

Submission Table

Submitter No.	Nature of Submission	Response/Recommended Modifications
<p>1. Western Power</p>	<p>Comment</p> <p>The structure plan, future subdivision and development processes must protect the transmission line corridor and associated assets from encroachment, mitigating public safety and network reliability risks and ensuring there is no impediment to routine and emergency land access to the network.</p> <p>1. Prior to subdivision, Western Power will need to review, assess and provide prior written consent to any proposals below or within the registered easement, in accordance with the easement conditions, including:</p> <ul style="list-style-type: none"> • Landscaping plans (including mature heights and location of species); • Ground level changes; • Permanent structures; • Drainage plans; • Conservation controls. <p>2. In respect to condition 1, the proponent must submit detailed design plans for the any development or change in land use proposed within the electricity infrastructure corridor to allow determination of its suitability in respect to public safety, routine and emergency land access and future network plans. Regarding public safety assessment, the requirements of the detailed study are summarised below and a required to form part of the servicing strategy:</p> <ul style="list-style-type: none"> • Soil Resistivity Report outlining on-site measurement of the soil resistivity, using the Wenner method. • An Earth Potential Rise study to determine touch, step and transfer potentials, including documentation of all calculations. • A Low Frequency Induction study to investigate the effects of induced voltages from the power line for step, touch and transfer potentials, during both construction and operation of the site. 	<p>Noted.</p> <p>The proposed Special Use does not propose any subdivision or development of the subject site. As per attachment 2 (Land use and scoping statement) there is nil forecasted development outside of a previously approved chapel. Any future development will be assessed through a separated development application process.</p>

	<ul style="list-style-type: none"> • An Electrostatic Induction study to investigate the potential of hazardous charging of metallic objects in the vicinity of the line, such as fences, gates and other services. • An Electromagnetic Field Study to determine the impacts of Electric and Magnetic Fields as per ARPANSA guidelines. <p>The studies should identify any mitigation required and be submitted to Western Power for review, record-keeping and to confirm the appropriateness of the proposal prior to subdivision. Please be advised that Western Power can provide data to assist in the preparation of the report, which will attract a fee. Costs will be estimated and funds must be received prior to assessment commencing. Generally assessments will take between three to five weeks, from receipt of funds.</p> <p>3. Western Power requires the following additional provisions to be included on the Structure Plan for consideration at the subdivision and development stages:</p> <ul style="list-style-type: none"> • Provision of Section 70A Notifications on all proposed lots adjoining the existing Western Power registered easement prior to subdivision clearance advising prospective purchasers that they are in close proximity to power infrastructure which will be maintained, upgraded and expanded on a regular basis. • All development shall be designed and constructed to protect Western Power infrastructure and interests from potential land use conflict. • No development (including fill, fencing, storage or parking) will be permitted within Western Power registered easements without the prior written approval of Western Power or the relevant power line operator. <p>Note: The above advice should not be construed as Western Power’s support or otherwise of the land use or development proposed in the existing electricity corridors and associated registered easements. Further detailed studies will be required to determine the suitability of subdivision and development within the easement corridors.</p>	
<p>2. Department of Health</p>	<p>No-Objection</p> <p>Thank you for your letter of 2 August 2019 requesting comments from the Department of Health (DOH) on the above proposal.</p> <p>The DOH has no objection to the proposed amendment providing the development is connected to scheme water and reticulated sewerage and is in accordance with the <i>Government Sewerage Policy - Perth Metropolitan Region</i>.</p>	<p>Noted.</p>

