

Agency/ respondent	Comment	Applicant response	City Comments
Department of Biodiversity, Conservation and Attractions	<p>The department notes that no environmental assessment or information was provided to support his application despite the site containing intact remnant vegetation in good or better condition. In the absence of any environmental information the department has drawn on known records to provide the following advice.</p> <p>DBCA advises there are numerous known locations of the threatened flora species <i>Conospermum undulatum</i> as close as 20 m from the remnant vegetation on the subject site. Given the proximity of known occurrences and similar habitat onsite, it is highly likely that <i>C. undulatum</i> also occurs on Lot 500. There is also a high probability that the vegetation onsite aligns with the threatened ecological community (TEC) Banksia attenuate woodland over species rich dense shrublands (SCP 20a) which occurs 60 m to north east in Bush Forever Site 50 (Welshpool Road Bushland, Wattle Grove). The department also</p>	<p>An environmental assessment has been undertaken and provided as part of this response.</p> <p>The Environmental Assessment Report submitted, has confirmed that there are no significant flora and fauna within the proposed development area. However any significant trees for black cockatoos within the Crystal Brook buffer zone are proposed to be retained.</p> <p>Clearing of vegetation will be assessed through the Part V clearing permit process.</p> <p>The proponent understands its obligations under Commonwealth EPBC Act.</p>	<p>Advice received from DBCA confirms the information presented and predominantly the 'Reconnaissance Survey of Flora and Vegetation' prepared by Western Botanical and note that the surveys did not identify any threatened ecological communities or flora. The surveys and flora report are considered satisfactory and undertaken in accordance with current EPA guidance.</p> <p>It is noted that given the circumstances of the clearing it is not unusual that the report did not identify any significant flora, ecological communities and only limited threatened fauna habitat however there is unlikely grounds to request any further environmental assessment of the site unless the City of Kalamunda considers this may be necessary as part of future planning for the site.</p> <p>The applicant is however obligated to refer the proposal to the Federal Government for assessment of impacts Matters of National Environmental Significance under the EPBC Act.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.</p>

	<p>advises that the vegetation onsite is mapped as 'Banksia Woodlands of the Swan Coastal Plain' TEC, which was recently included by the Australian Government of the list of threatened ecological communities for the EPBC Act 1999. Banksia Woodlands such as this also provide suitable habitat for Commonwealth listed threatened fauna.</p> <p>Due to the high likelihood of significant environmental values onsite DBCA considers the information provided with the application is not sufficient to adequately assess the impacts on the environment. The department therefore recommends an environmental assessment be undertaken on Lot 500, which includes identifying vegetation condition and floristic community types an undertaking a targeted threatened flora survey, to provide the necessary information required to adequately assess the potential impacts of the proposal.</p> <p>The department advises that any clearing of native vegetation is prohibited in Western Australia</p>		
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	<p>unless the clearing is authorised by a clearing permit (or a valid exemption applies).</p> <p>Consideration should be given to the obligations for assessment of the proposal in accordance with the Commonwealth EPBC Act.</p>		
Department of Water and Environment Regulation	<p>The DWER has previously provided comments and approved a Local Water Management Strategy (LWMS) for the proposed development of the site.</p> <p>However, it is noted from the plans provided that the proposed Local Development Plan shows more extensive development of the site than previously accounted for. Due to the further development of the site, including development of the previously proposed effluent disposal area, the DWER requires that the LWMS is updated to reflect the changes to the development of the site.</p> <p>The updated LWMS should be referred to the DWER for comment, prior to the approval of the plan.</p>	<p>Noted.</p> <p>As per the response to DPLH, do not consider an updated LWMS is required provided that the LDP is updated to show where the WWTP and effluent disposal will occur. The revised LDP plan shows the location of the proposed of the wastewater treatment plan and has deleted the non-specific development within the transmission line corridor. The effluent disposal area will not be compromised. Further any development (landscaping) within the transmission line corridor will be subject to Western Power approval.</p> <p>This will be addressed in detail as part of the DA submission.</p>	<p>The requirement for the existing LWMS to be updated will be addressed at Stage 1 of the development application process.</p>
Department of Fire &	Policy Measure 6.3a Preparation of a BAL Contour Map:		<p>The proponent will be required to address the requirements of DFES through a modified Bushfire</p>

<p>Emergency Services</p>	<p>Vegetation: The classification of Class G Grassland along the Crystal Brook creek line is not substantiated. The BMP refers to the area being modified. However, it is unclear if any environmental considerations (if revegetation, clearing permits are required) will prejudice the assumptions within the BMP. Furthermore, an enforceable mechanism is required to provide certainty that the proposed management measures can be achieved in perpetuity and that they are enforceable. Alternatively, the vegetation classification should be revised to apply the worst case scenario as per AS 3959.</p>	<p>The proponent understands that the classification of Class G Grassland along the Crystal Brook creek line is subject to the support and approval of the City of Kalamunda. The future planning process provides a regulatory framework for ensuring the implementation of achieving this vegetation structure, through mechanisms such as the provision of a condition of Development Approval. The BMP has proposed this as Management strategy reference #9 in the BMP to be completed prior to building occupancy of final development stage (or other stages within 100 m of Crystal Brook vegetation), or final BAL assessment.</p> <p>Maintenance of this vegetation to a Class G structure will form part of the standard maintenance program for the site undertaken by the future land manager. This is the same mechanism which ensures that other landscaped areas within the site will be maintained to a low-threat standard in perpetuity.</p> <p>Given that future development stages in the vicinity of the Crystal Brook creek line will be</p>	<p>Management Plan at Stage 1 of the development application stage of the planning process.</p>
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	<p>BAL Contour Map: The Method 1 BAL calculation indicates a 14 metre and 17 metre separation distance (slope dependent) for development adjacent to Class B Woodland to achieve BAL-29. However the nominated setbacks within the LDP, adjacent to the Class B Woodland (periphery of site) is only 10 metres. It is unclear given this discrepancy if the independent living sites sited adjacent to perimeter boundaries can achieve BAL-29 or lower.</p> <p>Policy Measure 6.5c Compliance with the Bushfire Protection Criteria:</p> <p>Location: A1.1 – insufficient information The BAL ratings cannot be validated, as the vegetation classification inputs require modification as per the above table</p> <p>Siting & Design: A 2.1 - not demonstrated The development has not been designed appropriately to ensure bushfire protection measures can be achieved and to minimise the</p>	<p>subject to a Development Approval, there is opportunity to revise the building setback to vegetation within the creek line if Class G Grassland is ultimately not supported by the Shire. A BMP will be required to support each Development Application and therefore will capture any changes to the proposed restructure of Crystal Brook creek line vegetation at relevant stages.</p> <p>However, for this stage of the planning process (Local Development Plan) Class G grassland is considered appropriate, as this is currently the proponents objective, to minimise the bushfire risk to elderly residents.</p> <p>The LDP proposes setbacks from classified vegetation, to building envelopes of sufficient size to achieve BAL-29. Figure 4: BAL Contour Map, of the BMP shows some indicative building envelopes within designated 'lot' boundaries, which are setback to the BAL-29 contour. While 'lot' boundaries may be 10 m from classified Class B Woodland, all building envelopes will achieve BAL-29 or lower.</p>	
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	<p>level of bushfire impact to people that are considered vulnerable.</p> <p>Vehicular Access: A3.3 – not demonstrated Two cul-de-sacs are incorporated into the design without incorporating required turn around provisions.</p> <p>A3.5 – not demonstrated An internal road which is intended to provide egress for a large number of unknown occupants (190 independent living sites plus an aged care facility) should not be considered a private driveway in a residential context. The internal road should be designed to meet the requirements of a public road and facilitate unimpeded two-way traffic throughout the site in an emergency event. It is not demonstrated a vertical clearance of 4.5 metres can be achieved where the internal road passes beneath Western Power high voltage lines.</p>	<p>See previous comment. The LDP proposes setbacks from classified vegetation, to building envelopes of sufficient size to achieve BAL-29. Figure 4: BAL Contour Map, of the BMP shows some indicative building envelopes within designated ‘lot’ boundaries, which are setback to the BAL-29 contour. While ‘lot’ boundaries may be 10 m from classified Class B Woodland, all building envelopes will achieve BAL-29 or lower.</p> <p>As above</p> <p>Refer to Table 2; Acceptable Solution A3.5 which states ‘Although not detailed in the current LDP, any ‘dead-ends’ proposed will be fitted with appropriate turn-around points</p>	
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	<p>A3.6 – not demonstrated The LDP does not demonstrate the EAW is of sufficient size to meet the requirements of Table 6 of the Guidelines (pg. 68). The EAW leg should be redesigned to meet the requirements of an EAW and facilitate unimpeded two-way traffic throughout the site in an emergency event.</p> <p>Additionally, the internal road (including the bridge) and EAW should give consideration to meeting structural firefighting requirements at planning stages (refer DFES Guidelines GL11 - DFES site planning and fire appliance specifications). A fire appliance responding to a structure fire within a multi storey aged care facility may require increased turning circles and roads (and bridges) capable of supporting 30 tonnes; above that of the bushfire protection requirements for vehicle access.</p> <p>Water: A4.3 – comment The BMP states the project will be provided with a reticulated water</p>	<p>in accordance with the requirements of the guidelines.</p> <p>The road system through the development is subject to detailed design which is more appropriately dealt with at the DA stage. The proponent will satisfy appropriate safety requirements.</p> <p>As above.</p> <p>The internal driveway network will be designed and constructed to the appropriate technical standards to ensure safe unimpeded two way traffic in the event of an emergency event.</p> <p>This is more appropriately dealt with at the DA Stage.</p>	
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	<p>supply. The lot is approximately 750 metres in length and will require fire hydrants to be provided within the private development in accordance with AS2419.1 Appendix B to address the bushfire risk. This should be clarified within the BMP at subsequent development approval stages.</p> <p>Policy Measure 6.6 Vulnerable Land Uses Bushfire Emergency Evacuation Plan (EEP): Subject to this Policy measure, development applications for vulnerable land uses are required to include an Emergency Evacuation Plan (EEP). The LDP recognises the site is intended for an Age Care Facility which is a vulnerable land use, and whilst an EEP is not required at this stage, consideration should be given to the formulation of an EEP at subsequent planning stages.</p> <p>It is recommended that further consideration be given to the Guidelines (Version 1.3) Section 5.5.2 'Developing a Bushfire and Emergency Evacuation Plan'. This</p>	<p>It is noted that the LDP does not provide detailed specifications for the EAW. This information will be provided as part of the relevant DA stage. The BMP states that the EAW will be constructed to meet the technical specifications of the guidelines.</p> <p>Agreed. The proponent will comply. This level of detail has not been provided at the high-level LDP stage however will be provided as part of the relevant Development Application. It is suggested that the City of Kalamunda condition the LDP appropriately.</p>	
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	<p>contains further detail in regard to what an EEP should include and will ensure the appropriate content is detailed when formulating an EEP for submission to the City of Kalamunda at the development approval stage.</p> <p>Recommendation – not supported modifications required</p> <p>It is critical that the bushfire management measures within the BMP are refined, to ensure they are accurate, defined and can be implemented to reduce the vulnerability of the development to bushfire. The proposed development is not supported for the following reasons:</p> <ol style="list-style-type: none"> 1. The development design has not demonstrated compliance to Element 1: Location, Element 2: Siting and Design, Element 3: Vehicular Access and Element 4: Water. 2. The proposed development is intensifying land use in a bushfire prone area without addressing the increased risk associated with a vulnerable land use. 	<p>Noted. Greater detail will be provided on water supply and hydrants in future BMPs for each stage of development.</p> <p>Agreed. An EEP will be prepared and implemented prior to the occupation of the residential aged care facility and will be provided as part of the DA for this facility.</p>	
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		<p>This is an inappropriate statement in the context of the LDP.</p> <p>It is premature to go to this level of detail for the LDP. This is more appropriately dealt with at the detailed design stage and through the BMP required to support each Development Application. The City may wish to condition the LDP appropriately</p> <p>The proposed development achieves compliance with Element 1: Location and Element 2: Siting and Design by ensuring that future buildings are not exposed to a radiant heat flux > 29kW/m².</p> <p>The BMP will be updated as per the comments above to ensure that compliance with Element 3: Vehicular Access is achieved.</p> <p>DFES have acknowledged above that detail regarding Element 4: Water can be provided at each Development Application stage to</p>	
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		<p>demonstrate compliance with the requirements of the Guidelines.</p> <p>The development will demonstrate compliance with SPP3.7 and the Guidelines, as outlined in the BMP. In addition, the Development Application for the future aged care facility will be accompanied by an EEP. The development will therefore address all statutory requirements associated with development in a bushfire prone area, including the requirements associated with the introduction of a vulnerable land use.</p>	
Department of Planning, Lands and Heritage	The LDP proposes...the removal of a large amount of vegetation in the location of Welshpool Road East.	<p>The Environmental Assessment Report submitted, concludes that there are no significant flora that will be impacted by the proposed development.</p> <p>It is not proposed to undertake any clearing within the Welshpool Road reserve, apart from creating the cross over.</p>	<p>The applicant has undertaken an environmental assessment of the site, and flora and fauna survey.</p> <p>The Fauna Report concludes that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>Advice received from DBCA confirms the information presented and predominantly the 'Reconnaissance Survey of Flora and Vegetation' prepared by Western Botanical and note that the surveys did not identify any threatened</p>

		ecological communities or flora. The surveys and flora report are considered satisfactory and undertaken in accordance with current EPA guidance.
	Due regard should be given to State Planning Policy 5.4 <i>Road and Rail Transport Noise and Freight Considerations in Land Use Planning</i> .	Noted. The City notes the applicant's comment.
	No information appears to have been provided with respect to the provision of a public road through the site as required by condition (e) of the relevant Special Use provisions of the Shire of Kalamunda LPS3. If such a road is required or proposed it is recommended further information on the matter be provided and incorporated into the TIA where appropriate.	Please refer to the revised LDP drawing and the letter from Lavan Legal, dated 17 December 2018. It should be noted that the services easement will follow the proposed public road. The City acknowledges that the Local Development Plan has been updated to show an indicative road. However, the City is concerned that the indicative road has not been given the consideration typically given to road designs. Instead, the City considers it appropriate in this instance for the Local Development Plan to only show the potential connections to adjoining sites, while the location of the road pavement can be determined later.
	No details appear to have been provided with respect to on-site wastewater treatment. As part of the assessment process for Amendment 57 the EPA stated that such a facility would require works approval under the EP Act 1986. Given the on-site wastewater treatment facility would presumably have certain land take and buffer requirements	Noted. The City has advised that this is a matter more appropriately dealt with during the DA phase. The updated LDP shows the location of the waste water treatment plant. The LWMS required a minimum area of 2.25 ha for disposal without buffers based on 410 persons including residents and staff. This area was proposed to be located within the
		The applicant will be required to provide an updated LWMS as part of Stage 1 of the Development Application process for referral to DWER.

	it is recommended consideration be given to these requirements at the LDP stage.	transmission line easement. This will be the subject of detailed design. The City has been provided with a significant body of information on the waste water treatment strategy. This should be adequate for the purpose of the LDP.	
	A large portion of the site is proposed to be cleared. The clearing works would likely require approval under the EPBC Act 1999. It is the proponent's responsibility to investigate the referral requirements under the EPBC Act and ensure clearing works are only undertaken with the appropriate approvals.	Noted. The proponent understands their obligations under Commonwealth EPBC Act and will consult with their environmental consultant on the significance of impacts to matters protected under the Act, following flora, vegetation and fauna surveys of the project area.	The applicant is however obligated to refer the proposal to the Federal Government for assessment of impacts Matters of National Environmental Significance under the EPBC Act
	The application proposes various 'community facilities' within the Western Power easement. The City may wish to refer the application to Western Power for comment.	The revised LDP has removed facilities within the Western Power easement. This was an oversight in the original submission. There will be no permanent structures within the easement. Development within the transmission line easement will be landscaping to compliment the proposed development and for the safe disposal of treated waste water. Prior and separate approval will be obtained from Western Power before undertaking any works within the easement.	The City notes the applicant's comments regarding facilities within the Western Power easement.
Nature Reserve	The potential loss of a valuable wildlife corridor and green linkage,	Crystal Brook currently contains a combination of native and exotic species,	The City acknowledges the importance of Crystal Brook as a wildlife corridor and green linkage.

