

Submissions Table

Submission No.	Assess No.	Submission	City's Response
1.	A207173	<ol style="list-style-type: none"> 1. I would like to thank you for your time to read my submission regarding the above matter, and ask that you all reject the Crystal Brook Concept Plan prepared by RobertsDay and its entirety. 2. I will briefly start by going back to February 2019 when the City of Kalamunda Council unanimously voted to remove industrialisation of our area and move forward to allow the residents and a chosen planning group to set forth the task of creating an environmentally sustainable and unique area as part of the City of Kalamunda and the gateway to the hills to represent. 3. Sadly, after attending both forums with the RobertsDay Planning Group I have to say I, along with many others in our community, we are extremely disappointed at their designed concept plan. It appears that they have just placed what they had in mind all along, and this was very evident from our first meeting with them, and put in on top of the map of Wattle Grove. 4. At no point at either forums were there a request from any landowner in Wattle Grove allowing the resumption of private properties, and yet they have earmarked many properties for the following: <ol style="list-style-type: none"> a. more than doubling the number of roads through this tranquil foothills area b. resuming all or part of about 50 homes to create this wasteful road network c. setting up a series of 'naturalistic roads and trails' (public 'right of ways?') 'meandering' through private properties d. constructing new road connections to Welshpool Road East e. mandating 'precinct permeability' at 'agreed locations' (whatever this means) f. increasing 'connectivity' (new roads?) at Lewis Road and further east. 5. This is absolutely outrageous and will impact many livelihoods in very detrimental ways, as there will be loss of their homes, financial status, privacy (who wants people traipsing through your property on any given day), security and safety of homeowners and their homes. People have fences, alarms etc especially these days for a reason. To allow people right next to your home at their own leisure at any given time of day would be ludicrous. Imagine the crime that would occur, and how insecure people would feel in their own homes. 6. For RobertsDay Group to blatantly put this in the Concept Plan is an insult to our integrity and a complete misrepresentation of the community's ideas. Who in their right mind would want all or part of their land resumed, and I ask all Councillors to object to this. 7. It appears that the majority of residents have not been listened to by RobertsDay Group as was suggested. They have included such things as 'rural hub – meaning - commercial precinct', 'small grouped housing', 'smaller lots' – less than 2000sqm, 'tourism accommodation' and 'food production areas' in the plan. Yet in the forum processes we undertook, we were under the impression that by means of a green or red sticker process on boards that had been set up by them, would indicate what the people liked and disliked. The majority disliked these ideas and yet they appear in the Concept Plan. Where are the statistics on this? 8. There is mention of saving existing tree canopy, however this is also false as the proposed plan will do the complete opposite. 9. The Crystal Brook Concept Plan prepared by the RobertsDay Group's entire process in my view was not only unnecessarily rushed, but pushed ahead against the many requests by the residents to not proceed until such time as the Environmental Study had been reviewed, and at a time when the Covid-19 occurred. Instead after having 	<ol style="list-style-type: none"> 1. Noted. 2. Noted. 3. Noted. 4. All indicative roads and trails are proposed to be removed from the Concept Plan in the proposed modifications. 5. Noted. Safety and security planning considerations are dealt with at more detailed planning stages. 6. The Concept Plan does not propose any resumption of land. The location, funding and delivery of public infrastructure will be determined at future planning stages (if required). 7. The potential rural hub is proposed to be removed from the Concept Plan in the Schedule of Modifications. Planning considerations such as grouped housing would be considered at a more detailed planning phase. 8. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 9. Noted. 10. Noted. 11. The proposed modifications to the Concept Plan identify Urban Landscape and Rural Landscape typology areas, both which could accommodate a rural residential outcome. 12. Council will make a determination on the Concept Plan and the proposed modifications.

		<p>no further consultation given to any of the residents, which it should have, it went out to Community Consultation. This has created a falsified report and plan for what the people within this community want, and for this reason again I strongly object to this Concept Plan.</p> <p>10. The City of Kalamunda Council back in February 2019 made the decision to proceed with a consultation process to ensure the best outcome for Wattle Grove South, and the landowners in this area accepted this in good faith and were keen for the opportunity to take this on. I do not believe that the process we have adhered to by RobertsDay thus far has in any way been positive for anyone.</p> <p>11. RobertsDay need to stop, reset and "listen" to what the majority of the community are telling them what they do and don't want. This is to be kept as 'rural' residential, not 'urban'. They have caused a lot of damage and stress on the landowners with this 'Plan' and have already put us in a 'hold' situation merely by putting this out there.</p> <p>12. I once again thank you for your consideration and ask that you reject the 'Crystal Brook Concept Plan by RobertsDay.</p>	
2.	A207173	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>

3.	A170663	<ol style="list-style-type: none"> 1. After viewing the Cell 9 diagrams I would like to let you know that my wife and I oppose the plans, option 3 which would see Crystal place continue down our driveway and then divert through our paddock to meet up with Gavour Road. 2. We also own the property at A7892 and a roadway would make it impossible for me to shift livestock between the two properties. 3. We have a long association with Crystal place, the original homestead at the corner of Crystal Place and Crystal Brook Road was settled by my wife's Grandparents when they arrived from Italy, A7838 was built and lived in by my wife's parents until they passed away. We have lived at A170663 for 28 years, we both work away and enjoy the peaceful lifestyle that we have when we come home each weekend. 4. I am wondering if this proposal has anything to do with [REDACTED] proposed "Aged care facility" as it may be coincidental that the proposed extension of Crystal Place aligns with his property on Gavour Road? 5. We are not against moving with the times but feel that over the years the shire has reacted negatively to a number of rate payers in the area but now seem to be considering changes that will impact its rate payers. I like the diagrams of what it will look like but I suggest that whoever did the drawings take the time to look at the area, the Redtail Black Cockatoo breeding areas are correct except for the wholesale clearing of land for a new house on Crystal Brook Road that has occurred, which has impacted the Cockatoo's. 	<ol style="list-style-type: none"> 1. Cell 9 is a different location. All indicative roads and trails are proposed to be removed from the Concept Plan in the proposed modifications. 2. Noted. 3. Noted. 4. The Concept Plan has no association with, and has not been influenced or instigated by, Local Planning Scheme Amendment 57. 5. Noted.
4.	EcoVision	<ol style="list-style-type: none"> 1. About EcoVision - EcoVision is a registered Town Team within the City of Kalamunda. The group evolved from a community campaign to resist industrialising up to 310 hectares of Wattle Grove South. Many residents who supported the campaign have since aligned themselves with the environmental values and direction of EcoVision and continue to receive updates from the coordinators on matters of common interest. Residents aligned with EcoVision have contributed individually and collectively to making this unique foothills area more environmentally attractive and helping to foster a sense of community. As part of our commitment to the area, residents participated in and contributed to a consultation process facilitated by the RobertsDay Planning Consultancy (RobertsDay) in 2019/20 to guide the development of a concept plan showing the most appropriate land use and development outcomes for the area. To our bitter disappointment, EcoVision finds the concept plan as submitted to the City of Kalamunda fails utterly to reflect a fair and accurate summation of the views of local residents and if implemented will have a detrimental effect on the character and appearance of our precious suburb. Further, the concept plan makes bricks without straw. Where is the analysis and careful consideration of current and future statutory and planning requirements that we had a right to expect? These fatal flaws make it unwise for the City to rely on the concept plan as the strategic planning basis on which to pursue development of Wattle Grove South. Residents associated with EcoVision therefore call upon the Council to reject the concept plan in its entirety. 2. Executive Summary - The draft document titled Crystal Brook Concept Plan is deceptive and misleading. The 55-page document by RobertsDay misrepresents the area's planning regulatory framework and the consultant's scoping brief. It is a disingenuous report, more at fault for what it conceals than what it reveals. 3. Most importantly, it fails to disclose that the Department of Planning itself is to decide the future of our homes and lifestyle in foothills Wattle Grove in the very near future (2021). The key question for the review to decide is whether our area should retain its 'rural' classification or be changed to some form of 'urban' classification. 4. Retention of rural zoning will protect our homes (currently situated on properties of 2000 square metres or more) and preserve the environmental attributes of this unique and beautiful area for the enjoyment of generations to come. Rezoning the 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. 2. Noted. 3. The preparation of the Concept Plan can only be undertaken with the best information available at the time. The North East Sub-regional Planning Framework (Framework) currently identifies a large portion of the project area as Urban Expansion and Urban Investigation. The Concept Plan cannot pre-empt the outcomes of the review of the Framework or any subsequent reviews. The submission from DPLH did not allude to any changes to the Framework for the project area, and stated that consideration should be made for high value vegetation to be brought into public ownership rather than remain on private rural properties (this was also stated in DBCA's submission), and outlined the population targets under the Framework. 4. Refer to response 3. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 5. Refer to response 3 and 4. 6. Noted. 7. Refer to response 3 and 4. 8. Refer to response 3 and 4. 9. Noted. 10. Noted. 11. Noted. 12. The proposed modifications identify two land use typologies; urban landscape and rural landscape. An array of land uses could be considered (not including industrial) as long as they give due consideration of the key principles of the Concept Plan. More detailed planning would determine the land uses. 13. Noted.

