just make things worse. There aren't enough schools, doctors, or community facilities to keep up with the growing population. Every new estate makes it harder for people who already live here. It's starting to feel like Helena Valley is losing the quiet, semi-rural lifestyle that makes it special. On top of that, carving up more acreages for housing means losing bushland, trees, and wildlife habitat. Once that's gone, it's gone for good.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 3**Login:** Anonymous**Email:** n/a**Responded At:** Sep 26, 2025 16:38:00 pm**Last Seen:** Sep 26, 2025 16:38:00 pm**IP Address:** n/a

Q1. What is your first name? *Details removed at the request of the submitter*

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation? No

Q8. What is the name of the organisation? not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

Helena Valley was a foothills sanctuary with lovely paddocks and wildlife areas. It's already been gutted with the new residential areas! It doesn't need any more development. The interruption from the pipe works was bad enough I cannot imagine living next to a whole other estate! We purposely built our house on this block due to the neighbouring paddock and quiet area - this redevelopment is an awful money grabbing scheme whilst destroying native environment. Red and yellow tail cockatoos all eat and nest in the trees in the paddock this would be detrimental to them. This redevelopment would completely change the entire Lomandra Road quality of life in what should have been our slice of paradise.

Q11. Upload supporting documents not answered

Q12. Upload supporting documents not answered

Q13. Upload supporting documents not answered

**Respondent No:** 4**Login:** Anonymous**Email:** n/a**Responded At:** Sep 26, 2025 19:18:43 pm**Last Seen:** Sep 26, 2025 19:18:43 pm**IP Address:** n/a

Q1. What is your first name?	Karen
Q2. What is your surname?	Kipling
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	karenkip911@yahoo.com.au
Q5. What is your address?	30 Darwinia Crescent Helena Valley 6056
Q6. What is your contact number?	0429792980
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. As a resident of Helena Valley the Rural aspect it provides by being bounded by natural bush and paddock lands is slowly being eroded. Pushing the boundaries out past where they are now will cause that remaining green strip to be further eroded. Additionally the road systems are already under pressure and with only one road in and out we do not need more traffic. The expansion in the area needs to stop before its destroyed completely.	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 5**Login:** Anonymous**Email:** n/a**Responded At:** Sep 26, 2025 21:13:58 pm**Last Seen:** Sep 26, 2025 21:13:58 pm**IP Address:** n/a

Q1. What is your first name?	Kyla
Q2. What is your surname?	Macdonald
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	kylamac1@outlook.com
Q5. What is your address?	63 Torquata Boulevard
Q6. What is your contact number?	0407187366
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.	Living in Helena Valley has become a nightmare. Hardly any access in and out; so much traffic, not enough amenities, dangerous turning from Midland road onto Helena valley, not enough schools, shops. People bought there because of the bush and space. Too much pressure on roads, which are already falling apart. It's loosing its charm for people hungry for money.
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 6**Login:** Anonymous**Email:** n/a**Responded At:** Sep 26, 2025 21:23:12 pm**Last Seen:** Sep 26, 2025 21:23:12 pm**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

Overcrowding, traffic congestion, loss of flora and fauna, the beauty of the area people chose to live in will be taken away.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 7**Login:** Anonymous**Email:** n/a**Responded At:** Sep 26, 2025 21:39:47 pm**Last Seen:** Sep 26, 2025 21:39:47 pm**IP Address:** n/a

Q1. What is your first name?	callum
Q2. What is your surname?	carrie
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	go_the_kangers@hotmail.com
Q5. What is your address?	50 lomandra road Helena valley
Q6. What is your contact number?	0450280721
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. Too much traffic in our area as is, need to repair roads and infrastructure before adding more homes, Mundaring council doesn't do much for our suburb seems to get left out when it comes supporting our suburb. Wildlife in our area is already getting destroyed bushmeat as taken so much away need to try and keep as much as possible now	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 8**Login:** Anonymous**Email:** n/a**Responded At:** Sep 26, 2025 23:44:23 pm**Last Seen:** Sep 26, 2025 23:44:23 pm**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

as a long term resident on the estate (25+yrs), i see NO reason for preventing this new section being developed. in fill on farmlets makes perfect sense. issues re roads & schools are always fixable. based on the map, there will be no impact on local wildlife with the river reserve being kept. (although an animal corridor to the south side if H.V. Rd would be wonderful)

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 9**Login:** Anonymous**Email:** n/a**Responded At:** Sep 27, 2025 00:09:07 am**Last Seen:** Sep 27, 2025 00:09:07 am**IP Address:** n/a

Q1. What is your first name?	Anonymous
Q2. What is your surname?	Anaonymous
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	anonymous@anonymous.com
Q5. What is your address?	Anonymous
Q6. What is your contact number?	0000000000
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. In summary, I strongly oppose Amendment 1444. The Helena Valley community has already absorbed considerable residential development, and further rezoning will place unsustainable pressure on roads, schools, services, and the environment. I urge the WAPC to reject this amendment and focus instead on supporting the integration and servicing of existing estates before considering any additional urban expansion in Helena Valley. That acreage is home to a lot of kangaroos, wild cuckatoos, hares, geese, ducks and other wildlife. Please do consider this as well.	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 10**Login:** Anonymous**Email:** n/a**Responded At:** Sep 27, 2025 19:29:31 pm**Last Seen:** Sep 27, 2025 19:29:31 pm**IP Address:** n/a

Q1. What is your first name?	Urav
Q2. What is your surname?	Parikh
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	urav_parikh@yahoo.com
Q5. What is your address?	54, Lomandra Road, Helena Valley 6056
Q6. What is your contact number?	0433303172
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. It's peaceful as it is. Don't need any more traffic and nuisance.	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 11**Login:** Anonymous**Email:** n/a**Responded At:** Sep 27, 2025 19:29:45 pm**Last Seen:** Sep 27, 2025 19:29:45 pm**IP Address:** n/a

Q1. What is your first name?	Satinderjeet
Q2. What is your surname?	Singh
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	dued5800@yahoo.com
Q5. What is your address?	8 lomandra road helena valley
Q6. What is your contact number?	0413896786
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. Would like this area to be less populated which makes it perfect little spot for young families . Plus the roads to midland and surrounding areas are over limit already. Love this little helena valley spot the way it is. Please dont ruin the peace by bringing more families in.	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 12**Login:** Anonymous**Email:** n/a**Responded At:** Oct 01, 2025 16:33:28 pm**Last Seen:** Oct 01, 2025 16:33:28 pm**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

The area is already chaotic.traffic school. More flora and fauna will be removed

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

From: ATCO Engineering Enquiries <eservices@atco.com>
Sent: Friday, 3 October 2025 8:36 AM
To: Region Planning Schemes
Subject: ATCO Response - LM01801713 - RE: Proposed Metropolitan Region Scheme Amendment 1444 (Standard) - Lot 1 & 2 Helena Valley Road, Helena Valley - (RLS/1140)

Categories:

Good Morning,

Re: Proposed Metropolitan Region Scheme Amendment 1444 (Standard) - Lot 1 & 2 Helena Valley Road, Helena Valley - (RLS/1140)
ATCO Reference: LM01801713

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

Advice notes:

- Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (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://gas.atco.com/en-au/natural-gas/wa-gas-network/working-around-gas-infrastructure.html>
- Proposed construction and excavation works need to be managed in accordance with the ATCO document *Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24* <https://gas.atco.com/en-au/natural-gas/wa-gas-network/working-around-gas-infrastructure.html>
- If the disconnection and/or removal of an ATCO gas service is required, a request can be submitted via the online ATCO portal found [here](#).

Please accept this email as ATCO's written response.

Should you have any queries regarding the information above, please contact us on 13 13 56 or eservices@atco.com.

Kind Regards

Kim Hatcher

Land Liaison/Engineering Coordinator
ATCO, Gas Division, Australia

A. 81 Prinsep Road, Jandakot, Western Australia, 6164
ATCO.com.au [LinkedIn](#) [Facebook](#) [X](#)

**Respondent No:** 13**Login:** Anonymous**Email:** n/a**Responded At:** Oct 06, 2025 23:54:40 pm**Last Seen:** Oct 06, 2025 23:54:40 pm**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

The local roads and school are at capacity.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered



Department of Mines,
Petroleum and Exploration

Your ref RLS/1140
Our ref DMS00038/2025
Enquiries Steven Batty — 9222 3104
Steven.BATTY@dmpe.wa.gov.au

Frances Teather
Planning Officer
Department of Planning, Lands and Heritage
Sent by Email — frances.teather@dplh.wa.gov.au
140 William Street, Perth WA 6000

Dear Frances Teather

**MRS AMENDMENT 1444 (STANDARD) - LOT 1 & 2 HELENA VALLEY ROAD,
HELENA VALLEY - RLS/1140**

Thank you for your letter dated 26 September 2025 inviting comment on the proposed Metropolitan Region Scheme (MRS) Amendment 1444 (Standard) at Lot 1 & 2 Helena Valley Road, Helena Valley (RLS/1140)..

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

DMPE lodges no objections to the above MRS amendment.

Yours sincerely

Steven Batty | Senior Geologist
Resource Security Directorate
01 October 2025

OFFICIAL



Department of
Education

Your ref: RLS/1140
Our ref: D25/1041099
Enquiries: Ikmal Ahmad

Western Australian Planning Commission

Email: regionplanningschemes@dplh.wa.gov.au

Attention: Frances Teather
Planning Officer

Dear Sir / Madam

**Proposed Metropolitan Region Scheme Amendment 1444 (Standard)
Lot 1 and 2 Helena Valley Road, Helena Valley**

Thank you for your email dated 26 September 2025 providing the Department of Education (Department) with the opportunity to comment on the abovementioned Metropolitan Region Scheme (MRS) Amendment.

The MRS Amendment area falls within the student enrolment intake area of Helena Valley Primary School. Currently, the subject school is operating beyond the permanent student accommodation capacity. The potential delivery of approximately 33 residential lots in this MRS Amendment area coupled with the cumulative impact from new residential development in the locality are expected to exacerbate the enrolment demand of the subject primary school.

It is worth noting that every new residential development or intensification of residential density create demand for, or on, public schools. This requires careful planning consideration to ensure that the anticipated student demand balances with the provision of public schools in the locality. The Department will assess the public education needs at future local structure planning stage of the MRS Amendment area and that future augmentation or expansion of the primary school site (e.g. off-site early childhood facility) may be required. In addition, it should be highlighted that any requirement for primary school developer contributions will be assessed and may be applied at the subdivision stage.

Whilst the Department has no in-principle objections to the proposed MRS Amendment, the Department will continue to monitor the student enrolment demand as development progresses within the locality. It is requested that the local government and/or proponents engage with the Department at future preparation of structure plan to ensure it can suitably forward plan for the public education needs of the locality.

Should you have any questions in relation to the above, please do not hesitate to contact Mr Ikmal Ahmad, Principal Consultant – Land Planning on (08) 9264 4435 or email at Ikmal.ahmad@education.wa.edu.au

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M Turnbull'.

Matt Turnbull
Manager Land and Planning

8 October 2025

**Respondent No:** 14**Login:** Anonymous**Email:** n/a**Responded At:** Oct 08, 2025 21:58:15 pm**Last Seen:** Oct 08, 2025 21:58:15 pm**IP Address:** n/a

Q1. What is your first name? *Details removed at the request of the submitter*

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation? No

Q8. What is the name of the organisation? not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

There is a lot of wildlife that live within that area. Where are they going to go if you clear it all out and make way for more homes? There are plenty of homes that have been abandoned. If houses for residents of WA is what you need, look into refurbishing those homes. I love Helena Valley the way it is. Do not clear out this part and remove the wildlife's homes.

Q11. Upload supporting documents not answered

Q12. Upload supporting documents not answered

Q13. Upload supporting documents not answered

**Respondent No:** 15**Login:** Anonymous**Email:** n/a**Responded At:** Oct 08, 2025 22:23:35 pm**Last Seen:** Oct 08, 2025 22:23:35 pm**IP Address:** n/a

Q1. What is your first name? *Details removed at the request of the submitter*

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation? No

Q8. What is the name of the organisation? not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

Increased noise Increased traffic with already limited access especially in the event of a fire Devaluation of properties in the area Reduced aesthetic appeal of the location Opposed to high density housing in a semi rural suburb. Pressure on existing amenities, including local school, internet, water pressure.

Q11. Upload supporting documents not answered

Q12. Upload supporting documents not answered

Q13. Upload supporting documents not answered

**Respondent No:** 16**Login:** Anonymous**Email:** n/a**Responded At:** Oct 08, 2025 23:01:23 pm**Last Seen:** Oct 08, 2025 23:01:23 pm**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

I do not support this, my reasons as followed We brought our house as it was a small community and with all the development going around us , we do not want or need any more. - the road is now so extremely busy, it takes me 10 to 20 minutes to get across the road at Helena Valley Bridge of Midland Road, the intersection coming out of Tocata Boulevard by IGA shops is become extremely busy and very dangerous at times. - The shopping centre can't keep up with demand of what and who is using it. The car park at the IGA shopping Centre is extremely busy and a very dangerous. The Wildlife in the area is not the same as what it was five years ago two years ago extremely sad to the community. The schools in the area can't keep up with the demand as it is. I love the community we've got and I don't want any more development buildings being developed. Our water supply is slow and since they've been developing along Helena Valley Road, the water doesn't taste the same. It taste dirty.. If this goes ahead we need to have more nature landscape. More trees planted more garden areas at the moment. The verges on each side of each development areas that been done in the last five years is disgusting and sure of Mundaring doesn't keep up with the upkeep of this.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 17**Login:** Anonymous**Email:** n/a**Responded At:** Oct 08, 2025 23:04:06 pm**Last Seen:** Oct 08, 2025 23:04:06 pm**IP Address:** n/a

Q1. What is your first name? *Details removed at the request of the submitter*

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation? No

Q8. What is the name of the organisation? not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

The traffic along Helena Valley Road, Scott Street and Old Midland Road is a nightmare already. It is unsafe for children to cross the road in the mornings and afternoons at the intersection of Scott Street and Helena Valley Road without having extra housing. There is an abundance of wild life such as black cockatoos that have been misplaced because their homes have been chopped down, there are kangaroos that are losing land, turtles that live in the area that are also losing their habitats. People live in the area because of the rural lifestyle, which is disappearing with tiny block sizes and wall to wall houses.

Q11. Upload supporting documents not answered

Q12. Upload supporting documents not answered

Q13. Upload supporting documents not answered

**Respondent No:** 18**Login:** Anonymous**Email:** n/a**Responded At:** Oct 08, 2025 23:18:49 pm**Last Seen:** Oct 08, 2025 23:18:49 pm**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

There is already too many housing developments happening in the area and the wildlife are being pushed out

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 19**Login:** Anonymous**Email:** n/a**Responded At:** Oct 08, 2025 23:25:22 pm**Last Seen:** Oct 08, 2025 23:25:22 pm**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

I have No Objection Need to develop, But traffic needs to be looked at. Especially trying to turn Right out of Midland Road with all the extra Vehicles in the last few years with all the other developments that have gone up in the area. Also Hard to see Vehicles coming over Bridge from Military & Bushmead Road.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 20**Login:** Anonymous**Email:** n/a**Responded At:** Oct 08, 2025 23:40:03 pm**Last Seen:** Oct 08, 2025 23:40:03 pm**IP Address:** n/a

Q1. What is your first name? *Details removed at the request of the submitter*

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation? No

Q8. What is the name of the organisation? not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

The Infrastructure for Helena Valley does not support the amount of housing that is being proposed with only one road in one road out. Helena Valley is a small suburb and is not built for the amount of houses being proposed. This also includes the lack of schools in the area, especially high schools.

Q11. Upload supporting documents not answered

Q12. Upload supporting documents not answered

Q13. Upload supporting documents not answered

**Respondent No:** 21**Login:** Anonymous**Email:** n/a**Responded At:** Oct 08, 2025 23:43:47 pm**Last Seen:** Oct 08, 2025 23:43:47 pm**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

The number of small blocks being developed in this area is too many for the limited road infrastructure and one small primary school and no local high school. This land should be used for a high school development.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 22**Login:** Anonymous**Email:** n/a**Responded At:** Oct 09, 2025 00:15:46 am**Last Seen:** Oct 09, 2025 00:15:46 am**IP Address:** n/a

Q1. What is your first name?	Erin
Q2. What is your surname?	King
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	erinking80@hotmail.com
Q5. What is your address?	29 musgrove crescent boya
Q6. What is your contact number?	0410043693
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Support
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. Support providing these are 450m2+ blocks that are approved. And that the entry if from Helena Valley Rd is a good distance from the retirement village. A roundabout could have been considered for the traffic that occurs at this turn off as part of the current works considering this is in the planning.	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 23**Login:** Anonymous**Email:** n/a**Responded At:** Oct 09, 2025 00:25:58 am**Last Seen:** Oct 09, 2025 00:25:58 am**IP Address:** n/a

Q1. What is your first name?	Brooke
Q2. What is your surname?	Williams
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	brooke.williams84@hotmail.com
Q5. What is your address?	14 Marriott Road Boya
Q6. What is your contact number?	0424639065
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.	There's wildlife on that road and there will be an increase in roadkill. The Scott street is already too busy, it gets congested. We bought in Boya because of the bias s now you want to take it away. Please stop.
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered



Respondent No: 24

Login: Anonymous

Email: n/a

Responded At: Oct 09, 2025 03:46:16 am

Last Seen: Oct 09, 2025 03:46:16 am

IP Address: n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

I am generally supportive of revitalising and fostering growth in the Helena Valley area, as it's residents would greatly benefit from modernisation and improvement. However, I have concerns about this proposed development of new subdivisions, which would increase the population in an area where the existing infrastructure is already strained. The local shopping facilities are inadequate, lacking both quality and variety, and require a comprehensive overhaul to meet the needs of residents. Additionally, persistent drainage issues along Helena Valley Road must be addressed prior to any further development to prevent exacerbation of existing problems. Traffic congestion is another critical concern, with several areas, as illustrated in the attached images, experiencing chronic bottlenecks that demand urgent attention. Before proceeding with new developments, I strongly recommend a thorough review of traffic management and infrastructure improvements. For instance, exploring the feasibility of opening access from Roe Highway to Helena Valley Road could provide a fresh and effective solution to alleviate traffic pressures. I urge the planning authorities to prioritise resolving these infrastructure challenges to ensure that any future growth in Helena Valley is sustainable and beneficial for the community. Thank you for considering these concerns and feel free to call me if you require further clarity.