Preservation Group	with the threat to the integrity of a section of one of our main creek lines	<p>with many invasive species occupying the understory.</p> <p>An environmental assessment has been undertaken and provided as part of this response.</p> <p>The flora, vegetation and fauna assessment undertaken has confirmed that there are no significant flora and fauna within the proposed development area. However any significant trees for black cockatoos within the Crystal Brook buffer zone are proposed to be retained.</p> <p>Clearing of vegetation will be assessed through the Part V clearing permit process.</p> <p>The proponent understands its obligations under Commonwealth EPBC Act.</p> <p>Close liaison with the landscape architects will ensure that the Crystal Brook vegetation provides appropriate habitat for ground dwelling fauna, and maximises the retention of black cockatoo habitat trees, whilst meeting the bushfire management objectives.</p>	<p>It is evident from the environmental assessment and the fauna survey prepared in support of the LDP that the creek line contains mainly exotic species and likely to provide an ecological linkage through the subject land providing breeding habitat for native frogs and a small number of common waterbirds species. However the creek line does not provide the basic resources of shelter, food or breeding sites and there is no riparian vegetation to assist in providing a range of food and shelter. It was also noted that a declared pest (Arum Lilly) is present along the creek line.</p> <p>Future development of the site associated with proposal will provide an opportunity to undertake rehabilitation of the creek.</p>
	The then Shire, when finally considering accepting a Leighton proposal, in its April 2015 SCM	Crystal Brook currently contains a combination of native and exotic species, with many invasive species occupying the understory.	Refer to previous comments above.

	<p>agenda (see below), appeared to address our main concerns. There was a demonstrated concern for protecting the section of Crystal Brook flowing through the south east corner of the lot - condition (e). The Special Council Meeting of 20 April 2015 Agenda, in considering whether “to finally adopt Amendment No. 57 ...for Lot 500 (32) Gavour Road, Wattle Grove”, appeared to give concrete signs of sensitivity to the importance of maintaining this creek line. Staff recommended that Council: “Adopts the Amendment to Local Planning Scheme No. 3 with modifications in accordance with the following...” Those ‘modifications’ (conditions), were seen by NRPG as vital in order to fully address our concerns. They were: Condition (e). “Prior to the occupation of any of the integrated aged care facility development on Lot 500 a foreshore reserve for Crystal Brook shall be ceded free of cost to the Crown as a Reserve for foreshore management. The extent of such reserve shall be at least 20 metres</p>	<p>Refer to the response above.</p> <p>In line with the Bushfire Management Plan, up to 10% tree canopy cover is proposed to be retained. While it is acknowledged that vegetation will be removed from the creek line, the majority of clearing in the understorey comprises weed species not endemic to the area.</p>	
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	<p>distant from, and parallel to the top of the northern bank of the brook and extending from that line southwards to the Gavour Road frontage of the lot. A foreshore reserve management plan shall be prepared, approved by the Council, and implemented as part of the development at the cost of the owner of Lot 500.”</p> <p>However, in the unconfirmed minutes of this meeting, this condition was struck out of the amendment. It appears that, since the removal of this condition (proposed by an unidentified Councillor) at the SCM 20 April 2015, no condition of any sort has been substituted regarding the fate of Crystal Brook. Since the fate of this waterway was our primary environmental concern in all our earlier submissions, we still have that concern. We are extremely disappointed at the deletion of the above condition and the failure to insert any other condition aimed at protecting the creek line and its environmental values. The impact of this proposed Local Development Plan on the Brook is now of greater concern than ever.</p>		
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	<p>This will be addressed later in this submission.</p>		
	<p>Bushfire Management Plan- Section 2.1.1 Vegetation and clearing within the project area. “Vegetation adjacent to Crystal Brook is currently proposed to be remediated to remove exotic species and thinned to a structure consistent with Class G grassland, including ensuring that canopy cover is reduced to less than 10%” This statement is even worse than the outcome indicated on the Landscaping Concept Plan. In that Plan, we find “allowing for 10% tree canopy retention”. Here, without any qualification as to the maximum thinning that will be allowed, we have a figure of “less than 10%”. This figure, however, refers to the percentage of “canopy cover”. Having the terms ‘tree canopy’ and ‘canopy cover’, with different percentages is confusing. Assuming the BMP will take precedence, given its policy status, thinning could result in a drastically low percentage of canopy cover remaining. In both cases the SPP 3.7 requirements appear to have been interpreted harshly, to the detriment of the</p>	<p>Crystal Brook currently contains a combination of native and exotic species, with many invasive species occupying the understory.</p> <p>An environmental assessment has been undertaken and provided as part of this response.</p> <p>The Environmental Assessment Report submitted, concludes that there are no significant flora and fauna within the proposed development area. However any significant trees for black cockatoos within the Crystal Brook buffer zone are proposed to be retained.</p> <p>Clearing of vegetation will be assessed through the Part V clearing permit process.</p> <p>The proponent understands its obligations under Commonwealth EPBC Act.</p>	<p>Matters pertaining to the implementation of the Bushfire Management Plan will be addressed in Stage 1 of the development application process.</p>

	<p>biodiversity values of the creek line and its riparian area. In a similar development in Serpentine Jarrahdale (Rowley Road Development) Grassland type G, describes those areas as having “<10% trees”. Yet more confusing wording. The accompanying photo however, gives a far more honest depiction of what to expect of this G category Grassland. It is not an encouraging picture.</p>		
	<p>2.1.2 Vegetation and clearing external to project area. Given the recent community concern over the clearing issues on Welshpool Road, the proposal to have vegetation “cleared or managed in a low threat state” gives further cause for concern. The propensity of developers to take the easiest way out when dealing with any clearing requirements, makes it essential that environmentally qualified city staff are available to supervise any such clearing. The city, having approved this development, must not then avoid its responsibility to supervise such sensitive activities.</p>	<p>Noted, vegetation proposed for retention can be identified in close consultation with the City, and will also be considered through the State clearing permit process, and where applicable the Commonwealth EPBC Act referral process.</p>	<p>The applicant has undertaken an environmental assessment of the site, and flora and fauna survey.</p> <p>The Fauna Report concludes that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>Advice received from DBCA confirms the information presented and predominantly the ‘Reconnaissance Survey of Flora and Vegetation’ prepared by Western Botanical and note that the surveys did not identify any threatened ecological communities or flora. The surveys and flora report are considered satisfactory and undertaken in accordance with current EPA guidance.</p> <p>Any clearing would need to be in accordance with Agency and Local Government approvals. Whilst the City would undertake compliance action to ensure development occurs in accordance with any approval, in the first instance</p>

			<p>the onus is on the developer of a site to ensure compliance with all relevant approvals.</p>
<p>Western Power</p>	<ul style="list-style-type: none"> • Any design shall not be within 30m of any towers in the easement • Structure foundation assessment based on maximum expected water table as a result of effluent discharge based on the latest hydrology study. This assumes that the flow direction of the effluent will be away from Western Power assets. <p>As a minimum the customer shall undertake the following studies:</p> <ul style="list-style-type: none"> • Earth Potential Rise (EPR); • Low frequency/Electromagnetic Induction (LFI); • Electric & Magnetic Fields (EMF); • Electrostatic Induction (EI); • Soil Model, Resistivity and grid/stake impedance; and • Hydrology Study 	<p>Noted.</p> <p>This will be addressed in detail during the DA stage. It is proposed to liaise closely with Western Power for prior approval of any works within the easement. There will be no impact on structure foundations.</p> <p>These studies to be done at detailed design stage following development approval of relevant stages of the project.</p> <p>It is not proposed to undertake any construction within the easement. This is reflected in the amended LDP.</p>	<p>The City acknowledges the applicant’s response to the submission, noting that construction works are no longer proposed within the Western Power easement.</p>

1 -Objection	Proposal lacking information as to the waste water disposal, services and natural greenery between dwellings	<p>This will be addressed in detail during the DA stage.</p> <p>The revised LDP plan shows the location of the wastewater treatment plant. It is proposed to dispose of treated waste water within the transmission line corridor.</p>	<p>The City acknowledges the submission. The City agrees that landscaping would be addressed at the development application stage of development.</p> <p>The City acknowledges the applicant's comments regarding waste water. This will be addressed through the revised LWMS as part of Stage 1 of the development application process.</p>
	Concerning the traffic issues, a direct left onto a major road is asking for trouble. This access is after a blind corner, most heavy haulage vehicles travel in the left lane. The previous proposal had better access with an intended slip road.	<p>The LDP and future Development Applications are (and will be) supported by a Traffic Impact Statement. DPLH, the responsible authority for Welshpool Road East has provided its comments to the Applicant on traffic issues and the Applicant will address them.</p> <p>The traffic management plan has determined that a turn left slip lane is not required. However the proponent is prepared to install the slip lane provide the City approve the removal of any verge trees necessary to construct the slip lane.</p>	<p>The City is required to consider the appropriateness of vehicle access at the development application stage of development. The applicant will be required to provide a slip land providing for a left hand turn for vehicles heading west along Welshpool Road East which is noted on the revised LDP.</p> <p>The applicant has submitted an aerial overlay showing the impact of the slip lane on the vegetation. This along with a photograph of the site suggest any impact on the vegetation will be minimal. This will be investigated at the development application stage of the process when a more detailed plan of the slip lane and its impact will be considered.</p> <p>The applicant will be required to submit a Road Safety Audit as part of Stage 1 of the development applicant process.</p>
	The proposal would set an undesirable precedent.	The land is zoned "Special Use", which means it has been given special consideration for the proposed development, and as such will not set a precedent.	The Minister has in approving the Special Use zone over the site has acknowledged the suitability of the land use in the location.

<p>2-Objection</p>	<p>The effects to our nature & environment of such high density living will have grave effects. We have a group of red cockatoos living in this area & the destruction of their environment will only increase their risk of extinction. The loss of trees and habitat- our city will no longer be a home in the forest. A large density development with inadequate sewerage facilities, little to no medical facilities, destruction of wildlife habitat, removal of bushland and another slip road on the bend of an already high speed major road is ridiculous and shows little insight in this area.</p>	<p>Issues addressed in previous comments.</p>	<p>The applicant has undertaken an environmental assessment of the site, and flora and fauna survey.</p> <p>The Fauna Report concludes that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>Advice received from DBCA confirms the information presented and predominantly the 'Reconnaissance Survey of Flora and Vegetation' prepared by Western Botanical and note that the surveys did not identify any threatened ecological communities or flora. The surveys and flora report are considered satisfactory and undertaken in accordance with current EPA guidance.</p> <p>The applicant is however obligated to refer the proposal to the Federal Government for assessment of impacts Matters of National Environmental Significance under the EPBC Act.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.</p> <p>Through the Scheme amendment process to rezone the site the proponent demonstrated with the approval of the then Department of Water, that on site effluent disposal could be accommodated. The applicant will be required to update</p>
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			<p>the LWMS as part of Stage 1 of the development application process.</p> <p>A slip lane on Welshpool Road East is required to ensure vehicles have safe vehicle movement into the site. The applicant will be required to provide a Road Safety Audit as part of Stage 1 of the development application process.</p>
3 – Non-Objection			
4- Non-Objection			
5 -Objection	<p>Sewerage: I have concerns about the provisions and plans for sewerage and waste water on site. I was advised at the Information evening on the 5th of July at the Shire of Kalamunda that the plan to manage effluent / waste water prior to connection to deep sewerage was to treat all waste in a treatment facility on the North West corner of the property prior to pumping it to a waste water disposal site between the community facilities in the centre of the proposed development. Adequacy of the proposed alternate waste water treatment system I do not think that a</p>	<p>The site has previously been zoned for the unsewered development, with a Local Water Management Strategy (LWMS). The LWMS demonstrated that effluent disposal could be undertaken satisfactorily on the site.</p> <p>The construction of a 2 km sewer main would be extremely expensive (minimum cost in the millions of dollars) and is anticipated to make the project financially unviable. There is currently a significant need for aged care facilities in the City and this project is required to proceed.</p> <p>Wastewater pump stations within the Metropolitan Area routinely pump wastewater over heights much greater than 14 m. These pump stations are located</p>	<p>The applicant has satisfactorily demonstrated that sewer and wastewater are capable of being managed on the site.</p> <p>The detailed design of any facilities would be undertaken to form part of Stage 1 of the development application process.</p> <p>Details of the Bushfire Management Plan will be addressed as part of Stage 1 of the development application process.</p>

	<p>development of up to 190 individual homes plus an Aged Residential Care Facility and related facilities should be allowed to progress using on site disposal in a residential area when access to Deep Sewer is within 2000m (as advised by Kalamunda shire engineers – Tonkin Highway). I think that Deep Sewer should be introduced by the developer from the inception of the project in cooperation with the Infrastructure provider. If it is not connected when the single biggest development occurs in the area then when will it be. I do not think that the existing conditions in the SU20 for connection to the “future reticulated sewerage” is sufficient given that there is no guarantee that the reticulated sewerage will ever get to within 200m of the boundary. I think it should be a requirement from the outset. I am advised from the Bushfire Management Plan at Section 3.1.2 that there is a slope from the North West to the south East of approx. 14m. I would like to know that it is possible and practical to pump this waste over that distance uphill without excessive noise from</p>	<p>underground in residential areas, including adjacent to homes. Because of the underground location and low noise design, these facilities do not cause significant noise. These pump stations are required to have adequate storage to manage pump failure. If a pump failure occurs, the pump stations send an SMS to the operator notifying them of the situation to ensure it is rapidly repaired. Any pump stations within the development would be required to meet these standards.</p> <p>The understory surrounding the creek line is currently predominantly exotic weeds with a native tree overstorey. To meet DFES requirements, the upper tree canopy is required to be reduced to less than 10% through thinning, and the understory must be kept low. The development is proposing to remove the exotic weeds and remediate the understory with local native species.</p>	
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	<p>pumping station. Please advise how this is to be achieved and what redundancies will be in place to manage the waste in the event of pumping failure. I understand that there is a requirement to produce an Urban Water Management Plan but have not been able to review this document nor assess its adequacy or plans to address, noise, odour, health etc. Vegetation Management I was advised at the Information evening on the 5th of July at the Shire of Kalamunda that there would be no change to the vegetation along the Crystal Brook Creek line. This appears to be inconsistent with the Bushfire Management Plan at Section 2.1.1 which states that "Vegetation adjacent to Crystal Brook is currently proposed to be remediated to remove exotic species, and thinned to a structure consistent with Class G grassland, including ensuring that canopy cover is reduced to less than 10%." Are these consistent concepts.</p>		
6 – Non-Objection			
7-Objection	<p>The loss of wildlife habitat the red cockatoo are at very low numbers - this is a significant feeding area for</p>	<p>Addressed in responses above.</p>	<p>The applicant has undertaken an environmental assessment of the site, and flora and fauna survey.</p>

	<p>these beautiful birds. This area needs to be reserved as a green belt.</p>		<p>The Fauna Report concludes that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>The applicant is however obligated to refer the proposal to the Federal Government for assessment of impacts Matters of National Environmental Significance under the EPBC Act.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.</p>
8 – Non-Objection			
9- Non-Objection			
10-Non-Objection			
11 - Non-Objection			
12- Non-Objection			
13- Non-Objection			
14- Non-Objection			

15- Non-Objection			
16- Non-Objection			
17- Non-Objection			
18- Non-Objection			
19-Objection	Another disgusting attempt to put profit over the preservation of nature and common sense.	Noted but not relevant to the matter at hand.	Noted.
20- Non-Objection			
21- Non-Objection			
22- Non-Objection			
23- Non-Objection			
24- Non-Objection			
25- Non-Objection			
26- Non-Objection			
27- Non-Objection			
Objection 28	Access onto Welshpool Road is DANGEROUS	Addressed in responses above	The City's traffic assessment of the proposal indicates that a left-turn slip-lane is required. The applicant at the request of the City has provided amended TIS and modified LDP to include notification showing requirement for a slip lane.