	<p>area to some form of urban zoning will destroy this wonderful area with urban sprawl, infill housing and heavy traffic.</p> <p>5. Regrettably, the concept plan pre-empts the outcome of the Department's review and predicates its findings on an urban zoning. Ironically, if foothills Wattle Grove were to be rezoned urban, then the concept plan's already fanciful '21st century vision' for our area—with its apparent promises of a 'living landscape', 'tranquil character' and 'community values'—will be automatically defunct. Any implied assurances that our area will remain a desirable place to live and raise our families will be worthless as new rules will apply under urban zoning.</p> <p>6. Far from being lulled into accepting what is essentially a marketing document, our community and our Councillors—who are elected to faithfully represent the views of our community—have an opportunity to influence the Department's actual zoning decision in the real world.</p> <p>7. The key fact missing from the concept plan is that the Department of Planning has only conditionally identified part of foothills Wattle Grove for urban zoning, and that condition hinges on whether the area is found to have high environmental values.</p> <p>8. We are confident that the significant environmental attributes recently identified in foothills Wattle Grove by scientific experts will fulfill that requirement. Indeed, one WA university professor, who has received an Order of Australia for his services to the environment, read the relevant environmental survey report and stated: The report reinforces that you live in an environmentally sensitive area indeed ... I see merit, on this evidence, on retaining the area as Special Rural zoning, rather than Urban Intensification.</p> <p>9. The purpose of this report is to respond to the issues raised or likely to follow from proposals in the document titled Crystal Brook Concept Plan, namely:</p> <ol style="list-style-type: none"> infill housing commercial development resumption of private properties new road-building unsupported land use loss of environmental values and removal of tree canopy levies on residents to pay for new community infrastructure. <p>10. We do not intend to offer a response to all proposals raised and where we have not dealt with an issue this does not imply that we agree with it.</p> <p>11. The Scoping Brief - RobertsDay Planning Consultancy (RobertsDay) was charged with determining the 'level of community support' for a variety of land uses in Wattle Grove South under the City of Kalamunda's Motion 11.2 (see Appendix A). Logically, only those elements supported by the majority of our community were to be incorporated into a 'concept plan' for the area; to do otherwise would make a nonsense of the whole consultation process.</p> <p>12. In defiance of the residents, RobertsDay incorporated the entire catalogue of possible land uses (except one – industrial) and even added some of its own (like compelling residents to grow their own vegetables) in the concept plan, disregarding its obligation to reflect the expressed wishes of our community.</p> <p>13. It was made clear—based on all consultation outcomes reported to RobertsDay — that the majority of residents of Foothills Wattle Grove do NOT favour:</p> <ol style="list-style-type: none"> any general or light industrial land uses any land uses of any size or type which is not consistent with the existing rural lifestyle and recreational opportunities in the area 	<p>14. The proposed modifications provide for the outcomes of community engagement to be included in the Concept Plan Report.</p> <p>15. See response 14.</p> <p>16. The potential rural hub is proposed to be removed from the Concept Plan in the proposed modifications.</p> <p>17. See response 16.</p> <p>18. Noted.</p> <p>19. Noted.</p> <p>20. See response 16. Eco-Business Corridor has been proposed to be removed in the proposed modifications. Any non-residential development would need to be commensurate with the density of the population to be defined at future detailed planning and subject to needs assessment.</p> <p>21. Noted.</p> <p>22. Noted.</p> <p>23. See response 20.</p> <p>24. Noted.</p> <p>25. See response 16 and 20.</p> <p>26. See response 14.</p> <p>27. See response 14.</p> <p>28. The Concept Plan does not propose heavy traffic commercial. See responses 16 and 20.</p> <p>29. See response 16 and 20. All indicative roads and trails are proposed to be removed from the Concept Plan in the proposed modifications. Potential future road connections will be determined at future detailed planning.</p> <p>30. See responses 16, 20 and 29.</p> <p>31. See response 16. The Concept Plan identifies medium and high value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>32. Noted.</p> <p>33. Noted.</p> <p>34. See response 20.</p> <p>35. The outcomes of the Ecological Report have been factored into the Concept Plan. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>36. See response 35.</p> <p>37. See response 35. Ecological Reports of that nature are prepared to inform the detailed planning phases. The Ecological Report has helped shaped the key strategies and principles of the Concept Plan and identified areas of medium and high value vegetation for retention.</p> <p>38. See response 37. Potential Open Space has been proposed to be removed in the proposed modifications.</p> <p>39. See response 35.</p> <p>40. The Concept Plan does not propose to resume private land. See responses 3, 29 and 35.</p> <p>41. See response 40.</p> <p>42. See response 40.</p> <p>43. See response 40.</p> <p>44. Noted.</p> <p>45. See response 40.</p> <p>46. See response 40.</p> <p>47. See response 40.</p>
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In summary, EcoVision objects that RobertsDay appears to have hijacked the outcomes of the consultation process to pretend support for a completely alien model of land use for foothills Wattle Grove, however prettily presented (with pictures of leafy green trees, horses, dogs and cockatoos). The crux of our concern is the obvious disconnect between the proposed land uses and the express desires of our residents.</p> <p>16. Concern 1 Mixed-use development around so-called 'rural hub' - Irrespective of the results of nearly 18 months of community consultation, it seems that with its draft concept plan RobertsDay simply imposed its own 'signature' view of a preferred urban planning model over the top of our area. While we are aware that RobertsDay has promoted this 'shopping hub' model successfully in other localities, we believe it is unsuitable for our area as shown by consistent community opposition.</p> <p>17. It both contradicts RobertsDay's own vision statement in the concept plan ('community and nature coming together') and principles ('tranquil escape'), and flies in the face of the expressed views of the majority of residents. Stripped of planning hyperbole, it appears RobertsDay holds the view that a new 'service retail hub' (aka shopping centre to the west of Crystal Brook, the consultant's term for Wattle Grove South) would be a useful asset. Residents have repeatedly rejected the need for such a provision.</p> <p>18. We already have access to three (3) three shopping centres within easy driving distance (under 2km in three different directions). In addition, we have access to the major shopping centres of Maddington, Forrestfield and Carousel. Nor does the proposal recognise that busy families were increasingly shopping online for groceries and other necessities (even pre-COVID-19).</p> <p>19. As RobertsDay correctly understands, the majority of Wattle Grove residents value the tranquillity of the area and the absence of urban 'hustle and bustle'. To us, that includes activities associated with new shopping hubs—whether prettily dubbed 'rural hub' or not.</p> <p>20. Whole-of-city planning The proposal for mixed-use development around a 'rural hub' and an 'eco-business corridor' also fails to recognise the struggle to survive that many existing retail and commercial areas in the City of Kalamunda are experiencing already. Earlier in 2020, over 4000 square metres of retail space was available for lease in Kalamunda Central and there are several empty retail outlets in nearby Forrestfield and Lesmurdie, some of which have been unoccupied for months and even years. Post the COVID-19 pandemic, this poor occupancy rate is likely to get still worse. An extra shopping centre would cannibalise the City's existing trade and militate against the 'orderly and proper' planning for retail/commercial areas across the City of Kalamunda as a whole.</p>	<p>48. See response 40.</p> <p>49. See response 40.</p> <p>50. This is a principle identified by the Concept Plan to retain the rural character of the area. Detailed planning would consider any provisions put in place to encourage this to occur. The Concept Plan and proposed modifications does not suggest this is should be mandated.</p> <p>51. See response 50.</p> <p>52. See response 50.</p> <p>53. See response 50.</p> <p>54. Noted.</p> <p>55. Noted.</p> <p>56. The proposed modifications recommend all references to 'peri-urban' are removed and replaced with semi-rural.</p> <p>57. Noted.</p> <p>58. The Concept Plan is simply that, a concept plan that identifies the strategic intent of the area, further detailed planning is required to determine definitive land uses and other technical requirements.</p> <p>59. Noted.</p> <p>60. Noted.</p> <p>61. See response 14.</p> <p>62. Noted.</p> <p>63. See all responses above.</p> <p>64. See response 35.</p> <p>65. Noted.</p> <p>66. Noted.</p> <p>67. See response 1.</p> <p>68. Refer to response 3.</p> <p>69. Refer to response 3.</p> <p>70. Refer to response 3 and 35.</p> <p>71. Noted.</p> <p>72. See responses 35 and 37.</p> <p>73. See responses 35 and 37. Assumptions have been made on areas of medium and high retention value vegetation where properties weren't surveyed. Should further planning occur for the area properties will be required to ascertain these values through future surveys.</p> <p>74. See responses 35 and 37.</p> <p>75. See responses 3 and 4.</p> <p>76. Noted.</p> <p>77. See responses 3, 4, 34 and 35.</p> <p>78. See responses 3, 4, 34 and 35.</p> <p>79. Noted.</p> <p>80. See response 14. The preparation of the draft Concept Plan took into consideration the outcomes during community engagement.</p> <p>81. Noted.</p> <p>82. See responses 3, 4, 34 and 35.</p> <p>83. Noted.</p> <p>84. Noted.</p> <p>85. Noted.</p>
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		<p>argues that the new roads and revised freight routes will reduce and slow traffic on Crystal Brook Road. We believe that road widening and straightening will increase traffic and speeding on Crystal Brook Road, not discourage it.</p> <p>30. In summary, the results of 18 months of consultation demonstrate that the level of community support for increased commercial activity is minimal. Residents associated with EcoVision maintain that this form of land use in our area with its consequent increase in car (and delivery truck) traffic is inappropriate and unwelcome.</p> <p>31. Habitat loss - Commercially based development activity in the Welshpool Road East/Brentwood Road area has resulted in the total degradation of known wetlands and native vegetation in significant parts of the area. Natural habitats and the green canopy that makes our area so special have been lost forever; the visual impact is devastating. Not surprisingly, residents associated with EcoVision strongly oppose further development associated with any form of commercial activity in Wattle Grove South (euphemistically described as a 'rural hub' or 'rural eco-business' in the RobertsDay plan). In short, commercial activities advocated in the concept plan cannot be justified on either environmental or planning grounds.</p> <p>32. It is important for Councillors to note that the Western Australian Planning Commission has already approved a large commercial/light industrial precinct on the opposite side of Tonkin Highway to our homes. Unfortunately for the planners and developers involved, this precinct is also vastly under-utilised.</p> <p>33. A proposed flyover of Tonkin Highway over Welshpool Road East will form a very clear demarcation of commercial and industrial uses in the area specifically approved for that purpose and set it apart from the distinctive rural character of Wattle Grove South.</p> <p>34. In summary, we believe further commercialisation under any guise ('eco business' or 'rural activities') on this side of Tonkin Highway and away from the already zoned commercial /industrial precinct is unwanted and unnecessary. It is simply a mechanism favoured by landowners seeking to avoid the payment of commercial rates at the expense of reduced amenity for other landowners.</p> <p>35. Concern 3 Critical environmental report missing in action - In December 2018, AECOM was engaged by the City of Kalamunda to conduct ecological assessments for Wattle Grove South to inform planning directions. AECOM's report, delivered in February 2020, identified 14 ecological communities, 51 flora species and 26 fauna species of conservation significance in the survey area. It reported a total of 192 vertebrate and invertebrate fauna species have been recorded within the survey and surrounding area, including endangered forest redtailed black cockatoos, Baudin's cockatoos, Carnaby's cockatoos, and the local native diggers, quenda (bandicoots). It identified at a very minimum at least 730 breeding and potential breeding trees and speculated that this number was likely to seriously underestimate the case.</p> <p>36. In addition, the AECOM report stated: It is recommended that all trees are retained wherever possible. Mature trees take decades to establish and as such should be considered high value throughout. This extremely valuable survey was commissioned at a cost of over \$43,000 (about half of the cost of the RobertsDay process) expressly to inform the planning directions for Wattle Grove South.</p> <p>37. As mentioned above, this report was released in February 2020. The question remains: Why was Council not given an opportunity to discuss the survey report (and to obtain the advice of its Environmental Committee) before RobertsDay pushed ahead with 'concept planning' for the area?</p> <p>38. EcoVision repeatedly asked the Project Team to postpone their processes to give residents, RobertsDay and Councillors time to properly consider the impact of this environmental report on the future planning and residential densities of the area—to no avail. Had it done so, it may have avoided RobertsDay setting aside areas of</p>	