Q11. Upload supporting documents

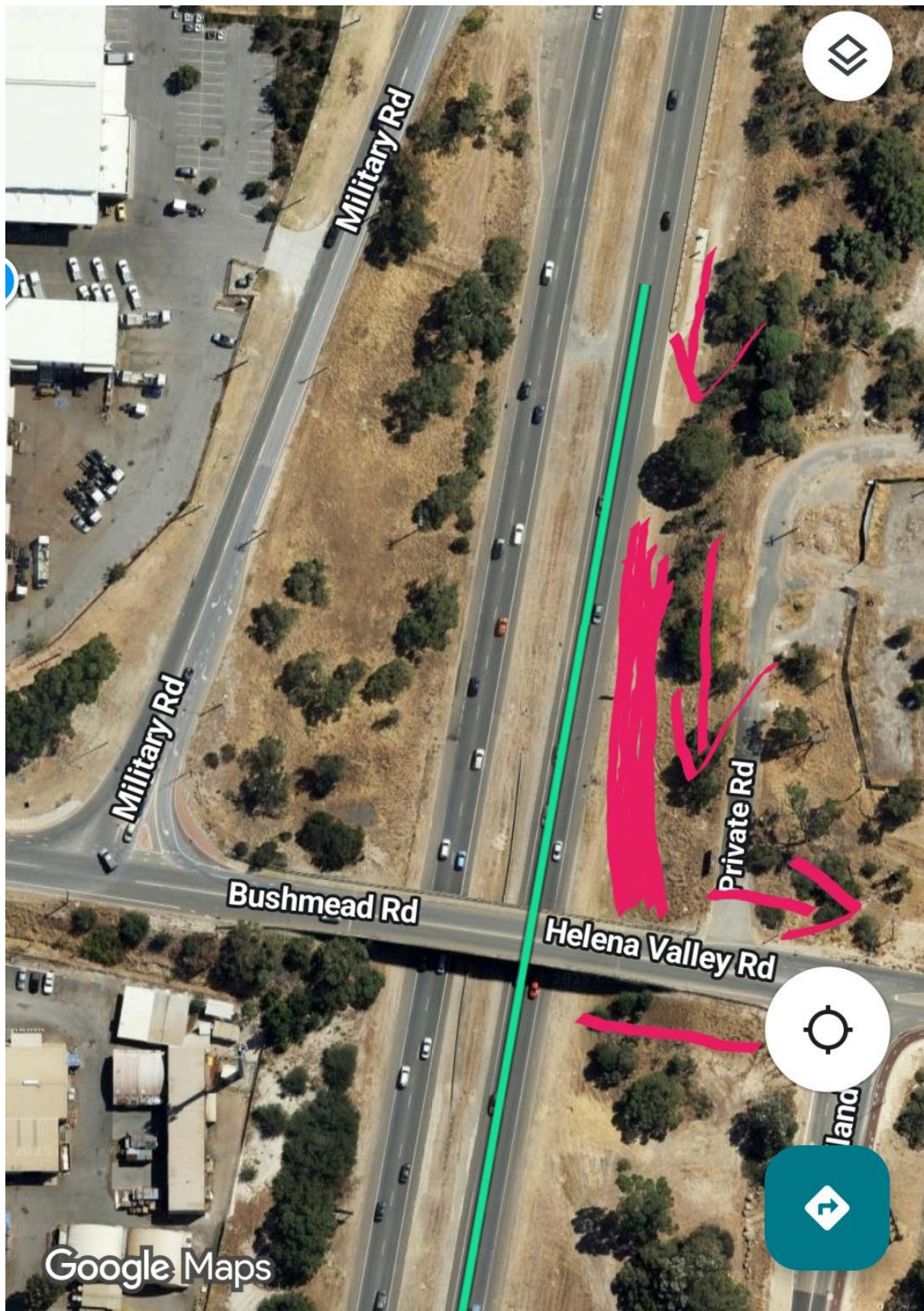
https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/aeb87ff47ab5b99651654c5af48f44ffd2892d27/original/1759941824/e94e86b03bda337746a69dcffda2df67_inbound8309864739922230737.jpg?1759941824

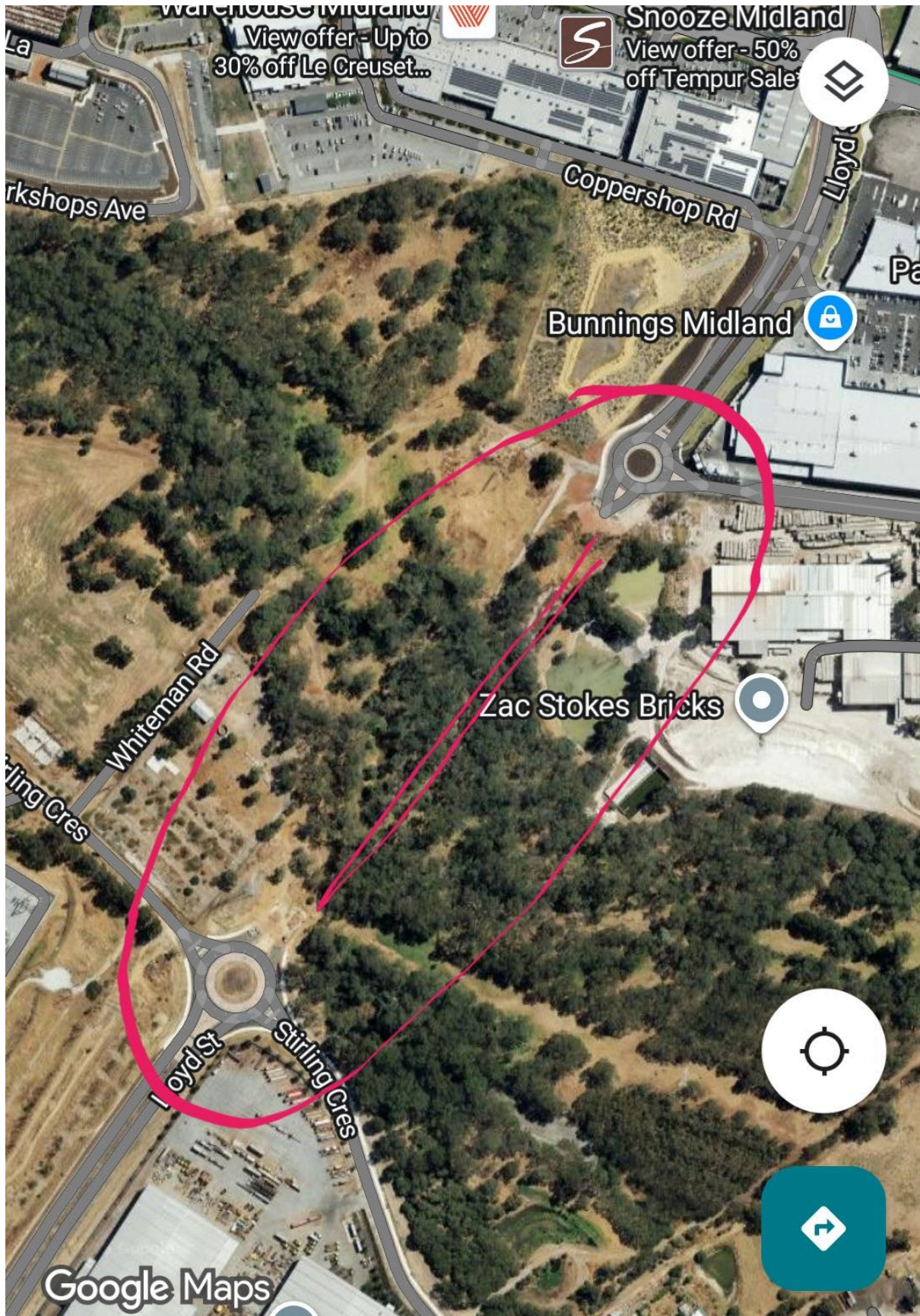
Q12. Upload supporting documents

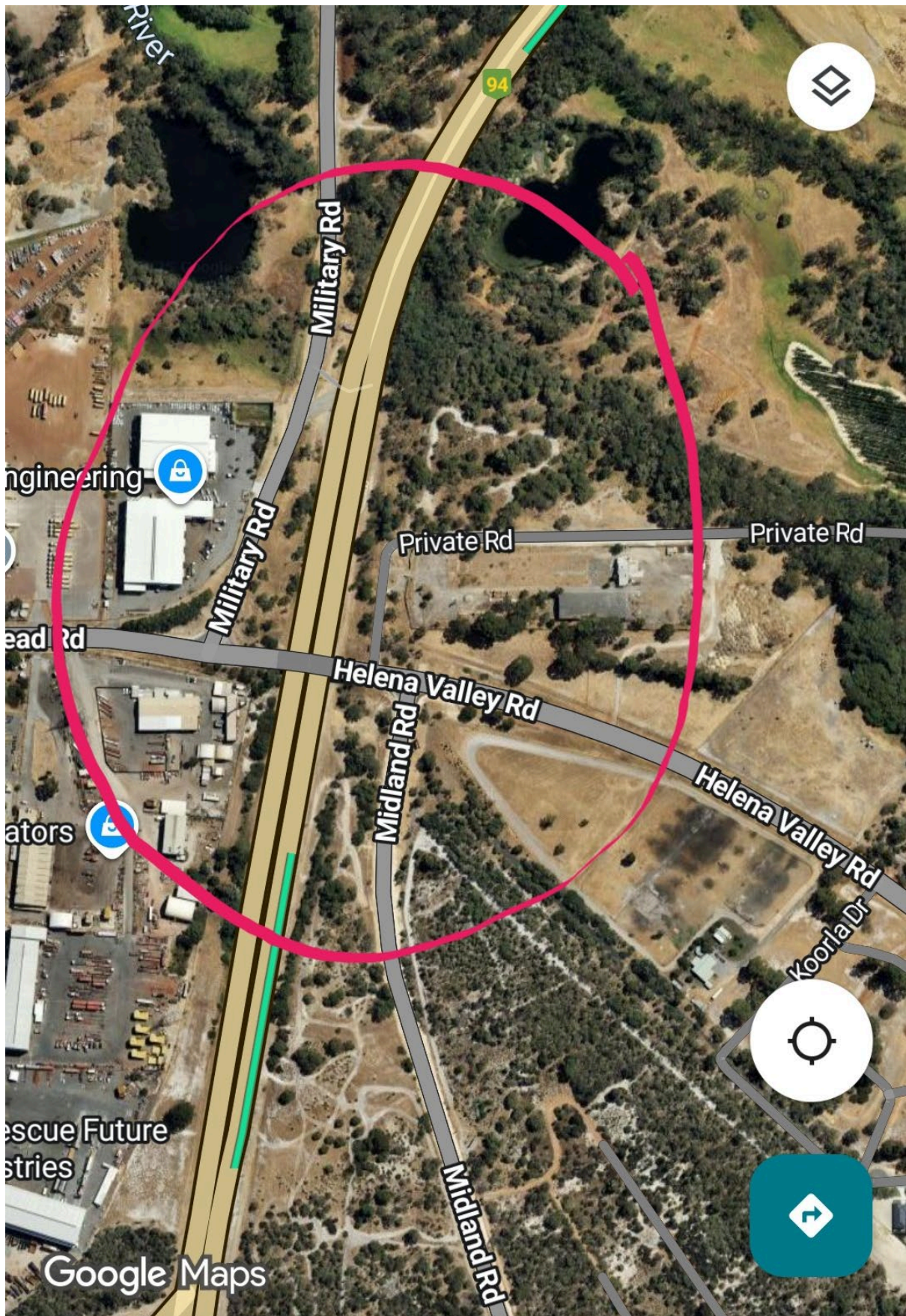
https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/d81ec64ff95907e5985a2afbee2007aeeb978b73/original/1759941838/1457a731ce6652d026247c0b3f14fec2_inbound5272191104784061498.jpg?1759941838

Q13. Upload supporting documents

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/86a84bb98c0606327fee518ed48271f95963f047/original/1759941865/b71ad79c1f5ae4d1b5ecef27f5353bef_inbound1180789497975723385.jpg?1759941865







From: Shanthi Golestani <Shanthi.Golestani@transport.wa.gov.au>
Sent: Thursday, 9 October 2025 10:28 AM
To: Region Planning Schemes
Cc: Frances Teather
Subject: 20251009 DTMI response RE: Proposed Metropolitan Region Scheme Amendment 1444 (Standard) - Lot 1 & 2 Helena Valley Road, Helena Valley - (RLS/1140)

Categories: SUB

OFFICIAL

Your ref: RLS/1140

Our ref: DT/24/01073

Enquiries: Shanthi Golestani (9216 8774)

Ms Sam Boucher
Secretary, Western Australian Planning Commission
Department of Planning, Lands and Heritage
140 William Street
PERTH WA 6000

Attention: Frances Teather

Dear Sam

RE: Proposed Metropolitan Region Scheme Amendment 1444 (Standard) - Lot 1 & 2 Helena Valley Road, Helena Valley - (RLS/1140)

Thank you for your email dated 26 September 2025 inviting the Department of Transport and Major Infrastructure (DTMI) to provide comment on the above proposed amendment. The Urban Mobility (UM) division of DTMI has reviewed the submitted documents and advises that DoT has no comment to provide on the proposal.

If you wish to follow up, please do not hesitate to contact me.

Kind regards,

Shanthi Golestani
Senior Project Officer - Transport
Planner

|Urban
Mobility

|Department of Transport and Major
Infrastructure

GPO Box C102, Perth WA 6839

Tel: (08) 92168774

Email: Shanthi.Golestani@transport.wa.gov.au|Web: www.transport.wa.gov.au

Part time - Tues/Thurs/Fri



We acknowledge the Traditional Custodians of this land and pay respect to the Elders past and present.

CAUTION: This email originated from outside of DOT. Do not click links or open attachments unless you recognise the sender and know the content is safe.

From: Doreen Rowley <Doreen.Rowley@westernpower.com.au>
Sent: Thursday, 9 October 2025 11:21 AM
To: Region Planning Schemes
Subject: WAPC - MRS Amendment 1444 - Lot 1 and 2 Helena Valley Road, Helena Valley (WP Ref: SPR-046-2025)

Categories: Actioned - LC, SUB

Dear WAPC Secretary

I refer to the proposed WAPC - MRS Amendment 1444 - Lot 1 and 2 Helena Valley Road, Helena Valley and provide the following advice from Western Power.

Western Power confirms that the supply of electrical power to the subject site is distributed from the Western Power Hazelmere substation. Should there be inadequate capacity at the time of development, Western Power will require network reinforcement works at the developer's cost. With any new and infill urban development, it is important that the electrical transmission infrastructure is located such that the electrical supply to these areas are optimised. This infrastructure should be embedded within new and reinforced within infill areas, whilst also ensuring that off-site impacts often arising are adequately managed.

The site may require the upgrading and provision of additional power infrastructure as part of infill development and that the relevant agency or proponents engage with Western Power to inform specific development requirements and potential developer contribution plans from both a distribution and transmission perspective. Developer contribution plans for new distribution feeder networks may require further investigation between both parties. Works of this nature are customer funded, as part of the subdivision and development process.

Western Power 132kV assets and overhead transmission lines are located along Helena Valley Road within the proposed MRS Amendment 1444 area, which service the transmission corridor.

Transmission Line Corridors (Easements and Safe Clearance)

Where Western Power does not have easements on freehold land, it relies on safe clearances to ensure appropriate development occurs in the vicinity of its assets. This includes appropriate setbacks of buildings, vegetation and use of land in the vicinity of power line assets:

Table 1: Safe Clearance

	Clearance (horizontal and vertical from centre of line)
<i>Transmission</i>	
66 kV	8.0m
132 kV	10.0m
220 kV	30.0m
330 kV	35.0m
<i>Distribution</i>	
≤ 33 kV	3.0m

Western Power recommends the following standard Condition/Advice Notes as part of future structure planning and prior to development or subdivision for the provision of an easement on the subject site, pursuant to Section 167 of the Planning and Development Act 2005:

1. Prior to development or at time of subdivision, arrangements shall be made for the provision of an easement pursuant to Section 167 of the Planning and Development Act 2005 for existing or planned distribution and transmission infrastructure being granted free of cost to Western Power.

Advice Notes

- (i) The development shall be designed and constructed to protect Western Power infrastructure and interests from potential land use conflict.
- (ii) No development (including drainage, fill, fencing, storage or parking) will be permitted within Western Power line and cable easements or safe clearance zones without the prior written approval of Western Power.
- (iii) The applicant should formally progress the Western Power network connection arrangements with Western Power.
- (iv) Arrangements being made to the specifications of Western Power for the provision of necessary electricity easements as and where required.

Should you wish to discuss the above further, please contact Doreen Rowley on Doreen.Rowley@westernpower.com.au.

Kind regards,

Doreen Rowley

Land Use Planning Specialist

A 570 Wellington Street Perth 6000 | T (08) 9326 6634

E Doreen.Rowley@westernpower.com.au

Available - Monday to Friday 8:30am - 5pm | WFH Monday and Thursday
westernpower.com.au



Ngala kaaditj Noongar moort keyen kaadak nidja boodja.

Western Power acknowledges the Traditional Owners of the lands on which we operate, and recognises their continuing connection to lands, waters and communities.

Electricity Networks Corporation, trading as Western Power
ABN: 18 540 492 861

TO THE ADDRESSEE - this email is for the intended addressee only and may contain information that is confidential. If you have received this email in error, please notify us immediately by return email or by telephone. Please also destroy this message and any electronic or hard copies of this message.

Any claim to confidentiality is not waived or lost by reason of mistaken transmission of this email.

Unencrypted email is not secure and may not be authentic. Western Power cannot guarantee the accuracy, reliability, completeness or confidentiality of this email and any attachments.

VIRUSES - Western Power scans all outgoing emails and attachments for viruses, however it is the recipient's responsibility to ensure this email is free of viruses.

**Respondent No:** 25**Login:** Anonymous**Email:** n/a**Responded At:** Oct 09, 2025 14:30:58 pm**Last Seen:** Oct 09, 2025 14:30:58 pm**IP Address:** n/a

Q1. What is your first name?	Michael
Q2. What is your surname?	Hume
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	michael.h.h@bigpond.com
Q5. What is your address?	25 Nanson St
Q6. What is your contact number?	0448395161
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.	
development of the urban fringe of Perth is significantly more subsidised than infill development. Hence I oppose this type of zoning change unless the residents are taxed more to make up the difference.	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 26**Login:** Anonymous**Email:** n/a**Responded At:** Oct 09, 2025 15:10:31 pm**Last Seen:** Oct 09, 2025 15:10:31 pm**IP Address:** n/a

Q1. What is your first name? *Details removed at the request of the submitter*

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation? No

Q8. What is the name of the organisation? not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

housing development in the area has already negatively impacted on local wildlife, particularly kangaroos and black cockatoos who are struggling to find food. i moved into the area only 2 years ago and in that time seen these animals moving into the street looking for food. the recent road upgrades were inadequate and caused a lot of problems for locals travelling through the area. Additionally its been so sad to see local small businesses really struggling. over development of the area (bushmead, Bellview. helena valley, and within Konngamia) have seen and increase in traffic, anti social behaviour and a disconnect of the fragile valuable community cohesion. building sites have been left empty and unfinished causing all sorts of environmental issues with water run off, loss of trees and contaminates into the helena River system. I regularly witness illegal dumping of rubbish in these sites. as for the empty building sites all this development is leaving huge areas of land cleared and empty for years. ive seen no land rehabilitation at all or care taken to protect existing land and water ways. this is especially sickening being that this area is part of local Noongar Indigenous sacred areas and its so upsetting to see a sacred site turned into a rubbish pit (bypass near military road). its seriously creating so much community hostility and continuing to treat this whole area and the existing community with a lack of respect and contempt.