			The applicant will also be required to provide a Road Safety Audit as part of Stage 1 of the development application process.
	Layout of units shows NO IMAGINATION	Detail to be provided at subsequent DA stage.	The layout of units is logical, although broad-brush, and will be considered in more detail at the development application stage of the planning process. If there are features of the site identified in a future development application which warrant more of a site-specific unit layout to protect or enhance features of the land, the City will encourage the applicant to modify the unit layout to accommodate those features.
	Why have single units with no shared walls.	Irrelevant consideration.	The design of individual units, and their interface with other units, will be subject to refinement at the development application stage. This detail is not typically determined at the Local Development Plan stage.
Objection 29	Rejected as an adequate proposal since the plans show no initiative to include desirable facilities or pleasant design. No playgrounds, community facilities etc.	The LDP shows community facilities, comprehensively landscaped open spaces, community club rooms, remediated creek environment for bush walking, intimate gathering areas, pocket parks, picnic/BBQ areas, active recreation areas (tennis, bowls etc). These are considered to be highly desirable facilities and will be designed by the architect and landscape architect.	The applicant has provided indicative facilities, details of which would be considered at the development application stage. There is flexibility for the applicant to consider the scale of communal facilities it provides at the development application stage.
Objection 30	We oppose on the grounds of safety at Welshpool Road. Lives will be lost as the residents of the development try to cross	The development has been reviewed by an expert traffic consultant. Addressed in responses above	The City's traffic assessment of the proposal indicates that a left-turn slip-lane is required. The applicant at the request of the City has provided amended TIS and modified LDP to include notification showing requirement for a slip lane.

	Welshpool Road to get to the Shops.		The applicant will also be required to provide a Road Safety Audit as part of Stage 1 of the development application process.
31- Non-Objection			
32- Non-Objection			
33- Non-Objection			
34- Non-Objection			
35- Non-Objection			
36- Non-Objection			
37- Non-Objection			
38- Non-Objection			
39- Non-Objection			
40-Objection	Concerned that the development will affect our privacy, our lifestyle and also our activities on our property. We operate chainsaws, lawn mowers and other machinery to maintain our property as a low fire risk.	These activities can continue. The proposed development does not impinge on the enjoyment of neighbouring properties, and is adequately set back from property boundaries.	If activities are being undertaken in accordance with applicable approval requirements, the likelihood of a conflict occurring between existing development and the potential future development of the subject site is considered to be low.
	It will affect the environment. There are countless birds	Addressed in responses above	The applicant has undertaken an environmental assessment of the site, and flora and fauna survey.

	(Carnaby's especially) fauna and wildlife surrounding us.		<p>The Fauna Report concludes that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>The applicant is however obligated to refer the proposal to the Federal Government for assessment of impacts Matters of National Environmental Significance under the EPBC Act.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.</p>
41-Objection	Object because it is an urban use in a rural area.	The site is zoned Special Use for an Integrated Aged Care Facility.	<p>The land use can be considered on the site in accordance with the Special Use zoning.</p> <p>The appropriateness of the scale of future development will be a consideration at the development application stage.</p>
	This area is a fire risk area where the fire danger is extreme in summer and it would be difficult to evacuate a dense urban facility quickly.	The development will comply with the bushfire planning and management requirements of SPP3.7. Please refer to the BMP prepared by Strategen.	The Bushfire Management Plan will be considered in more detail with respect to its compliance with DFES's requirements a part of the development application for Stage 1 of the development.

	<p>The area is home to red-tailed black cockatoos and a wide variety of native flora and fauna, all of which are certain to suffer with the increasing urbanisation of the area.</p>	<p>Addressed in responses above</p>	<p>The applicant has undertaken an environmental assessment of the site, and flora and fauna survey.</p> <p>The Fauna Report concludes that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>The applicant is however obligated to refer the proposal to the Federal Government for assessment of impacts Matters of National Environmental Significance under the EPBC Act.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.</p>
	<p>It is a spot rezoning that lacks planning merit and it should be rejected.</p>	<p>The matter being considered is a Local Development Plan, not a rezoning. The previous rezoning was a well-considered, comprehensive Scheme Amendment that was assessed by a range of government departments, and ultimately approved by the current Minister for Planning. It was approved on its substantial planning merits.</p>	<p>The land use can be considered on the site in accordance with the Special Use zoning approved by then then Minister for Planning.</p>
42- Non-Objection			
43-Objection	<p>Misleading Information</p>	<p>The plan referred to is a "Concept Master Plan" which is a thematic, diagrammatical</p>	<p>Detailed information is required to be provided at the development application stage. The information</p>

	<p>Landscape presentation comprising photos of small parts of other developments elsewhere is highly misleading and paints a false picture of what is achievable with this plan.</p>	<p>representation of what is intended by the Proponent. Of course, the Proponent could not provide photos of the actual development of the site, as the site is not yet developed. This type of master plan is quite normal, and in our view is not misleading.</p>	<p>accompanying the LDP providing real-life examples of what future development may look like is appropriate.</p>
	<p>Potential Residents exposed to extreme road accident risk.</p> <p>Instead of, as the original proposal, being entered from Gavour Road, this proposal is being presented with normal vehicle entry and exit quite unrealistically from Welshpool Road East close to a bend and at the foot of a steep incline.</p> <p>In this immediate locality it is already classified as a known “Accident Black Spot” (recently fitted with multiple heavy duty safety guard cabling for only that reason).</p> <p>Entry and exit pose extraordinarily high safety risk, and for older drivers frequent fatal accidents would be virtually guaranteed.</p>	<p>The LDP and future Development Applications are (and will be) supported by a Traffic Impact Statement. DPLH, the responsible authority for Welshpool Road East, has provided its comments to the Applicant on traffic issues and the Applicant will address them.</p> <p>Addressed in responses above</p>	<p>The City’s traffic assessment of the proposal indicates that a left-turn slip-lane is required. The applicant at the request of the City has provided amended TIS and modified LDP to include notification showing requirement for a slip lane.</p> <p>The requirement for a slip lane on Welshpool Road East was supported by the DPLH.</p> <p>The applicant will also be required to provide a Road Safety Audit as part of Stage 1 of the development application process.</p>
<p>44- Non-Objection</p>			
<p>45- Non-Objection</p>			

46- Non-Objection			
47- Non-Objection			
48- Non-Objection			
49- Non-Objection			
50--Non-Objection			
51-Objection	<p>There appears to be insufficient information about the clearing of land and maintaining native vegetation (which is important for animals, including the cockatoos in the area). I am particularly concerned about the impact of the proposed slip lane from Welshpool Road East and the impact on the Lemon Scented Gum Trees. I consider further information about the preservation of the vegetation should be provided before this application proceeds further.</p>	<p>Addressed in responses above</p>	<p>The applicant is obligated to refer the proposal to the Federal Government for assessment of impacts Matters of National Environmental Significance under the EPBC Act.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.</p> <p>The applicant has submitted an aerial overlay showing the impact of the slip lane on the vegetation. This along with a photograph of the site suggest any impact on the vegetation will be minimal. This will be investigated at the development application stage of the process when a more detailed plan of the slip lane and its impact will be considered.</p> <p>The City's traffic assessment of the proposal indicates that a left-turn slip-lane is required. The applicant at the request of the City has provided the following:</p>

			<ul style="list-style-type: none"> • amended TIA; • modified LDP to include notification showing requirement for a slip lane. • Photo overlay of the slip land on the road verge showing the extent of the vegetation removal.
52- Non-Objection			
53- Non-Objection			
54- Non-Objection			
55- Non-Objection			
56- Non-Objection			
57- Non-Objection			
58- Non-Objection			
59- Non-Objection			
60- Non-Objection			
61- Non-Objection			
62-Objection	We don't need a building of this proportion in this area.	The development is proportionate to the zoning of the land.	Given the site is appropriately zoned for a future development application to be lodged, the City will be required to consider all matters to be considered as set out

			<p>in the Planning and Development (Local Planning Schemes) Regulations 2015.</p> <p>The 'need' for a development of this potential size is not a consideration listed in the abovementioned regulations. The built form is a consideration, but not 'need'.</p>
	The road structure in this area is not built to suit increased traffic.	This is not correct. Traffic experts have confirmed that roads are in adequate condition to meet the (low) demand of the proposed development.	<p>The applicant has submitted sufficient information through a TIS demonstrating that the existing road network does have capacity to accommodate potential future development.</p> <p>The applicant will be required to provide a Road Safety Audit in support of Stage 1 of the development application process.</p>
	There is no deep sewerage.	Alternative methods for effluent disposal is proposed, and preliminary approvals received.	<p>The applicant has sufficiently demonstrated that the site has the capacity to service future development.</p> <p>Servicing will be a further consideration at the development application stage.</p>
	Why not use the old building on Lewis Road?	Not a relevant planning consideration.	The applicant can apply to develop the land. The City does not have the ability to force applicants to use other facilities.
63- Non-Objection			
64-- Non-Objection			
65-Objection	This area has native endemic species that are going to be devastated. The construction alone	Addressed in responses above	The applicant has undertaken an environmental assessment of the site, and flora and fauna survey.

	<p>is going to be destructive to the flora and fauna.</p> <p>The buildings are going to be set back by 10 metres this also has the road way leaving no room for native visual screening.</p>		<p>The Fauna Report concluded that the modified habitats of the study area are only likely to provide habitats for a few native mammals, notably Quenda.</p> <p>The report also notes that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>The applicant is obligated to refer the proposal to the Federal Government for assessment of impacts Matters of National Environmental Significance under the EPBC Act.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.</p>
66-Objection	<p>Object to the visual look of this proposal. Too much concrete within the sight of our property and not enough mature trees to be left as visual screening.</p>	<p>The proposal is balanced and appropriate, as was intended under the Scheme Amendment. A quality landscaping regime is proposed to provide visual screening to external properties and streets, balancing environmental and bushfire requirements.</p>	<p>The design of the development will be further considered at the development application stage.</p> <p>The City will expect a future development application to include landscaping which allows the development to integrate with the existing and surrounding streetscapes to minimise its visual impact.</p>
67- Non-Objection			

68- Non-Objection			
69- Non-Objection			
70- Non-Objection			
71- Non-Objection			
72- Non-Objection			
73- Non-Objection			
74-Objection	Please register my objection to this development on both the environmental issued in a recent environmental review of Lot 500 Gavour Road.	Noted. Addressed in responses above	<p>The applicant has undertaken an environmental assessment of the site, and flora and fauna survey.</p> <p>The Fauna Report concluded that the modified habitats of the study area are only likely to provide habitats for a few native mammals, notably Quenda.</p> <p>The report also notes that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>The applicant is obligated to refer the proposal to the Federal Government for assessment of impacts Matters of National Environmental Significance under the EPBC Act.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be</p>

			considered further through potential environmental investigations at the development application stage of the planning process.
75-Objection	<p>The development will destroy or compromise 4 key environmental assets:</p> <ol style="list-style-type: none"> 1. A threatened "Banksia attenuata" native woodland, habitat of threatened & protected flora & fauna. 2. Roadside Public reserve - potential 100m clearing to create road access from Welshpool Rd East. 3. The area around the stream "Crystal Brook". 4. Marri trees across the property - which provide suitable roosting habitat for the Endangered Carnaby and Vulnerable red-tailed cockatoo. <p>Please note: under Section 51b of the EPA act Bush Forever sites are Environmentally Sensitive Areas and a minimum 500m buffer is required from the boundary of a Bush Forever Site to protect the environmental values of a site. A 500m buffer to Bush Forever site #50 (just opposite) overlaps the majority of Lot 500 Gavour Rd.</p>	<p>Addressed through previous comments.</p> <p>It is noted that Section 51B of the EP Act (referred to in submission) relates to the declaration of Environmentally Sensitive Areas. Environmentally Sensitive Areas are only relevant in the context of exemptions for native vegetation clearing permits under Part V of the EP Act. Clearing of native vegetation will be a consideration of DWER through the Part V EP Act approval process.</p> <p>Regardless, an Environmentally Sensitive Area is mapped across the majority of the site. DWERs database identifies this as the buffer to a Threatened Ecological Community, which appears to be located on the opposite side of Welshpool Road East, to the site. It is noted that as per the Environmental Protection (Environmentally Sensitive Areas) Notice 2005, the buffer to a TEC is not an ESA, despite DWER mapping TEC buffers as ESAs.</p> <p>We are not aware of any statutory requirement for a 500 m buffer to Bush Forever sites, and development is commonly permitted immediately adjacent to Bush forever sites, on the proviso that potential</p>	<p>The Flora and Vegetation Survey report noted that due to the clearing undertaken on the site as part of the fire break notice and approved by DWER, it was unable to identify the presence of the EPBC Act listed Banksia species. The Fauna Report did note that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>The applicant is obligated to refer the proposal to the Federal Government for assessment of impacts Matters of National Environmental Significance under the EPBC Act.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.</p> <p>The applicant has provided an aerial overlay of the slip lane on the reserve vegetation which shows the impact on the vegetation will be minimal. Final design for the slip lane will be considered at Stage 1 the development application process.</p>

	<p>it is not possible to judge the level of native vegetation retention because the documents provided are inconsistent. The landscape development plan shows removal of most existing vegetation around Crystal Brook to reduce BAL, whereas the local development plan shows existing vegetation to be maintained in the same area. This contradiction suggests strongly that further work is needed to produce plans that maximise both social and environmental benefits.</p>	<p>impacts are managed. No potential impacts to Bush Forever have been identified.</p>	<p>It is evident from the environmental assessment and the fauna survey prepared in support of the LDP that the creek line contains mainly exotic species and likely to provide an ecological linkage through the subject land providing breeding habitat for native frogs and a small number of common waterbirds species. However the creek line does not provide the basic resources of shelter, food or breeding sites and there is no riparian vegetation to assist in providing a range of food and shelter. It was also noted that a declared pest (Arum Lilly) is present along the creek line. Future development of the site associated with proposal will provide an opportunity to undertake rehabilitation of the creek.</p>
76- Non-Objection			
77-Objection	<p>The area needed to be cleared for the Bushfire Management is huge. This will practically denude the base of the Hill of any and all vegetation. This is totally unacceptable. In keeping with the destruction of so many trees and shrubbery – whether native or not – this will mean a loss of habitat for so many native animals and birds. Has an Environmental Study been done of this area in recent times? Is not some of this area Bush Forever? What impact on this Bush Forever site will this</p>	<p>Refer to responses above.</p> <p>A Bush Forever site (site 50) is situated to the north of Welshpool Road East, and is considered an Environmentally Sensitive Area (ESA) due to the presence of the Threatened Ecological Community FCT 20a ‘uplands centred on Bassendean Dunes and Dandaragan Plateau.’ While the mapped buffer of the ESA extends into Lot 500, the majority of this buffer comprises cleared vegetation, development and farmland. Remnant native vegetation within Lot 500 currently has limited connection with the Bush Forever site as it is separated from the</p>	<p>Further consideration to the Bushfire Management Plans and its implications for the existing natural environment will be considered at Stage 1 of the development application process.</p> <p>The subject site is not a Bush Forever Site.</p> <p>With regard to the impact of the proposal on Crystal Brook, It is evident from the environmental assessment and the fauna survey prepared in support of the LDP that the creek line contains mainly exotic species and likely to provide an ecological linkage through the subject land providing breeding habitat for native frogs and a small number of common waterbirds species. However, the creek line does not provide the basic resources of shelter, food or breeding</p>