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		<p>public open space (including 'pizza ovens') in areas identified in the environmental survey as containing critically endangered flora and fauna.</p> <p>39. By pushing ahead against EcoVision's advice, the RobertsDay concept plan failed to recognise the significance of the report. In particular, given that the report identifies 'significant environmental attributes', it may well be a game changer with respect to the future zoning of our area under the proposed planning review. Careful and methodical analysis of this environmental report is a serious omission that strikes at the ultimate reliability of the draft concept plan.</p> <p>40. Concern 4 Resumption of private land - Wattle Grove South is entirely in private ownership and the majority of residents have proven to be considerate custodians of this beautiful area as indicated by its increasing tree canopy over time. Private property rights underpin the social and economic security of all Australians and the common law has long regarded a person's property rights as fundamental in a democratic society. Implicit in a property right is the right to use or enjoy the property, the right to exclude others, and the right to sell or give it away.</p> <p>41. The RobertsDay concept plan threatens these property rights in a number of ways. It proposes:</p> <ul style="list-style-type: none"> a. more than doubling the number of roads through this tranquil foothills area b. resuming all or part of about 50 homes to create this wasteful road network c. setting up a series of 'naturalistic roads and trails' (public 'right of ways') 'meandering' through private properties d. constructing new road connections to Welshpool Road East e. mandating 'precinct permeability' at 'agreed locations' (whatever this means) f. increasing 'connectivity' (new roads?) at Lewis Road and further east. <p>42. The Lewis Road proposal seems to overlook the existence of no fewer than three (3) places of worship within 100 metres of the intersection. In addition, increasing the number of roads entering Welshpool Road East, with its steep gradient and restricted vision of oncoming traffic, would be unsafe.</p> <p>43. All of these proposals have the potential to impact the private property rights of our residents, stripping away our privacy and resuming land to make way for roadbuilding. Thankfully, current law prevents such arbitrary confiscation of people's property.</p> <p>44. We would ask Councillors to put themselves in the position of our residents and consider how they would feel if the Council proposed to use their land to provide a footpath for the public to use or new roads that would reduce the investment value of their own homes.</p> <p>45. Two examples will suffice. A line drawn casually ('indicative') on a map in the concept plan affects two adjoining 2.5-hectare properties. The first family would lose their front yard and a significant part of their land to the boundary to make way for the new road. The second family would lose their front yard and almost certainly their house. One of these properties is currently for sale; the other is owned by long-term residents with two children who have poured their heart and soul into our community with the intention of ageing-in-place. The first owner's property will be significantly devalued, resulting in serious financial loss. The second family will lose the dream of a lifetime. This is an appalling way to treat residents who have contributed greatly to our area.</p> <p>46. The RobertsDay concept plan more than doubles the number of roads into this area, cutting a swathe through private properties and through known significant environmental areas.</p> <p>47. If the plan succeeds, many private property owners in this small 340-hectare locality will be at risk of having their homes confiscated and their land (or part thereof) resumed. Many more will find the value of their properties diminished. For a map</p>	
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		<p>showing just a sample of the street numbers of the homes and properties likely to be affected, see Appendix B.</p> <p>48. EcoVision challenges RobertsDay to produce any evidence or even a suggestion that the majority of our residents who participated in the consultation process favoured such an ill-considered 'carve-up'. The proposal is both contrary to the proper and orderly planning requirements of the Planning and Development Act 2005 and abhorrent to our community.</p> <p>49. Residents aligned with EcoVision are totally opposed to resumption of private land for road, communal public open space or, any other purposes, in our foothills area. Nor are we willing to pay development contributions for any 'communal parks' (with or without the lauded pizza ovens) or other unsound infrastructure ideas that are proposed in the concept plan.</p> <p>50. Concern 5 Home Grown Vegetables - The RobertsDay concept plan makes the assumption that residents in Wattle Grove South all wish to produce their own food and engage in 'productive urban agriculture'. Supposed key benefits are to 'reduce food miles' and 'mitigate climate change'. This is to be combined with 'lean servicing'—off-grid power and limited sewer 'enabling self-development' to 'reduce the need for government investment'.</p> <p>51. We wonder if RobertsDay might have considered that our residents have minds (and plans) for their own lives? We see ourselves as Perth city residents who frequent Perth city establishments for our food requirements like any other city resident. Some of us may chose home-grown vegetables but we suspect RobertsDay will have to import an entire new population to inhabit this hand-craft utopia dedicated to low-carbon living.</p> <p>52. To some extent, advertising hyperbole may be expected of a concept plan. Marketers use such hyperbolic statements to attract customers, not with the facts about their products but with wild exaggerations not intended to reflect the truth.</p> <p>53. This illusory 'urban farming' community is a case of advertising hyperbole designed to give the impression that the preferred RobertsDay model is 'at one with nature'. It is a 'motherhood statement'—a vague, feel-good platitude. In fact, we understand the by-now thoroughly discredited concept plan is founded on a platform of urban sprawl and the destruction of the environmental values of our unique area.</p> <p>54. Concern 6 Doublespeak - Advertisers frequently spawn euphemisms intentionally, as 'doublespeak' expressions. Some of these euphemisms are intended to amuse ('kick the bucket'), while others are bland, inoffensive terms for concepts that the user wishes to downplay ('final expenses' for funeral costs).</p> <p>55. The RobertsDay concept plan uses certain words to put its best foot forward, so it is up to the reader to ferret out the missing, relevant facts. For example, under the Metropolitan Region Scheme and the Local Planning Scheme, our area is currently zoned 'rural', and 'special rural' respectively, and there is ample justification for leaving the area zoned 'rural' for the duration of North-East Sub-Regional Planning Framework (2050). But this will be decided by a Department of Planning review in 2021.</p> <p>56. In the meantime, the RobertsDay concept plan puts the cart before the horse. It slips in the South African term 'peri-urban' (as opposed to 'semi-rural').</p> <ol style="list-style-type: none"> 'Crystal Brook is a peri-urban district ...' 'The Concept Plan suggests a new way of thinking about urban consolidation in peri-urban areas ...' <p>57. It also refers to the 'Wattle Grove South Urban Investigation Area', making an end run around the flagged planning review that has yet convene let alone make a final determination. Soothing words like 'semi-rural' and 'rural' and 'tranquil' do appear many times throughout the report—but as ad-speak:</p>	
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		<ul style="list-style-type: none"> a. Crystal Brook is a Tranquil Retreat. b. Crystal Brook will remain a place to escape from City life, with a semi-rural character, generous lots, and space for rural pursuits maintained into the future. c. The Concept Plan proposes to maintain this semi-rural structure' but adds [in the interest of truth] 'while accommodating intensification'. <p>58. The glow of words like semi-rural, tranquil, rare and unique will cover only so much 'eco-business' (commercialisation), 'medium density development' (smaller block sizes), 'intensification' (smaller blocks sizes), 'new road linkages' (land resumption), and 'considerable growth' (smaller lot sizes). We could go on. At the same time, RobertsDay is not keen to take responsibility for the 'vision' that it puts forward.</p> <ul style="list-style-type: none"> a. 'Except where expressly stated, RobertsDay does not attempt to verify the accuracy, validity or comprehensiveness of any information supplied.' b. 'This map is an indicative concept plan only.' c. 'The following strategies are preliminary only.' d. '... require further detailed consideration though future stages of planning.' e. '... to be investigated further.' f. '... are preliminary ideas only.' g. 'This is a pre-statutory vision.' h. 'These outcomes are not assured ... are not guaranteed.' <p>59. The RobertsDay draft concept plan is an advertising masterpiece of its kind but not one in which the reader would want to place any credence.</p> <p>60. Concern 7 Citizens or serfs - All aspects of the Concept Plan have been directly informed by detailed consultation and design collaboration with members of the local community. The consultation process was delivered consistent with best practice IAP2 principles with a focus on meaningfully including stakeholders in the design development and technical constraints resolution process. —RobertsDay concept plan</p> <p>61. It is difficult, if not impossible, to reconcile the above statements in the RobertsDay concept plan with reality. The level of community support for various planning directions was established by an exhaustive consultative process over eighteen months and was submitted to RobertsDay in order to guide (and constrain) the concept planning process. The facts to consider are that:</p> <ul style="list-style-type: none"> a. The vast majority of residents of Foothills Wattle Grove support the exclusion of any general or light industrial land uses in Wattle Grove South. b. The vast majority of residents in Foothills Wattle Grove want future land uses to reflect and acknowledge existing lifestyle and recreational opportunities of the area. c. The majority of the community support a high-quality residential outcome that includes a range of densities with a minimum lot size of 2000 square metres. d. There is minimal community support for commercial development in the study area with most residents believing that there is sufficient commercial/retail services in neighbouring areas, including a major commercial precinct over Tonkin Highway. e. The overwhelming majority of residents want to retain the existing vegetation and tree canopy. f. The 'level of community support' for considering tourism development in the study area is minimal. g. The majority of residents favour low density housing as being the most sustainable form of residential living. <p>62. Earlier, EcoVision wrote to the Project Team and Councillors: 'We trust that the draft concept plan/s to be prepared by RobertsDay will reflect the expressed will of the</p>	