Q11. Upload supporting documents not answered

Q12. Upload supporting documents not answered

Q13. Upload supporting documents not answered

**Respondent No:** 27**Login:** Anonymous**Email:** n/a**Responded At:** Oct 11, 2025 00:40:21 am**Last Seen:** Oct 11, 2025 00:40:21 am**IP Address:** n/a

- Q1. What is your first name? *Details removed at the request of the submitter*
- Q2. What is your surname?
- Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes
- Q4. What is your email address?
- Q5. What is your address?
- Q6. What is your contact number?
- Q7. Are you responding on behalf of an organisation? No
- Q8. What is the name of the organisation? not answered
- Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose
- Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.
- I do not support the re-zoning of the land to residential. The Kangaroos have nowhere to go with the amount of residential buildings on that side of the road now. Leave the land as it is now.
- Q11. Upload supporting documents not answered
- Q12. Upload supporting documents not answered
- Q13. Upload supporting documents not answered

**Respondent No:** 28**Login:** Anonymous**Email:** n/a**Responded At:** Oct 14, 2025 14:29:33 pm**Last Seen:** Oct 14, 2025 14:29:33 pm**IP Address:** n/a

Q1. What is your first name? *Details removed at the request of the submitter*

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation? No

Q8. What is the name of the organisation? not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

The Helena Valley area is hitting its peak of infrastructure to support the amount of people in the area, surrounding areas are already being flooded. Is there any further information on the road into the properties, is access going to be from Helena valley road or further traffic introduced into Lomandra ? This suburb has currently been a nightmare to live in with roadworks for water corp well and truly exceeding project timelines, the area has lately been a construction site to get in and out of. Black cockatoos nesting in the trees on lomandra , will be a real shame when they are not flocking over the neighboring area, the trees on lomandra need to be retained. Access from helena valley road off a roundabout would be the safest, hopefully taken into serious consideration, keep access away from a quiet short length street creating a dangerous environment for everyones children to be living in.

Q11. Upload supporting documents not answered

Q12. Upload supporting documents not answered

Q13. Upload supporting documents not answered

From: MacLeod, Rashidah <Rashidah.MacLeod@pta.wa.gov.au>
Sent: Tuesday, 21 October 2025 2:26 PM
To: Region Planning Schemes
Cc: Frances Teather
Subject: RE: Public Transport Authority Response - Proposed Metropolitan Region Scheme Amendment 1444 (Standard) - Lot 1 & 2 Helena Valley Road, Helena Valley - (RLS/1140)

Follow Up Flag: Follow up
Flag Status: Completed

Categories: SUB

OFFICIAL

Hi Frances,

Thank you for your email dated 26 September 2025, the Public Transport Authority (PTA) has no objection to the above proposal.

Kind regards,

Rashidah MacLeod

Senior Transport and Land Use Planner | Infrastructure Planning and Land Services

Public Transport Authority of Western Australia

Public Transport Centre, West Parade, Perth, 6000

PO Box 8125, Perth Business Centre, WA, 6849

Tel: (08) 9326 5658 Fax: (08) 9326 2000

Email: Rashidah.MacLeod@pta.wa.gov.au | Web: www.pta.wa.gov.au



The Public Transport Authority of Western Australia cannot accept any liability for any loss or damage sustained as a result of software viruses. You must carry out such virus checking as is necessary before opening any attachment to this message. The information in this email and any files transmitted with it may be of a privileged and/or confidential nature and is intended solely for the addressee(s). If you are not an intended addressee please notify the sender immediately, and note that any disclosure, copying or distribution by you is prohibited and may be unlawful. The views expressed in this email are not necessarily the views of the Public Transport Authority.

Development
Services

629 Newcastle Street
Leederville WA 6007

PO Box 100
Leederville WA 6902

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



Your Ref: RLS/1140
Our Ref: MRS410049
Enquiries: Matt Calabro
Direct Tel: 9420 2099

23 October 2025

Chief Executive Officer
Department Of Planning Lands and Heritage
140 William St
PERTH WA 6000

Attention of: Lainy Collisson

Re: Proposed Metropolitan Region Scheme Amendment 1444 (Standard) - Lots 1 & 2 Helena Valley Rd, Helena Valley

Thank you for your letter dated 26th September 2025. We offer the following comments regarding this proposal.

Water and Sewer planning has been done in this area and the rezoning of these lots have been integrated into this. The future development can connect to the surrounding network by a number of main extensions. This will be done at the developers cost.

The developer is expected to provide all water and sewerage reticulation if required. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition, the developer may be required to fund new works or the upgrading of existing works and protection of all works associated with the Water Corporation. Water Corporation may also require land being provided for works.

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid.

Please provide the above comments to the landowner, developer and/or their representative.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the me at matt.calabro@watercorporation.com.au

Regards,

A handwritten signature in black ink, appearing to read "Matt Calabro", written over a horizontal line.

Matt Calabro
Senior Planner – Land Use Planning
Development Services

**Respondent No:** 29**Login:** Anonymous**Email:** n/a**Responded At:** Oct 26, 2025 21:41:26 pm**Last Seen:** Oct 26, 2025 21:41:26 pm**IP Address:** n/a

Q1. What is your first name?	Russell
Q2. What is your surname?	Goodchild
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	russellgoodchild8@gmail.com
Q5. What is your address?	8 goldsbrough entrance helena valley
Q6. What is your contact number?	0405469920
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. Because the blocks will inevitably be tiny and out of keeping with the bush feel of the suburb.	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 30**Login:** Anonymous**Email:** n/a**Responded At:** Oct 30, 2025 17:46:51 pm**Last Seen:** Oct 30, 2025 17:46:51 pm**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

I refer to the current review of the "Local Planning Scheme No. 5 and Local Planning Strategy" where it indicates that "spot rezoning will generally not be supported by the shire, Instead a proposed re-zoning for the broader area is needed".

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

From: DFES Land Use Planning <advice@dfes.wa.gov.au>
Sent: Thursday, 30 October 2025 3:24 PM
To: Region Planning Schemes
Cc: Frances Teather
Subject: RLS/1140 - Lots 1 & 2 Helena Valley Road, Helena Valley - Proposed Metropolitan Region Scheme Amendment 1444 - DFES Response
Attachments: RLS/1140 - Lots 1 & 2 Helena Valley Road, Helena Valley - Proposed Metropolitan Region Scheme Amendment - DFES Response

Follow Up Flag: Follow up
Flag Status: Completed

Categories: SUB

DFES Ref: D34764
Your Ref: RLS/1140

Dear Ms Teather

I refer to your email dated 26 September 2025 in relation to the referral of RLS/1140 - Lots 1 & 2 Helena Valley Road, Helena Valley - Proposed Metropolitan Region Scheme Amendment 1444 (Standard).

This advice relates to *State Planning Policy 3.7 Bushfire* (SPP 3.7) and supporting *Planning for Bushfire Guidelines* (Guidelines), as well as DFES' role and responsibilities as Hazard Management Agency for Fire in Western Australia.

DFES provided preliminary comment on the proposed Metropolitan Region Scheme Amendment as per the attached correspondence on 29 May 2024. The advice related to a BMP which addressed the previous version of SPP 3.7 and the Guidelines (2015). The BMP referred on 1 October 2025 is the same version and has not been updated in line with the advice provided by DFES.

Furthermore, given SPP 3.7 *Bushfire* became operational in November 2024, the BMP is required to address the current requirements for a strategic level proposal, including a Broader Landscape Assessment for proposals in Area 2 of the Map of Bushfire Prone Areas.

Should you require any further information, please do not hesitate to contact me on the undersigned.

Many thanks

Sasha De Brito
Senior Land Use Planning Officer

20 Stockton Bend, Cockburn Central, Perth WA 6164
T: 08 9395 9703 | **E:** advice@dfes.wa.gov.au | **W:** dfes.wa.gov.au

GOT **15 MINUTES** TO BURN?

Creating a bushfire plan takes just 15 minutes
and is the best way to keep your household safe.

 [My Bushfire Plan](#)



DFES
Department of Fire and
Emergency Services

FOR A SAFER STATE

Acknowledgement of Country: DFES acknowledges the Traditional Owners of Country throughout Australia, and their connections to land, sea and community. We pay our respects to Elders past and present.



Our Ref: D34764
Your Ref: RLS/1140

Brett Pye
Department of Planning Lands and Heritage
Brett.Pye@dplh.wa.gov.au

Dear Mr Pye

RE: LOTS 1 AND 2 HELENA VALLEY ROAD, HELENA VALLEY – PROPOSED METROPOLITAN REGION SCHEME AMENDMENT – PRELIMINARY COMMENTS

I refer to your email dated 7 May 2025 regarding the submission of a Bushfire Management Plan (BMP) (Version - FINAL), prepared by Western Environmental and dated 23 February 2024, for the above MRS Amendment.

This advice relates only to *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines). It is the responsibility of the proponent to ensure the proposal complies with all other relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining necessary approvals that may apply to the proposal including planning, building, health or any other approvals required by a relevant authority under other written laws.

Assessment

- It is noted that the proposed scheme amendment is seeking a change from 'Rural' zoning to 'Urban' and 'Reserve - Parks and Recreation' and is at the pre-lodgement stage.
- A BAL Contour Map has been provided in addition to a BHL Assessment given the future subdivision lot layout is known.
- Further clarification is required within the BMP of the requirements of SPP 3.7, and the supporting Guidelines as outlined in our assessment below.

1. Policy Measure 6.3 a) (ii) Preparation of a BAL Contour Map

Issue	Assessment	Action
Vegetation Exclusion	Vegetation exclusions – not demonstrated The BMP has excluded all vegetation in road reserves and the neighbouring properties to the south (within Plot 7) without evidence. The properties on the south side of Helena Valley Road have a foliage cover well in excess of 15% which is the maximum allowed for an APZ. The management of an understorey alone does not meet the requirements for an APZ as per Schedule 2 of the Guidelines. The photo points for photo ID's 12 and 13 on Figure 4 - <i>Vegetation Classification (Pre Development)</i> appear to	Modification to the BMP is required.

	be switched. Photo ID 12 does not support the exclusion of the neighbouring properties to the south.	
Vegetation classification	Vegetation plots 3 and 4 cannot be substantiated as Class B Woodland with the limited information and photographic evidence available. The foliage cover appears to exceed 30%. The BMP should detail specifically how the Class B Woodland classification was derived as opposed to Class A Forest. If unsubstantiated, the vegetation classification should be revised to consider the vegetation as per AS3959, or the resultant BAL ratings may be inaccurate.	Modification to the BMP is required.

2. Policy Measure 6.3 c) Compliance with the bushfire protection criteria

Issue	Assessment	Action
Location and Siting and Design	A1.1 and A2.1 – not demonstrated The BAL ratings cannot be validated, as the vegetation classification inputs require modification as per the above table. The BMP states that the proposal is compliant due to the area achieving a moderate hazard level. However, the indicative lot layout is provided which shows urban scale lots impacted by BAL-40/FZ. The BMP has focused on future buildings being able to achieve BAL-29, instead of demonstrating that future lots will not be impacted by BAL-40/FZ. DFES encourages new lots to avoid reliance on building setbacks by ensuring new lots are created in areas of BAL-29 or lower. It is acknowledged that lots 1-3 would contain existing dwellings and that the creation of future urban scale lots would not alter the bushfire threat to these buildings. The BAL Contour Map should be updated to demonstrate compliance with Elements 1 and 2. This can be achieved by locating development in areas with the least possible risk of bushfire and achieving a maximum rating of BAL-29 for all future residential areas and not rely on construction standards or in-lot setbacks at subsequent planning stages. For example, a perimeter road could be incorporated, or the POS could incorporate an area of managed vegetation to provide sufficient hazard separation (subject to an appropriate and binding management arrangement). The Guidelines states that the strategic planning proposal should be located in an area of BAL-29 or below. The strategic planning stage provides opportunity to ensure that this can be achieved.	Modification required.

Issue	Assessment	Action
Vehicular Access	3.2a and A3.2b – not demonstrated The indicative lot layout shows the extension of an existing dead-end road (Lomandra Drive) to service an additional 36 lots. The BMP states that an EAW is to be provided to Helena Valley Road. The BMP has not justified why an additional public road cannot be achieved at this location. The decision maker should consider road upgrades and secondary public road access routes in the area to support intensification of land use.	Modification to the BMP is required. Please demonstrate why no alternatives exist, or redesign the subdivision layout.
Vehicular Access	A3.4a – not demonstrated The BMP states that perimeter roads are not required at this stage of planning. Perimeter roads are applicable where an indicative lot layout is known at the strategic planning layer. The indicative lot layout proposes 36 lots but has not considered hazard separation in the form of a public road. The three battle-axe lots form part of the MRS amendment and some hazard separation in the form of a road or FSAR should be provided. The BMP states that an FSAR is not possible due to the clearing required within the Helena Valley foreshore reserve, however the lots are large enough to accommodate an FSAR within their lot on the northern boundary without encroaching on the future POS. Furthermore, there appears to be an existing road reserve on the western boundary of the proposed battle-axe lots which could be utilised. Good design at the strategic level should inform how compliance can be achieved at subsequent planning stages.	Modification to the BMP is required. Please demonstrate why no alternatives exist, or redesign the subdivision layout.
	A3.5 – not demonstrated Battle-axe legs should be avoided in bushfire prone areas. The BMP does not consider options to avoid the three battle-axe lots, and justification has not been provided. The battle-axe lots have the highest risk abutting the Helena River reserve but have no hazard separation to the extreme vegetation to the north.	Modification to the BMP is required. Please demonstrate why no alternatives exist, or redesign the subdivision layout.

Preliminary Advice

DFES has assessed the MRS Amendment and accompanying BMP. There are several issues that need to be addressed prior to support of the proposal (refer to the tables above). Without careful consideration of these issues the future proposed subdivision is unlikely to achieve compliance at subsequent planning stages.

Should the MRS Amendment, BMP and / or supporting information be subject to change, the matter is requested to be referred back to DFES for comments with an accompanied schedule of modifications.

Should you require further information, please contact me on telephone number 9395 9703.

Yours sincerely



Sasha De Brito
SENIOR LAND USE PLANNING OFFICER

29 May 2024

30/10/2025

The Secretary
Western Australian Planning Commission (WAPC)
Locked Bag 2506,
Perth WA 6000

Dear Sir Madam,

Submission on proposed MRS amendment 1444 – Lot 1 & 2 Helena Valley Road, Helena Valley

We act for the owners of Lots 216 (No.2685), 100 (No.2855), 101 (No.3005), 219 (No.3165) and 220 (No.3315) Helena Valley Road, Helena Valley — *(the “Owners”)* — which immediately adjoins the amendment area (see below).



Blue: Lots 1 and 2 (RLS/1444)

Red: Lots 216, 100, 101, 219, 220 (RLS/1178)

Background

The Owners mentioned above first engaged Statewest Planning in 2023 with the shared goal of pursuing an MRS amendment over their lots. Statewest Planning, on behalf of the owners have continued advancing an MRS amendment (RLS/1178) adjacent to the subject amendment (RLS/1444) area.

Our amendment seeks to rezone land from *Rural* to *Urban* and *Regional Open Space*, consistent with the North-East Sub-Regional Planning Framework. At the time of this submission, we are continuing to liaise with DPLH officers to progress RLS/1178 to the Statutory Planning Committee for adoption to enable public advertising.

Planning Framework Alignment

North-East Sub-Regional Planning Framework

We note that the WAPC officer's report identifies key matters to be addressed as part of the *Urban Investigation* process, particularly the protection of *Bush Forever* areas and the appropriate management of bushfire risk.

The proposed amendment for Lots 1 and 2 appropriately allocates Regional Open Space over *Bush Forever Site 215*, also aligning with our amendment and broader landscape planning objectives. Importantly, this will enable a continuous and connected open space network incorporating *Bush Forever Site 215*—linking Lots 1 and 2 through to Scott Street—ensuring environmental continuity and public access opportunities across the locality (to be determined at Structure Plan stage).

While the amendment for Lots 1 and 2 did not include a Broader Landscape Assessment (BLA) due to timing, we have commissioned a BLA for the adjoining land confirming *Type A* classification. It is both logical and consistent that this classification would extend to Lots 1 and 2, given the shared landscape characteristics. Any perceived bushfire-related imperfections identified by DFES at this high-level stage can be readily resolved through the standard planning and design process. Based on the site's characteristics, bushfire risk is considered acceptable and manageable within the context of established policy framework.

- **Shire of Mundaring Foothills Growth Strategy**

Precinct 4 of the *Foothills Growth Strategy (FGS)* encompasses six adjoining properties along Helena Valley Road, including both Lots 1 and 2 (subject to this amendment) and four of the five landowners we represent (Lots 216, 100, 101 and 219).

Collectively, the proposed MRS Amendment 1444 and our amendment (RLS/1178) responds directly to the FGS's intent for this precinct by providing for urban expansion in a coordinated manner, consistent with the identified criteria relating to environmental protection, bushfire management, servicing, and orderly urban consolidation.

Our preference was that both amendments be progressed concurrently to ensure full alignment across the precinct and provide a streamlined planning outcome. However, given the relative stage of progression of Amendment 1444, and staff shortages at DPLH, this has not been possible. Notwithstanding this, we remain fully supportive of the proposal, noting that it reflects the same planning rationale and outcomes as our own amendment, and together they represent a coordinated implementation of the Shire's strategic direction for this area, as well as unlocking mostly cleared land for housing supply, during a housing supply crisis.

Orderly and Proper Planning

On behalf of the owners, we support a coordinated approach to future planning and development across both amendment areas, which we see as essential to ensure that the planning and design outcomes for each area are integrated, particularly in relation to connections, servicing, open space, bushfire management, and other key infrastructure.

This approach will allow each landowner (or group) to progress independently, while ensuring that outcomes are not prejudiced or constrained by decisions on adjoining land, and that the overall planning integrity of the precinct is maintained in accordance with the principles of orderly and proper planning.

Summary

Statewest Planning, on behalf of the landowners, fully **supports** the proposed MRS Amendment 1444 for Lots 1 and 2 Helena Valley Road. The amendment represents a logical and coordinated extension of the urban zone, adjoining existing Urban-zoned land and other areas identified by the Shire of Mundaring for urban investigation. It will enable future residential development, public open space and Regional Open Space, thereby contributing to much-needed housing supply at a time of significant housing shortage(s).

The amendment appropriately addresses environmental considerations, including Bush Forever Site 215 and demonstrates bushfire risk can be appropriately mitigated.

Together with our own amendment (RLS/1178), the proposal is consistent with the Shire of Mundaring's *Foothills Growth Strategy* and Council's strategic direction for this precinct. Whilst our preference was for both amendments to be progressed concurrently, the current stage of Amendment 1444 means this has not been possible. Notwithstanding this, we remain fully supportive of the proposal, noting that coordinated and integrated outcomes across the precinct can be achieved through subsequent stages of the planning process, including structure planning and subdivision.