	<p>development make as, to my understanding, there is to be a large buffer zone around any of these sites.</p> <p>This development will also impact on Crystal Brook itself which will impact other areas as a consequence. I would not object to the City removing the bamboo currently strangling the brook, however.</p> <p>To summarise.</p> <p>I object most strongly to the Development going ahead on the following grounds;</p> <p>6.The entrance/exit onto Welshpool Road East will create an extremely dangerous traffic hazard with vehicles moving slowly coming into the path of vehicles coming down Lesmurdie Hill at 80kph and the heavy transport trucks that use this route daily.</p> <p>8.The bush – whether native or not- that needs to be cleared to be compliant with the Bushfire Management Plan is destruction on a huge</p>	<p>Bush Forever site by Welshpool Road at a distance of approximately 30 m, including paved road, degraded vegetation and planted, non-native vegetation. As such, direct impacts to the Bush Forever site resulting from the proposed development of Lot 500 are not anticipated.</p> <p>It is acknowledged that clearing will be required as detailed in the submission. However, the retention of up to 10% of the tree canopy cover along the Crystal Brook, including <i>Corymbia calophylla</i> and <i>Eucalyptus marginata</i>, will continue to provide foraging habitat for Forest Red-tailed Black Cockatoos.</p> <p>Additionally, Development Applications (DA) are required to be submitted for approval of each stage of the development. .</p> <p>An impact assessment will be undertaken once these values have been quantified. Approval under the EPBC Act and Part V of the EP Act is also likely to be required for clearing within any of the development stages; as such, any obligations in relation to these two Acts will also be met.</p> <p>Any potential impacts to Crystal Brook relating to stormwater management will be address through stormwater management plans for each stage of development.</p>	<p>sites and there is no riparian vegetation to assist in providing a range of food and shelter. It was also noted that a declared pest (<i>Arum Lilly</i>) is present along the creek line. Future development of the site associated with proposal will provide an opportunity to undertake rehabilitation of the creek.</p> <p>The City’s traffic assessment of the proposal indicates that a left-turn slip-lane is required. The applicant at the request of the City has provided the an amended TIS, and modified LDP to include notification showing requirement for a slip lane. The applicant will also be required to provide a Road Safety Audit as part of Stage 1 of the development application process.</p> <p>The applicant has undertaken an environmental assessment of the site, and flora and fauna survey.</p> <p>The Fauna Report concludes that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>Advice received from DBCA confirms the information presented and predominantly the ‘Reconnaissance Survey of Flora and Vegetation’ prepared by Western Botanical and note that the surveys did not identify any threatened ecological communities or flora. The surveys and flora report are considered satisfactory and undertaken in accordance with current EPA guidance.</p>
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	<p>scale. It will denude a huge area of vegetation.</p> <p>9. There has been little to no consideration of the rare native flora and even less for the fauna that inhabit this area. This area is home to a number of threatened species.</p> <p>10. There has been no recent Environmental Study done on the proposed area.</p> <p>11. Bush Forever land is being impacted on and not treated with the utmost respect it should have. These areas were to remain bush for us and future generations.</p> <p>12. This development will impact on Crystal Brook and therefore other areas down of it.</p> <p>13. Native flora and fauna are to be destroyed and planting replacement trees will not make up for their natural and usual habitat. They will still be just as gone. Forever.</p>		<p>The applicant is however obligated to refer the proposal to the Federal Government for assessment of impacts Matters of National Environmental Significance under the EPBC Act.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.</p>
78- Non-Objection			

79-Objection	<p>I object to the proposal local development plan (DA18/022) as it will have an excessive and detrimental impact on the rare bush land located on Lot 500 Gavour Road, as well as the nearby Bush Forever site (Area No. 50).</p> <p>The proposal does not fit in with the general feel of the area. I feel that the many large trees located in the City of Kalamunda are one of the key reasons people value this area and migrate here.</p> <p>Many people I talk to associate Kalamunda with forests and trees. By further removing the large trees and bushland on this property it will have a negative impact on the image of the City of Kalamunda, eroding its character and biodiversity.</p>	<p>Bush Forever site 50 is situated to the north of Welshpool Road East, and is considered an Environmentally Sensitive Area (ESA) due to the presence of the Threatened Ecological Community FCT 20a 'uplands centred on Bassendean Dunes and Dandaragan Plateau.' While the mapped buffer of the ESA extends into Lot 500, the majority of this buffer comprises cleared vegetation, development and farmland. Remnant native vegetation within Lot 500 currently has limited connection with the Bush Forever site, as it is separated from the Bush Forever site by Welshpool Road, by approximately 30 m, including paved road, degraded vegetation and planted, non-native vegetation. As such, direct impacts to the Bush Forever site resulting from the proposed development of Lot 500 are not anticipated.</p> <p>While it is acknowledged that vegetation is proposed to be removed from the site as stated, up to 10% of the tree canopy cover along the Crystal Brook at the Gavour Road boundary is to be retained, which will continue to provide some habitat for mobile fauna species such as black cockatoos.</p>	<p>The Flora and Vegetation Survey report noted that due to the clearing undertaken on the site as part of the fire break notice and approved by DWER, it was unable to identify the presence of the EPBC Act listed species. The Fauna Report did note that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>Advice received from DBCA confirms the information presented and predominantly the 'Reconnaissance Survey of Flora and Vegetation' prepared by Western Botanical and note that the surveys did not identify any threatened ecological communities or flora. The surveys and flora report are considered satisfactory and undertaken in accordance with current EPA guidance.</p> <p>The applicant is however obligated to refer the proposal to the Federal Government for assessment of impacts Matters of National Environmental Significance under the EPBC Act.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.</p>
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80 - Objection	<p>A community group recently commissioned Ecologia Environmental Consultants to carry out a preliminary assessment and another consultant (whose study is still in progress) to do a more detailed, floristic analysis and impact assessment of the proposal.</p> <p>1. Lot 500 includes over 4ha of highly cleared, endangered Forrestfield Vegetation Complex as mapped by DPAW (2016), see attached map (Conservation Values of Lot 500. The Welshpool Rd Bush Forever Area 50 also comprises the Forrestfield Vegetation Complex. The EPA has publicly stated on many occasions that the Forrestfield Vegetation Complex is of very high conservation to it, as over 97% of the former extent of the eastern Swan Coastal Plain native vegetation (including the Guildford and Forrestfield Vegetation Complexes) have been cleared and the remainder is of the highest conservation significance.</p>	<p>1. and 2. Addressed in responses above. Development Applications (DA) are required to be submitted for approval of each stage of the development.</p> <p>.</p> <p>Disturbance to any MNES resulting from a development is not permitted without approval under the EPBC Act; as such, any obligations under the EPBC Act will also be taken into consideration prior to each stage of development.</p> <p>Additionally, DBCA will be required to consider the relative scarcity of the vegetation complex when considering approval of a Native Vegetation Clearing Permit under Part V of the EP Act.</p> <p>3. Addressed in responses above</p> <p>4. Clearing of vegetation within Lot 500 will not completely disrupt the ecological linkage, as retained trees along Crystal Brook and landscaping will continue to provide some habitat for fauna within the Lot.</p> <p>Lot 500 is already highly disturbed with the majority of the site cleared for residential</p>	<p>The Flora and Vegetation Survey report noted that due to the clearing undertaken on the site as part of the fire break notice and approved by DWER, it was unable to identify the presence of the EPBC Act listed Banksia species. The Fauna Report did note that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>It is noted that the applicant is obligated to have the proposal assessed under impacts Matters of National Environmental Significance listed under the EPBC Act. This will be addressed further as part of Stage 1 of the development application process. To date, the applicant has undertaken an environmental assessment of the site, and flora and fauna survey.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.</p> <p>Concerns regarding the suitability of the site for aged persons are noted, however the proposed land use can be</p>

	<p>The development proposal will clear 90% of the existing native vegetation on Lot 500.</p> <p>2. There are also multiple Matters of National Environmental Significance (MNES) listed under the Federal EPBC Act that will be significantly impacted by this development, as listed below. The 4ha of Forrestfield Vegetation Complex on Lot 500 comprises quality forage habitat (Marri and Jarrah trees) of the Threatened Fauna Species: Baudins Black Cockatoo, Forest Red-Tailed Black Cockatoo and Carnabys Black Cockatoo, all listed under the EPBC Act.</p> <p>There is at least 4 ha of quality forage habitat in Lot 500 (much of it being mature and thus significant potential nesting trees > 500mm DBH) in close proximity to several night roosts recorded in the Great Cocky Count 2018 at Kalamunda, Kenwick and Forrestfield (within 3.5km or less of Lot 500) and in close proximity to breeding sites in the Darling Range and Kenwick (within 4km or less of Lot 500).</p>	<p>property, farm buildings, and paddocks. Any clearing within the Lot is relatively small-scale when the broader area of intact native vegetation in the region is considered, including Bush Forever sites 50 (Welshpool Road Bushland), 387 (Greater Brixton St Wetlands) and 320 (Hartfield Park) as well as Mundy and Banyowla Regional Parks to the east. No clearing of Bush forever site 50 is proposed as part of this development.</p> <p>5. Development Applications (DA) are required to be submitted for approval of each stage of the development. Addressed in responses above</p> <p>Disturbance to MNES is not permitted without approval under the EPBC Act. Referrals under the EPBC Act will be prepared for each stage of the development, and will require the inclusion of data collected in the abovementioned spring flora, vegetation and fauna habitat surveys.</p> <p>Approval under Part V of the EP Act and potentially the EPBC Act will be required for clearing of native vegetation; as such, any obligations in relation to these two Acts will also be met.</p> <p>Comments regarding bushfire safety and vulnerable occupants have been addressed in previous comments.</p>	<p>considered on the site in accordance with the Special Use zoning approved by then then Minister for Planning.</p> <p>Through the Scheme amendment process to rezone the site the proponent demonstrated with the approval of the then Department of Water, that on site effluent disposal could be accommodated. The applicant will be required to update the LWMS as part of Stage 1 of the development application process.</p> <p>The Bushfire Management Plan will be considered in more detail with respect to its compliance with DFES's requirements a part of the development application for Stage 1 of the development.</p>
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	<p>This means that the referral thresholds are exceeded and the proponent is required to refer the proposed development (due to its significant impact on one or both of these species) to the Federal Department of Environment and Energy under the EPBC Act.</p> <p>3.Lot 500 also includes at least 1.1ha of (Good to Excellent condition) of Threatened Ecological Community (TEC) bushland listed under the EPBC Act (see attached map Conservation values in Lot 500). This TEC bushland in Lot 500 is either: FCT 20a: Banksia Woodlands of the Swan Coastal Plain, Threatened Ecological Community (Endangered) listed under the EPBC Act; or FCT 20c: Shrublands and Woodlands of the eastern Swan Coastal Plain, Threatened Ecological Community (Critically Endangered) listed under the EPBC Act Lot 500 meets the criteria for patch size and vegetation condition for both TECs above.</p>	<p>It is noted that clearing proposed for bushfire safety will not necessitate complete removal of revegetation, and retention of trees and some vegetation may be able to occur on the proviso that it complies with Clause 2.2.3.2(f) of AS3959 which relates to managed, low-threat vegetation. Vegetation/ trees to be retained can be discussed in close consultation with the City and informed by a flora and vegetation assessment.</p> <p>We note that the Ecologia report has not been provided to the proponent.</p> <p>The LWMS prepared for the site in 2015 identified that:</p> <ol style="list-style-type: none"> 1. The soils on the site were suitable for effluent disposal based on geotechnical and hydraulic conductivity testing. 2. The proposed wastewater loading can be managed on the site within Department of Health Criteria. <p>This approach was endorsed by the then Department of Water as being able to occur without impact to surrounding residents. Additional studies to confirm nutrient inputs and demonstrate compliance with health criteria will be required to be undertaken prior to the wastewater system being approved for construction by Department of</p>	
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	<p>This means that the referral thresholds are exceeded regardless of which Floristic Community Type is confirmed. Thus the proponent is required to refer the proposed development (due to its significant impact) to the Federal Department of Environment and Energy under the EPBC Act.</p> <p>A multivariate analysis of floristics to unequivocally confirm the Floristic Community Type(s) in Lot 500 is in progress as part of the second botanical study commission by our group. We will supply this supplementary evidence, if required, in the near future.</p> <p>For FCT20a (Banksia Woodlands of the Swan Coastal Plain) TEC, the threshold for referral (see quote below from DEE conservation advice below) for assessment to the Federal Department of Environment and Energy under the Federal EPBC Act is 0.5ha to 1ha in Very Good to Excellent condition: "Minimum patch sizes apply for consideration of a patch as part of the listed ecological community for EPBC Act referral, assessment and compliance</p>	<p>Health and Department of Water and Environment Regulation. This will include assessment of potential health and environmental impacts associated with the wastewater disposal based on detailed design of the WWTP and disposal system.</p> <p>Refer to previous responses.</p>	
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	<p>purposes. Where patches meet different levels of condition, different minimum patch sizes apply: 'Pristine' – no minimum patch size applies 'Excellent' – 0.5 ha or 5,000 m² (e.g. 50 m x 100 m) 'Very Good' – 1 ha or 10,000 m² (e.g. 100 m x 100 m) 'Good' – 2 ha or 20,000 m² (e.g. 200 m x 100 m) To be considered as part of the EPBC Act ecological community a patch should meet at least the Good Condition category". For FCT 20c (Shrublands and Woodlands of the eastern Swan Coastal Plain) TEC there is no minimum threshold for referral (see quote below from DEE conservation advice below) for assessment to the Federal Department of Environment and Energy under the Federal EPBC Act. So all areas (regardless of their size or condition) that meet the description of the FCT 20c ecological community should be referred for assessment to the Federal Department of Environment and Energy under the Federal EPBC Act</p>		
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	<p>The bushland on Lot 500 meets the habitat, floristic and vegetation structure description of the community and the habitat of the FCT 20c community provided on the DEE listing/ conservation advice and other publications for this TEC (quote):</p> <ul style="list-style-type: none"> • "This community mainly occurs on soils mapped as the Forrestfield Unit of the Ridge Hills Shelf"; • "The Shrublands and Woodlands of the eastern Swan Coastal Plain ecological community is a woodland mainly on the transitional soils of the Ridge Hill Shelf, on the Swan Coastal Plain adjacent to the Darling Scarp, and extends onto the alluvial clays deposited on the eastern fringe of the Swan Coastal Plain, and also into adjacent aeolian deposits. The community mainly occurs as a shrubland, or a woodland of <i>Banksia attenuata</i> and <i>Banksia menziesii</i>, or <i>Corymbia calophylla</i>, sometimes with 		
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	<p>Allocasuarina fraseriana, over a shrub layer that can include the species Adenanthos cygnorum, Hibbertia huegelii, Scaevola repens var. repens, Allocasuarina humilis, Bossiaea eriocarpa, Hibbertia hypericoides and Stirlingia latifolia. A suite of herbs including Conostylis aurea, Trachymene pilosa, Lomandra hermaphrodita, Burchardia umbellata and Patersonia occidentalis, and the sedges Mesomelaena pseudostygia, Mesomelaena tetragona, and Lyginia barbata often occur in the community." and</p> <ul style="list-style-type: none"> • "Because the ecological community has a very restricted distribution and is listed as Critically Endangered in Western Australia, no condition thresholds have been applied to the nationally-listed ecological community and hence it is 		
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	<p>considered that all areas meeting the description of the ecological community are critical to its survival."</p> <p>Therefore as the referral thresholds are exceeded for both TECS in Lot 500, the proponent is required to refer the proposed development (due to its significant impact on one or both of these TECs) to the Federal Department of Environment and Energy under the EPBC Act.</p> <p>4. Ecological Connectivity All of the conservation values of the TEC bushland in Lot 500 are enhanced by its close linkage (<30m separation distance) to the Welshpool Rd Bush Forever Area that is TEC bushland of the same FCT as Lot 500. Also Lot 500 is part of a major ecological corridor that links the most biodiverse and important Bush Forever Area of the region (Greater Brixton St Wetlands BFA 387) to the large Darling Range National and Regional Parks (see Broad Scale values map attached).</p> <p>5. Bush fire Management Clearing or thinning of the Welshpool Rd Bush Forever Area 50 and /or part of Lot 500 for</p>		
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	<p>bushfire management purposes would constitute vegetation clearing under the EPBC Act and the WA EP Act. Thus the bushfire safety plans of the Lot 500 proposal is another reason that Lot 500 action should be referred for assessment to the Federal Department of Environment and Energy under the Federal EPBC Act</p> <p>The fire separation zone for the Lot 500 proposal currently includes part of Bush Forever site 50 and much of the TEC and Threatened Cockatoo habitat in Lot 500. None of this vegetation should be cleared, or thinned or burnt for the purposes fire separation zones; the latter actions would constitute vegetation clearing under the EPBC Act and the WA EP Act.</p> <p>The proponent has a legal obligation under the EPBC Act to mitigate (avoid, reduce or manage) impacts on the EPBC Act listed values and not just (irresponsibly) seek to maximize impacts with no consideration for the conservation values, as the proponent is currently proposing to do with development extending over the entirety of Lot 500. The fire separation zone required for safety</p>		
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	<p>of property and inhabitants can be accommodated by reserving part of the current grassed areas of Lot 500 for fire separation zones. A 100 m, or wider, grassed area could easily be maintained as a separation zone between the TEC bush and the new buildings proposed. If the developer wishes to increase the lot's yield for buildings beyond that afforded above, the standard of construction on some of the proposed buildings (as required) should be increased from the current minimum Bush Fire Attack (BAL) rating to the higher BAL required to conform with Australian Building Standards that provide for the fire safety of buildings situated closer to the higher risk areas.</p> <p>Additionally, I object to proposal for housing the elderly in this part of Wattle Grove. This area is inherently a high bushfire danger zone and thus not suitable for accommodating a large population of slow moving, potentially disorientated and vulnerable people who would be at great risk during bush fire season. This</p>		
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	<p>season is growing hotter and longer every year with increasing periods of very windy days during extreme heat events. We have bush reserves on the hill and surrounding this site. This area is best left special rural so that threatened species of national significance can be protected, threatened trees can persist to cool the area, and a sustainable way of life can be achieved. The aged or over 55's community could be more appropriately accommodated elsewhere in other, safer locations.</p> <p>I also object to this proposal because it is not connected to sewerage and the initial soil report commissioned by the proponent of the Lot 500 development stated that soil was unsuitable for receiving treated waste water from the onsite treatment plant. The neighbours of the treatment plant and the Crystal Brook catchment would be adversely affected by the large volumes of treated waste water which will be produced. I urge for all these reasons that the City of Kalamunda reject this proposal, or failing that, the City of</p>		
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	Kalamunda (or the proponent) refer the proposed development (on the grounds of multiple significant impacts on MNES) to the Federal Department of Environment and Energy for assessment under the EPBC Act.		
81 - Objection	<p>For the following reasons the proposed re development of 500 Gavour Road should NOT proceed.</p> <ol style="list-style-type: none"> 1. The threatened “Banksia attenuate” native woodland, habitat of threatened and protected flora and fauna. 2. roadside Public reserve – potential 100m clearing to create road access from Welshpool road East. 3. the area around the stream “Crystal Brook” 4. Marri trees across the property – which provide suitable roosting habitat for the ENDANGERED CARNABY and VULNERABLE RE-TAILED COOKATOO. <p>Please note: Under section 51b of the EPA act Bush forever sites are Environmentally Sensitive Areas and a minimum 500m buffer is required from the boundary of a Bush Forever Site to protect the environmental values of a site. A</p>	<p>It should be noted that the ESA mapped around Bush Forever site 50 relates to the presence of the Threatened Ecological Community FCT 20a within the Bush Forever site, rather than being a buffer to the Bush Forever site itself. DBCA maps all locations of TECs with a 500 m buffer, and the ESA mapping is based on this buffered TEC boundary. While the mapped buffer of the ESA extends into Lot 500, the majority of this buffer comprises cleared vegetation, development and farmland. Remnant native vegetation within Lot 500 currently has limited connection with the Bush Forever site as it is separated from the Bush Forever site by Welshpool Road at a distance of approximately 30 m, including paved road, degraded vegetation and planted, non-native vegetation. As such, direct impacts to the Bush Forever site resulting from the proposed development of Lot 500 are not anticipated.</p> <p>It is acknowledged that clearing will be required within the four areas detailed in the submission. However, the retention of up to</p>	<p>The Flora and Vegetation Survey report noted that due to the clearing undertaken on the site as part of the fire break notice and approved by DWER, it was unable to identify the presence of the EPBC Act listed Banksia species. The Fauna Report did note that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>It is noted that the applicant is obligated to have the proposal assessed under impacts Matters of National Environmental Significance listed under the EPBC Act. This will be addressed further as part of Stage 1 of the development application process. To date, the applicant has undertaken an environmental assessment of the site, and flora and fauna survey.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.</p>