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		<p>majority of residents in the study area in proper democratic tradition.’ We have been sorely disappointed in our expectations.</p> <p>63. Australia is a democracy where majority rules. In defiance of majority resident views, RobertsDay dismissed all possible types of land uses they wanted (except one – industrial), disregarding its obligation to reflect the expressed wishes of our community.</p> <ul style="list-style-type: none"> a. Instead of reflecting and acknowledging existing lifestyle and recreational opportunities of the area, the concept plan imposes a pre-digested model over the top of the planning area (food production, subdivision, new streets, bridle trails, traffic diversion, holiday accommodation). b. Instead of a high-quality residential outcome that includes a range of densities with a minimum lot size of 2000 square metres, the concept plan imposes change on a ‘per lot basis’, infill and grouped housing. c. Instead of restricting commercial development, the concept plan imposes what it calls a ‘rural hub’ (aka a shopping centre) and an ‘eco-business corridor’ (aka a commercial development). d. Instead of retaining the existing vegetation and tree canopy, the concept plan imposes new streets and new construction (commercial and communal) as well as ‘food production’ areas that will destroy/degrade existing vegetation and remove tree canopy. e. Instead of recognising ‘minimal’ community support for tourism development, the concept plan imposes tourism, accommodation and recreational activities ‘to create economic development opportunities’. f. Instead of low density housing, the concept plan imposes commercial buildings, subdivision, infill, group housing and holiday accommodation. <p>64. In addition, RobertsDay has completely failed to acknowledge through the concept planning process that Wattle Grove South is a unique environmental area deserving of protection for generations to come in its own right.</p> <p>65. Residents made it clear they wanted to retain individual choice about their chosen lifestyles with many—but by no means all—aligned to the themes of innovation, sustainability and the environment. Only in a parallel universe could this be taken to mean ‘requiring new homes to provide for urban agriculture, vegetable gardens, orcharding or other productive rural pursuits’ and ‘minimum productive landscape areas (20%)’ on our properties. Our residents consider themselves to be citizens—not serfs bound to work on estates dictated to by ‘planning lords’.</p> <p>66. The AECOM environmental report summed up the process for the development of a concept plan for our area succinctly: The City is preparing Concept Plans for the area to investigate the most appropriate land use and development outcomes for the area. The Council may decide to proceed with further detailed planning in order to support the preferred development approach determined during concept planning. For the reasons outlined above, residents associated with EcoVision strongly object to the use of this concept plan as a basis for determining any kind of ‘preferred development’ approach for our area or for proceeding with further detailed planning based on the views imposed in the concept plan.</p> <p>67. The reason for this is simple, self-evident and compelling. Far from basing its conclusions on the 18 months of consultation with the local community, the concept plan simply disregards those views and consequently forfeits the support of the very intelligent and informed people who expressed those views.</p> <p>68. Concern 8 Brakes off on land clearance - The North-East Sub-Regional Planning Framework, which covers our area, is due to be reviewed in 2021. We believe there is ample justification for the review to retain our current ‘rural’ and ‘special ruling’ zoning, due to the identification of significant environmental attributes in the area.</p>	
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		<p>Environmental Protection Act 1986 (the EP Act) will continue to apply to this area in the future. The Minister for the Environment has confirmed that the EP Act regulates the clearing of native vegetation in Western Australia and that clearing in an urban zoned area generally does not require the developer to obtain a clearing permit. A developer can therefore remove all native vegetation with impunity, as they recently did in Arthur Road (Cell 9) Wattle Grove, as none of the environmental protections in the EP Act have any force in an urban zone.</p> <p>76. Similarly, the Assistant Director General of the Department of Planning has confirmed that works associated with implementing an approved urban subdivision (drainage, earthworks, connecting services and road construction) are usually exempt from the requirement to obtain a clearing permit under the EP Act.</p> <p>77. Neither the 'vision' nor the 'principles' behind the RobertsDay concept plan can be achieved under an urban framework. In fact, the opposite is the case. Supporting the concept plan (which is based on an urban-zoned platform) will result in the eventual denudation of this beautiful area. In other words, unless the review by Department of Planning in 2021 retains our rural zoning, the proposed doubling of road infrastructure in the concept plan will almost certainly result in the complete destruction of existing environmental attributes.</p> <p>78. In a rural-zoned context, however, approval for clearing of native vegetation would have to be assessed and approved by statute. This provision ensures critical protection for the natural environment and the flora and fauna that depend upon it. The Conservation Council of WA has recently confirmed its willingness to advocate for EcoVision in relation to the proposed review of the Framework with the view to retaining the rural zoning of this unique environmental area. It would be an indictment of the City of Kalamunda—which publicly prides itself on its environmental credentials and its endorsement of various environmental policies and strategies—if it did not do the same.</p> <p>79. Conclusion - RobertsDay maintains that its consultation process was delivered 'consistent with best practice IAP2 principles with a focus on meaningfully including stakeholders in the design development and technical constraints resolution process'. The IAP2 organisation (the International Association for Public Participation) supports public participation as a process to make better decisions that incorporate the interests and concerns of all affected stakeholders and that assist decisionmakers in being responsive to the public's concerns and suggestions.</p> <p>80. The residents associated with EcoVision believe not only that insufficient weight was given to our concerns and suggestions throughout the consultation process but also, from the outset, that the RobertsDay consultation processes themselves were inadequate, poorly designed and lacked statistical validity. It is little wonder therefore, that the concept plan as submitted does not reflect majority community opinion.</p> <p>81. As coordinators of EcoVision, we expressed our concerns about the inadequacy of the process in an email addressed to the Mayor, Deputy Mayor, Councillors, CEO and involved City Staff on Tuesday 11 February 2020, which means residents' concerns about (and strong opposition to) the finished product should come as no surprise.</p> <p>82. In a Green Paper submission in 2016, the City of Kalamunda said that when considering development proposals priority would be given to retaining environmental values over all other competing priorities. In probably the most significant environmental report ever obtained by the Council, these environmental values have been identified, documented and verified, establishing the national and state significance of the flora and fauna in Wattle Grove South beyond doubt. In the light of this rebuttal, we now ask the Council to demonstrate its commitment to electors in two ways:</p>	
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		<p>a. First, by setting aside the concept plan (the results of which in no way reflected the Council's own parameters) and</p> <p>b. Second, by instructing its officers to prepare a submission for the 2021 review of the Framework urging retention of our area's current rural zoning.</p> <p>83. We are especially indebted to the many local residents who contributed to the development of this document and give particular thanks to Community member for the beautiful cover photo, a foreground view of Wattle Grove South taken from Lions Lookout, and to John Taylor for the map of sample street numbers in Appendix B.</p> <p>84. Appendix A - Extract from the minutes of the ordinary council meeting (OCM) held on 26 February 2019. 11.2. Wattle Grove South – Cr Thomas Cr John Giardina declared an Interest Affecting Impartiality on Item 11.2 Wattle Grove South as he has family in this area and he has declared an interest in the past. Cr Giardina left the meeting at 7.50pm and returned at 8.04pm. The Deputy Mayor presided over the meeting during Cr Giardina's absence. Voting Requirements: Simple Majority RESOLVED OCM 35/2019 That Council: 1. REQUEST the Chief Executive Officer to cease investigations into the establishment of a Consultative Community Committee of Council to consider recommendations for the future of Wattle Grove South. 2. REQUEST the Chief Executive Officer to create a budget allocation to create a partial budget allocation in the 2018/2019 Mid-Year Review, to commence the process, and the balance to be allocated in the 2019/2020 annual budget for engaging the services of suitably qualified consultants to conduct a comprehensive community consultation program to determine the level of community support for a variety of land use concept plans that incorporate the following design principles [our emphasis]: a) Exclude any general or light industrial land uses. b) Reflect and acknowledge existing lifestyle and recreational opportunities of the area. c) Achieve] a high-quality residential outcome that includes a range of densities. d) Include an appropriate amount of commercial development based on best practice design principles, including (but not limited to) public transport, technology, educational, medical and retail opportunities. e) Retain existing vegetation and tree canopy cover where possible. f) Consider tourism development opportunities that embrace the environmental, social and financial aspects of the City of Kalamunda. g) Provide for modern sustainable housing design principles including renewable energy capture, water sensitive urban design, storage, sharing capabilities and smart city initiatives. h) [Defining] the subject area 'Wattle Grove South' to also include the land to the north of Welshpool Road East bounded by Tonkin Highway, Lewis Road and Hartfield Golf Course. Moved: Cr Margaret Thomas Seconded: Cr Dylan O'Connor Vote: CARRIED UNANIMOUSLY (11/0).</p> <p>85. Appendix B - Street numbers of some properties superimposed on a map from the RobertsDay concept plan. These are just a sample of properties in Wattle Grove South potentially affect by proposed resumption or part thereof if clearance and construction as envisioned in the concept plan go ahead.</p>	
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5.	A7379	<ol style="list-style-type: none"> 1. I have owned our land for 43 years. 2. On 17 August 2018 my husband and I joined with all our nine neighbours (all properties currently zoned Rural Composite) to request City Of Kalamunda consider this unique portion of land be described as future Industrial/Commercial Hub Precinct. Employment opportunities are paramount with new developments. 3. I enclose copies of documents that were submitted to Shire of Kalamunda on 17 August 2018. 4. We have perused the "Crystal Brook Concept Plan" and thoroughly reject this plan. 5. Firstly why is the concept plan named Crystal Brook Concept Plan? This area is known as Wattle Grove South and this plan should be titled as such. 6. This plan with proposed roads would be severely detrimental to our property and the road appears to cut THROUGH our house. 7. Proposed roads have setbacks of 20m and a no-build setback from any street. 8. Green zone setback from rear boundaries and no building near existing trees further reduces land to almost nil. 9. Value of land and possibility of any sale or subdivision is negligible. 10. Many older landowners are depending on their properties as superannuation/savings in their latter years. 11. No developer would countenance developing the area as per "Concept Plan" because of high costs of installing sewerage and associated land costs when proposed blocks are 2000sqm. 12. This concept would sterilise any future development for decades to come 13. No modern city has this type of concept within 20 minutes of the city. Concepts of this style are situated much further away from the CBD, major highways and airports. 	<ol style="list-style-type: none"> 1. Noted. 2. Any non-residential development would need to be commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment. 3. Noted. 4. Noted. 5. Results from the survey conducted by Roberts Day in December 2019 found that Crystal Brook was the most common name accepted by the community. Crystal Brook is simply a project name and does not reflect a formal naming of the area. 6. The proposed modifications remove all indicative roads. The location of roads will be determined at future planning stages. 7. The setback of 20m is proposed to be removed in the proposed modifications. Planning controls to protect character and environment will be determined at future planning stages. 8. The green zone setbacks are proposed to be removed in the proposed modifications. Planning controls to protect character and environment will be determined at future planning stages. 9. Value of land is not a consideration at a concept planning stage. 10. Noted. 11. Sewer reticulation is generally not required for properties that exceed 2000sqm. Sewer installation costs are not a Concept Planning consideration. 12. The modifications table recommends a number of modifications to the Concept Plan and Report. 13. Noted.
6.	A7379	<ol style="list-style-type: none"> 1. Don't agree with the RobertDay Concept Plan as it doesn't reflect our wishes and we continue to request this area be rezoned URBAN. 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.
7.	A7379	<ol style="list-style-type: none"> 1. I have owned or land for 43 years. 	<ol style="list-style-type: none"> 1. Noted.