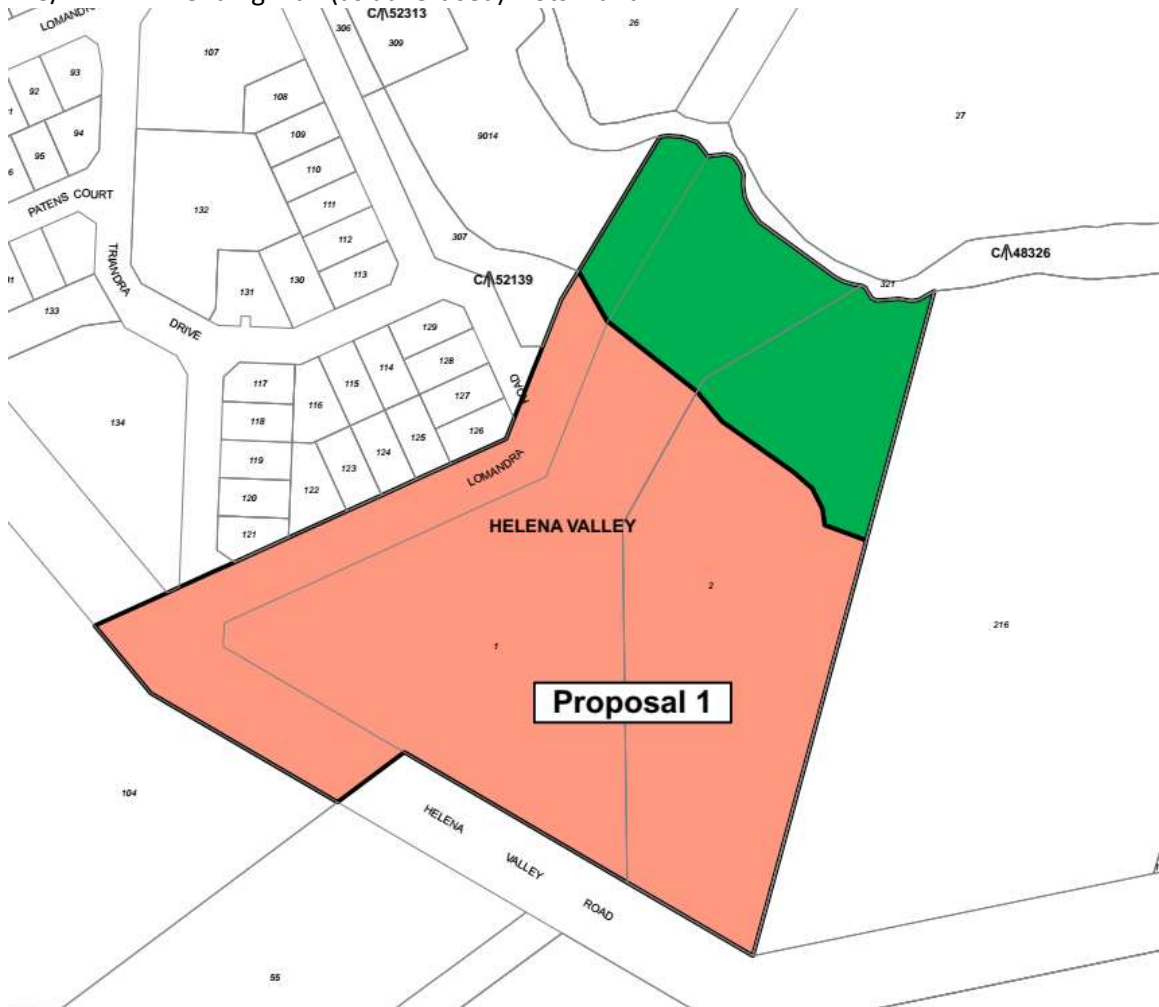
We respectfully request that, following the conclusion of the public advertising period, the WAPC gives priority to progressing this amendment to finalisation, consistent with the State's objective of expediting urban land supply to address Western Australia's ongoing housing crisis.

Please contact Statewest Planning should you require any further information or clarification in relation to this submission.

Yours faithfully

Statewest Planning

RLS/1444 - Amending Plan (as advertised): Lots 1 and 2



RLS/1178 - Amending Plan* (proposed): Lots 216, 100, 101, 219, 220



*Plan prepared by Statewest Planning



Department of
**Primary Industries and
Regional Development**

Your reference: RLS/1140
Our reference: LUP 2277
Enquiries: Louise Murray

Western Australian Planning Commission
140 William Street
Perth WA 6000

Email: regionplanningschemes@dplh.wa.gov.au

Date: 31 October 2025

Dear Sir/Madam

Perth Metropolitan Region Scheme Amendment (MRS AMD) 1444 (Standard) - Lot 1 & 2 Helena Valley Road, Helena Valley - Shire of Mundaring (RLS/1140)

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the above proposal.

DPIRD does not object to the proposal and offers the following comments:

- **Attachment 1** includes the rezoning map and the indicative concept plan for the site.
- DPIRD supports the reservation of future regional open space. Retaining existing mature trees near the river will help reduce the impacts of increased water runoff from new development up slope.
- The indicative concept plan could be improved by locating roads around the edges, similar to the existing residential development to the west. This would make it easier for recreational users, emergency services, and maintenance crews to access the regional open space and river foreshore in the future (e.g. for weed control).

For more information, please contact Louise Murray on 9368 3833 or louise.murray@dpird.wa.gov.au

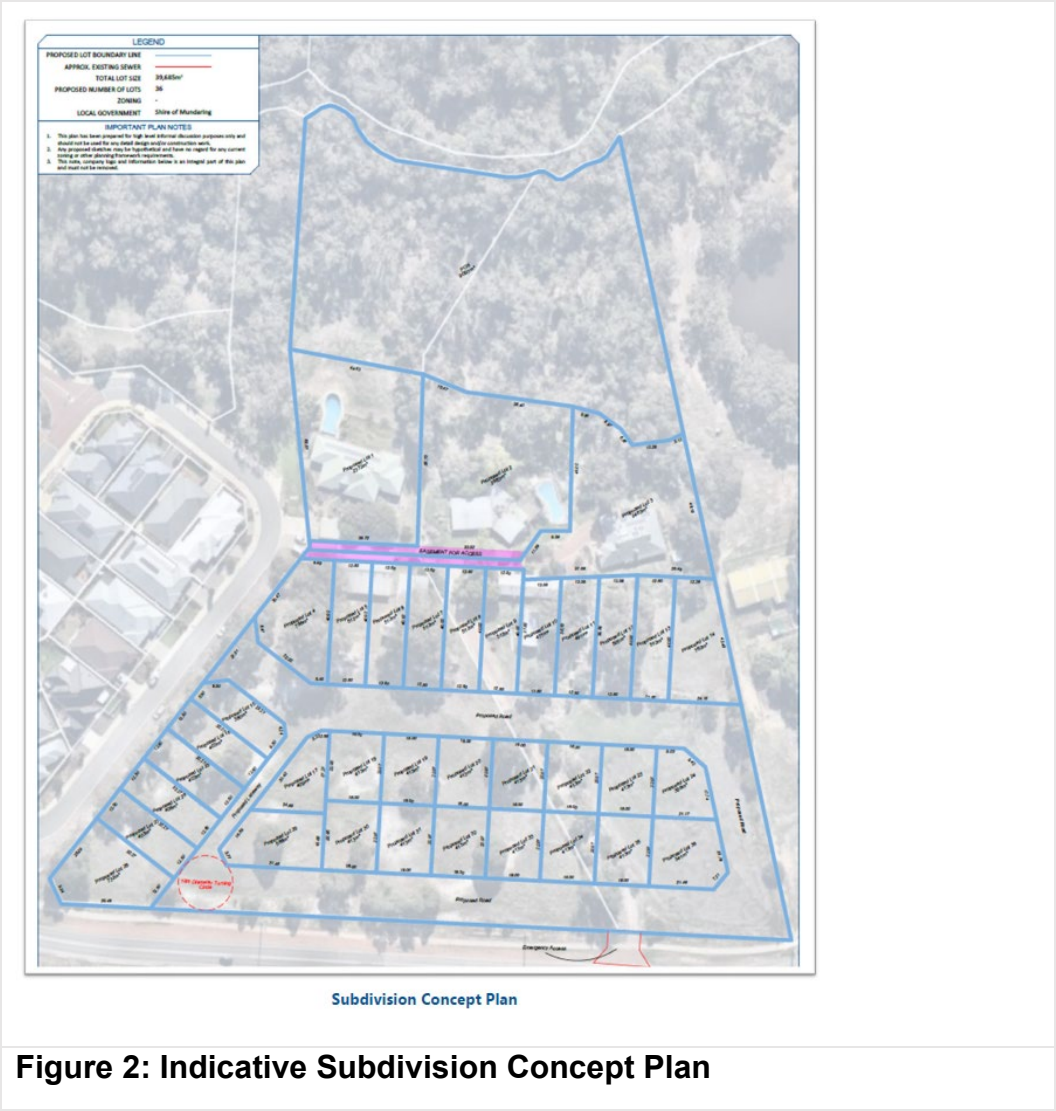
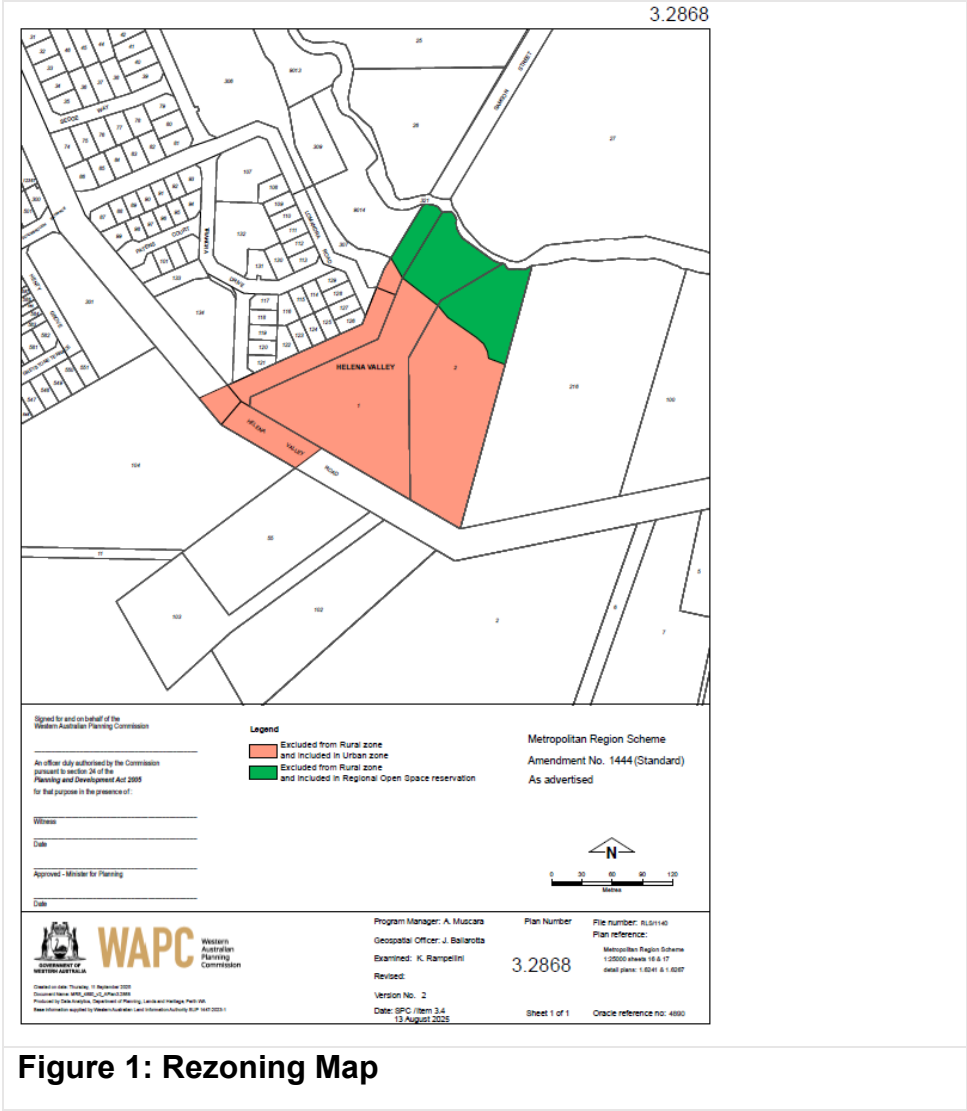
Yours sincerely

Anya Lam
**Director Agriculture Resource Management and Assessment
Fisheries and Sustainability**

Attachment 1: Rezoning map and indicative concept plan

1 Nash St, East Perth WA 6000
Telephone 08 9368 3383 landuse.planning@dpird.wa.gov.au
dpird.wa.gov.au
ABN: 18 951 343 745

Attachment 1: Rezoning map and indicative concept plan



**Respondent No:** 32**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 00:26:11 am**Last Seen:** Nov 04, 2025 00:26:11 am**IP Address:** n/a

Q1. What is your first name?	Marie
Q2. What is your surname?	Goodchild
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	mariegoodie@gmail.com
Q5. What is your address?	8 Goldsbrough Entrance Helena Valley
Q6. What is your contact number?	0412488692
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. Enough development in the area resulting in a change of semi rural lifestyle which is rare and appealing to the local community. Pressure placed on the schooling options in the area especially high school when the only catchment schools Swan View. Not good enough. The private options are all full 2 years ahead. HVPS is just not big enough and Clayton View is not suitable for most families in the HV region.	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 33**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 00:26:14 am**Last Seen:** Nov 04, 2025 00:26:14 am**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

We have a beautiful semi rural area which is currently being destroyed between road works and new housing Estates. We have a tiny primary school that is becoming overpopulated and that lovely community feel we once knew is disappearing as the population in our suburb grows. Kangaroos are disappearing from the area, as are the ducks. Enough is enough.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 34**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 00:34:26 am**Last Seen:** Nov 04, 2025 00:34:26 am**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

We bought our house 13 years ago, buying into a small community which I love but I've just seen developed developed over the last 10 years. I'm all about developing but where does it stop. We haven't got the schools we haven't got the shops and we haven't got the roads. The intersection by the bridge on Helena Valley Road is extremely dangerous and it takes at least 10 minutes to get across that road on any day. The traffic coming out of Torquata Boulevard in Helena Valley is dangerous. There are so many vehicles on the road now that I just cannot believe it. We've also got more children , dogs , cars . The roads , footpaths shops schools need to be looked into before any more housing is built . I oppose any more development in this area until something else is completely done and the roads are fixed. We have more shops we have more car parking at the shops.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 35**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 00:41:12 am**Last Seen:** Nov 04, 2025 00:41:12 am**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

not answered

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 36**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 00:54:00 am**Last Seen:** Nov 04, 2025 00:54:00 am**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

It will be a perfect continuation the housing below Helena Valley Road. And a massive improvement for the green public areas adjacent to Helena Valley River

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 37**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 00:59:33 am**Last Seen:** Nov 04, 2025 00:59:33 am**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

Oppose - we need to preserve the semi rural character of the area, which is the whole reason many of us choose to live in the area. The re-zoning of these lots threatens the semi rural nature of the area by inviting even more families into the area, impacting on local traffic, and the local flora/fauna, increased numbers in schools etc. If this is to proceed, the future subdivision should be limited to a smaller number of larger blocks, rather than many smaller blocks. I recommend the WAPC refuses this application. It goes against what the locals want, and why the locals live in the area.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 38**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 01:00:12 am**Last Seen:** Nov 04, 2025 01:00:12 am**IP Address:** n/a

Q1. What is your first name?	Lisa
Q2. What is your surname?	Forsyth
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	clforsyth@bigpond.com
Q5. What is your address?	17drummond gardens Helena Valley
Q6. What is your contact number?	0413101879
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.	
I oppose due as we moved to the area for the semi rural setting anf now it is becoking another suburb with no character	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 39**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 01:14:43 am**Last Seen:** Nov 04, 2025 01:14:43 am**IP Address:** n/a

Q1. What is your first name?	Grahame
Q2. What is your surname?	Gilson
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	grahamegilson@gmail.com
Q5. What is your address?	5 Elm Place, Helena Valley, 6056
Q6. What is your contact number?	0409886993
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. Several reasons:- 1. Helena Valley should remain a semi rural suburb. 2. Helena Valley has already experienced significant growth with new estates and dwellings over the last few years. 3. The growth in Helena Valley has resulted in a major impact to traffic delays including access to Military Road and the Gt Eastern Bypass via Stirling Crescent. We do not need the added disruption and long term impact of more dwellings.	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 40**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 01:20:09 am**Last Seen:** Nov 04, 2025 01:20:09 am**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

Helena valley is getting too over crowded. People bought here for the rural feel and now it's being destroyed by greed. Midland road and ridge hill road are becoming congested and it was never designed to have this many homes. We need to protect the beauty of Helena Valley and creating more homes will destroy the charm, create a busy feel, create more problems with traffic, the doctors and the schools will not be able to handle it. There is only one small IGA.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 41**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 01:30:35 am**Last Seen:** Nov 04, 2025 01:30:35 am**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

Helena Valley was a rural area with vast areas of bushland and large properties. Now it is a sea of houses that are so close you can sneeze and hear it from 3 houses down. It dose not need further development, you are ruining the rural areas by increasing housing. Find other areas to destroy

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 42**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 02:03:01 am**Last Seen:** Nov 04, 2025 02:03:01 am**IP Address:** n/a

Q1. What is your first name?	Katie
Q2. What is your surname?	Brogden
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	katiescar2000@hotmail.com
Q5. What is your address?	111 Torquata Boulevard, Helena Valley
Q6. What is your contact number?	0438860410
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. There has already been too much housing development in this area and the entry to the suburb is not sufficient enough to handle more traffic. With each entry point surrounded to Helena valley in midland hazelmer and bushmead those road networks need to be developed. Unless the city of swan and Kalamunda are able to provide this. Local children are also being pushed out of the primary school because of the impact of bushmead. There is no local high school and swan view is not a suitable option. There is not enough amenities to support more housing. Unless the roads around us are updated and they build a high school this should not be allowed. We have already been impacted for years on our roads. Give the residents a break.	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 43**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 02:10:17 am**Last Seen:** Nov 04, 2025 02:10:17 am**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

A series of new estates and developments over the past five years has added pressure to roads and infrastructure. The character of our area is also changing - we moved here for the semi-rural setting however this is being eroded by continual developments. This area is close to the river and additional homes will affect wildlife and the local ecosystem.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 44**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 07:21:08 am**Last Seen:** Nov 04, 2025 07:21:08 am**IP Address:** n/a

- Q1. What is your first name? *Details removed at the request of the submitter*
- Q2. What is your surname?
- Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes
- Q4. What is your email address?
- Q5. What is your address?
- Q6. What is your contact number?
- Q7. Are you responding on behalf of an organisation? No
- Q8. What is the name of the organisation? not answered
- Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose
- Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.
- I am not sure more housing is going to help with our current issues not being addressed such as access roads in and around Midland. Stirling Road is hanging on by a thread being badly patched after a downpour and it takes 20 minutes to drive into Midland because the congestion on Military and Clayton Streets is appalling. Perhaps when the new access on Lloyd Street connecting to Abernathy Road is through it would be more appropriate but for now more houses is not the answer.
- Q11. Upload supporting documents not answered
- Q12. Upload supporting documents not answered
- Q13. Upload supporting documents not answered

**Respondent No:** 45**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 07:50:08 am**Last Seen:** Nov 04, 2025 07:50:08 am**IP Address:** n/a

- Q1. What is your first name? *Details removed at the request of the submitter*
- Q2. What is your surname?
- Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes
- Q4. What is your email address?
- Q5. What is your address?
- Q6. What is your contact number?
- Q7. Are you responding on behalf of an organisation? No
- Q8. What is the name of the organisation? not answered
- Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose
- Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.
- The pressure to local Helena valley roads and rural lifestyle is already overloaded with current development projects. The neighborhood is already changing and the area is losing its charm. Risk of noise, light and air pollution is a concern, loss of habitat and area for native wildlife ruined. Please do not develop more. I go to the local Helena valley shops, see horses, it is meant to be rural! Another risk is increased crime in the area I live here as the community is safe and that will be threatened with more housing. Thank you.
- Q11. Upload supporting documents not answered
- Q12. Upload supporting documents not answered
- Q13. Upload supporting documents not answered

**Respondent No:** 46**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 08:07:43 am**Last Seen:** Nov 04, 2025 08:07:43 am**IP Address:** n/a

Q1. What is your first name?	Lachlan
Q2. What is your surname?	Gilham
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	lachy.gilham4299@gmail.com
Q5. What is your address?	3 Rottnest Street Bushmead
Q6. What is your contact number?	0488191866
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Support
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. We need more housing however the quality of the builders is in question. I strongly recommend that the developer places similar restrictive covenants on the titles to ensure the estate has a high level of visual appeal and not just more tacky homes with zero soul.	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 47**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 08:12:32 am**Last Seen:** Nov 04, 2025 08:12:32 am**IP Address:** n/a

- Q1. What is your first name? *Details removed at the request of the submitter*
- Q2. What is your surname?
- Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes
- Q4. What is your email address?
- Q5. What is your address?
- Q6. What is your contact number?
- Q7. Are you responding on behalf of an organisation? No
- Q8. What is the name of the organisation? not answered
- Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose
- Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.
- Many residents in Helena Valley purchased their homes in this area for the semi rural feel whilst being in close proximity to the highway and shops. Helena Valley has lots of wildlife, old trees, birds, bandicoots, rabbits and much more. Clearing land to turn the area into another built up urban suburb takes away the feel and charm of Helena valley. Not to mention there is 1 road to get and out & the traffic to get into Midland is already a nightmare. Not every square inch of land needs to have a house built on it.
- Q11. Upload supporting documents not answered
- Q12. Upload supporting documents not answered
- Q13. Upload supporting documents not answered

**Respondent No:** 48**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 09:18:04 am**Last Seen:** Nov 04, 2025 09:18:04 am**IP Address:** n/a

Q1. What is your first name? *Details removed at the request of the submitter*

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation? No

Q8. What is the name of the organisation? not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

Helena Valley is a small community, this is part of the appeal to live in this area with the local wildlife being so important. Further development on such a large scale is forcing out wildlife and destroying the natural habitat of many animals. I'm concerned about crime which is currently low in Helena Valley, we feel safe at the moment and opening up this development with a planned footpath or road will open up residents and make us vulnerable. Our roads cannot accommodate more traffic. The local school cannot accommodate more kids, it's already losing oval space for a demountable and would have to lose more to accommodate more children in the area. Helena Valley is a great primary school as it stands today, this will significantly impact it. Infrastructure cannot cope with more residential dwellings. Keep Helena Valley Semi rural, it deserves to be. It has a long history as a small rural area with beautiful lands and wildlife and this new development just compromises that. The local residents do not want this to go ahead.