	<p>500m buffer to Bush Forever site #50 (just opposite) overlaps the majority of Lot 500 Gavour Road.</p>	<p>10% of the tree canopy cover along the Crystal Brook, including <i>Corymbia calophylla</i> and <i>Eucalyptus marginata</i>, will continue to provide foraging habitat for Forest Red-tailed Black Cockatoos.</p> <p>Additionally, Development Applications (DA) are required to be submitted for approval of each stage of the development.</p> <p>Addressed in responses above</p> <p>Approval under the EPBC Act and Part V of the EP Act is also likely to be required for clearing within any of the development stages; as such, any obligations in relation to these two Acts will also be met.</p>	<p>The applicant has provided an aerial overlay of the slip lane on the reserve vegetation which shows the impact on the vegetation will be minimal. Final design for the slip lane will be considered at Stage 1 the development application process.</p> <p>It is evident from the environmental assessment and the fauna survey prepared in support of the LDP that the creek line contains mainly exotic species and likely to provide an ecological linkage through the subject land providing breeding habitat for native frogs and a small number of common waterbirds species. However, the creek line does not provide the basic resources of shelter, food or breeding sites and there is no riparian vegetation to assist in providing a range of food and shelter. It was also noted that a declared pest (Arum Lilly) is present along the creek line. Future development of the site associated with proposal will provide an opportunity to undertake rehabilitation of the creek.</p>
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82-- Non-Objection			
83-Objective	<p>I am very much saddened by the thought of losing the trees in Wattle Grove. They are sanctuary for so many native birds and animals. We are losing so much of these natural areas and trees, it makes me very sad. Please stop and leave this area as it is, very beautiful. Thank you.</p>	<p>It is acknowledged that clearing is likely to be required. However, the retention of up to 10% of the tree canopy cover along the Crystal Brook, including <i>Corymbia calophylla</i> and <i>Eucalyptus marginata</i>, will continue to provide foraging habitat for Forest Red-tailed Black Cockatoos.</p> <p>Subsequent to any clearing of native vegetation, landscaping will be undertaken within the confines of bushfire planning, which will also provide some habitat for native fauna species including Quenda.</p> <p>Addressed in responses above</p>	<p>It is noted that the applicant is obligated to have the proposal assessed under impacts Matters of National Environmental Significance listed under the EPBC Act. This will be addressed further as part of Stage 1 of the development application process. To date, the applicant has undertaken an environmental assessment of the site, and flora and fauna survey.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.</p>

84-Objection	The project has been previously rejected by the prior Minister for Planning after lengthy consideration.	The current Minister for Planning approved the Scheme Amendment. The matter currently being progressed is a Local Development Plan.	Scheme amendment 57 which rezoned the site to Special Use for aged accommodation has been approved by the Minister for Planning.
	There is conflict between the Bushfire Management Plan and the Transport Impact Statement over emergency access. As they are diametrically opposed one party must be wrong.	We do not believe this to be the case.	The Applicant will be required to address the requirements of the DFES through modifications to the Bushfire Management Plan at Stage 1 of the development application process.
85-Objection	This area is not suitable, is still meant to be special rural (even though the demise of this zone seems imminent).	The site is suitable for the proposed development and accords with the Special Use that applies to the land.	The City confirms that the land use can be considered on the site. The suitability of a future development will be assessed on its planning merits at the development application stage.
86-Objection	No Environmental “specialist studies” have been undertaken and made available for this public comment In light of this, an independent desktop environmental assessment identifying some of the key environmental issues and values associated with Lot 500	Addressed in responses above . 2. The proposed development will destroy or compromise 4 key environmental assets within the Lot It is acknowledged that clearing will be required within the four areas detailed in the	The applicant has prepared an environmental assessment, and flora and fauna survey of the site which are considered satisfactory from the perspective of DBCA as it meets the requirements of the EPA. With reference to the four key environmental assets stated, the following is noted: <ul style="list-style-type: none"> • The Flora and Vegetation Survey report noted that due to the clearing undertaken on the site as part of the fire

	<p>Gavour Rd Wattle Grove has been undertaken. This desktop assessment was supported by a site visit on 11 July 2018 to ground-truth some of the preliminary findings of the desktop assessment. The site visit had to be conducted from various boundaries of the property as access is not possible. The environmental consultants (ECOLOGIA) who undertook this report have been operating for 25 years and are a preferred supplier to the WALGA (West Australian Local Government Association). Please accept the report (attached) as part of my comment and as supporting expert evidence for the balance of this submission. Given this I am enquiring as to the whereabouts of such a “specialist study” (be it a biodiversity study, environmental impact assessment or even appropriate seasonal flora and vegetation surveys) If one (or any) was not undertaken or submitted – why was one not undertaken or submitted? Especially given the evidence and recommendations of the Assessment by Ecologia.</p>	<p>submission. However, the retention of up to 10% of the tree canopy cover along the Crystal Brook, including <i>Corymbia calophylla</i> and <i>Eucalyptus marginata</i>, will continue to provide foraging habitat for Forest Red-tailed Black Cockatoos.</p> <p>Lot 500 is already highly disturbed with the majority of the site cleared for residential property, farm buildings, and paddocks. Any clearing within the Lot is relatively small-scale when the broader area of intact native vegetation in the region is considered, including Bush Forever sites 50 (Welshpool Road Bushland), 387 (Greater Brixton St Wetlands) and 320 (Hartfield Park) as well as Mundy and Banyowla Regional Parks to the east.</p> <p>3. Development does not seem to have appropriate approvals and limited potential for approval</p> <p>A: It should be noted that the ESA mapped around Bush Forever site 50 relates to the presence of the Threatened Ecological Community FCT 20a within the Bush Forever site, rather than being a buffer to the Bush Forever site itself. DBCA maps all locations of TECs with a 500 m buffer, and the ESA mapping is based on this buffered TEC boundary. Preliminary environmental investigations indicated that an</p>	<p>break notice and approved by DWER, it was unable to identify the presence of the EPBC Act listed <i>Banksia</i> species. The Fauna Report did note that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <ul style="list-style-type: none"> • It is noted that the applicant is obligated to have the proposal assessed under impacts Matters of National Environmental Significance listed under the EPBC Act. This will be addressed further as part of Stage 1 of the development application process. To date, the applicant has undertaken an environmental assessment of the site, and flora and fauna survey. • The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process. • The applicant has provided an aerial overlay of the slip lane on the reserve vegetation which shows the impact on the vegetation will be minimal. Final design for the slip lane will be considered at Stage 1 the development application process. • It is evident from the environmental assessment and the fauna survey prepared in support of the LDP that
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	<p>The proposed development will destroy or compromise 4 key environmental assets within the Lot:</p> <ol style="list-style-type: none"> 1. A threatened "Banksia attenuata" native woodland, habitat of threatened & protected flora & fauna. 2. Roadside Public reserve - potential 100m clearing to create road access from Welshpool Rd East. 3. The area around the stream "Crystal Brook". 4. Marri trees across the property - which provide suitable roosting habitat for the Endangered Carnaby and Vulnerable red-tailed cockatoo. <p>For more details please refer to Independent (7 page) Environmental assessment conducted on 11/7/18 by Ecologia.</p> <p>Development does not seem to have appropriate approvals and limited potential for approval.</p> <p>A. Disregard for "Bush Forever" buffer.</p>	<p>approximately 0.5 ha area of bushland in the northwest of the site contains vegetation that potentially aligns with the Banksia Woodlands of the Swan Coastal Plain Threatened Ecological Community (Banksia Woodlands TEC); however, additional site investigations would be required to confirm this.</p> <p>B: Development Applications (DA) are required to be submitted for approval of each stage of the development. Addressed in responses above</p> <p>4. The LWMS prepared for the site in 2015 identified that:</p> <ol style="list-style-type: none"> 1. The soils on the site were suitable for effluent disposal based on geotechnical and hydraulic conductivity testing. 2. The proposed wastewater loading can be managed on the site within Department of Health Criteria. <p>This approach was endorsed by the then Department of Water as being able to occur without impact to surrounding residents. Additional studies to confirm nutrient inputs and demonstrate compliance with health criteria will be required to be undertaken prior to the wastewater system being approved for construction by Department of Health and Department of Water and</p>	<p>the creek line contains mainly exotic species and likely to provide an ecological linkage through the subject land providing breeding habitat for native frogs and a small number of common waterbirds species. However the creek line does not provide the basic resources of shelter, food or breeding sites and there is no riparian vegetation to assist in providing a range of food and shelter. It was also noted that a declared pest (Arum Lilly) is present along the creek line. Future development of the site associated with proposal will provide an opportunity to undertake rehabilitation of the creek.</p> <ul style="list-style-type: none"> • The DBCA have advised that the buffer to the existing ESA on the adjoining lot does impact the ability of the subject site to proceed with development on site and no further referral for environmental assessment. <p>With regard to the other "red flags" the following is noted:</p> <ul style="list-style-type: none"> • Given the site is appropriately zoned for a future development application to be lodged, the City will be required to consider all matters to be considered as set out in the Planning and Development (Local Planning Schemes) Regulations 2015. The 'need' for a development of this potential size is not a consideration listed in the abovementioned regulations. The built form is a consideration, but not 'need'. • Through the Scheme amendment process to rezone the site the proponent demonstrated with the approval of the then Department of Water, that on site effluent disposal could be accommodated. The applicant will be
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	<p>“Most notably the development would appear to contravene Section 51b of the EPA act 1980: Bush Forever sites are Environmentally Sensitive Areas and a minimum 500m buffer is required from the boundary of a Bush Forever Site to protect the environmental values of a site. A 500m buffer to Bush Forever site #50 (just opposite) overlaps the majority of Lot 500 Gavour Rd.”</p> <p>B. Disregard for Section 51C Environmental Protection Act 1986. Need for clearing approval and referral to DoEE.</p> <p>“The condition of the vegetation on the site range from Very Good to Excellent, in north-western corner of the Lot, to Good to Very Good in the north-eastern portion. Banksia woodlands also provide critical foraging (feeding) habitat for the Carnaby’s Black Cockatoo which is listed as Endangered under the EPBC Act 1999 and as 'Specially protected fauna' under the Western Australian Wildlife Conservation Act 1950. None of the other TEC’s listed in the Environmental Assessment Report</p>	<p>Environment Regulation. This will include assessment of potential health and environmental impacts associated with the wastewater disposal based on detailed design of the WWTP and disposal system.</p> <p>We note that the Ecologia report has not been provided to the developer. Given that the developer was not approached for permission for Ecologia to access the site, any report by Ecologia would be based on a desktop review. This report is will not be as accurate or relevant to the development of the site as the LWMS, which is based on groundwater and soils testing undertaken on the site.</p> <p>5. Local Government Approval and Public Comment premature and without sufficient information</p> <p>The LDP is intended to be a strategic document created as an overarching plan for future development. Each stage of the development will require the submission of a Development Application.</p> <p>Addressed in responses above</p>	<p>required to update the LWMS as part of Stage 1 of the development application process.</p> <ul style="list-style-type: none"> • Bushfire management as part of an Asset Protection Zone (APZ) has to be addressed on site and can’t extend to surrounding properties. There are situations where DFES have accepted the road verge as part of the APZ. • The proposal is for an LDP not the development application. It is considered that the applicant at the request of the City has provided sufficient information to enable the LDP to be considered. <p>With respect to Point 5, it is considered that the applicant has provided sufficient information for the LDP to be considered and determined and where appropriate further information deferred to the development application stage of the planning process.</p>
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	<p>(360 Environmental 2018) as occurring in the vicinity of Lot 500 are considered to occur on Lot 500.</p> <p>Amendments to Section 51C of the Environmental Protection Act 1986 (EP Act) in July 2004 included new provisions for the regulation of clearing of native vegetation in Western Australia, whereby clearing of native vegetation is deemed to be an offence under the EP Act unless it is conducted under the authority of a native vegetation clearing permit or where an exemption can be applied. Under the amendments, any clearing of native vegetation requires a permit (i.e. a Native Vegetation Clearing Permit (NVCP)). Under Schedule 5 of the EP Act, applications to clear native vegetation are assessed by the relevant authority against ten clearing principles (DER 2014a). One of these clearing principles (i.e. Principle D) states that “native vegetation should not be cleared if it comprises the whole or part of, or is necessary for the maintenance of a threatened ecological community”. Therefore, in my opinion, any NVCP</p>		
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	<p>application to clear a potential TEC on Lot 500 may be at variance with this Principle and the relevant authority (i.e. the Department of Water and Environmental Regulation) may not approve an application to clear the TEC. Furthermore, in September 2016, the Commonwealth Department of Environment and Energy (DoEE) listed Banksia Woodlands on the Swan Coastal Plain as an Endangered TEC under the EPBC Act 1999. As a consequence, any development application proposal that has the potential to significantly impact this community would require referral to the DoEE for assessment.”</p> <p>4. The development raises other red flags: Aside from environmental concerns outlined and detailed in Ecologia’s environmental assessment there are other matters of concern:</p> <ul style="list-style-type: none"> • The intensity of development. • Remaining queries over appropriate waste water disposal – has the potential for contamination of the ground water and crystal brook by 		
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	<p>pharmaceuticals been correctly determined?</p> <ul style="list-style-type: none"> • “Knock on” affect- whereby mitigation of fire risk (given build out and high density of development) would dictate thinning of surrounds and surrounding properties negatively impacting native woodlands, undergrowth, habitat, rare, threatened and vulnerable flora and fauna. <p>5. Local Government Approval and Public Comment premature and without sufficient information.</p> <p>Given the lack of genuine, up-to-date environmental data re 500 Gavour Rd, approval cannot meaningfully be considered by Local Government, Local Council or put to informed and transparent public comment.</p> <p>10.2 of the local planning scheme states: “The local government in considering an application for planning approval is to have due regard to such of the following matters as are in the opinion of the local government relevant to the</p>		
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	<p>use or development the subject of the application –</p> <p>(d) any approved environmental protection policy under the Environmental Protection Act 1986...</p> <p>(i) the compatibility of a use or development with its setting;...</p> <p>aa) any other planning consideration the local government considers relevant.”</p> <p>Given the lack of “specialist studies” dealing with environmental considerations, it could be argued that it is impossible (and premature) for this development to be genuinely assessed and considered for approval by Local Government (& Council) with regard to EPA rulings (d), compatibility (i) and other issues (aa) including permissions from relevant agencies such as</p> <ul style="list-style-type: none"> - Swan Region, Parks and Wildlife, Department of Biodiversity, Conservation and Attractions Service; or - Commonwealth Department of Environment and Energy (DoEE) 		
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	<p>As no material evidence, relevant data or assessment from the developer exists, is readily accessible nor seems to have been requested by the City, it is not possible or appropriate for Local Government (and other agencies) to assess, nor for the public to comment on the development at this stage. Further preparation and submissions from the developer, I believe are warranted. The development submission of the developer seems to fall short of minimum requirements for submissions (9.2 of LPS) therefore rendering considerations (10.2 of LPS) premature and lacking the breadth and depth of appropriate information. Given Expert (Ecologia’s assessment) and departmental (Dept of Biodiversity, Conservation and Attractions) advise planning approval is contingent on vital issues of environmental impact, that have not been adequately addressed or made publicly available with suitable transparency. Any decision made at this stage or any public comment - given the lack of necessary, relevant and</p>		
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	<p>recommended information may lead to intensified community disharmony, scrutiny, criticism and potential rescission. Furthermore a decision taken at this time without appropriate specialist studies reveals the reality (or creates the perception) that the Environment is not a valid or necessary consideration in the eyes of the City and therefore the City (& and its Council) are not expressing & reflective with Electors priorities.</p>		
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87-Objection	<p>great concerns that the development will compromise 4 key environmental assets:</p> <ol style="list-style-type: none"> 1. A threatened "Banksia attenuata" native woodland, habitat of threatened & protected flora & fauna. Under Section 51b of the EPA act Bush Forever sites are Environmentally Sensitive Areas and a minimum 500m buffer is required from the boundary of a Bush Forever Site to protect the environmental values of a site. A 500m buffer to Bush Forever site #50 overlaps most of Lot 500 Gavour Rd. 2. Roadside Public reserve - potential 100m clearing of vegetation likely to have significant environmental value to create road access from Welshpool Rd East. 3. The area around the stream "Crystal Brook" is likely to have significant environmental value. 4. Marri trees across the property - which provide suitable roosting and foraging habitat for the Endangered Carnaby and Vulnerable red-tailed cockatoo. There are also confirmed roosting 	<p>Addressed in responses above</p> <p>The comment regarding bushfire risk and vulnerable occupants has been previously address, and is provided for under SPP3.7. The BMP has been prepared in accordance with the requirements of SPP3.7 and development will be required to achieve appropriate setbacks, to achieve a rating of BAL-29 or lower. The development does not propose clearing within adjacent lots, however anticipates that adjacent bushfire hazards may be reduced in future, given that the local area has been identified for urban expansion in the Sub-Regional Planning Frameworks. Where the adjacent bushfire hazard is retained at the time of development, the lots shown as 'quarantined' in the BMP will not be developed.</p> <p>Regarding visual amenity screening, a landscaped vegetation buffer is proposed along the Welshpool Road boundary, and landscaping in conjunction with retained trees along Crystal Brook is proposed at the Gavour Road boundary.</p>	<p>The Flora and Vegetation Survey report noted that due to the clearing undertaken on the site as part of the fire break notice and approved by DWER, it was unable to identify the presence of the EPBC Act listed Banksia species. The Fauna Report did note that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>It is noted that the applicant is obligated to have the proposal assessed under impacts Matters of National Environmental Significance listed under the EPBC Act. This will be addressed further as part of Stage 1 of the development application process. To date, the applicant has undertaken an environmental assessment of the site, and flora and fauna survey.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.</p> <p>The applicant has provided an aerial overlay of the slip lane on the reserve vegetation which shows the impact on the vegetation will be minimal. Final design for the slip lane will</p>