		<ol style="list-style-type: none"> On 17 August 2018 my husband and I joined with all our nine neighbours (all properties currently zoned Rural Composite) to request City Of Kalamunda consider this unique portion of land be described as future Industrial/Commercial Hub Precinct. Employment opportunities are paramount with new developments. I enclose copies of documents that were submitted to Shire of Kalamunda on 17 August 2018. We have perused the "Crystal Brook Concept Plan" and thoroughly reject this plan. Firstly why is the concept plan named Crystal Brook Concept Plan? This area is known as Wattle Grove South and this plan should be titled as such. This plan with proposed roads would be severely detrimental to our property and the road appears to cut THROUGH our house. Proposed roads have setbacks of 20m and a no-build setback from any street. Green zone setback from rear boundaries and no building near existing trees further reduces land to almost nil. Value of land and possibility of any sale or subdivision is negligible.. Many older landowners are depending on their properties as superannuation/savings in their latter years. No developer would countenance developing the area as per "Concept Plan" because of high costs of installing sewerage and associated land costs when proposed blocks are 2000sqm. This concept would sterilise any future development for decades to come No modern city has this type of concept within 20 minutes of the city. Concepts of this style are situated much further away from the CBD, major highways and airports. 	<ol style="list-style-type: none"> Any non-residential development would need to be commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment. Noted. Noted. Results from the survey conducted by Roberts Day in December 2019 found that Crystal Brook was the most common name accepted by the community. Crystal Brook is simply a project name and does not reflect a formal naming of the area. The proposed modifications removes all indicative roads. The location of roads will be determined at future planning stages. The setback of 20m is proposed to be removed in the proposed modifications. Planning controls to protect character and environment will be determined at future planning stages. The green zone setbacks are proposed to be removed in the proposed modifications. Planning controls to protect character and environment will be determined at future planning stages. Value of land is not a consideration at a concept planning stage. Noted. Sewer reticulation is generally not required for properties that exceed 2000sqm. Sewer installation costs are not a Concept Planning consideration. The modifications table recommends a number of modifications to the Concept Plan and Report.
8.	A7379	<ol style="list-style-type: none"> Do not agree to the RobertDay Concept Plan as it doesn't reflect our wishes and we continue to request this area to be rezoned URBAN. 	<ol style="list-style-type: none"> Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.
9.	A233770	<ol style="list-style-type: none"> Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). We REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. We seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses 	<ol style="list-style-type: none"> Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. See responses 1 and 2 above. Noted.