<p>3. Water Corporation</p>	<p>Comment</p> <p>Thank you for your letter dated 2nd August 2019. We offer the following comments in regard to this proposal.</p> <p>Water Reticulated water is currently available and connected to the subject lots.</p> <p>Wastewater Reticulated wastewater is currently available but not connected to the subject lots.</p> <p>The Water Corporation supports the Rezoning to reflect the current use as the changes to the Scheme do not appear to impact Water Corporation's assets or operations.</p> <p>General Comments Any further development on these lots will also require approval by our Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued.</p> <p>For further information about building applications, please refer to the following link: https://www.watercorporation.com.au/home/builders-and-developers/building/lodging-a-building-application/single-residential-application</p> <p>Please provide the above comments to the land owner, developer and/or their representative.</p>	<p>Noted.</p> <p>The proposed Special Use does not propose any subdivision or development of the subject site. As per attachment 2 (Land use and scoping statement) there is nil forecasted development outside of a previously approved chapel. Any future development will be assessed through a separated development application process.</p>
<p>4. Department of Primary Industries and Regional Development.</p>	<p>No Objection</p> <p>Thank you for the opportunity for the Department of Primary Industries and Regional Development (DPIRD) to comment on the proposed local planning scheme amendment no. 94 to rezone Lot 112 Holmes Road and Lot 14 Hawtin Road from Rural Zone to Special Use Zone to allow for the continued use of the land as a place of worship and to allow additional uses related to this primary use.</p> <p>DPIRD does not object to the scheme amendment.</p>	<p>Noted.</p>

<p>5. Department of Fire and Emergency Services</p>	<p>Comment</p> <p>I refer to your letter dated 2 August 2019 regarding the submission of a Bushfire Management Plan (BMP) (Version 1), prepared by Green Start Consulting and dated 24 February 2017. The BMP is accompanied by a letter from Rowe Group dated 8 March 2019 for the above scheme amendment. It should be noted that this advice relates only to <i>State Planning Policy 3.7 Planning in Bushfire Prone Areas</i> (SPP 3.7) and the <i>Guidelines for Planning in Bushfire Prone Areas</i> (Guidelines).</p> <p><u>Assessment</u></p> <p>Requirements of SPP 3.7 should be applied pragmatically by the decision maker and are identified in Planning Bulletin 111/2016 (Bulletin). As outlined in the Bulletin, SPP 3.7 should only be applied to a planning proposal which results in the intensification of land use (or development) or result in an increased bushfire risk.</p> <p>DFES understand the scheme amendment will essentially retain a base zoning consistent with the existing 'Special Rural' zoning of the subject site and that the proposal will make the existing 'non-confirming use' - Greek Orthodox Church lawful under the provisions of LPS 3. Whilst DFES note a number of other land uses are also proposed to be included within the 'Special Use' zone, it is acknowledged that these land uses are incidental to the Church activities.</p> <p>Given intensification of land use (or development), is subject to future development or subdivision approval(s) DFES is unsure if application of SPP 3.7 is necessary at this stage. The decision maker should confirm the application of SPP 3.7 in the context of the Bulletin. Conferral with the Department of Planning, Lands and Heritage's Bushfire Policy team may assist you further. If you require further information, please contact me on telephone number 6551 4080.</p>	<p>Noted.</p>
<p>6. Main Roads</p>	<p>Comment</p> <p>Thank you for your correspondence dated on 2 August 2019 offering Main Roads an opportunity to comment on the above mentioned Local Planning Scheme Amendment.</p> <p>Please be advised Main Roads has no comment to make regarding the proposed amendment to rezone the subject land to Special Uses.</p> <p>Main Roads requests a copy of the City's final determination regarding this proposal to be sent to planninginfo@mainroads.wa.gov.au quoting the file reference above.</p>	<p>Noted.</p>