Q11. Upload supporting documents not answered

Q12. Upload supporting documents not answered

Q13. Upload supporting documents not answered

**Respondent No:** 49**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 09:36:30 am**Last Seen:** Nov 04, 2025 09:36:30 am**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

Road congestion within Helena Valley and access into Midland. Further Destruction of wildlife habitat Loss of rural feel/atmosphere Pressure on existing road infrastructure

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 50**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 10:09:21 am**Last Seen:** Nov 04, 2025 10:09:21 am**IP Address:** n/a

- Q1. What is your first name? *Details removed at the request of the submitter*
- Q2. What is your surname?
- Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes
- Q4. What is your email address?
- Q5. What is your address?
- Q6. What is your contact number?
- Q7. Are you responding on behalf of an organisation? No
- Q8. What is the name of the organisation? not answered
- Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose
- Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.
- Our semi-rural character is disappearing at an alarming rate. Over the past few years, we have already seen significant residential expansion, including: - Allamanda Vista Estate – 65 planned dwellings - Helena Valley Rise Estate – 41 planned dwellings - Orchid Heights Estate – 36 planned dwellings - Helena Valley Estate – 81 new homes Additionally, in 2024 there were plans to develop 11.56 hectares within Lots 250 & 254 Helena Valley Road from Rural to Urban. The growth isn't limited to these estates: - Robinson Grove – 535 planned dwellings - Bushmead Estate – 950 established & planned dwellings - La Belle Estate (Bellevue) – 31 planned dwellings This totals almost 1,800 new homes in our local area—not including the proposed 11.56-hectare development mentioned above. We must come together to stop the urban sprawl and preserve the natural beauty and semi-rural character of Helena Valley.
- Q11. Upload supporting documents not answered
- Q12. Upload supporting documents not answered
- Q13. Upload supporting documents not answered

**Respondent No:** 51**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 11:56:11 am**Last Seen:** Nov 04, 2025 11:56:11 am**IP Address:** n/a

Q1. What is your first name?	Tiffany
Q2. What is your surname?	Roberts
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	tiff@proengwa.com
Q5. What is your address?	19 Darwinia Crescent Helena Valley
Q6. What is your contact number?	0417455287
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. Our community has already experienced significant growth in recent years, with a substantial number of new homes constructed. Unfortunately, the supporting infrastructure has not kept pace. The existing roads are increasingly congested, local schools are at or near capacity, and essential community services are already under strain. Approving further rezoning and development will only exacerbate these issues and negatively impact the quality of life for existing residents. Beyond the practical concerns, this proposal also threatens the unique semi-rural character that defines our area. The open space, natural surroundings, and low-density housing are central to what makes this community so special. Allowing higher-density development would permanently alter this character and erode the sense of place that residents deeply value. We are not opposed to progress or reasonable development, but it must be sustainable, well-planned, and aligned with the existing infrastructure and community vision. At this stage, our area has reached — and in many respects exceeded — its reasonable capacity for additional growth. For these reasons, I respectfully urge the council to reject the proposed rezoning	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 52**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 11:59:10 am**Last Seen:** Nov 04, 2025 11:59:10 am**IP Address:** n/a

- Q1. What is your first name? *Details removed at the request of the submitter*
- Q2. What is your surname?
- Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes
- Q4. What is your email address?
- Q5. What is your address?
- Q6. What is your contact number?
- Q7. Are you responding on behalf of an organisation? No
- Q8. What is the name of the organisation? not answered
- Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose
- Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.
- Only support if on / off ramps to Roe Highway are built at the Helena Valley road overpass.
- Q11. Upload supporting documents not answered
- Q12. Upload supporting documents not answered
- Q13. Upload supporting documents not answered

**Respondent No:** 53**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 12:02:16 pm**Last Seen:** Nov 04, 2025 12:02:16 pm**IP Address:** n/a

Q1. What is your first name?	Gavin
Q2. What is your surname?	Embrey
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	gavin_embrey@hotmail.com
Q5. What is your address?	19 Darwinia Crescent Helena Valley
Q6. What is your contact number?	0439446001
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. Our community is already busting at the seams with our only local school at capacity and roads not equipped for any more traffic. We, like many others in the area moved here for the peace and serenity the area offered	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 54**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 12:34:49 pm**Last Seen:** Nov 04, 2025 12:34:49 pm**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

My kids school is already struggling with intake, trying to get a doctor's appointment locally is almost impossible as it is and we don't have enough local infrastructure to support even more growth. We live next to the proposed area of expansion and don't want to spend the next several years listening to construction noise and having more local wildlife habitat ruined. The area is also already experiencing higher crime rates and adding more access to the area will increase it further.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered



Our Ref: PS.MRS 1444

3 November 2025

Sent via email: regionplanningschemes@dplh.wa.gov.au

Dear Sir/Madam

Potential MRS Amendment 1444 – Request for Comments – Lot 1 (2445) and Lot 2 (2565) Helena Valley Road, Helena Valley

Thank you for your correspondence dated 26 September 2025 regarding the above.

The following response is prepared by officers and reflects the direction set by Council's endorsed plans and strategies.

Local Planning Scheme No.4 Zoning

The subject sites are currently zoned Rural Residential under LPS4. The objectives of this zoning being the following:

- (a) *"To provide for residential use in a rural setting, in suitable and appropriate locations in reasonable proximity to services.*
- (b) *To conserve the natural environment as far as possible for the enjoyment of residents as well as the maintenance of ecological and landscape values, particularly by the protection of native vegetation (trees and understorey) and by water-sensitive development.*
- (c) *To provide for other uses compatible with and complementary to rural living, subject to appropriate land capability and suitability and protection of residential amenity.*
- (d) *To ensure conservation of soil, watercourses and other water resources and the protection of ecological and landscape values."*

Considering the above, should the WAPC resolve to approve the MRS Amendment it is recommended that it concurrently transfers the land to a LPS4 zone which is consistent with the objective of the Urban zone. In this circumstance the appropriate zoning would be 'Development'.

The Shire is in the early stages of reviewing LPS4. If the subject sites are rezoned to Development the zoning will be changed to Urban Development (as per the Regulations) as part of the Scheme review process.

Foothills Growth Strategy

The subject property forms part of Precinct 4 of the Foothills Growth Strategy, which is designated for low to medium density residential development subject to it being demonstrated:

- *“Of the extent of the flood prone area through appropriate environmental investigation and a commitment being made to cede this land as Parks and Recreation Reserve;*
- *That bushfire risk can be suitably addressed; and*
- *That heritage features can be suitably protected.”*

The supporting document does not indicate the density coding proposed for the subject sites, nor how future subdivision would satisfy the current requirements of State Planning Policy 3.7 - Bushfire. Further consideration of this will be given at the structure planning stage should the site be rezoned appropriately under the MRS and LPS4.

North-East Sub-regional Planning Framework

The sites are classified as Urban Investigation in the North-East Sub-regional Planning Framework. The Framework identifies the following key considerations for the Helena Valley Urban Investigation area:

- *Protection of Bush Forever areas including the Helena River, and other significant remnant vegetation*
- *Bushfire risk*
- *The ability of the sites north of the Helena river to be connected to reticulated wastewater services*

The supporting document does not indicate how future subdivision would address the above considerations. They will need to be addressed at the structure planning stage should the site be rezoned appropriately under the MRS and LPS4.

Natural Environment

A watercourse flows adjacent to the northern lot boundary of the subject sites, adjacent to which is a wildlife corridor.

The Shire's Watercourse Hierarchy Strategy developed in conjunction with its Local Biodiversity Strategy includes a principle to *'focus on protecting and rehabilitating ecological function and biodiversity along watercourse corridors, especially through urban and rural residential areas'*.

A copy of the Shire's Watercourse Hierarchy Strategy and Local Biodiversity Strategy are available to view on its website (www.mundaring.wa.gov.au)

Concept Plan

The Amendment Report refers to a concept plan, a copy of which was not included in the documents being advertised for comment by the Department.

Whilst formal comment is not being sought at this stage in relation to the concept plan, it would be beneficial if a copy of the concept plan could be made available to the Shire (and other agencies) even at this early stage.

Given the potential extent of changes required, the Shire requests that the concept plan **not** accompany any amendment documentation.

Should you have any queries, please contact the Shire's Planning Service on 9290 6740 or via shire@mundaring.wa.gov.au.

Yours sincerely

Scott Price
Manager Community Planning

**Respondent No:** 55**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 13:23:06 pm**Last Seen:** Nov 04, 2025 13:23:06 pm**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

Area getting overdeveloped already, traffic won't support and also risking native animals and fauna and flora

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 56**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 15:39:03 pm**Last Seen:** Nov 04, 2025 15:39:03 pm**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

More development will hopefully mean more services and amenities come to the area.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 57**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 16:22:19 pm**Last Seen:** Nov 04, 2025 16:22:19 pm**IP Address:** n/a

Q1. What is your first name?	Arthur
Q2. What is your surname?	Cabral
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	kaisercabral@gmail.com
Q5. What is your address?	3 darwinia crescent, Helena VALley
Q6. What is your contact number?	0405033373
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. I prefer that Helena Valley maintains its rural atmosphere.	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 58**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 16:37:12 pm**Last Seen:** Nov 04, 2025 16:37:12 pm**IP Address:** n/a

Q1. What is your first name?	Kell
Q2. What is your surname?	Felder
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	kaf479@gmail.com
Q5. What is your address?	2 Desert Ash pl, Helena valley
Q6. What is your contact number?	0447051641
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. The roads in and out of Helena valley are already overwhelmed with traffic, especially while the Scott street bridge was being improved. Helena valley Road works made it a nightmare getting in and out of the area. The beauty of our suburb was the larger blocks, but now we are seeing smaller blocks pop up everywhere. Ten years ago there was a natural spring that continuously flowed across the road from my house, but now it's dry. Ten years ago we had kangaroos in and around the suburb, but they are now few and far between. Bushmead was a beautiful nature space, with lots of native animals. Don't destroy our beautiful suburb with more houses. I know my opinion won't be considered, but you are going to ruin what was once a stunning suburb. Such a shame!	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 60**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 20:35:55 pm**Last Seen:** Nov 04, 2025 20:35:55 pm**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

I would like the semi rural aspect of the neighbourhood preserved. New developments seem to remove too many trees and lay too much concrete for starters. If the land has to be developed then larger blocks enabling paddocks for horses, livestock etc will be better option.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 61**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 20:56:49 pm**Last Seen:** Nov 04, 2025 20:56:49 pm**IP Address:** n/a

- Q1. What is your first name? *Details removed at the request of the submitter*
- Q2. What is your surname?
- Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes
- Q4. What is your email address?
- Q5. What is your address?
- Q6. What is your contact number?
- Q7. Are you responding on behalf of an organisation? No
- Q8. What is the name of the organisation? not answered
- Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

Fundamentally I am opposed to the proposed development for the following reasons. Helena Valley has experienced significant development over the past 10 years which is: 1. removing more trees and destroying the local natural environment (especially for red tailed cockatoos listed as a vulnerable species); 2. further eroding HV's rural sense of identity and place; and 3. the current road network cannot sustain added traffic pressures or provide reasonable escape access in the event of emergency. Helena Valley itself is accessed by one main road (Helena Valley Road) with several feeder roads (Midland Road, Military Road, Scott Street and Ridge Hill Road). To the north the Helena River/creek acts as a practically uncrossable border spanning a fair few properties between Roe Highway and Scott Street. To the south, bushland extends from other HV estates towards Bushmead. The distinct lack of alternative routes and thoroughfares connecting HV to other main roads is a complete cluster waiting to happen in the event of an emergency such as a bushfire or critical incident. As a side note (and still quite relevant), the lack of roads became glaringly apparent to local residents during the recent, substantially inconvenient & excruciatingly long Water Corp Pipe Upgrade along Helena Valley Road which is The. Only. One. Road. into, and out of, Helena Valley. The current road network cannot sustain the added traffic that further condensed development will bring into the area, particularly at the intersection of Helena Valley Road and Scott Street (which, without a roundabout or a significant intersection upgrade, is a major accident waiting to happen). On a personal note, I feel it is such a shame that the main objective nowadays is to subdivide large bush blocks/properties into smaller dwellings at the expense of Helena Valley's soul. My partner bought a quarter acre property here in 2000 and we are now seriously considering moving because of the ridiculous infiltration of sardine packed cookie cutter homes and all the traffic issues we have had to deal with, particularly over the past 2 years. Instead of developing the land for new home builds, why not consider maintaining the space and rezoning it to Commercial/Retail so it can be used for a Tavern/Restaurant and/or a massive children's playground? One that will better reflect the needs of the existing community whilst still maintaining the natural landscape. Or, if our objections are unheard and inevitably it is decided to go down the housing development route, subdivide into larger lots (3+acres) like Prater Farm recently did.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 62**Login:** Anonymous**Email:** n/a**Responded At:** Nov 04, 2025 22:07:07 pm**Last Seen:** Nov 04, 2025 22:07:07 pm**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

Helena valley should not have any amendment or additional housing built. People have previously moved here for a bush feel lifestyle and to have that taken away will make it feel like any other metropolitan area. Nothing special as it's a sea of houses and damaging the wildlife habitat and natural surroundings that we all Cherish. Additionally, there is not enough infrastructure or facilities to support any more housing or people in the neighborhood.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 63**Login:** Anonymous**Email:** n/a**Responded At:** Nov 05, 2025 04:39:48 am**Last Seen:** Nov 05, 2025 04:39:48 am**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

There is a massive shortage of houses in the area.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 64**Login:** Anonymous**Email:** n/a**Responded At:** Nov 05, 2025 23:57:00 pm**Last Seen:** Nov 05, 2025 23:57:00 pm**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation?

No

Q8. What is the name of the organisation?

not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

Reasons for Opposing Development

1. Limited Infrastructure Capacity • Existing infrastructure (roads, utilities, water, and sewer systems) is already operating near or at capacity. • Additional development would place unsustainable strain on these systems, leading to service disruptions and costly upgrades.
2. Traffic Congestion • Local roads and intersections are already congested, particularly during peak hours. • New development would increase vehicle volumes, worsening delays, air pollution, and safety risks for pedestrians and cyclists.
3. Schools and Daycare Overcapacity • Local schools and childcare centers are already at or above capacity. • Increased population would lead to overcrowded classrooms, reduced quality of education, and limited access to childcare for families.
4. Public Services Strain • Emergency services (police, fire, medical) may not be able to adequately meet increased demand without significant additional investment.
5. Quality of Life Impacts • Increased noise, traffic, and density could negatively impact neighborhood character and residents' quality of life.
6. Impact to Local Wildlife and Natural Areas • Development would lead to the loss of natural habitats such as woodlands, wetlands, and open green space that support local wildlife. • Increased human activity, traffic, and noise disrupt native species and migration patterns. • Stormwater runoff from new construction can pollute nearby streams and wetlands, further degrading ecosystems. • Fragmentation of habitat areas makes it harder for wildlife to find food, shelter, and breeding areas, threatening biodiversity in the community. • Once destroyed, these natural environments are extremely difficult—and often impossible—to fully restore.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered



Respondent No: 59

Login: Anonymous

Email: n/a

Responded At: Nov 04, 2025 18:49:46 pm

Last Seen: Nov 04, 2025 18:49:46 pm

IP Address: n/a

- Q1. What is your first name? *Details removed at the request of the submitter*
- Q2. What is your surname?
- Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes
- Q4. What is your email address?
- Q5. What is your address?
- Q6. What is your contact number?
- Q7. Are you responding on behalf of an organisation? No
- Q8. What is the name of the organisation? not answered
- Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose
- Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.
- See attached submission
- Q11. Upload supporting documents https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/e01691415d0bc09317cdf6bd45c7cd0942c2aaaae/original/1762242583/33604fee8fb57029765b6959d66bc27a_Public%20Submission%20Opposing%20Proposed%20Development.pdf?1762242583
- Q12. Upload supporting documents not answered
- Q13. Upload supporting documents not answered

PUBLIC SUBMISSION

Metropolitan Region Scheme Amendment 1444 (Standard)
Lots 1 & 2 Helena Valley Road, Helena Valley
Shire of Mundaring

To:

The Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001
RegionPlanningSchemes@dplh.wa.gov.au

Date: 4 November 2025

1. Introduction

I write in response to the public advertising of **Metropolitan Region Scheme (MRS) Amendment 1444 (Standard)**, relating to **Lots 1 and 2 Helena Valley Road, Helena Valley** (approximately 4.87 hectares), within the **Shire of Mundaring**.