		<p>one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). We note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. We see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
10.	A175267	<p>1. Hi, my husband and I cannot attend the online session tomorrow regarding the proposed roads to our property as we are at work during this time.</p> <p>2. We oppose the proposal and do not want any roads through our property. Leave our land alone. Not interested in redevelopment at this stage.</p>	<p>1. Noted.</p> <p>2. The proposed modifications remove all indicative roads from the Concept Plan. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. There is no obligation to develop regardless of whether zoning changes occur or not.</p>
11.	N/A - West Perth	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>

		4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.	
12.	A17376	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>
13.	N/A - Bassendean	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. 	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>

		<p>e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments.</p> <p>f. DESTROY Tree canopy. .</p> <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
14.	A172112	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <p>a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna.</p> <p>b. DESTROY Environmental Protection Act regulations, afforded to rural areas.</p> <p>c. DESTROY the semi-rural heritage, amenity and lifestyle of the area.</p> <p>d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties.</p> <p>e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments.</p> <p>f. DESTROY Tree canopy. .</p> <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>

		<p>properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
15.	A172112	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>
16.	A215536	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. 	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>

		<p>d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties.</p> <p>e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments.</p> <p>f. DESTROY Tree canopy. .</p> <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
17.	A28280	<p>1. Upon studying the concept plan and criteria set; I think maybe Robertsday was not given the correct brief in the first place by Council, but did go a long way to cover the brief given to them.</p> <p>2. To my way of thinking it should have been a brief to cover the current status of Urban Expansion by town planning. If Urban expansion is on the table then the possibility of future sewer should have been included over a 20 yr timeframe.</p> <p>3. Very little urban expansion within 13 klms of CBD would proceed viably without consideration of sewer connection. From what I can see the concept plan bases the criteria on no sewer connection and therefore it is very limited in its capacity.</p> <p>4. Maybe it covers the criteria set, i.e. landscape, community driven, etc. but this area is so community fragmented that it will never get off the ground if that is the basis for development and private people could not financially provide these costs on their individual blocks including various roads, etc.</p> <p>5. With this concept plan no developer would consider the area as it would not be financially viable for them.</p>	<p>1. Noted.</p> <p>2. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. There is no sewer connection currently available. Water Corporation in their submission provided information on the sewer network requirements.</p> <p>3. Noted.</p> <p>4. Financial viability is not a consideration of the Concept Plan.</p> <p>5. See response 4.</p>
18.	A28280	<p>1. Don't agree with the RobertsDay concept plan as it doesn't reflect our wishes and continue to request this area to be rezoned URBAN.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p>
19.	A164939	<p>1. Don't agree with the RobertsDay concept plan as it doesn't reflect our wishes and continue to request this area to be rezoned URBAN.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p>
20.	A70671	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban</p>

		<p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <ol style="list-style-type: none"> The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. See responses 1 and 2 above. Noted.
21.	A226733	<ol style="list-style-type: none"> In relation to your plan street development, I say NO. My self are no happy with your plan, affecting my property and natural environment. Sorry my answer is NO 100% about your plan, your plan don't consider the environment and surrounding area. I see for example the way you improve the reception at the Kalamunda Reception area, one seat in top to the other. No thank. I'm not support your plan. 	<ol style="list-style-type: none"> Noted. The outcomes of the Ecological Report have been factored into the Concept Plan. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. A schedule of modifications are proposed in response to community feedback during the advertising period. Noted.
22.	A189852	<ol style="list-style-type: none"> I am a resident in Wattle Grove South and have recently submitted my survey on the Engage Kalamunda website. I just felt I also needed to contact you as this plan has caused myself, my family and everyone on my street a lot of anxiety. This concept plan seems to go against what the residents wish in this area with residents who attended the community consultation for this concept plan saying this was exactly opposite with what was discussed. The consultation recognise significant environmental consideration with nesting areas for the endangered black and red cockatoo yet the plan has increased a extensive road network that will destroy trees and increase noise, pollution and traffic in this area. The plan also looks to alter crystal brook (the water stream) from where it naturally runs I am not sure what the impact to the ecosystem on moving a water stream but 	<ol style="list-style-type: none"> Noted. Noted. The draft Concept Plan and Report was prepared in response to community feedback. A schedule of proposed modifications have been prepared in response to community feedback during the advertising period. The outcomes of the Ecological Report have been factored into the Concept Plan. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. The proposed modifications recommend that all indicative roads are removed from the Concept Plan. The Concept Plan does not propose to alter the Crystal Brook course. The Crystal Brook creekline designation was incorrect on the plan and this is proposed to be rectified.

		<p>assume would be significant - at the moment stream runs at the back of my property but on the plan has been significantly moved.</p> <p>6. Please could you support your residents where a majority of the people in this area would just like you to leave Wattle Grove South alone.</p> <p>7. We are happy with our peaceful community and feel that a small percentage of people seem to have the loudest voice in trying to urbanise and develop this area in a negative way against the majority of the residents and ratepayers.</p>	<p>6. Community views will be taken into consideration when Council decides on the Concept Plan and the future direction of the area.</p> <p>7. See response 6.</p>
23.	A189852	<p>1. Don't agree with the Roberts Day concept plans as it doesn't reflect our wishes and continue to request this area be rezoned to URBAN.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p>
24.	A27062	<p>1. Don't agree with the Roberts Day Concept Plan as it doesn't reflect our wishes and continue to request the area be rezoned urban.</p> <p>2. Ten years ago were going to meetings and being told our land would be subdivided. And now we are being told our land could be left as bushland. This block is our retirement money and as we are 75 years old now. So we are running out of time.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p> <p>2. Noted.</p>
25.	A133940	<p>1. Don't agree with the RobertsDay concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p>
26.	A257231	<p>1. With respect to the Roberts Day Concept plan currently under review and requesting feedback, I feel obliged to make my voice heard with respect to the apparent lack of consistency the plan contains compared to the actual wishes that were put forward at the concept planning meetings in February and March 2020.</p> <p>2. It is my view that the plan – in its entirety – is NOT representative of the current resident's view of how the area should be progressed. In fact, it is implicitly the opposite of what most residents were discussing and putting forward. The concept plan – in this form – should be completely rejected – on the basis that it is in no way reflective of the vast majority of landowners in the area.</p> <p>3. The consultation workshop that i attended was poorly run and it seemed that many of the participants were lead into providing answers that the consultant and/or council representatives wanted to get on the board. This - largely inaccurate reflection of the meetings - now seems to have flowed through to the concept pan which is NOT in any way representative of my views, nor the views of probably 80+% of the people that joined me at the concept planning session I attended.</p> <p>4. The plan is NOT aligned with the views of existing Wattle Grove South residents and is a poor reflection of what was discussed. I believe this plan is a complete waste of resources, effort and councils' money. It is in no way reflective of what the residents of Wattle Grove South expected when the City of Kalamunda put forward a resolution to allow the residents of Wattle Grove South to be a significant part of the planning process back in February 2019. That is evident by the absolute misrepresentation of the meetings held. It is poor form and fuels the distrust of residents and land owners to be continually treated so poorly and with such contempt by all participants that are NOT landowners of the area which stands to be affected.</p> <p>5. I dislike the plan in its entirety. The City seems to not understand that Australians in general - don't like to be told what to do on their land and thats exactly what you endeavour to do. Australians regard their freedom as their most valued asset and this concept plan seeks to control almost every aspect of having a beautiful property and mandating nonsensical ideologies. Please refrain from adding to the</p>	<p>1. The draft Concept Plan and Report was prepared in response to community feedback. A schedule of proposed modifications have been prepared in response to community feedback during the advertising period.</p> <p>2. See response 1.</p> <p>3. See response 1.</p> <p>4. See response 1.</p> <p>5. Noted.</p> <p>6. A variety of engagement forums were undertaken to allow the community to provide their views. This included surveys, round-table conversations, vision workshop, co-design workshops, online information session, feedback form and submissions. See response 1.</p> <p>7. See response 1. Community views will be taken into consideration when Council decides on the Concept Plan and the future direction of the area.</p> <p>8. See response 7.</p> <p>9. See response 7.</p>