<p>sites on adjacent properties for upwards of 150 cockatoos (as surveyed in the 'great cockatoo count' organised by birdlife WA), increasing the value of all existing mature Marri trees in the area.</p> <p>We also have very great concerns that the development and future residents would be vulnerable if a bush fire were to occur in the area. The proposed units abut the property boundaries and are very close to existing vegetation on neighbouring properties. The planned 'minimal setback' is unlikely to be sufficient if a bushfire were to threaten the area. Further removal of vegetation from neighbouring properties would probably be required to ensure sufficient fire breaks. This would further compromise the environmental and aesthetic value of the area and negatively impact the liveability of the area for current neighbouring residents.</p> <p>Finally, we are very concerned that if the development were to proceed, it would have a negative impact on the aesthetic and social value for residents of the rural</p>		<p>be considered at Stage 1 the development application process.</p> <p>It is evident from the environmental assessment and the fauna survey prepared in support of the LDP that the creek line contains mainly exotic species and likely to provide an ecological linkage through the subject land providing breeding habitat for native frogs and a small number of common waterbirds species. However the creek line does not provide the basic resources of shelter, food or breeding sites and there is no riparian vegetation to assist in providing a range of food and shelter. It was also noted that a declared pest (Arum Lilly) is present along the creek line. Future development of the site associated with proposal will provide an opportunity to undertake rehabilitation of the creek.</p> <p>The Bushfire Management Plan will be considered in more detail in consultation with DFES at Stage 1 of the development application process.</p>
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	<p>area that it is situated within. Many current residents, including ourselves and have chosen to live here to be surrounded by open spaces that greatly contribute to our social, physical and emotional wellbeing. We hold a high value on the open spaces and environmental integrity of the area and are greatly opposed to these being compromised by the proposed development.</p>		
88-Objection	<p>Critical Banksia and Marri are under threat which are foraging diets and roosting habitats for endangered black cockatoos. We have already lost so much important flora and fauna in WA.</p> <p>Under section 51b of the Environmental Protection Act bush forever sites are Environmentally Sensitive Areas and a minimum 500m is required from the boundary if a bush forever site to protect the environmental values of a site.</p> <p>A 500m buffer to bush forever site #50 (just opposite) overlaps the majority of lot 500 Gavour Road. Based on this, the development should not proceed.</p>	Addressed in responses above	<p>Noted.</p> <p>The DBCA have advised that there is no statutory requirement for a 500m buffer to the existing ESA on the adjoining lot.</p>

<p>89-Objection</p>	<p>I refer you to the above reference number - and would voice my concern that this development will compromise 4 key environmental assets.</p> <p>1) A threatened 'Banksia attenuata' native woodland, habitat of threatened & protected flora & fauna.</p> <p>2) Roadside Public reserve - potential 100m clearing to create road access from Welshpool Rd. E.</p> <p>3) The area around the stream 'Crystal Brook.'</p> <p>4) Marri trees across the property which provide suitable roosting habitat for the endangered Carnaby & vulnerable Red-tailed Cockatoo. Please consider the above and the impact on the environment and native species within it.</p>	<p>It is acknowledged that clearing will be required within the four areas detailed in the submission. However, the retention of up to 10% of the tree canopy cover along the Crystal Brook, including <i>Corymbia calophylla</i> and <i>Eucalyptus marginata</i>, will continue to provide foraging habitat for Forest Red-tailed Black Cockatoos. Developments will include landscaped areas which are also likely to provide habitat for Quenda, a species known to continue to utilise urban areas even where bushland is highly fragmented.</p> <p>Lot 500 is already highly disturbed with the majority of the site cleared for residential property, farm buildings, and paddocks. Any clearing within the Lot is relatively small-scale when the broader area of intact native vegetation in the region is considered, including Bush Forever sites 50 (Welshpool Road Bushland), 387 (Greater Brixton St Wetlands) and 320 (Hartfield Park) as well as Mundy and Banyowla Regional Parks to the east.</p>	<p>The Flora and Vegetation Survey report noted that due to the clearing undertaken on the site as part of the fire break notice and approved by DWER, it was unable to identify the presence of the EPBC Act listed <i>Banksia</i> species. The Fauna Report did note that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>It is noted that the applicant is obligated to have the proposal assessed under impacts Matters of National Environmental Significance listed under the EPBC Act. This will be addressed further as part of Stage 1 of the development application process. To date, the applicant has undertaken an environmental assessment of the site, and flora and fauna survey.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.</p> <p>The applicant has provided an aerial overlay of the slip lane on the reserve vegetation which shows the impact on the vegetation will be minimal. Final design for the slip lane will be considered at Stage 1 the development application process.</p>
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90-Objection	<p>Threatened, Priority & Valuable Fauna (Carnaby, Bandicoot & Red-Tailed black cockatoo) are known to be present at 500 Gavour Rd and the vital habitat that supports these creatures will be lost forever if the development proceeds.</p> <p>Environmental reports for the site documented the Priority 4 listed Southern Brown Bandicoot (Quenda) as being present in the adjacent Bush Forever Site 50. and Lot 500 Gavour Rd has been found to support similar suitable habitat to Bush Forever site 50. Furthermore, discussions with the owners of the adjoining 45 Ridley Rd confirmed the presence of Southern Brown Bandicoot (Quenda) on their property</p>	<p>It is acknowledged that clearing will be required as detailed in the submission. However, the retention of up to 10% of the tree canopy cover along the Crystal Brook, including <i>Corymbia calophylla</i> and <i>Eucalyptus marginata</i>, will continue to provide foraging habitat for Forest Red-tailed Black Cockatoos. Landscaped areas are also likely to provide habitat for Quenda, a species known to continue to utilise urban areas even where bushland is highly fragmented.</p> <p>Lot 500 is already highly disturbed with the majority of the site cleared for residential property, farm buildings, and paddocks. Any clearing within the Lot is relatively small-scale when the broader area of intact native vegetation in the region is considered, including Bush Forever sites 50 (Welshpool Road Bushland), 387 (Greater Brixton St Wetlands) and 320 (Hartfield Park) as well as</p>	<p>The Flora and Vegetation Survey report noted that due to the clearing undertaken on the site as part of the fire break notice and approved by DWER, it was unable to identify the presence of the EPBC Act listed <i>Banksia</i> species. The Fauna Report did note that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>It is noted that the applicant is obligated to have the proposal assessed under impacts Matters of National Environmental Significance listed under the EPBC Act. This will be addressed further as part of Stage 1 of the development application process. To date, the applicant has undertaken an environmental assessment of the site, and flora and fauna survey.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool</p>

	<p>indicating that they are also likely presence on the planned development site.</p> <p>Both Banksia and Marri (<i>Corymbia calophylla</i>) trees that are found on Lot 500 provide suitable foraging and roosting habitat for the EPBC Act listed Endangered Carnaby's Black Cockatoo (<i>Calyptorhynchus latirostris</i>) and the Vulnerable Red-tailed Forest Black Cockatoo (<i>Calyptorhynchus banksii naso</i>). These birds are known to frequent the area and thus development of this site would result in loss of valuable habitat.</p> <p>Under section 51b of the EPA act, Bush Forever sites are considered as environmentally sensitive and a minimum buffer of 500m from the boundary of these sites should be preserved to protect the environment. This buffer zone would overlap the majority of lot 500 Gavour Road and therefore the development should not proceed.</p>	<p>Mundy and Banyowla Regional Parks to the east.</p> <p>It should be noted that the ESA mapped around Bush Forever site 50 relates to the presence of the Threatened Ecological Community FCT 20a within the Bush Forever site, rather than being a buffer to the Bush Forever site itself. DBCA maps all locations of TECs with a 500 m buffer, and the ESA mapping is based on this buffered TEC boundary. While the mapped buffer of the ESA extends into Lot 500, the majority of this buffer comprises cleared vegetation, development and farmland. Remnant native vegetation within Lot 500 currently has limited connection with the Bush Forever site as it is separated from the Bush Forever site by Welshpool Road at a distance of approximately 30 m, including paved road, degraded vegetation and planted, non-native vegetation. As such, direct impacts to the Bush Forever site resulting from the proposed development of Lot 500 are not anticipated.</p>	<p>Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.</p> <p>The applicant has undertaken an environmental assessment of the site, and flora and fauna survey. The Fauna Report concluded that the modified habitats of the study area are only likely to provide habitats for a few native mammals, notably Quenda.</p> <p>The DBCA have advised that there is no statutory requirement for a 500m buffer to the existing ESA on the adjoining lot.</p>
91-Objection	The Locality Plan, the Landscape Plan and Fire management plan are in conflict with the proponents undertaking for 14 years that most	Development Applications (DA) are required to be submitted for approval of each stage of the development.	<p>Noted.</p> <p>The Flora and Vegetation Survey report noted that due to the clearing undertaken on the site as part of the fire break</p>