As both a **local resident** and a **qualified environmental practitioner** with over 30 years of professional experience in environmental management, land rehabilitation, and compliance, I **strongly oppose** the proposed amendment on environmental, planning, bushfire safety, and infrastructure grounds, as detailed below.

This submission references the Amendment Report published September 2025 (File: RLS/1140) and supporting documentation.

2. Statement of Opposition

I am opposed to Metropolitan Region Scheme Amendment 1444 and respectfully request that the Western Australian Planning Commission **reject this amendment** for the reasons outlined in this submission.

3. Grounds for Opposition

a. Inadequate Environmental Assessment and Protection

3.1 Incomplete Environmental Investigation

The Amendment Report (page 2) acknowledges that:

"Vegetation within the site ranges from completely degraded to very good. The majority of vegetation is Banksia Woodlands of the Swan Coastal Plain Ecological Community."

Despite this acknowledgment of a **Threatened Ecological Community (TEC)** listed as Endangered under both Commonwealth and State legislation, the Amendment Report provides:

- **No comprehensive flora and vegetation survey** detailing extent, condition, and significance
- **No fauna assessment** to identify threatened species utilization of the site
- **No quantification** of the area of Banksia Woodlands to be cleared versus retained
- **No impact assessment** on the ecological linkage between Helena Valley, the Helena River corridor, and the Darling Range foothills

The EPA's determination (Appendix A, Ref: APP-0030685) states that the amendment "does not require formal assessment under Part IV of the Environmental Protection Act 1986." However, this determination was based on limited desktop assessment and relies heavily on the statement that impacts "can be mitigated through existing local planning scheme provisions" and "future planning processes."

This approach is inadequate. Environmental assessment should occur **before** strategic rezoning decisions are made, not deferred to subsequent stages when the principle of urban development has already been established through MRS zoning.

3.2 Black Cockatoo Habitat

The Amendment Report (page 1) notes:

"The site may also include a potential black cockatoo habitat, and the above areas are to be retained in a Regional Open Space reservation."

The use of "may also include" and "potential" demonstrates **insufficient investigation**. Black cockatoos are protected under the Environment Protection and Biodiversity Conservation Act 1999, and habitat assessment requires:

- Identification of breeding, foraging, and roosting habitat
- Assessment of habitat quality and connectivity
- Quantification of habitat to be lost
- Demonstration that impacts are acceptable under State and Commonwealth legislation

No such assessment has been provided. The Amendment Report's reliance on retention of Regional Open Space does not address potential impacts on black cockatoo habitat within the proposed Urban zone (approximately 3.06 ha for residential development).

3.3 Bush Forever Site 215

While the Amendment Report (page 1) states that "part of Bush Forever Site 215" will be retained as Regional Open Space, it provides:

- **No mapping** showing the exact extent of Bush Forever within the amendment area
- **No assessment** of impacts on Bush Forever values
- **No justification** for why any portion of a Bush Forever site should be removed from protection

State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region (page 2) aims to "ensure bushland protection and management issues are addressed and integrated with broader land use planning." The Amendment Report's approach of fragmenting Bush Forever Site 215 contradicts this policy objective.

3.4 Hydrological Impacts

The Amendment Report (page 3) notes that:

"The Department of Water and Environmental Regulation (DWER) has endorsed a District Water Management Strategy (DWMS) and advised that the Shire's consideration of the DWMS can occur during the public submission period."

This statement reveals that **water management considerations have not been adequately integrated into the amendment proposal**. Key concerns include:

- Proximity to Helena River and the floodway/flood fringe within the northern portion
- Potential for erosion and sedimentation impacts on downstream waterways
- Groundwater impacts from urban development and wastewater disposal
- Surface water quality impacts from increased impervious surfaces and urban runoff

The Amendment Report provides no detail on how the endorsed DWMS addresses these site-specific concerns, and it is unclear whether the DWMS has been made available for public review during this submission period.

3.5 Inadequate Cumulative Impact Assessment

The proposed rezoning should not be assessed in isolation. The Amendment Report provides no analysis of:

- Cumulative impacts of this and other urban expansion proposals in Helena Valley
 - Loss of ecological connectivity in the broader landscape
 - Incremental degradation of the rural-urban interface
 - Long-term sustainability of continued urban expansion into environmentally constrained areas
-

b. Bushfire Risk and Public Safety Concerns

3.6 Deficient Bushfire Assessment

The Amendment Report (page 3) contains a critical admission:

"A bushfire management plan (BMP) was prepared prior to publication of the revised SPP 3.7 in 2024, and as such, **a broader landscape assessment has not been undertaken**. However, a desktop assessment has been undertaken by DPLH which has determined an acceptable level of bushfire risk. As such, the existing BMP has not been updated but will be required to be reviewed in the subsequent detailed planning stages."

This approach is fundamentally flawed and inconsistent with the intent of State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP 3.7). Key deficiencies include:

Non-Compliance with Current Standards: The existing BMP was prepared before the 2024 revision of SPP 3.7. Strategic planning decisions should be based on current policy requirements, not outdated assessments.

No Landscape Assessment: SPP 3.7 requires consideration of bushfire risk at a landscape scale, including:

- Assessment of bushfire hazard across the broader landscape
- Identification of bushfire hazard levels and potential bushfire behaviour
- Assessment of availability of evacuation routes and likely evacuation scenarios
- Consideration of emergency services access and firefighting water supply

None of this analysis has been undertaken or presented in the Amendment Report.

Desktop Assessment Inadequacy: The Amendment Report relies on a DPLH desktop assessment to determine "an acceptable level of bushfire risk." No details of this assessment are provided, including:

- Methodology used
- Assumptions made
- Limitations of the desktop approach
- How it addresses the requirements of SPP 3.7
-

Deferred Critical Analysis: The statement that the BMP "will be required to be reviewed in the subsequent detailed planning stages" is inappropriate. By the time local structure planning occurs, the strategic decision to allow urban development (through MRS Urban zoning) will have been made. This fundamentally undermines the strategic bushfire risk assessment required by SPP 3.7.

3.7 Evacuation and Access Constraints

The Amendment Report (page 1) notes the site is:

"in close proximity to Roe Highway, Great Eastern Highway and existing local roads within the locality."

However, direct site access is via **Helena Valley Road**, which is:

- A single primary access route for the development
- Already experiencing significant traffic congestion during peak periods
- Constrained in its capacity to serve as an evacuation route for existing and proposed residents during bushfire emergencies

The concept plan (page 1) explicitly states it:

"seeks to limit direct access onto Helena Valley Road"

This reveals a recognized traffic capacity constraint, yet no Traffic Impact Assessment or evacuation modeling has been provided to demonstrate that safe evacuation can be achieved during a bushfire emergency.

The Department of Fire and Emergency Services (DFES) position is noted in the Amendment Report (page 2):

"A bushfire management plan has been considered by the Department of Fire & Emergency Services and **changes have been requested which are to be finalised prior to a final decision being made on the amendment.**"

The fact that DFES has requested changes that have not yet been finalized raises serious concerns about the adequacy of bushfire risk management. **It is inappropriate to seek public comment on an amendment when bushfire safety requirements have not been resolved.**

3.8 Inconsistency with SPP 3.7 Objectives

SPP 3.7 aims to:

"give priority to the protection of human life and property from the impacts of bushfire"

and

"avoid intensification of development in high bushfire risk areas where adequate bushfire protection cannot be provided."

The proposed amendment seeks to **intensify development** (from Rural to Urban, accommodating approximately 36 residential lots on 3.06 ha) in a **designated bushfire-prone area** without:

- Comprehensive landscape-scale bushfire risk assessment
- Updated Bushfire Management Plan compliant with current SPP 3.7
- Demonstrated safe evacuation capability
- Resolution of DFES concerns

This is inconsistent with the precautionary approach required by SPP 3.7.

c. Infrastructure and Traffic Capacity Deficiencies

3.9 Absence of Traffic Impact Assessment

The Amendment Report (page 4) states:

"Main Roads Western Australia (MRWA), Department of Transport and Major Infrastructure (DTMI) and the Public Transport Authority (PTA) have no comment on the amendment."

"No comment" does not equate to "no impact." The absence of agency comment does not demonstrate that traffic impacts have been adequately assessed or that infrastructure capacity exists to accommodate the development.

The proposed rezoning will generate approximately 36 residential lots (page 1), which based on standard traffic generation rates equates to approximately:

- 300-360 additional vehicle movements per day
- Peak hour demands coinciding with existing congestion on Helena Valley Road

No Traffic Impact Assessment has been provided to:

- Quantify traffic generation from the proposal
- Assess impacts on Helena Valley Road, Scott Street, and Clayton Road
- Identify intersection capacity constraints
- Propose traffic management or road upgrade measures
- Assess cumulative impacts with other developments in the area

This represents a **fundamental gap in the supporting information** required to assess the amendment's suitability.

3.10 Infrastructure Servicing Strategy

While the Amendment Report (page 3) notes that reticulated water and sewerage "should be connected," no Infrastructure Servicing Strategy has been provided detailing:

- Capacity of existing water and wastewater infrastructure to service the development
- Required upgrades and their timing, funding, and responsibility

- Stormwater management strategy and downstream impacts
- Coordination with the endorsed District Water Management Strategy

The statement (page 3) that DWER's consideration of the DWMS "can occur during the public submission period" suggests infrastructure planning has not been adequately integrated into the amendment proposal.

d. Strategic Planning Inconsistencies

3.11 Perth and Peel@3.5million Framework

The Amendment Report (page 1) states that:

"The North East Sub-Regional Planning Framework forms part of the Perth and Peel@3.5million strategic suite of planning documents. The Framework identifies the subject land as Urban Investigation."

However, the Perth and Peel@3.5million Framework explicitly prioritizes:

- **Consolidated urban form** to avoid urban sprawl
- **Infill development** within established urban areas
- **Protection of areas with significant regional environmental value**
- **Avoidance of development in high bushfire risk areas**

The proposed amendment represents:

- **Urban expansion** into a semi-rural transition area, not infill development
- **Fragmentation of environmental values** (Bush Forever, TEC, black cockatoo habitat)
- **Intensification in a bushfire-prone area** without adequate risk assessment

While the Framework identifies the land as "Urban Investigation," this does not equate to automatic approval for urban zoning. The Amendment Report (page 2) lists three matters to be addressed:

1. **Protection of Bush Forever areas including the Helena River, and other significant remnant vegetation**
2. **Bushfire risk**
3. **The ability of sites to be connected to reticulated wastewater services**

As detailed in this submission, matters 1 and 2 have not been adequately addressed. The amendment is therefore **premature and inconsistent with the Framework's requirements**.

3.12 State Planning Policy 3.0 - Urban Growth and Settlement

The Amendment Report (page 3) claims consistency with SPP 3.0, stating the amendment:

"will integrate the subject land with the broader locality, and will optimise the expansion of existing urban infrastructure"

This claim is not substantiated. SPP 3.0 prioritizes:

- **Making efficient use of existing urban land** before expanding the urban footprint
- **Development in locations with established infrastructure** and services
- **Avoiding areas with significant environmental or hazard constraints**

The amendment area:

- Is constrained by significant environmental values (TEC, Bush Forever, black cockatoo habitat)
- Is within a bushfire-prone area with unresolved safety concerns
- Requires infrastructure extensions and upgrades
- Represents urban sprawl rather than efficient use of existing urban land

3.13 Shire of Mundaring Foothills Growth Strategy

The Amendment Report (page 2) references the Shire's Foothills Growth Strategy, which identifies the site within "Precinct 4" subject to:

"investigating rezoning to Urban under the MRS... subject to:

- The extent of the flood prone area through appropriate environmental investigation and a commitment being made to cede this land as Regional Open Space;
- That bushfire risk can be suitably addressed; and
- That heritage features can be suitably protected."

The Amendment Report's assertion that these matters have been "addressed" is questionable:

- **Flood prone area:** No detailed flood study or environmental investigation has been provided
 - **Bushfire risk:** As detailed in section 3.6-3.8, bushfire risk has not been suitably addressed
 - **Heritage features:** The EPA's advice (Appendix A) notes potential impacts on an Aboriginal Heritage Site, yet no detailed heritage assessment has been provided
-

e. Precedent and Cumulative Impact Risks

3.14 Precedent for Further Urban Encroachment

Approval of Amendment 1444 would establish an **undesirable precedent** for further urban expansion into:

- Environmentally sensitive areas of the eastern metropolitan corridor
- Bushfire-prone rural-urban interface zones
- Areas identified as "Urban Investigation" without adequate investigation

The cumulative effect of incremental urban expansion decisions will be:

- Progressive loss of the rural character and landscape values of Helena Valley
- Fragmentation and degradation of ecological connectivity
- Increased exposure of Perth's population to bushfire risk
- Undermining of strategic planning frameworks that prioritize consolidation over sprawl

3.15 Long-Term Planning Integrity

Once land is rezoned to Urban under the MRS, the principle of urban development is established. Subsequent planning processes (local scheme amendment, structure planning, subdivision) become focused on **how** development occurs, not **whether** it should occur.

This amendment seeks to establish that principle without:

- Comprehensive environmental assessment
- Adequate bushfire risk analysis
- Demonstrated infrastructure capacity
- Clear net community benefit

Approval would therefore **compromise the integrity of the strategic planning system** and undermine public confidence in evidence-based decision-making.

4. Specific Technical Deficiencies

4.1 Lack of Supporting Studies

The Amendment Report relies on assertions and commitments to "future planning processes" rather than providing evidence-based assessment. Critical supporting studies that should have been provided include:

- **Flora and Vegetation Survey** (detailed assessment of extent, condition, and significance)
- **Fauna Assessment** (including Black Cockatoo habitat assessment compliant with Commonwealth guidelines)
- **Bushfire Management Plan** (compliant with current SPP 3.7 including landscape assessment)
- **Traffic Impact Assessment** (quantifying impacts and identifying required upgrades)
- **Infrastructure Servicing Strategy** (demonstrating capacity and upgrade requirements)
- **Flood Study** (detailed assessment of flood prone areas)
- **Aboriginal Heritage Assessment** (detailed investigation of heritage values)
- **Visual Landscape Assessment** (impacts on rural character and landscape values)

4.2 Inadequate Concept Plan

The concept plan (page 1) is indicative only and provides insufficient detail to assess:

- Interface with Regional Open Space and edge effects on retained vegetation
- Stormwater management and drainage impacts
- Lot layout and orientation relative to bushfire hazard
- Street network and connectivity
- Retention of significant trees and landscape features

The Amendment Report notes (page 1):

"The concept plan seeks to limit direct access onto Helena Valley Road and retain street trees on Lomandra Road."

This acknowledges design constraints but provides no detail on how they will be resolved.

4.3 Deferred Assessment Approach

Throughout the Amendment Report, critical assessments are deferred to "subsequent detailed planning stages" including:

- Bushfire Management Plan review (page 3)
- Coordination of local scheme amendment (page 4)
- Environmental impact mitigation (page 3)
- Aboriginal cultural heritage consideration (page 4)

This approach is inconsistent with strategic planning principles. **Strategic rezoning decisions should be informed by adequate assessment, not proceed on the basis that problems will be resolved later.**

5. Recommendations

Given the deficiencies outlined in this submission, I respectfully recommend that the Western Australian Planning Commission:

5.1 Reject Amendment 1444

Reject MRS Amendment 1444 on the grounds that:

- Environmental values have not been adequately assessed or protected
- Bushfire risk has not been suitably addressed in accordance with SPP 3.7
- Infrastructure capacity has not been demonstrated
- The amendment is inconsistent with strategic planning frameworks
- Net community benefit has not been established

5.2 Require Comprehensive Assessment

Should the WAPC consider that the amendment has strategic merit warranting further investigation, require the proponent to undertake and publicly release:

- Comprehensive flora, vegetation, and fauna assessment by qualified specialists

- Bushfire Management Plan compliant with current SPP 3.7 including landscape-scale assessment
- Traffic Impact Assessment identifying impacts and required infrastructure upgrades
- Infrastructure Servicing Strategy demonstrating capacity for water, wastewater, and drainage
- Detailed flood study and hydrological assessment
- Aboriginal heritage assessment in consultation with Traditional Owners
- Visual landscape assessment addressing rural character impacts

These studies should be completed and subject to public comment before any decision on the amendment is made.

5.3 Prioritize Strategic Infill Development

Direct the Shire of Mundaring to:

- Prioritize infill development opportunities within existing Urban zoned areas
- Focus growth in locations with established infrastructure and services
- Avoid urban expansion into environmentally constrained and bushfire-prone areas
- Implement the strategic intent of Perth and Peel@3.5million through consolidation, not sprawl

5.4 Ensure Transparent Process

Ensure that:

- All supporting technical studies are made publicly available
- Adequate time is provided for community and agency review of complete information
- DFES concerns regarding bushfire management are resolved and publicly documented before amendment approval
- The endorsed District Water Management Strategy is made available for public review

6. Conclusion

For the reasons detailed in this submission, I strongly oppose Metropolitan Region Scheme Amendment 1444 (Standard).

The proposed rezoning from Rural to Urban and Regional Open Space represents an inappropriate and inadequately justified expansion of Perth's urban footprint into an environmentally sensitive, infrastructure-constrained, and bushfire-exposed location.

The Amendment Report:

- Lacks comprehensive environmental assessment
- Relies on an outdated Bushfire Management Plan that does not comply with current SPP 3.7
- Defers critical bushfire safety matters despite DFES requesting unresolved changes

- Provides no Traffic Impact Assessment or infrastructure servicing analysis
- Fragments Bush Forever Site 215 and a Threatened Ecological Community
- Fails to adequately address Black Cockatoo habitat values
- Is inconsistent with the strategic intent of Perth and Peel@3.5million to prioritize consolidation over sprawl

Strategic planning decisions of this nature should be based on comprehensive, evidence-based assessment, not proceed on commitments that problems will be addressed in "future planning processes." By that stage, the principle of urban development will have been established through MRS zoning, and meaningful environmental and safety considerations will be constrained.

Approval of this amendment would:

- Set an undesirable precedent for further urban encroachment into the eastern hills
- Undermine the integrity of strategic planning frameworks
- Compromise environmental values of regional significance
- Increase exposure of Perth's population to bushfire risk
- Erode the rural character and landscape values that define Helena Valley

I urge the Western Australian Planning Commission and the Shire of Mundaring to reject this amendment and redirect planning efforts toward strategic infill development within existing urban areas that can accommodate growth without compromising environmental sustainability, public safety, and long-term planning integrity.

I request that this submission be considered in full and that I be notified of the outcome of the amendment process.

Thank you for the opportunity to comment on this important planning matter.

Yours sincerely,

Attachments:

- Copy of MRS Amendment 1444 Amendment Report (September 2025, File RLS/1140)

Submission made pursuant to: Planning and Development (Region Planning Schemes) Regulations 2023, Regulation 7

Submission period: 26 September to 7 November 2025 (42 days)

Note: This submission represents the professional opinion of the author based on review of publicly available documentation. The author reserves the right to provide supplementary information should additional documentation become available during the submission period.