<p>7. Department of Water and Environmental Regulation</p>	<p>No-objection</p> <p>Thank you for the above referral dated 2 August 2019. The Department of Water and Environmental Regulation (DWER), has assessed the referral and would like to provide the following advice:</p> <p>The DWER has no objection to the proposed Scheme Amendment. However, the DWER notes that Whistlepipe Gully and Woodlupine Brook, which are locally significant waterways, traverse the subject site. As such, any future development on the site will need to have a biophysical assessment and foreshore management plan prepared for the waterways, in accordance with <i>Operational policy 4.3: Identifying and establishing waterways foreshore areas</i> (DWER, 2012) to ensure that sufficient setbacks and appropriate management measures will be in place to protect the waterways.</p>	<p>Noted.</p> <p>The proposed Special Use does not propose any subdivision or development of the subject site. As per attachment 2 (Land use and scoping statement) there is nil forecasted development outside of a previously approved chapel. Any future development will be assessed through a separated development application process.</p>
<p>8. Late Submission - Department of Biodiversity, Conservation and Attractions</p>	<p>Comment</p> <p>Thank you for the opportunity to provide late comment and I apologise for the delay. The main issue the Department of Biodiversity Conservation and Attractions (DBCA) would like to raise is the recognition of the potential value of the vegetation with Lot 14 Hawtin Road, which forms part of the amendment area and was recently proposed to be amalgamated into Lot 112 Holmes Road. As part of a recent subdivision application referred to DBCA from the Western Australian Planning Commission, DBCA Flora specialists conducted a site visit to undertake a preliminary assessment of the vegetation and values onsite. I have attached a summary of their findings for your information. Results of the site visit confirmed there is a high likelihood that the intact vegetation within Lot 14 Hawtin Road is a State and Federally listed threatened ecological community (TEC). Further detailed vegetation assessment would be required however to confirm this and enable the TEC to be included in DBCA's corporate database.</p> <p>While the supporting documentation does not propose any impacts to the vegetation in accordance with the statement in Section 2.3.1 of the 'Land Use Scoping Statement' (Rowe Group 2019) "<i>The Greek Orthodox Church has no intentions at this time to expand or remove the existing dwelling and the associated structures or expand the existing church functions into Lot 14 now or in the future</i>" and the associated Concept master plan, DBCA is concerned that a change in land use permissibility may lead to additional development on site and potentially this may expand in the future into Lot 14.</p>	<p>Noted.</p> <p>The proposed Special Use does not propose any subdivision or development of the subject site. As per attachment 2 (Land use and scoping statement) there is nil forecasted development outside of a previously approved chapel. Any future development will be assessed through a separated development application process.</p>