	<p>of the existing trees on the Western part of the site (area generally adjacent to Welshpool Road East) will be retained “where practical” (more weasel words). The Western Part of the site has the existence of significant endangered flora and fauna and therefore vegetation should be to be retained if this ghastly development goes ahead. The foregoing is witnessed by the factor that a piece of land which was part of the proponents site was sold by the proponent to the WA government to be part of Bushplan and has vegetation and fauna present consistent with that on the western part of the subject site.</p> <p>The Fire management plan confirms clearing the total project area completely and leaving no more tree canopy than 10% surrounding Crystal Brook. This is completely unacceptable by any measure and out of context with the Wattle Grove East area where the average lot size is 25000m² covered in Marri, Jarrah and many other native species.</p>	<p>Noted. Comment regarding clearing of Crystal Brook vegetation addressed through previous comments.</p>	<p>notice and approved by DWER, it was unable to identify the presence of the EPBC Act listed Banksia species. The Fauna Report did note that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>It is noted that the applicant is obligated to have the proposal assessed under impacts Matters of National Environmental Significance listed under the EPBC Act. This will be addressed further as part of Stage 1 of the development application process. To date, the applicant has undertaken an environmental assessment of the site, and flora and fauna survey.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.</p> <p>The Bushfire Management Plan will be considered in more detail in consultation with DFES at Stage 1 of the development application process.</p> <p>The applicant has demonstrated to the satisfaction of the then Department of Water that all waste water can be contained on site. The applicant is required to update the LWMS to the satisfaction of DWER which will be addressed at the development application stage of the process.</p>
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	<p>The City did not ask the Water Authority whether reticulated sewerage could be connected to the site (In my opinion Chief Planner Rory Obrien and disgraced CEO James Trail just did not want to ask because they knew the answer and would have been obliged to have disclosed the same to ratepayers in 2009). The City and its planners just maintained to all who ask and at public forums that it was possible to connect reticulated sewerage to the site (just like it is possible for a family to land on Mars). I ask then if it was always possible why has the City not facilitated or compelled the site be connected to reticulated sewerage, the answer is self-evident, it never practically could be. If the City had asked they would have been advised, like me and anybody else that ask from 2009 on, that it could not viably be connected which again is now self-evident. If development ever goes ahead we in Wattle Grove will have to suffer millions of litres of treated sewerage being reticulated to our groundwater. The Local Development Plan does not even identify which part of the site the</p>		
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	<p>treated sewerage is to be spread. If the City would have investigated and disclosed the truth regarding sewerage availability in 2009 the rezoning precipitating this Development Plan would have been kicked to the curb then as it should have been and should be.</p>		
92-Objection	<p>I object to the proposed development at Lot 500 Gavour Road because of the negative impacts on irreplaceable and increasingly rare environmental assets.</p> <p>These include the removal of threatened "Banksia attenuata" native woodland, which is habitat for threatened & protected flora & fauna, disturbance of the area around Crystal Brook, and removal of trees that are essential foraging resources for the federally listed endangered Black Cockatoos. My request is that as much of the native vegetation be retained as possible.</p> <p>Yet, it is not possible to judge the level of native vegetation retention because the documents provided are inconsistent. The landscape development plan shows removal</p>	<p>The LDP is intended to be a strategic document created as an overarching plan for future development. Each stage of the development will require the submission of a Development Application'</p> <p>Addressed in responses above</p>	<p>Noted.</p> <p>The Flora and Vegetation Survey report noted that due to the clearing undertaken on the site as part of the fire break notice and approved by DWER, it was unable to identify the presence of the EPBC Act listed Banksia species. The Fauna Report did note that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>It is noted that the applicant is obligated to have the proposal assessed under impacts Matters of National Environmental Significance listed under the EPBC Act. This will be addressed further as part of Stage 1 of the development application process. To date, the applicant has undertaken an environmental assessment of the site, and flora and fauna survey.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental</p>

	<p>of most existing vegetation around Crystal Brook to reduce BAL, whereas the local development plan shows existing vegetation to be maintained in the same area. Our waterways desperately need vegetation to maintain their ecological function, and this contradiction suggests strongly that further work is needed to produce plans that maximise both social and environmental benefits.</p>		<p>investigations at the development application stage of the planning process.</p>
93-Objection	<p>threatened “banksia attenuata” native woodland would be destroyed, a habitat of native flora and fauna -roadside public reserve clearing to create road access from Welshpool Rd east. -Mari trees across the property- which provide suitable roosting habit for the endangered Carnaby and Vulnerable red-tailed black cockatoo</p>	<p>It is acknowledged that clearing will as detailed in the submission. However, the retention of up to 10% of the tree canopy cover along the Crystal Brook, including <i>Corymbia calophylla</i> and <i>Eucalyptus marginata</i>, will continue to provide foraging habitat for Forest Red-tailed Black Cockatoos.</p> <p>Addressed in responses above</p>	<p>The Flora and Vegetation Survey report noted that due to the clearing undertaken on the site as part of the fire break notice and approved by DWER, it was unable to identify the presence of the EPBC Act listed Banksia species. The Fauna Report did note that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p> <p>It is noted that the applicant is obligated to have the proposal assessed under impacts Matters of National Environmental Significance listed under the EPBC Act. This will be addressed further as part of Stage 1 of the development application process. To date, the applicant has undertaken an environmental assessment of the site, and flora and fauna survey.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool</p>

			<p>Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.</p> <p>The applicant has provided an aerial overlay of the slip lane on the reserve vegetation which shows the impact on the vegetation will be minimal. Final design for the slip lane will be considered at Stage 1 the development application process.</p> <p>The environmental impact of a future development will be assessed in more detail at the development application stage of development to ensure that the environmental impact is still acceptable to the City.</p>
94-Objection			
95- Non-Objection			
96-Non-Objection			
Rowe Group on behalf of Submitter 97	<p>We confirm that a formal extension of the advertising period has been granted to Rowe Group by the City to enable to preparation of this submission.</p>	<p>The extension granted to Rowe Group without advice to the proponent is noted.</p>	<p>Noted.</p>
	<p>Bushfire:</p> <p>It is inappropriate for vulnerable, and potentially immobile people, to reside in a development that relies on alternative design solutions to address the bushfire Issues associated with the LDP site</p>	<p>This statement is not correct. The BMP does not propose any alternative solutions. The BMP has been prepared in accordance with an 'acceptable solutions' approach and ensures appropriate separation to bushfire hazards, water supply and vehicular access.</p>	<p>The Bushfire Management Plan will be considered further in consultation with DFES and the proponent at Stage 1 of the development application stage of the planning process.</p>

	<p>(refer to Section 5 of the BMP which outlines a number of "acceptable solutions" for various elements associated with the bushfire protection criteria).</p>	<p>It is considered that only the 'aged care facility' will be considered a vulnerable land use, as defined in SPP 3.7 given that occupants of the independent living units are likely to be able bodied.</p> <p>In accordance with the requirements of SPP3.7, a Bushfire Emergency Evacuation Plan will be prepared to support the DA of the proposed aged care facility.</p>	
	<p>It appears that there are a number of the 'Independent Living Sites' located within the BAL-FZ (flame zone), BAL 40 and BAL 29 contours. With a number of bushfire protection criteria reliant upon (alternative) "acceptable solutions", and with a number of assumptions used in the BAL assessment, the LDP ought to be redesigned to ensure a higher degree of bushfire safety for the occupants of the proposed development.</p>	<p>This statement is not correct. The BMP does not propose any alternative solutions. The BMP has been prepared in accordance with an 'acceptable solutions' approach and has not proposed any building envelopes with BAL-FZ or BAL-40 contours thus complying with policy requirements.</p>	<p>Noted, refer previous comments.</p>
	<p>Extensive clearing is proposed by the LDP, with only a small portion of existing vegetation being retained in proximity to Crystal Brook.</p> <p>Clause 5.18 of LPS3 (Tree and Vegetation Preservation) states:</p>	<p>Addressed in responses above.</p> <p>The nearest Bush Forever Site (50) is located on the opposite side of Welshpool Road East. No impacts will occur to Bush Forever Site (50) as a result of development of the site. No setbacks are required to Bush Forever Sites where potential impacts area managed. No potential impacts to the Bush Forever site have been identified.</p>	<p>The Flora and Vegetation Survey report noted that due to the clearing undertaken on the site as part of the fire break notice and approved by DWER, it was unable to identify the presence of the EPBC Act listed Banksia species. The Fauna Report did note that whilst the red tailed black cockatoo is likely to use the study area, the study area represents a relatively small area for foraging habitat for black cockatoos. Only one tree appeared to have a large breeding hollow that may be suitable for black cockatoos.</p>

	<p>"Native vegetation shall not be damaged, destroyed or removed unless it is in accordance with relevant state legislation, acts, regulations and guidelines. Such legislation includes the Environmental Protection Act 1986, the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 and other legislation as adopted from time to time."</p> <p>We have reviewed the desktop environmental assessment undertaken of the LDP site by Ecologica Environment on behalf of the Save the Gums Trees of Wattle Grove dated July 2018. The assessment raises concerns in relation to:</p> <ul style="list-style-type: none"> • Buffers to Bush Forever Site No. 50; • Foreshore setbacks Crystal Brook; • Stormwater management; • The protection of existing foraging and roosting habitat for the EPBC Act listed Endangered Carnaby's Black Cockatoo and the Vulnerable Red-tailed Forest Black Cockatoo; and 	<p>A stormwater management plan will be prepared to support each DA.</p>	<p>It is noted that the applicant is obligated to have the proposal assessed under impacts Matters of National Environmental Significance listed under the EPBC Act. This will be addressed further as part of Stage 1 of the development application process. To date, the applicant has undertaken an environmental assessment of the site, and flora and fauna survey.</p> <p>The DBCA have advised that there is no statutory requirement for a 500m buffer to the existing ESA on the adjoining lot.</p> <p>In support of the proposal and in response to submissions received, in particular from the DBCA the applicant has submitted an environmental assessment and flora and fauna survey.</p> <p>The clearing undertaken as part of the fire break notice has been approved by DWER.</p>
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	<ul style="list-style-type: none"> The existence of Threatened Ecological Communities and Threatened Flora in the vicinity of the LDP site. <p>To our knowledge, the proposed LDP is not supported by any environmental assessment on the basis that no such document was included in the advertising material released by the City. In this regard, it is not possible to conclude that the proposed LOP would satisfy the requirements at Clause 5.18 of LPS3. Given the extent of clearing proposed and the concerns raised by Ecologic Environment, it is requested that a detailed environmental assessment of the LDP site be undertaken before the proposed LDP is considered for approval by the City of Kalamunda.</p>		
	<p>It is our view that the proposed LDP has not been designed to maintain the rural character of the adjacent area by virtue of the fact that:</p> <ul style="list-style-type: none"> it proposes extensive clearing with only a small area of existing vegetation being retained along Crystal Brook; 	<p>This statement is contradictory, given that often rural landscapes comprise of large cleared areas. In fact, a large percentage of the site is currently cleared do to the historic rural use of the site.</p> <p>The development will necessitate limited clearing, which will be quantified and assessed for significance of impacts under Part V of the EP Act and where necessary the EPBC Act.</p>	<p>The subject site has been rezoned to a Special Use zone under Local Planning Scheme 3 to allow for an integrated aged care facility to be developed on the site subject to certain conditions.</p> <p>The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental</p>

		<p>The landscaping plan will be subject to endorsement by the City and will ensure that visual amenity is addressed.</p>	<p>investigations at the development application stage of the planning process.</p>
	<p>The Traffic Impact Statement (TIS) prepared in support of the proposed LDP is lacking in sufficient detail to accurately assess the traffic Impacts associated with the proposed LDP. The TIS does not contain any consideration for, or analysis of, vehicle sightlines at the Welshpool Road East access and egress point. Analysis of sightlines is particularly important at this location for the following reasons:</p> <ul style="list-style-type: none"> • Analysis of Main Roads WA (MRWA) Crash History for the section of Welshpool Road East between Crystal Brook Road (east and west) reveals 55 recorded vehicle crashes between 2013-2017, 16 of which involved casualties (source: MRWA Asset and Geospatial Information, 2018); • Welshpool Road East between Crystal Brook Road (east and west) received funding under the 	<p>An RSA will be provided as part of a Development Application. Not appropriate for the LDP. City may wish to condition the LDP.</p>	<p>The City’s traffic assessment of the proposal indicates that a left-turn slip-lane is required. The applicant at the request of the City has provided an amended TIS, and modified LDP to include notification showing requirement for a slip lane. The applicant will also be required to provide a Road Safety Audit as part of Stage 1 of the development application process.</p>

	<p>2015/2016 Australian Government Black Spot Program. Works comprised the construction of barrier fencing on the median and left hand verge (west bound) at a cost of over \$438,000. These works may be compromised by the proposed LDP access arrangements; and</p> <ul style="list-style-type: none"> • The geometry of Welshpool Road East between Crystal Brook Road (east and west) includes 'bends' on both the eastern and western approaches to the proposed LDP site. Sightlines are also compromised by existing mature vegetation within the Welshpool Road East road reservation. <p>Having regard to the above, a Road Safety Audit (RSA) is an essential requirement and must be undertaken <u>before</u> the proposed LDP is formally considered for approval by the City of Kalamunda.</p>		
	<p>The RSA should pay particular attention to demonstrating that</p>	<p>The RSA will address these issues.</p>	<p>Noted.</p>

	<p>the proposed 'Priority Controlled T-Intersection' design achieves the highest of safety standards. The RSA must also consider the safety of pedestrians who must navigate Welshpool Road East in order to access the only public transport service available in this location, and whether the works will compromise the barrier fencing installed under the Australia Government Black Spot Program.</p>		
	<p>Welshpool Road East between Crystal Brook Road (east and west) is classified as an Important Regional Road under the Metropolitan Region Scheme (MRS) and is under the control of the Western Australian Planning Commission (WAPC). The portion of Welshpool Road which adjoins the proposed LOP site is classified as a "Category 2" road meaning that frontage access may only be allowed subject to approval.</p>	<p>Previous submissions identified access from Gavour Road. This was changed in response to strong community objections. The TIS clearly identifies the Welshpool Road East access to be appropriate. The TIS demonstrates that a left hand turn slip lane is not required. Consideration will be given to providing a slip lane provided the CoK accepts the need to clear verge vegetation to achieve this.</p> <p>Additionally, the Applicant secured support from both the (then) Shire of Kalamunda and the Integrated Transport section of the (then) Planning Department (WAPC) during the Scheme Amendment process. Copies of these documents have been provided to the City, previously.</p>	<p>The LDP has been considered by the transport section of the DPLH with a recommendation that access to the site via Welshpool Road East be provided with a slip land for vehicles heading west along Welshpool Road East.</p>
	<p>To our knowledge, the Applicant has not provided any</p>	<p>This statement is incorrect.</p>	<p>Refer previous comments from the DPLH.</p>

	<p>documentation to demonstrate that the WAPC/Department of Planning Lands and Heritage (OPLH)/MRWA has granted its approval, or given its support, for the proposed access arrangements. It is therefore further requested that the RSA be reviewed and supported by the WAPC/DPLH/MRWA before the proposed LDP is considered for final approval by the City of Kalamunda.</p>	<p>The Applicant secured support from both the (then) Shire of Kalamunda and the Integrated Transport section of the (then) Planning Department (WAPC) during the Scheme Amendment process. Copies of these documents have been provided to the City, previously.</p>	
	<p>Further to this, however, is the fact that MRWA has not supported access to/from the site via Welshpool Road East. This has been reiterated as late as 2015 with MRWA confirming it does not support vehicle access to the LDP site to and from Welshpool Road East and (instead) vehicle access should be restricted to its current access to a local road (being Gavour Road).</p>	<p>Welshpool Road East at this point is not the responsibility of Main Roads WA (MRWA) and MRWA has subsequently apologised for by making inappropriate comments in relation to this issue.</p> <p>The TIS undertaken by Transcore did not identify any major traffic issue for the proposed Welshpool Road East crossover. A RSA will be undertaken to assess any safety issues with respect to the proposed Welshpool Road East crossover.</p>	<p>The DPLH is the referral agency for this section of Welshpool Road East and their comments have been provided to the City.</p>
	<p>This in itself poses further traffic issues with a considerable amount of additional traffic being forced onto the local (rural) road network in and around the LDP site. There will be major traffic implications to Gavour Road, Crystal Brook Road</p>	<p>The analysis undertaken in the TIS assumes that all the development traffic would use the Welshpool Road East crossover and no traffic is distributed to the local road network including Gavour Road.</p>	<p>Refer previous comments. The City has reviewed the revised TIS and has no objection subject to the requirement for the slip lane, and a traffic safety audit being undertaken.</p>

	and other local roads and intersections in the locality		
	The TIS concludes that the proposed development would not increase traffic flows on any roads adjacent to the site by the quoted WAPC threshold of +100vpd to warrant further analysis. The WAPC threshold however, is not +100vpd, it is 100vpd. Given the proposed development is predicted to increase traffic flows on Welshpool Road East by 100vpd during its peak period, further analysis is considered necessary in accordance with WAPC requirements.	The evening peak hour vehicle trips of the proposed Aged care facility is estimated to be between 0.1 to 0.2 per dwellings (refer TIA page 8) however Transcore has used the higher rate of 0.2 and concluded that the total trip generation of the proposed development would be up to 100vph. If we use the average trip rate of 0.15 per dwellings for the aged care facility the trip generation of the proposed development would be approximately 94vph which is less than 100vph. In any case Transcore has undertaken intersection analysis for the Welshpool Road East crossover to investigate satisfactory operation of this intersection in the future.	Refer above comments.
	This analysis should be undertaken before the proposed LDP is considered for approval by the City of Kalamunda. It is also requested that should the City of Kalamunda resolve to approve the proposed LOP, a condition be placed on that approval, requiring the undertaking of a further TIS as part of the Development Application stage. As Welshpool Road East is a Category 2 road under the care and control of the WAPC, it is also requested that all traffic reporting	<p>The level of detail suggested is not consistent with the level of detail required in the WAPC Guidelines.</p> <p>All individual developments in WA should be assessed in accordance with the requirements of Volume 4 of the 2016 WAPC Traffic Impact Assessment Guidelines</p> <p>There are three levels of assessment within this:</p> <ol style="list-style-type: none"> 1. Negligible impact (less than an additional 10 vehicular trips in the peak hour): No assessment required; 	Refer previous comments