**Respondent No:** 65**Login:** Anonymous**Email:** n/a**Responded At:** Nov 06, 2025 07:04:36 am**Last Seen:** Nov 06, 2025 07:04:36 am**IP Address:** n/a

Q1. What is your first name?	Julia
Q2. What is your surname?	Brooks
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	brooksjdr@gmail.com
Q5. What is your address?	119/2340 Helena Valley Rd Helena Valley
Q6. What is your contact number?	0407984980
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.	
Am against this proposal.The native animals again will be the innocent victims of this urban sprawl. Enough is enough. Leave the bush alone.Build up not out.	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 66**Login:** Anonymous**Email:** n/a**Responded At:** Nov 06, 2025 09:42:53 am**Last Seen:** Nov 06, 2025 09:42:53 am**IP Address:** n/a

Q1. What is your first name?	Sharon
Q2. What is your surname?	Clark
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	sharon.clark82@live.com.au
Q5. What is your address?	16 glenway
Q6. What is your contact number?	0411293576
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. I oppose. Helena valley is not to become urban, it needs to stay rural to protect the culture, natural habitats, animals and peacefulness of the area. This will bring more crime, noise, traffic and death to australian wildlife. Property developers are the reason why we have a housing crisis. Stop trying to cash in at our youths and environments expense.	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

6 November 2025

APA Reference: 508401
Your Reference: RLS/1140

Western Australian Planning Commission
Gordon Stephenson House
140 William Street
Perth WA 6000

EMAIL OUT: N/A

Dear Sir/Madam,

RE: Proposed MRS amendment at LOT 1 & 2 HELENA VALLEY ROAD, HELENA VALLEY – RLS/1140

Thank you for your referral request in relation to the proposed MRS amendment at LOT 1 & 2 HELENA VALLEY ROAD, HELENA VALLEY – RLS/1140.

APA Group (APA) is a leading Australian owned and operated energy infrastructure business with a \$22 billion portfolio of assets, delivering essential energy services across all of Australia. Our focus is on providing safe, reliable, affordable, and low emissions energy to Australian communities. Our investments are also critical to supporting Australian jobs, manufacturing and industry. APA is a trusted owner and operator of a range of energy infrastructure – from renewable energy, to electricity interconnectors and transmission, through to gas generation plants and transmission pipelines.

The subject site is outside the Notification Area of any applicable APA assets, as such, APA has no comments to make in relation to this application.

For any further enquiries in relation to this correspondence, please contact myself on +61 425 070 212 or APA's Urban Planning team by email at PlanningWA@apa.com.au

Yours faithfully,



ZIJAD BAJREKTAREVIC
URBAN PLANNER
OPERATIONS, ENGINEERING & TECHNICAL SOLUTIONS
APA GROUP



mainroads
WESTERN AUSTRALIA

Enquiries: Harrison Blinman (08) 9323 4668
Our Ref: 24/3850 (D25#991655)
Your Ref: RLS/1140

Date: 04 November 2025

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

Email: regionplanningschemes@dplh.wa.gov.au

Attention: Anthony Muscara

**PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1444 (STANDARD) -
LOT 1 & 2 HELENA VALLEY ROAD, HELENA VALLEY - SHIRE OF MUNDARING
(RLS/1140)**

Thank you for your correspondence dated 29th of September 2025, inviting Main Roads to comment on the above proposal.

Main Roads has no objection to the proposal as presented.

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 Harrison Blinman via email at Harrison.Blinman@mainroads.wa.gov.au.

Yours sincerely

Lindsay Broadhurst
Director Road Planning

**Respondent No:** 67**Login:** Anonymous**Email:** n/a**Responded At:** Nov 06, 2025 12:30:24 pm**Last Seen:** Nov 06, 2025 12:30:24 pm**IP Address:** n/a

Q1. What is your first name?	Anne
Q2. What is your surname?	Rice
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	annemikerice1937@gmail.com
Q5. What is your address?	121/2340 Helena Valley Road. 6056
Q6. What is your contact number?	62987831
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. Perth and Adelaide are the only two capital cities in Australia to be still spreading out instead of up. We are too attached to the luxury of our own bit of land and yet often when people build anew they cover almost the whole area. We must go up instead of out as almost every other big city in the world has done. we cannot take more land from wildlife and trees especially. This is paramount in controlling climate change. we cannot also build without due consideration for green spaces for air quality and human health. we own too many cars and do not use public transport much because of the way we are all spread out. if we build here in Helena Valley we will be contributing to more of this waste of public money which could be spent in better ways. the developers must not be allowed to foster this self indulgence. the government must encourage more denser population in decent quality high rise buildings near to public transport.	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 68**Login:** Anonymous**Email:** n/a**Responded At:** Nov 06, 2025 18:37:14 pm**Last Seen:** Nov 06, 2025 18:37:14 pm**IP Address:** n/a

- Q1. What is your first name? *Details removed at the request of the submitter*
- Q2. What is your surname?
- Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes
- Q4. What is your email address?
- Q5. What is your address?
- Q6. What is your contact number?
- Q7. Are you responding on behalf of an organisation? No
- Q8. What is the name of the organisation? not answered
- Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

Dear Sir/Madam, I am writing to express my strong opposition to the proposed rezoning and urban development at Lot 1 & 2 Helena Valley Road, Helena Valley. I urge the council to reconsider the Metropolitan Region Scheme amendment which seeks to rezone approximately 4.87 hectares from Rural to Urban for significant residential development. The proposal poses several threats to the unique character, environment, and safety of our community: Loss of Rural Character and Lifestyle The plan undermines the cherished semi-rural identity of Helena Valley, eroding the area's tranquility, sense of community, and valued green spaces. Our community identity is deeply connected to these rural values, and their loss would be irreplaceable. Environmental and Habitat Concerns The proposed development would destroy critical habitat for native wildlife, including kangaroo populations and Red-tailed Black Cockatoos, which are listed as Vulnerable under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Trees along Lomandra Road and open bushland areas are essential for local biodiversity. Traffic and Public Safety Local roads such as Helena Valley Road and Scott Street are already under significant strain. Increased housing will heighten congestion and traffic-related risks, particularly for children, cyclists, and pedestrians. There is real concern that new access ways may transform Helena Valley Views into a major through route, further impacting safety and local amenity. Pressure on Infrastructure and Services The additional dwellings will place unsustainable pressure on existing schools, medical facilities, and community services, which are already at capacity. Increased Pollution and Disturbance Urban intensification means more noise, artificial light, and air pollution. The change from Rural to Urban zoning will degrade the peaceful atmosphere currently enjoyed by residents. Bushfire Risk Helena Valley is a bushfire-prone area. Increasing the population density here raises the risk to people and complicates evacuation and firefighting efforts. Furthermore, development often reduces vital natural buffers and vegetation management practices needed to mitigate fire danger. Overdevelopment Concerns The proposal for approximately 36 residential lots, in addition to open space and drainage, introduces a scale of development incompatible with the existing community and landscape. In summary, this development threatens Helena Valley's rural character, natural environment, local safety, and infrastructure. Please prioritize the protection of our quiet, safe, and scenic community. Thank you for considering the voices of Helena Valley residents who wish to keep our area beautiful and sustainable for generations to come. Yours sincerely, Fraser Morgan 46 Lomandra road, Helena Valley 06/11/25

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 69**Login:** Anonymous**Email:** n/a**Responded At:** Nov 06, 2025 19:38:49 pm**Last Seen:** Nov 06, 2025 19:38:49 pm**IP Address:** n/a

Q1. What is your first name?	jonas
Q2. What is your surname?	morgan
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	morganjonas00@gmail.com
Q5. What is your address?	46 lomandra road helena valley
Q6. What is your contact number?	0477965020
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

To Whom It May Concern, I am writing to express my firm opposition to the proposed subdivision of the land at Helena Valley Road, Helena Valley, as outlined in the Metropolitan Region Scheme Amendment 1444. I believe allowing this development to proceed would have severe negative consequences for the environment, community safety, and the rural character of Helena Valley, and it should therefore be halted. The land in question is part of the **Metropolitan Region Scheme (MRS)**, which explicitly seeks to guide sustainable growth and protect valuable environmental and community assets. Approving this subdivision would violate key principles established by the **Western Australian Planning Scheme**, **Local Planning Scheme No. 4 (LPS4)**, and the overarching directives of the **Planning and Development Act 2005**. This area is home to native wildlife and provides vital habitat for local species. The proposed development would likely cause irreversible habitat destruction, undermining efforts to conserve biodiversity as mandated by the **Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)** and State policies such as **State Planning Policy 2.5 – Rural Planning**. Furthermore, the development would threaten the current rural lifestyle of Helena Valley residents. The paddock's proximity to areas where children regularly ride bikes and walk to school poses a serious safety concern, especially with increased traffic and construction activity, along with the retirement village on the same road that could pose a serious hazard during the construction for the residents of the lifestyle village. The area's green open space is essential for recreation, community identity, and maintaining the area's rural charm—values that should be preserved, not sacrificed for urban expansion. The potential environmental degradation, loss of wildlife habitat, increased safety risks, and the erosion of community character can't be justified by the promises of new housing. I strongly oppose this scheme and request that the proposal be rejected outright to protect Helena Valley's natural environment, community safety, and rural integrity. I urge the responsible authorities to uphold the protections provided by the **Western Australian Planning Scheme**, **Regulation 2 of the Planning and Development (Local Planning Schemes) Regulations 2015**, and relevant environmental legislation. Continuing with this development would set a dangerous precedent and undermine the planning laws designed to safeguard our region's natural and social fabric. Please consider this a clear call to preserve Helena Valley's unique character and environment by stopping this development from progressing. Thank you for your attention to this critical issue. Sincerely, Jonas Morgan Resident at 46 Lomandra Road Helena Valley

Q11. Upload supporting documents

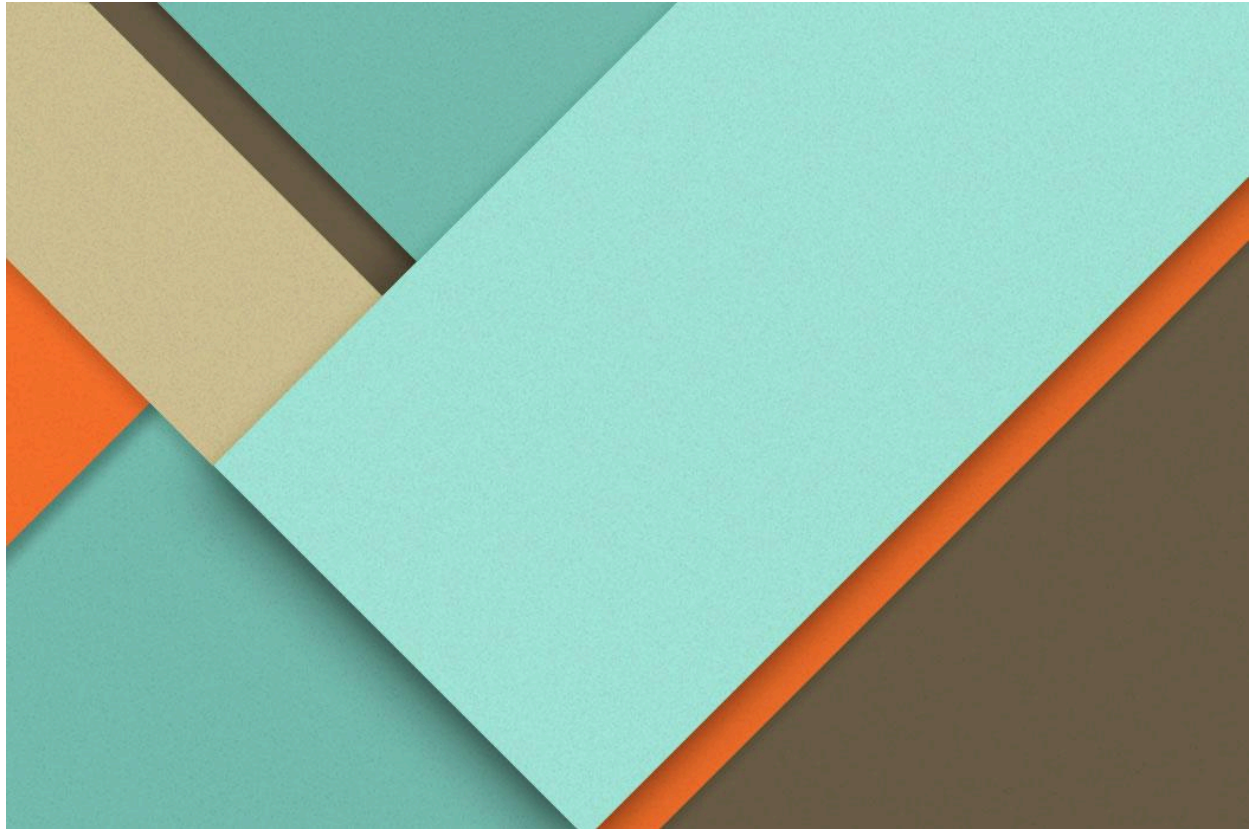
https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/029c3005c7e08bfb7e5927cd13f5c678a1e4141/original/1762418323/ec857fe7803c3d457a0de8faf667cc62_Project%20proposal.pdf?1762418323

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered



Feedback/ Opposition of Metropolitan Region Scheme Amendment 1444 (Standard) - Lot 1 and 2 Helena Valley Road, Helena Valley

Jonas Morgan

Resident

46 Lomandra Road Helena Valley

To Whom It May Concern,

I am writing to express my firm opposition to the proposed subdivision of the land at Helena Valley Road, Helena Valley, as outlined in the Metropolitan Region Scheme Amendment 1444. I believe allowing this development to proceed would have severe negative consequences for the environment, community safety, and the rural character of Helena Valley, and it should therefore be halted.

The land in question is part of the **Metropolitan Region Scheme (MRS)**, which explicitly seeks to guide sustainable growth and protect valuable environmental and community assets. Approving this subdivision would violate key principles established by the **Western Australian Planning Scheme**, **Local Planning Scheme No. 4 (LPS4)**, and the overarching directives of the **Planning and Development Act 2005**.

This area is home to native wildlife and provides vital habitat for local species. The proposed development would likely cause irreversible habitat destruction, undermining efforts to conserve biodiversity as mandated by the **Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)** and State policies such as **State Planning Policy 2.5 – Rural Planning**.

Furthermore, the development would threaten the current rural lifestyle of Helena Valley residents. The paddock's proximity to areas where children regularly ride bikes and walk to school poses a serious safety concern, especially with increased traffic and construction activity, along with the retirement village on the same road that could pose a serious hazard during the construction for the residents of the lifestyle village. The area's green open space is essential for recreation, community identity, and maintaining the area's rural charm—values that should be preserved, not sacrificed for urban expansion.

The potential environmental degradation, loss of wildlife habitat, increased safety risks, and the erosion of community character can't be justified by the promises of new housing. I strongly oppose this scheme and request that the proposal be rejected outright to protect Helena Valley's natural environment, community safety, and rural integrity.

I urge the responsible authorities to uphold the protections provided by the **Western Australian Planning Scheme**, **Regulation 2 of the Planning and Development (Local Planning Schemes) Regulations 2015**, and relevant environmental legislation. Continuing with this development would set a dangerous precedent and undermine the planning laws designed to safeguard our region's natural and social fabric.

Please consider this a clear call to preserve Helena Valley's unique character and environment by stopping this development from progressing. Thank you for your attention to this critical issue.

Sincerely,
Jonas Morgan
Resident at 46 Lomandra Road Helena Valley

**Respondent No:** 70**Login:** Anonymous**Email:** n/a**Responded At:** Nov 06, 2025 19:52:26 pm**Last Seen:** Nov 06, 2025 19:52:26 pm**IP Address:** n/a

Q1. What is your first name?	Deanne
Q2. What is your surname?	Nicholls
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	dee.nicholls181@gmail.com
Q5. What is your address?	46 Lomandra Road, Helena Valley
Q6. What is your contact number?	0414585620
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

I am writing as a concerned member of the local community and resident of Lomandra Road to formally object to the proposed rezoning of this land. While I recognise the need for responsible development, this particular proposal raises significant concerns relating to environmental protection, community safety and recreation, and a lack of infrastructure.

1. Environmental and Wildlife Impact The proposed subdivision area is home to a variety of native bird species, including several that are rare and sensitive to habitat disruption. Increased construction activity, loss of vegetation, and ongoing human presence would inevitably disturb these birds and threaten their nesting and feeding areas. Once these habitats are lost, they cannot easily be replaced. Our community takes great pride in the natural environment, and it is our shared responsibility to preserve it for future generations.

2. Increased Traffic & Safety Concerns The proposed entry point from Helena Valley Road to the development is of particular concern, as it lies in very close proximity to the entrance of the local retirement village. Many residents of the village regularly enter and exit this area, either by car or on foot, with some relying on mobility aids. The introduction of another busy access point so close to the existing one would significantly increase traffic and create serious safety risks for both drivers and pedestrians.

3. Infrastructure Strain There has been a significant increase in traffic along Helena Valley Road over the last few years as a result of population growth from the Bushmead development. This has already made entry to and exit from our local shops increasingly hazardous. Introducing additional vehicle movements from a new subdivision would further worsen congestion.

4. Community Impact & Infrastructure Strain Many local residents, including those from the retirement village come from Helena Valley Road and use Lomandra Road to get down to the walking trail at the bottom of the road and to get around to the open space. They are walking, many with their dogs. They come this way as it is quiet, safe and pleasant. The increase in vehicle traffic from the subdivision could create serious safety risks for pedestrians, especially the elderly and children. It raises the issue of community wellbeing. Additional housing will inevitably lead to noise and strain on existing infrastructure. Moreover, the location and design of the proposed subdivision is going to affect recreational use of existing infrastructure.

In Summary I urge the Council to carefully consider the cumulative environmental and social impacts of this proposal. The potential loss of bird habitat, safety hazards near the retirement village, and broader impacts on the community make this subdivision unsuitable for approval in its current form. I respectfully request that the proposal be denied. Thank you for your attention to this important matter and for considering the views of local residents who care deeply about our environment and neighbourhood.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 71**Login:** Anonymous**Email:** n/a**Responded At:** Nov 07, 2025 02:51:18 am**Last Seen:** Nov 07, 2025 02:51:18 am**IP Address:** n/a

- Q1. What is your first name? *Details removed at the request of the submitter*
- Q2. What is your surname?
- Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes
- Q4. What is your email address?
- Q5. What is your address?
- Q6. What is your contact number?
- Q7. Are you responding on behalf of an organisation? No
- Q8. What is the name of the organisation? not answered
- Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

I am writing as a concerned resident of Helena Valley to express my strong opposition to further urban development and rezoning proposals in our area. My family and I chose to live here precisely because of Helena Valley's unique semi-rural character, natural beauty, and open space. We paid a premium for our property to secure this lifestyle and its beautiful views — one that is increasingly being eroded by rapid residential expansion.

1. Overdevelopment and Urban Sprawl In recent years, our area has seen significant residential growth, including: Allamanda Vista Estate – 65 planned dwellings Helena Valley Rise Estate – 41 planned dwellings Orchid Heights Estate – 36 planned dwellings Helena Valley Estate – 81 new homes Additionally, in 2024 there were plans to develop 11.56 hectares within Lots 250 & 254 Helena Valley Road, changing the zoning from Rural to Urban. Further nearby growth includes: Robinson Grove – 535 planned dwellings Bushmead Estate – 950 established & planned dwellings La Belle Estate (Bellevue) – 31 planned dwellings This equates to nearly 1,800 new homes in and around Helena Valley — not including the 11.56-hectare proposal. Such density fundamentally changes the nature and character of our community.