		<p>bureaucratic nonsense that you already need to manage and wade through every day (fairly ineffectually I might add)</p> <p>6. It would be preferred if the Council ACTUALLY engaged with key local people who are very vocal about protecting this area in its current form - and to completely reject the urbanisation of the area seemingly being forced upon us as residents and landowners.</p> <p>7. While it continues to appear to me that it is someone's mandate to push this region through as an Urban expansion area – the vast majority of current residents and landowners -DO NOT want that. In fact - We wish to retain the zoning as a rural zoning which in our view provides the best chance of protecting the area in something close to its current form.</p> <p>8. This current proposed concept plan for review does not provide ANY protection whatsoever by the consultants – which is the saddest part of this whole exercise. No one has actually listened to the people that this affects most. I implore you – all of you – to reject this concept plan – and in addition to stop wasting your funds on trying to go about getting the result you appear to wish for – by utilising flawed consultant engagements which are clearly designed to push an unwanted agenda.</p> <p>9. We do not intend to allow these efforts – clearly flawed and non factual – pushed through to destroy the area in which we live. I would much prefer to have the support of this council – A council that professes to represent the wishes of its constituents. Please reject this concept plan and leave Wattle Grove South as a Rural zoning. There is no need to urbanise this area.</p>	
27.	A222410	<p>1. I wish to register my objection to the Roberts Day Crystal Brook Draft Concept Plan in its entirety and urge the City of Kalamunda to please listen to the residents desire to not urbanise this environmentally sensitive and historic area.</p> <p>2. The Community is in a unique situation to retain the rural amenity of the foothills of this area. Not only the residents of this area will benefit from the protection and retention of this area, but city dwellers and future generations will be grateful that the City of Kalamunda had such foresight to retain this historic rural area, that the residents have been painstakingly safeguarding the natural and rural amenity for decades. Like the foresight of the planners who set aside the land of Kings Park, or the open spaces around London. It could become the place where city and urban people come for weekend drives, to get fruit or honey, or just unwind in the uncluttered and unhurried environment.</p> <p>3. Residents choose to live in this area for as many varied reasons as there are properties. But they all have one thing in common –we do not want to live in an urban environment.</p> <p>4. The Roberts Day Concept Plan is a simplistic and 'cartoonish' view of what they think residents want. The plan looks like what those in city and urban development's perceive that we, who live the rural life, are doing. It is utopian and unrealistic, impractical and will cause conflicts between residents rather than the 'community' it seeks to promote. Open boundaries, horses walking down gravel roads where children play – as per the design on page 20 of the plan – is just plain unrealistic and shows how little the designers really understand about rural living. The 'case' studies cited by Roberts Day on their concept plan are all developments that have been owned by a single entity, not by individual land owners, and therefore is not reasonable to compare or lead the design. The concept plan has been poorly researched and has been superficially constructed.</p> <p>5. Just one example to illustrate the lack of insight: Imagine the urbanisation of an area, like the concept plan sets out. Residents who have spent years replanting native bushland, creating corridors for birds and small marsupials. Slowly the small birds and quendas return and breed in the safe environment, as these residents</p>	<p>1. Noted. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. See response 1.</p> <p>3. See response 1.</p> <p>4. Noted.</p> <p>5. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental values, amenity values and rural character.</p>

		choose not to own cats, or if they do, they are strictly inside cats. For we know, the worst predator are domestic cats. Along comes a nice urban development, and people with cats, who decimate the wildlife. This happens now, in rural and special rural land, cats who come onto our properties and kill little birds and quendas. We trap the cats, call the ranger and are told these cats do belong to residents in the urban areas, who do not understand the cruelty of their pets actions.	
28.	A50186	<ol style="list-style-type: none"> 1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). 2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas. c. DESTROY the semi-rural heritage, amenity and lifestyle of the area. d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. f. DESTROY Tree canopy. 3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification." 4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone. 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 3. See responses 1 and 2 above. 4. Noted.
29.	A50186	<ol style="list-style-type: none"> 1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). 2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas. c. DESTROY the semi-rural heritage, amenity and lifestyle of the area. 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 3. See responses 1 and 2 above. 4. Noted.

		<p>d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties.</p> <p>e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments.</p> <p>f. DESTROY Tree canopy. .</p> <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
30.	A233798 A233801	<p>1. Don't agree with the Roberts Day Concept Plan as it doesn't reflect our wishes and continue to request this area be rezoned to URBAN.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p>
31.	A230120	<p>1. Since mid-2018 the Residents of Wattle Grove South have been subjected to continuous and unrelenting stress imposed upon them by the City of Kalamunda (CoK); arising initially from the aborted attempt to have the area rezoned as a light industrial precinct; and received a severe mauling from the Landowners and Residents for failing to listen to those who contribute to their generous salaries.</p> <p>2. With the dust settling on the aborted Light Industrial rezoning issue, there appeared to be an olive branch offered to the community with CoK engaging Consultants RobertsDay (RD) to prepare a concept plan for the future development of the study area. The bases of the Concept Plan was to engage with and obtain a high level of community input and support for various identified land uses. This was achieved by RD by conducting a number of well attended workshops.</p> <p>3. On reviewing the RD concept plan, I find there are some points with which I agree as they fulfil some of the aspirations of the Residents in the area such as retaining tree canopy cover and even expanding that cover. However, I do have concerns with the concept plan and to such an extent that in my mind the concept plan is unworkable.</p> <p>4. So what caused this plan to fail? Several issues. As an example, on page 29 is a conceptual map where RD identify where new roads would be constructed or existing extended. On closer examination of these plotted roads we find that they will affect in excess of 50 properties and actually pass through three existing homes.</p> <p>5. The question arises; who or how, are those landowners going to be compensated that suffer these losses and disruptions. Are these properties going to be subject to resumption? I acknowledge that this is a concept; however, these are the issues that have not been address by RD in this concept plan.</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. Noted.</p> <p>4. The proposed modifications propose all indicative roads are removed from the Concept Plan.</p> <p>5. See response 4. Any roads required and the delivery and funding of those roads will be determined at a future planning stage.</p> <p>6. The proposed modifications propose the open space is removed from the Concept Plan. Any public open space required and the funding and delivery of the open space will be determined at a future planning stage.</p> <p>7. The area currently has no access to sewer connection and therefore cannot be considered lower than 2000sqm unless sewer connections are funded. This would be determined at future planning stages.</p> <p>8. Not all landowners provided permission to survey properties. Assumptions have been made for properties that were not surveyed. Surveys will be required for those properties not surveyed should any future planning occur which impacts those properties. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>9. Noted. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications i identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for</p>

		<p>6. Further, on page 55 item (b) which highlights Landowner choice "Allow individual landowners to determine the level of change they want on their property (within agreed principles) and encourage neighbour collaboration." I agree with the inference made by RD, that external Developers should not be permitted to have any stake hold in any future development of this magnificent area for they have only one focus; and it is not the people, the environment, or the aesthetics and community. Their focus is solely on profitability. The reality is that RD as stated above, are relying on "neighbour collaboration" for this concept plan to come to fruition. What are the odds on 50 plus landowners agreeing such a plan? The map on page 5 shows a large area proposed as "green space". Bearing in mind that the landowners are to determine their own level of change as noted above; so are the landowner(s) going to voluntarily hand over their properties for the greater good of the Community? I think not. Should compensation for such land be considered, how is that accommodated and who is going to pay? These issues have not been address by RD in their concept plan.</p> <p>7. While the concept of subdividing down to a minimum of 2000m2 properties is an aspiration of many of the Landowners, it is not practical or a reality under this concept plan for the obvious reasons highlighted.</p> <p>8. Moving on to another issue and that is the environmental report that was compiled by AECOM. This report was very similar to an earlier desktop report with some additional detail provided from an onsite environmental survey. The AECOM report was subsequently reviewed by three prominent environmental academics who stated that a more detailed investigation should have been conducted as the results would most assuredly conclude that the whole area was too environmentally sensitive to be interfered with by increasing the population density. Should their assessment prove to be correct; then this whole Concept Plan is rendered null and void.</p> <p>9. In summary it is my opinion:</p> <ol style="list-style-type: none"> That this concept plan should be rejected by Council as it is unworkable for reasons stated. That the area of Wattle Grove under consideration be left as currently zoned with no industrialisation or urbanisation as there is no demand for more urban land to be set aside. Indeed the Department of Planning has stated that at the current take-up rate of urban land that is set aside for development, it would take at least 62 years to utilise (Refer Department of Planning Publication Urban Monitor #11). That CoK should desist from spending further Ratepayers moneys on such a fruitless exercise that the residents of the area did not readily embrace. There appears to be a general agreement and acceptance on the reduction of properties down to a minimum size of 2000m2 or a maximum of 5 blocks per 1ha which is to include for the provision of construction of access roads within the 2000m2. Leave it to the current landowners to make their own determinations with their properties (subject to CoK requirements) and allow them to live their lives in peace. We have had enough of City Staff interfering in, and telling us how we should live our lives. 	<p>Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p>
32.	A230120	<ol style="list-style-type: none"> 1. We strongly OBJECT to the above Concept Plan for Wattle Grove South. 2. KEEP Wattle Grove Semi-Rural. 3. KEEP Wattle Grove - no name change. 4. KEEP Wattle Grove Blocks - no smaller than one (1) Acre. 5. KEEP Wattle Grove Greenbelt - no Urban sprawl. 	<ol style="list-style-type: none"> 1. Noted. 2. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.