	<p>be referred to the DPLH's Integrated Transport Unit for approval.</p>	<ol style="list-style-type: none"> 2. 2. Moderate impact (between 10 and 100 vehicular trips in the peak hour): 'Transport Impact Statement' required; or 3. 3. High impact (More than 100 vehicle trips in the peak hour): Transport Impact Assessment required. <p>As indicated in the TIS, the proposed development is forecast to generate up to an additional 100 trips in the peak hour, hence a Transport Impact Statement is required, not a detailed Transport Impact Assessment.</p> <p>The WAPC Guidelines state that 'Transport Impact Statements' are to be <u>kept simple and focussed on transport issues</u> i.e.:</p> <p><i>"A transport impact statement is a brief statement outlining the transport aspects of the proposed development. The intent of the statement is to provide the approving authority with sufficient transport information to confirm that the proponent has adequately considered the transport aspects of the development and that it would not have an adverse transport impact on the surrounding area. It is envisaged that the transport impact statement will generally be from two to three pages up to several pages in length, but this will depend upon the number and nature of any specific issues that</i></p>	
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	<p><u>Noise (Welshpool Road East)</u></p> <p>Noise attenuation measures may be required for those dwellings located in proximity to Welshpool Road East. An acoustic assessment should be undertaken to identify whether noise attenuation measures are required.</p>	<p>It is understood that a traffic noise assessment will need to be undertaken. This is a matter for detailed design, not LDP.</p> <p>DPLH raised a similar matter with respect to State Planning Policy 5.4, and suggested regard should be had for this issue at future</p>	<p>The issue of noise will be addressed at the more detailed stage of the planning process.</p>

	As this assessment may reveal the need for additional setbacks or physical treatments in the form of walls or landscape bunds along the Welshpool Road East frontage of the LDP site, the acoustic assessment must be undertaken before the proposed LOP is formally considered for approval by the City of Kalamunda.	development stages.	
	<p>High Voltage Power Lines</p> <p>The proposed LDP identifies the construction of Community Facilities directly underneath the high voltage power lines and within the Western Power easement that traverses the site.</p>	<p>The LDP has been referred to Western Power for comment and the Applicant has received those comments from Western Power.</p> <p>The requirements and limitations associated with the Western Power easement are known and understood. It is not proposed to build anything within the easement that does not comply with Western Power's requirements.</p>	The LDP has been amended to remove structures from the Western Power easement.
	<p>Sewer</p> <p>The proposed LDP does not identify how or where this on-site solution will be located.</p>	Addressed in responses above	<p>The applicant has satisfactorily demonstrated that sewer and wastewater are capable of being managed on the site.</p> <p>The detailed design of any facilities would be undertaken to form part of Stage 1 of the development application process.</p>

	<p>Amenity – Special Rural Interface</p> <p>The LDP site is located in a semi-rural with very few non-rural land uses. Properties in the vicinity of the LDP site measure typically between 1.0 and 2.0 ha in area. Each of the properties contains, on average, a single residential dwelling and related outbuildings. The residential density of the locality is therefore in the order of between R0.5 and R1 (i.e. 0.5 - 1 dwellings per ha).</p> <p>The introduction of 190 Independent Living Sites and an Aged Care Facility is inconsistent with the pattern of surrounding development and incompatible with surrounding land uses. The proposed land use will be completely out of context with the surrounding rural environment and will conflict with the rural lifestyle of surrounding residents. It is therefore imperative that the interface between the proposed development and its Special Rural surrounds be given thorough and respectful consideration.</p>	<p>The LDP conforms with the approved Scheme amendment. These statements/objections have no relevance.</p>	<p>The subject site has been rezoned to a Special Use zone under Local Planning Scheme 3 to allow for an integrated aged care facility to be developed on the site subject to certain conditions.</p>
	<p>Notation 4. on the proposed LDP states:</p> <p><i>"Fencing along all other property boundaries is to be post and wire construction".</i></p> <p>This form of fencing is inadequate to ameliorate the significant impacts</p>	<p>This is in keeping with the pattern of the surrounding area.</p>	<p>The proposed fencing treatment is consistent with that of the surrounding area. The fencing coupled with appropriate vegetation (landscaping) treatment should provide and appropriate interface to adjoining residents.</p>

	generated by the proposed development. Solid fencing is required, details of which must be set out in the proposed LDP.	<p>The submitter has not described what significant impacts there would be? This is an integrated aged care facility.</p> <p>We do not agree that solid fencing is required.</p>	
	The proposed boundary setbacks are inadequate. A setback of 10 metres along the southern boundary of the proposed LDP site will not provide sufficient amelioration to adjoining residents, particularly along those sections of the boundary where the setback area will be used for vehicle access and therefore unable to accommodate landscaping.	<p>The proposed setbacks are considered adequate. The submitter has not described what impacts might need amelioration.</p>	The setbacks are consistent with those of the Special Rural zone.
	A setback of 20 meters is considered more appropriate, as this will enable vehicle access and landscaping along the entire length of the southern boundary and provide greater separation between the proposed urban land uses and existing rural land uses. We note that LPS3 requires a 10 meter setback in the Special Rural Zone and expect this is why a 10 meter setback is proposed by the Applicant. However, the intensity of land uses proposed on the LDP site is such that a 'standard' setback is inadequate. Additional separation is required to assist in ameliorating the impacts that will naturally occur between such opposing land uses	This is an unsubstantiated opinion and a 10m setback is entirely appropriate.	Refer above comments.

	A nil boundary setback is proposed for the Aged Care Facility Site. This is inadequate for such a high intensity use and as such, a consistent 20 meter minimum setback should be applied along the full length of the southern boundary.	This is an incorrect statement. With respect to the Aged Care facility, all that has been shown on the LDP is the land allocation. Appropriate setbacks will be provided and detailed at Development Application stage.	The City acknowledges the importance of some of the vegetation on site and therefore will require the LDP to be modified to include a minimum 15m buffer to Welshpool Road frontage. The extent of the vegetation buffer will be considered further through potential environmental investigations at the development application stage of the planning process.
	The configuration of the proposed Independent Living Sites 'siding' onto rather than 'fronting' the access roads along the southern boundary of the LDP area does not provide an acceptable interface with the adjoining Special Rural Zone. This configuration also means that any noise generating outdoor living areas	The development is for aged residents. Noise from outdoor living areas will be almost non-existent and completely compliant.	Development of the built form will need to comply with the relevant noise regulations.
	The proposed LDP is inconsistent with Liveable Neighbourhood requirements because it does not maintain good linkages with surrounding urban areas and is not located close to any existing town or neighbourhood centers. In this regard, the proposed LDP does not satisfy the generally accepted principles for the siting of aged persons accommodation.	<p>The principles of siting aged person's accommodation are open and this proposal provides a legitimate and exciting proposal which has been supported totally by representatives by the aged and aging in the Kalamunda (and nearby) localities.</p> <p>The quoted principles are more applicable to a built up suburban area. In this instance the appeal is to those that do not want to live in the confines of a busy area or in multi-storey "components". The development is intended to appeal to those that have lived locally for many years, want to stay in the area in their retirement years (aging in place) and effectively gives them the same access to</p>	As noted previously, the site has been zoned for integrated aged care on the basis the strategic context for the surrounding area had identified the area for future urban land use. The LDP will require modification to identify future road linkages to the adjoining lots.

		<p>services and facilities they have always had. There are numerous transport options for getting residents to the town centre – e.g. a village bus service.</p>	
	<p><u>LDP Provisions</u></p> <p>The development control provisions set out in the proposed LDP are grossly inadequate and provide no meaningful information about the nature of development that will be permitted on the site.</p> <p>190 Independent Living Sites are proposed however no information is provided to explain what an Independent Living Site is. More importantly, the proposed LDP does not contain any development controls for this component of the development. That is to say, there are no controls relating to lot size, setbacks, open space, site coverage, plot ratio, building height, design materials, parking etc. Development controls are a fundamental component of a LDP and without them, the City maintains very limited control over the form of development that will be permitted on the site</p>	<p>Everyone knows what Independent Living is in the context of a retirement village. The development controls are those set by the City and will be addressed at DA stage.</p> <p>This LDP is different from other standard LDPs. LDPs are usually required to provide development control over small lots that are proposed in subdivision, so that independent purchasers of those small lots can comply with the developer’s intent (and the local government’s requirements). As there is no intention to subdivide off the unit sites and sell to the general public, our LDP does not need to be a prescriptive on lot size, setbacks, open space calculations, building height, garage/carport location etc,. This LDP is about providing a spatial layout across the large site. All of the detail will come at DA stage.</p>	<p>The comments of the applicant are noted. it is clear from the LDP that the proposal will comprise independent living units and an assisted care component.</p> <p>One of the conditions of the Scheme amendment was that the development shall not be strata titled. The number of dwellings are established as per the LDP.</p>

	The proposed LDP identifies three Clubhouse Sites, one located centrally on the site and two at the Welshpool Road East entry point. No information is provided about any of these sites and no development controls are proposed	There are in fact two Clubhouse Sites, not three. These are matters to be addressed at DA not LDP. Again, this LDP is about providing a spatial arrangement of different aspects that form part of the overall Facility. The detail of this will come later.	Noted.
	The precise nature and extent of these ancillary uses has not been clearly identified. There are no controls to prohibit the types of land uses that could be established. For example, the Community Facility Sites could include retail and offices land uses. Each of the proposed land uses needs to be defined in the LDP and appropriate land use and development control provisions put in place.	There is no intention for retail or leased offices. The City will determine what uses will be permitted at Development Application stage.	The extent of, if any, ancillary uses associated with the aged care facility will be considered as part of the future development application process.
	The absence of development control provisions within the proposed LDP is inexcusable. It is requested that the proposed LDP be amended to include appropriate development control provisions. These development control provisions must be re-advertised to the public for further comment before the proposed LDP is considered for approval by the City of Kalamunda.	Our LDP is exactly as required pursuant to the Regulations and is intentionally required to be a relatively simple document, providing statements of issues and objectives. Details will be forthcoming at Development Application stage.	Further more detailed consideration of the proposal will be considered at the development application stage of the planning process.
	The lack of development control provisions incorporated into the proposed LDP provides no protection or certainty for surrounding residents that the form of development will be sufficiently and appropriately controlled. It is inappropriate to contemplate the prospective	The land has ALREADY BEEN REZONED. The Planning Department and the Minister's office were in agreement with the proposal prior to issuing Final Approval to the amendment.	The special use zone and associated conditions allowing for consideration of the integrated aged care facility has been approved by the Minister for Planning.

	development of land without active consideration of the nature of the development which may occur on that land should the rezoning be successful , particularly when the proposed land use is inconsistent with the surrounding pattern of development and incompatible with surrounding land uses.		
	The proposed LDP is required to be prepared in accordance with Part 6 of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations). The proposed LDP does not comply with the Regulations by virtue of the fact that it does not contain specific and detailed guidance for future development as required under Clause 46(a) Clause 48(c)(1). In this regard, it is our view that the proposed LDP should not have been accepted by the City in its current form and that accordingly, the City did not fulfil its obligation under Clause 49(1 Ha) of the Regulations.	The local government has exercised its discretion and has clearly accepted the LDP, because it has allowed the LDP to be progressed to advertising. The City is obviously of a mind that the LDP is acceptable. This is clearly the case when at Clause 49 (2) of the Deemed Provisions it states: <i>(2) The local development plan is to be taken to have been accepted for assessment and advertising if the local government has not given written notice of its decision to the applicant by the latest of the following days — (a) 14 days after receipt of an application;</i>	The City is satisfied the proposed LDP complies with the requirements of the Regulations in particular clause 48(1) and condition e) of the Special Use zone 20.
	<u>LPS3 Special Use Zone 20 Provisions</u> Schedule 4 of LPS3 (Special Use Zone 20) states that the proposed integrated aged care facility: <i>“will be designed and implemented to maintain the rural character of the adjacent area whilst also</i>		The City is recommending a number of modifications to the proposed LDP, specifically: <ul style="list-style-type: none"> • A minimum 15m buffer to retain vegetation fronting Welshpool Road East. • The inclusions of notations identifying future external road linkages to the site.

	<p><i>maintaining flexibility to enable the facility's integration with development on adjoining properties should land use changes occur in the future".</i></p> <p>It is our view that the proposed LDP has not been designed to maintain the rural character of the adjacent area by virtue of the fact that:</p> <ul style="list-style-type: none"> • it contains land uses of a greater intensity than those of adjacent areas; • it proposes extensive clearing with only a small area of existing vegetation being retained along Crystal Brook; • will permit the construction of residential dwellings within 10 metres of adjacent properties and an Aged Care Facility on the boundary; • it contains inadequate landscaping along the southern boundary; and • it provides no development controls to limit the form and scale of development. . 	<p>The land use and density is consistent with the Special Use zone.</p> <p>The vegetation is degraded. A flora survey has been undertaken and provided with these responses.</p> <p>Setbacks are compliant.</p> <p>Comprehensive landscaping is proposed.</p> <p>Details of the development will be done at DA stage.</p>	<p>Development of the site will need to accord with the setback requirements prescribed under the Special Rural zone, specifically 10m to the side boundaries.</p> <p>Building development proposed is consistent with that of a aged care facility for which the site is zoned for.</p>
	<p>As previously stated, it is our view that the proposed LDP does not comply with the Regulations by virtue of the fact that it does not contain specific and detailed guidance for future development as required under Clause</p>	<p>Please refer to the revised LDP drawing and the letter from Lavan Legal, dated 17 December 2018.</p>	<p>Noted.</p>

	<p>46(a) Clause 48(c)(0). We also note that the proposed LDP does not address the requirement for <i>"the location of a possible future road and servicing easement(s) with future implementation arrangements for these should land use changes occur on the properties adjoining Lot 500 in the future"</i>.</p>		
	<p>In this regard, it is our view that the proposed LDP does not satisfy the (non-discretionary) Conditions set out in Schedule 4 5U20 of LPS3 and is therefore not capable of approval in its current form. On this basis, the proposed LDP must be withdrawn or amended. Any changes to the proposed LDP must be re-advertised to adjoining residents.</p>	<p>Please refer to the revised LDP drawing and the letter from Lavan Legal, dated 17 December 2018.</p>	<p>The City is satisfied the applicant has provided sufficient information on the LDP and through the supporting technical documentation for the LDP to be considered by Council.</p>