2. Environmental and Wildlife Impacts A large family of kangaroos has migrated nightly to Lot 1 for over seven years to rest and feed. The trees along Lomandra Road and Lot 1 are also home to red-tailed black cockatoos, a species listed as at risk of endangerment. Development in this area will destroy essential habitat and disrupt long-standing ecological patterns. Furthermore, local residents have raised concerns that Lots 1 & 2 were historically swampland, creating serious questions about flood risk, drainage, and environmental stability if developed.

3. Community Safety and Infrastructure We are extremely opposed to any proposal for a bridge at Samson Street. This would: Increase through-traffic and compromise local safety, particularly for families and children. Create a potential corridor for increased crime, as already observed with the existing footbridge, which has been used for break-ins and illegal access. Raise maintenance concerns, as the current footbridge area often suffers from long grass and snakes, posing additional safety risks. Traffic congestion is already a major problem, especially when accessing or exiting Helena Valley via Midland, Clayton Street, and Scott Street. Additional dwellings would significantly worsen this issue. I also strongly oppose any additional traffic being directed through the Helena Valley Views Estate to access any potential future developments. Our estate was designed as a quiet residential area where children can play safely outdoors. I have two young children, and like many local families, we chose this community because of its low traffic and peaceful environment. Increasing vehicle flow through the estate would compromise child safety and increase the risk of accidents. There are already weekly near-miss car accidents occurring within the estate due to narrow streets, parked vehicles, and existing traffic volumes. Introducing further through-traffic would exacerbate these issues and make local roads unsafe for pedestrians, cyclists, and children. Any future development must ensure dedicated, independent access roads that do not rely on existing residential streets such as those in Helena Valley Views.

4. Community Services and Capacity Our local primary school, while excellent, is small and already at capacity. Without significant expansion, it cannot support hundreds of additional students. Similarly, local amenities, shops, and medical services are increasingly strained. Further development without matching infrastructure investment will degrade the quality of life for existing residents.

5. Environmental Quality and Lifestyle Helena Valley's charm lies in its quiet, open, semi-rural environment. The proposed expansion threatens to increase: Noise pollution Air pollution from increased traffic Light pollution, diminishing our night skies and natural surroundings We moved here to raise our children in a safe, peaceful, and environmentally rich community. Overdevelopment directly undermines that vision.

Conclusion For all of these reasons, I strongly urge the Council and planning authorities to reject any rezoning or development proposals that would expand urban density in Helena Valley, particularly around Lots 1 & 2 Helena Valley Road. Development must prioritise the preservation of the rural character, natural environment, and community safety that make Helena Valley so special. Thank you for considering this submission. I would be happy to provide further information or attend community consultations.

Q11. Upload supporting documents

not answered

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered

**Respondent No:** 72**Login:** Anonymous**Email:** n/a**Responded At:** Nov 07, 2025 02:53:19 am**Last Seen:** Nov 07, 2025 02:53:19 am**IP Address:** n/a

- Q1. What is your first name? *Details removed at the request of the submitter*
- Q2. What is your surname?
- Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes
- Q4. What is your email address?
- Q5. What is your address?
- Q6. What is your contact number?
- Q7. Are you responding on behalf of an organisation? No
- Q8. What is the name of the organisation? not answered
- Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose
- Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.
- I am a concerned resident of Helena Valley and strongly oppose any further urban development or rezoning in our area. My family chose to live here for its semi-rural character, open space, and natural beauty, which are being lost to rapid overdevelopment. There are already almost 1,800 new homes planned nearby, placing huge pressure on our roads, school, and local services. Traffic congestion is worsening, and directing more vehicles through Helena Valley Views Estate would be unsafe — we already experience regular near-miss accidents. I am extremely opposed to a bridge at Samson Street, which would increase crime, traffic, and safety risks for families. The area supports native wildlife, including kangaroos and red-tailed black cockatoos (a threatened species). Further clearing will destroy their habitat. Please protect Helena Valley's rural character and reject developments, particularly around Lots 1 & 2 Helena Valley Road.
- Q11. Upload supporting documents not answered
- Q12. Upload supporting documents not answered
- Q13. Upload supporting documents not answered

**Respondent No:** 73**Login:** Anonymous**Email:** n/a**Responded At:** Nov 07, 2025 09:58:49 am**Last Seen:** Nov 07, 2025 09:58:49 am**IP Address:** n/a

Q1. What is your first name?	Allan
Q2. What is your surname?	Padgett
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	allan.padgett@optusnet.com.au
Q5. What is your address?	211 / 2340 Helena Valley Road, Helena Valley, WA, 6056
Q6. What is your contact number?	406693636
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below. I weep as we as a society continue to destroy vegetation and all that it contains and means at the fringe of our appalling, merciless urban development. These small paddocks are a refuge for grazing wallabies, which are to be seen there almost every morning as I walk along Helena Valley Road. The open space and ecological currency of this open, breathing, currently so far as is visible, unused for agriculture or indeed, any human pursuit, is priceless. The fact that the area proposed for destruction is contiguous with a significant, beautiful piece of land stretching further along towards Scott Street, adds massively to its value. It is an insane enough world now, where local governments and the WA Government proceed willy nilly with destruction of the peri urban zone, where edges are all that is left - thus, food for those with capital and urge and an apparently rapacious need to develop. This area, where the current, already far too-widely spread suburb of Helena Valley sits facing open space, age-old Jarrah and other eucalypts, forms a small but significant part of the lungs of our city. While this area proposed for destruction (not, not 'development') is not rich in flora and therefore, fauna - it is, in fact, depauperate - it remains as a critical buffer zone and allows the viewer to gaze across it and thus upward to the beautiful landscape of our local Foothills. Again, priceless. I urge you to finally take a stand and stop this proposed development. Have the courage to finally say no. Find, in the alternative, some degraded land currently or formally used for light industry; there is plenty of this nearby. It is way past time for governments of all kinds to stand up and make hard calls now in favour of preservation and conversation, of land and water, landscapes, fauna and flora, of our entire but tiny & remorselessly declining natural data base. Today. Not tomorrow. Thank you. I am happy to be contacted. Allan Padgett 0406 693 636 allan.padgett@optusnet.com.au	
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered



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

Your Ref: RLS/1140
Our Ref: F-AA-90444-121
Contact: Yashvee Manrakhan-Field 9222 2000

Lainy Collisson
Senior Planning Support Officer
Bunbury Tower, Level 6, 61 Victoria Street,
BUNBURY WA 6230

Attention: Frances Teather

Via email: frances.teather@dplh.wa.gov.au;
regionplanningschemes@dplh.wa.gov.au

Dear Lainy Collisson

PROPOSED MRSA 1444 - LOT 1 & 2 HELENA VALLEY ROAD, HELENA VALLEY - (RLS/1140)

Thank you for your email dated 26 September 2025, requesting comment from the Department of Health (DoH) on the above proposal.

DoH position

- ☐ No objection – no comments or advice to provide.
- ☒ No objection – with comments and/or recommended conditions and advice notes provided below.
- ☐ Do not support – reasons provided below, i.e. additional reports, studies, plans or other information that should be provided to determine public health risk / legislative compliance.

DoH advice

1. Water supply and wastewater disposal

The DoH has no objection to the proposal subject to being connected to drinking water and sewage services provided by a licensed service provider.

It is noted the proposed lots are in proximity to a flood plain. As a minimum requirement, the proponent needs to ensure proposed lots are located outside of the 1:100 (1%) annual exceedance probability floodway and flood fringe areas to prevent critical services infrastructure from risk of being damaged.

2. Amenity – medical entomology

The subject land is in a region that occasionally experiences significant problems with nuisance and disease carrying mosquitoes. Mosquitoes can disperse several

kilometres from breeding sites and are known carriers of Ross River (RRV) and Barmah Forest (BFV) viruses. Human cases of RRV and BFV diseases occur annually in this general locality.

The subject land is also within 3 km of mosquito dispersal distance from mosquito breeding sites along the Helena River. Mosquitoes will disperse from these sites to the subject land under favourable environmental conditions. There may also be seasonal freshwater mosquito breeding habitat within proximity to the subject land. Additionally, there is the potential for mosquitoes to breed in on-site infrastructure and constructed water bodies if they are poorly designed.

Prior to future development, the Department of Health recommends a mosquito management plan be developed and approved by the Shire of Mundaring to ensure the risk to the community of exposure to nuisance and/or disease carrying mosquitoes is considered.

The Department has provided guides and templates for the development of suitable mosquito management plans to assist land developers meet these requirements. Please see: Mosquito management (health.wa.gov.au) for additional support.

3. Contaminated sites

The site has not been classified as a C-RR[1], CRU[2], RRU[3] as recorded on DWER's Contaminated Sites database (Contaminated Sites Act 2003). However, although this site does not appear on Contaminated sites, it may be subject to other important classifications not recorded on that database.

The proponent should obtain a Basic Summary of Records relating to the land and its surroundings to complete their assessment of the site's suitability for a rezoning to a more sensitive land use: Schedule 1 — Forms. A guide to contaminated sites available here: [Guideline: Identification, reporting and classification of contaminated sites](#).

Footnote:

[1] C-RR - Contaminated – Remediation Required

[2] CRU – Contaminated – Restricted Use

[3] RRU – Remediated for Restricted Use

Based on a review of historical photographs, the presence of former quarrying and possible landfilling activities is evident on land directly to the south of the scheme amendment area. It appears that this adjacent land has since been largely redeveloped (National Lifestyle Village). As quarrying and landfilling are potentially contaminating land uses and may give rise to offsite impacts (including landfill gas, leachate, groundwater impacts) the proponent should ensure that the former, adjacent land use has not impacted the suitability of the subject site for the proposed sensitive development.

Should you have any queries or require further information, please contact System Performance on 9222 2000 or eh.eSubmissions@health.wa.gov.au.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Jane Cook', written in a cursive style.

Jane Cook
**A/EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE**

04 November 2025

**Respondent No:** 74**Login:** Anonymous**Email:** n/a**Responded At:** Nov 07, 2025 22:28:11 pm**Last Seen:** Nov 07, 2025 22:28:11 pm**IP Address:** n/a

- Q1. What is your first name? *Details removed at the request of the submitter*
- Q2. What is your surname?
- Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes
- Q4. What is your email address?
- Q5. What is your address?
- Q6. What is your contact number?
- Q7. Are you responding on behalf of an organisation? Yes
- Q8. What is the name of the organisation? Bushmead Conservation Cobbers
- Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

Submission Regarding Amendment 1444 – Rezoning Proposal I write to express my opposition to Amendment 1444 in its current form. While the proposal includes some positive elements—such as the transfer of land to reserves—it fails to address several critical ecological and planning concerns. These omissions risk undermining the long-term environmental and community value of the area.

Retention of Key Trees Within the Development Zone The amendment report is silent on the fate of a small number of substantial trees located centrally within the lots proposed for development. These trees are ecologically significant due to their:

- Height, canopy and maturity, offering immediate habitat and shade
- Potential for natural or artificial roost placement, especially for species like black cockatoos
- Strategic location, forming part of a patchwork corridor even if isolated

I strongly urge that these trees be retained through the incorporation of mini or pocket parks within the subdivision design. Such parks would provide green relief (matching the peri-urban location, support local biodiversity, and enhance community amenity).

Revegetation and Corridor Connectivity While land is being transferred to the reserve, there is no commitment to revegetation or ecological enhancement of this area. To ensure meaningful offset and habitat continuity:

- The developer should be required to extend the existing tree planting on Lomandra Drive into the proposed reserve section, creating a functional wildlife corridor, and helping to offset tree losses elsewhere on site.
- Almost immediate planting should commence in the Regional Open Space Reserve zone to avoid a “food gap.” As noted by Murdoch University researchers: “When new food resources are planted to offset the clearing of existing food resources, there is a ‘food gap’ of at least 5–10 years before the new plants begin providing food. Given that food insufficiency is already causing black cockatoo declines, any additional food shortage will increase the risks to flocks in the local area, and the species overall.”

Drainage and Climate Resilience Drainage has a critical role in sustaining revegetation and managing future climate extremes. A comprehensive drainage strategy should be mandated, designed to support vegetation health and be resilient to projected increases in rainfall intensity.

Planning Conditions and Accountability Given the increasing pressures on urban ecosystems and community wellbeing, it is essential that rezoning proposals integrate ecological integrity, climate adaptation, and public amenity from the outset. This amendment, in its current form, does not meet that standard. I respectfully request that the amendment be revised to include the conditions below before proceeding. To ensure the rezoning delivers genuine public and ecological benefit, I request that the following conditions be imposed:

- Retention of key trees in the central areas of the plots
- Mandatory revegetation works in the Reserve land by the developer
- Immediate commencement of planting to avoid food gaps
- Drainage design requirements that support vegetation and climate resilience

Thank you for considering this submission.

Q11. Upload supporting documents

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/1fd3ab73a9e6efb93fa37583d400b5c8945d7909/original/1762514802/0860e292be2dc984b5b55dc41aa09a90_HV%20major%20trees%20at%20risk.JPG?1762514802

Q12. Upload supporting documents

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/fe8c8103eee8e4b802fdecc93f842e5c1ee021c8/original/1762514827/8939a51f938277be662ee0db80c43656_HV%20tree%20canopy%20at%20risk.JPG?1762514827

Q13. Upload supporting documents

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/88b158392a3bd4e69d8163e26ed2cba85d3a5e6c/original/1762514856/872dfc7e3c94e6d1804e7fe3b6308724_hv%20aerial%20some%20major%20trees%20marked.PNG?1762514856





**Respondent No:** 75**Login:** Anonymous**Email:** n/a**Responded At:** Nov 08, 2025 00:48:42 am**Last Seen:** Nov 08, 2025 00:48:42 am**IP Address:** n/a

- Q1. What is your first name? *Details removed at the request of the submitter*
- Q2. What is your surname?
- Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes
- Q4. What is your email address?
- Q5. What is your address?
- Q6. What is your contact number?
- Q7. Are you responding on behalf of an organisation? No
- Q8. What is the name of the organisation? not answered
- Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Oppose
- Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

I strongly appose this rezoning. The main and most important reason is the fact that we have endangered species of birds nesting along Lomandra Road. The Environmental Protection stated in Ref ID: APP-0030685 / REC-0001609: POTENTIAL SIGNIFICANT RISKS The amendment area, which abuts the Helena River, has been partially developed and contains remnant vegetation including mature trees. Implementation of the amendment may result in the clearing of vegetation including mature trees which may provide habitat for threatened species of black cockatoos. Future development may impact surface and groundwater and an Aboriginal Heritage Site. It is not an accurate statement. The trees mentioned most definitely (not possibly) provide habitat to endangered Black Cockatoos nesting and foraging in trees on the border of the property proposed for rezoning. For the most part they are in the trees adjacent to the following lots: 122, 123, 124 & 125 - the older hollowed out trees adjacent to lots 122 & 123 are their main nesting spots. The EPA received what they deemed sufficient information regarding the proposed rezoning 21/08/24 On the 09/09/25 the EPA decided the following: The EPA has carried out some investigations and inquiries before deciding not to assess this scheme. In deciding not to formally assess schemes, the EPA has determined that no further assessment is required by the EPA. This Determination is not appealable. It is my understanding that the EPA are required to reach a decision using a five step process. I do not believe that they took adequate measures towards community consultation. The future of an endangered bird species is serious and incredibly upsetting to myself, family and neighbours. I have attached footage of these birds foraging adjacent to lot 123. Early in the video you will see the hollowed out trees that they mainly nest in. I respectfully request that you do not approve this rezoning.

Q11. Upload supporting documents

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/9805467c578274df3bf7537571c06559af3b32ef/original/1762523186/d03074d0e5af39ca5d37692de4e3546e_Black%20Cockatoos%20Lomandra%20Road.MOV?1762523186

Q12. Upload supporting documents

not answered

Q13. Upload supporting documents

not answered



Department of **Biodiversity,
Conservation and Attractions**



Your ref: RLS/1140
Our ref: 24/1026
Enquiries: Grace Patomiti
Phone: 9219 9870
Email: grace.patomiti@dbca.wa.gov.au

Ms Sam Boucher
Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6000

Attention: Frances Teather

Dear Ms Boucher

PROPOSED METROPOLITAN REGION SCHEME AMENDMENT – LOTS 1 & 2 HELENA VALLEY ROAD, HELENA VALLEY

Thank you for providing the Department of Biodiversity, Conservation and Attractions (DBCA) with the opportunity to comment on the above Metropolitan Region Scheme (MRS) Amendment received on 26 September 2025.

The proposed MRS amendment is to rezone approximately 4.87 ha from Rural zone to the Urban zone and Regional Open Space (ROS) reservation – the amendment plan depicts Lots 1 and 2, and the adjacent road reserves of Lomandra Road and an unmade road (subject site).

DBCA provided preliminary comments in May 2024 for an proposed MRS amendment to rezone approximately 3.96ha (Lots 1 and 2 only). DBCA notes that no additional or supporting information has been provided with the current referral, therefore the advice below reflects what DBCA previously provided in 2024.

Prior to subdivision of the subject lots, a local structure plan should be developed to address the matters outlined below.

Urban Water Management

The District Water Management Strategy (DWMS) details that groundwater levels have not been determined but in the event of shallow groundwater, subsoil drains and controlled groundwater levels are proposed. DBCA notes in accordance with Policy No. 49, groundwater should be treated (either at the inflow or at the outlet) prior to discharge to the surface water system, where subsoil drains are proposed. The proposed treatment should be suitable for the contaminants and/or nutrients present or expected in the groundwater.

It is recommended that investigations are conducted to determine the groundwater levels and contaminants/nutrients present at the subject site, as part of the preparation of the local water management strategy, to determine appropriate water quality management measures.

Wastewater Management

The *Government Sewerage Policy* and Corporate Policy Statement No. 51 - *Planning for wastewater management affecting the Swan Canning Development Control Area* provides guidance to proposals that are within or adjacent to the DCA and will need to be addressed as part of the MRS amendment.

The subject site is located within a sewerage sensitive area and within 1 km of sensitive wetlands. Therefore, connection to reticulated sewerage will be required.

Subdivision Concept Plan

Corporate Policy Statement No. 42 – *Planning for land use, development and permitting affecting the Swan Canning Development Control Area* provides guidance to proposals that are within or adjacent to the Swan Canning Development Control Area. Section 5.3 promotes the maintenance and restoration of natural vegetation and retention of existing native vegetation to provide vegetation corridors and linkages. This is further supported by the Shire of Mundaring Foothills Growth Strategy which states that subdivision and development should retain existing trees.

It is recommended that the proposed subdivision layout (Concept Plan) described in the Amendment Report (Shire of Mundaring, Sept 2025) and shown in Attachment 3 of the previous planning report (Developed Planning, April 2024) be amended to accommodate retention of existing tree canopy.

It is noted that the subdivision concept plan labels the ROS reserve as local Public Open Space (POS). The ROS reserve is to be dedicated as foreshore reserve, not local open space. The subdivision design should include provision of local public open space to properly accommodate drainage and for local community needs thus reducing dependance on the foreshore reserve, which will be rehabilitated over time to function as an environmentally and regionally significant foreshore reserve.

In addition, the subdivision layout should accommodate road frontage to the ROS/POS reserve, consistent with Liveable Neighbourhoods, to provide for public access and passive surveillance.

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

Yours sincerely



Greg Comiskey
Manager, Statutory Assessments

12 November 2025