	<p>Provided that there is a recognition of the potential site values and the requirement for further detailed assessment of the vegetation as part of any future development proposal, with the requirement to retain and protect any identified conservation significant vegetation on site, DBCA does not oppose the initiation of the proposed amendment.</p> <p>SUBJECT: Summary of results of brief vegetation survey of Lot 14 Hawtin Rd Forrestfield, for landowner</p> <p>Background</p> <p>Proposed clearing on Lot 14 includes new firebreaks for the new lot boundary and the asset protection zone area for the existing dwelling. The firebreaks on the adjacent Lot 112 (No. 280) Holmes Road would remain unchanged so no survey was required or completed on this Lot.</p> <p>TEC specialist staff from DBCA completed a brief survey of the values and condition of Lot 14 on 15 August 2018.</p> <p>Results</p> <p>The Department of Environment and Energy's approximate mapping of the EPBC listed Banksia woodlands of the Swan Coastal Plain TEC maps the entire patch of vegetation on Lot 14 as likely to be that TEC. However, the vegetation contains no tree Banksias and would not meet the criteria to be that TEC.</p> <p>Most of the vegetation on the Lot was in Excellent condition (Bush Forever scales), with very small areas on the fringes subject to historic disturbance and weed invasion (Fig. 1).</p> <p>Based on the brief survey, the habitat and combinations of flora species indicate that it is likely that a single floristic community type occurs across the Lot (Fig 1, 2). The intact remnant on Lot 14 covers ~1.7ha.</p> <p>Floristic community type 20b (FCT20b) (Eastern <i>Banksia attenuata</i> and/or <i>Eucalyptus marginata</i> woodlands) was described in Gibson <i>et al.</i> (1994). The type most commonly occurs on the Forrestfield Geomorphological Unit that occurs on Lot 14. In addition, combinations of species found on the Lot such as <i>Babingtonia camphorosmae</i>, <i>Conostylis setigera</i>, <i>Hakea lissocarpha</i>, <i>Hakea stenocarpa</i>, <i>Lomandra hermaphrodita</i>, <i>Lomandra sericea</i> and <i>Neurachne allopecuroidea</i> were only located together in FCT20b in quadrats established for the Gibson <i>et al.</i> (1994) study. Based on habitat features, and combinations of taxa present on Lot 14, it is most likely that FCT20b occurs on the Lot. This TEC is ranked Endangered in WA.</p>	
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	<p>Weeds</p> <p>Weed invasion associated with low level historical disturbance was evident along tracks and in other limited areas. A number of weeds were in early stages of development and were not in flower, hence were not identifiable. However weeds recorded included freesias (<i>Freesia</i> sp.), <i>Gladiolus</i> sp., <i>Ursinia anthemoides</i>, veldt grass (<i>Ehrharta calycina</i> – very isolated patches – Fig 3), <i>Watsonia</i> sp (eastern side), sour grass (<i>Oxalis pes-caprae</i>), 4 o'clocks (<i>Oxalis glabra</i>), and <i>Acacia iteaphylla</i> (Flinders Range Wattle),</p> <p>Values</p> <p>Conservation values and other considerations include:</p> <ul style="list-style-type: none"> • The Lot contains a very species rich floral assemblage • Lot 14 contains a reasonably substantial intact remnant on Forrestfield geomorphological unit. According to Bush Forever, this unit is highly cleared and only 9% remains uncleared in the Perth Metropolitan Region. • The vegetation on Lot 14 provides a fully vegetated buffer for the creekline to the east. • Lot 14 contains a suite of key taxa indicative of the eastern side of the Swan Coastal Plain that includes a suite of TECs: the '3' group (FCTs 3a, 3b, 3c) and the '20' group (20a, 20b and 20c) of TECs. These taxa include <i>Acacia nervosa</i>, <i>Acacia teretifolia</i>, <i>Babingtonia camphorosmae</i>, <i>Cristonia biloba</i>, <i>Dasyogon obliquifolius</i>, <i>Gompholobium knightianum</i>, <i>Gompholobium marginatum</i>, <i>Grevillea bipinatifida</i>, <i>Hakea conchifolia</i>, <i>Pentapeltis peltigera</i>, <i>Labichea lanceolata</i>, <i>Lambertia multiflora</i> var <i>darlingensis</i>, <i>Mesomelaena tetragona</i>, <i>Hibberia commutata</i>, <i>Hakea lissocarpha</i>, <i>Hakea trifurcata</i>, <i>Hakea undulata</i>, <i>Hakea stenocarpa</i>, <i>Isopogon asper</i>, <i>Styphelia tenuiflora</i>, <i>Synaphea petiolaris</i>, and <i>Trichocline spathulata</i> (Keighery and Trudgen 1992). • Lot 14 likely contains an occurrence of the TEC Eastern <i>Banksia attenuata</i> and/or <i>Eucalyptus marginata</i> woodlands (floristic community type 20b as described in Gibson <i>et al.</i> 1994), in excellent condition. <p>Management</p> <p>Priority weeds for mapping, monitoring and control include:</p> <ul style="list-style-type: none"> • <i>Watsonia</i> sp. A relatively minor infestation noted along eastern boundary. • Veldt grass. Noted on western extremity near firebreaks. • Flinders Range Wattle. Low numbers noted near the house in particular. • Sour grass. Noted in low numbers on far western edge. 	
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	<p>Conclusions</p> <ul style="list-style-type: none"> • The Lot has very high conservation values including a likely occurrence of a TEC. • The Lot would not require extensive management to sustain or improve its condition. • Additional clearing such as that proposed for fences and firebreaks would increase fragmentation, and increase edge effects such as providing additional opportunities for weed invasion in this small remnant. <p>Recommendations</p> <ul style="list-style-type: none"> • A full L2 survey is advised to confirm the values of the vegetation on the Lot. This should include a quadrat-based survey with repeat scorings in peak flowering times (spring/late spring), and statistical analysis against the full quadrat dataset from Gibson <i>et al.</i> (1994). <p>References</p> <p>Gibson, N., Keighery, B., Keighery, G., Burbidge, A and Lyons, M. (1994) <i>A floristic survey of the Southern Swan Coastal Plain</i>. Unpublished report for the Australian Heritage Commission prepared by the Department of Conservation and Land Management and the Conservation Council of Western Australia (Inc.).</p> <p>Government of Western Australia (2000). <i>Bush Forever Volume 2: Directory of Bush Forever Sites</i>. Department of Environmental Protection, Perth.</p> <p>Keighery, B.J. and Trudgen, M.E. (1992). <i>The Remnant Vegetation of the Eastern Side of the Swan Coastal Plain</i>. Unpublished report to the Department of Conservation and Land Management for the National Estate Grants Program.</p>	
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