			<p>3. The name Crystal Brook is simply a project name. It is not proposed that the suburb name is changed. Crystal Brook was the most popular vote during the initial survey during preliminary community consultation.</p> <p>4. See response 2.</p> <p>5. See response 2.</p>
33.	NA – Sawyers Valley	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>
34.	A232926	<p>1. The indicative Key road connections (White lines on the plans.) At no time during any consultation, meetings, workshops or general discussion were roads proposed to run through so many peoples properties. The very idea that Roberts day can propose these indicative key roads as they call them as a solution to our area just goes to show they haven't listened to a thing that we have said. It is a total misunderstanding of what our group has been requesting all along. At worst it is collusion with Ecovision and there plans. These indicative lines should be removed immediately and reinstated after land owners have been asked whether they want them or not. If a majority of land owners want this then fine let it happen but once again people are imposing things on other land owners that they don't want!</p> <p>2. How can this be a fair representation when we will never know what's been proposed by Ecovision. This is a scandal waiting to happen. Are there any Lawyers who know if</p>	<p>1. The proposed modifications propose that all indicative roads are removed from the Concept Plan.</p> <p>2. All submissions are made public. All community views were taken into account when preparing the draft Concept Plan and Report. All community views have been taken into consideration when preparing the proposed modifications. All community views will be taken into consideration when Council makes a determination.</p> <p>3. Crystal Brook is simply a project name. There is no proposal to change the name of the suburb. The name Crystal Brook was the most popular name during preliminary consultation.</p> <p>4. These images are conceptual. Any development will need to have consideration for relevant bushfire and environmental regulations.</p>

		<p>we can supeana these documents that Ecovision has supplied to Roberts Day to see whether collusion has occurred.</p> <p>3. Has Crystal Brook been adopted if not why are we calling it by this name.</p> <p>4. Plans show big trees right next to houses. Is this even possible if not it's extremely misleading.</p> <p>5. What do all the very ambiguous names mean ie Residential 1 (Landscape protection) Residential 2 (Landscape Enhancement) Residential 3 (Landscape transition) Residential 4 (Landscape unconstrained) Eco business corridor (Rural protection) Indicative public footpath Rural hub Activity centre Eco Village Informal strata access point. Lets talk in plan English and a language that we can all understand.</p> <p>6. It's suggested that this is a community driven plan with the community determining what's acceptable. This is a complete waste of time as the community is split on this. This concept plan is complete misrepresentation of what Future Wattle Grove residents want and have requested. The whole reason why over arching plan should be implemented by professionals. Unfortunately Roberts Day have completely failed to listen to both sides of the argument. This plan is so green it is completely unsustainable and financially unviable for landowners. I put forward these thoughts at the March workshop. All this concept plan does is pave the way for big developers to come in and pick the residents who've lived here for years off for a pittance of the real value of their land. I have responded my own thoughts below to the individual list of Implementation strategies that have been proposed by Roberts Day concept plan.</p> <p>7. <i>Crystal Brook is a living Landscape</i></p> <p>a. It was mentioned at our workshop 2000msq blocks would not be enough to convince the WAPC to let this go ahead. What's changed since March 2020, that 2000msq lots are now the minimum lot size.</p> <p>b. Where is this grouped housing proposed for. Which areas as none seems to be marked on the plans.</p> <p>c. A formal planning requirement is required for Tree canopy protection on peoples blocks but and overall plan is left to the community to decide. WRONG WRONG WRONG. You can't pick and chose which part of the planning process is a requirement and which is left to a community to decide what goes ahead. If mature trees are kept a reward or concession should be made regarding the rest of the application.</p> <p>d. People that move here for a lifestyle on a large block will do this as they see fit. Again this shouldn't be forced on people as a requirement. Not everyone wants the same thing.</p> <p>e. If your lucky enough to have a stream run through your property then yes an area of land should be maintained and managed for your own use and preservation. It has absolutely nothing to do with public enjoyment.</p> <p>f. I think this is ok for people who want it to happen on their land. Again it should not be a formal planning requirement.</p> <p>g. Again the idea seem to be forcing people to conform to someone elses idea of a developed Fauna and conservation management plan. People will want to fence their properties, boundaries and as sub division occurs this will be done in an attractive conservative way. As happens on most other Developments.</p> <p>h. At last great. Totally agree with this idea.</p> <p>8. <i>Crystal Brook is a tranquil Escape</i></p> <p>a. There are many other developments that fit this sort of criteria and environment. We should not have to reinvent the wheel for our area. One is even in our own City. Bushmead may be more densely zoned than our area but there are many great similarities.</p>	<p>5. The proposed modifications proposes these land use terms are removed. They are proposed to be replaced by Urban Landscape and Rural Landscape. These terms mean the following:</p> <p>Rural Landscape: Identifies areas that may have significant vegetation, areas that align with key ecological corridors and identifies areas which may be suitable for subdivision but requiring sensitive site responses and interface treatments. Lots in this area may range from 2000sqm to 1ha+. Captures an array of land uses (including but not limited to):</p> <p>a) Special Rural b) Rural Composite c) Residential R2 (min 5000sqm), R2.5 (min 4000sqm), R5 (min 2000sqm) d) Not to include industrial or commercial.</p> <p>Urban Landscape: Identifies areas where environmental and servicing constraints may be present but on assessment does not , at this high level of analysis, impede development, subject to meeting the strategic objectives of the concept plan and ensuring sensitive interface treatments between land use typologies. These areas are generally suited to lots in the order of 2000sqmm2 due to current servicing constraints. Smaller lot sizes could be explored subject to the availability of services. Captures an array of uses (including but not limited to):</p> <p>a) Residential (Starting from R2) b) Commercial (Any commercial land to be commensurate to the density of the population, to be defined at future detailed planning, subject to community consultation and subject to retail needs and sustainability assessment. c) Not to include industrial.</p> <p>6. All community views were taken into account when preparing the draft Concept Plan and Report. All community views have been taken into consideration when preparing the proposed modifications. All community views will be taken into consideration when Council makes a determination.</p> <p>7. –</p> <p>a. The area currently has no access to sewer connection and therefore generally cannot be considered lower than 2000sqm unless sewer connections are funded. This would be determined at future planning stages. The Department of Planning, Lands and Heritage submission states that consideration should be given to what the expected population in this area would be at full build-out, and how this compares to the minimum density requirement of 15 dwellings per gross urban zoned hectare under both Directions 2031 and Perth and Peel @ 3.5 Million. If there is a significant undersupply compared to the State's minimum expectations, the City would need to consider how this is to be addressed, including. potential to offset the undersupply in other areas.</p> <p>b. Reference to grouped housing is proposed to be removed in the proposed modifications.</p> <p>c. Specific provisions for development control will be determined at future planning. The Concept Plan Report simply provides recommended strategies and principles for implementation at future planning stages to protect the environmental values, amenity and rural character of the area.</p> <p>d. Noted.</p> <p>e. Noted.</p> <p>f. Creation of public land will be considered at future planning stages.</p> <p>g. See response 7c.</p> <p>h. Noted.</p>
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		<p>b. It has already been accepted by the City that Commercial , Retail and Tourism business would be an acceptable type of business for our area. Again this is a very large area and we already have to go through a very stringent planning process.</p> <p>c. If this is what you want to do then absolutely fine but again don't make people do this after they have brought and built their home.</p> <p>d. Commercial, Retail, and Tourism business would be a great entrance into the hills. Being a gateway along Welshpool road East. It's called the Eco business corridor. More information on what Eco actually means would be required.</p> <p>e. These walking and bridle ways again fine if people want them on their property but enforcing it onto their properties is not right. Give people the choice. This should be kept to the side of the roads already in place.</p> <p>f. This seems to contradict the indicative key road connections that are previously mentioned. These indicative key road connections are not wanted by many and are certainly not necessary. These roads may be required in more high density areas or around larger land holdings.</p> <p>g. Agreed This will need to be looked at after a more detailed plan of which areas will be higher density, shopping centres, rural hubs ect.</p> <p>9. <u>Crystal Brook grows Naturally</u></p> <p>a. The reason you have an overarching plan is so landowners know what is happening. This idea has disaster written all over it. This is the most inflexible and financially unviable framework possible. It has so many rules and is filled with layer after layer of red tape.</p> <p>b. This will not work for the reasons mentioned above. If there are areas who want this type of approach let them have it on their own blocks of land.</p> <p>c. Set backs and interfaces are part of the planning process. It should not be an alternative to conventional planning.</p> <p>d. By rewarding people who maintain a large lot you are penalising people with smaller lots. This should be the same as other developments not some ad hoc scheme whereby you can tell people what to do just because they have a smaller block than you.</p> <p>e. I totally agree with this point. However by all the rules, red tape, demands and constant bullying that are being imposed, it would make this development totally unviable for small business. Thus opening the doors for big developers.</p> <p>f. At the moment almost all of this concept plan is not sustainable and certainly does not reflect the desire of landowners.</p> <p>10. <u>Crystal Brook is self-sufficient</u></p> <p>a. Again our development should follow other similar type developments of this type of environment.</p> <p>b. The area of this development takes in some 340 hectares to think by calling an area a Rural hub that this will encourage people to walk and cycle to reduce carbon emissions and food miles whatever that means is delusional.</p> <p>c. Solar should be promoted but completely flies in the face of saving trees with lots of canopy.</p> <p>d. Wind would take up so much space that this is totally unviable for this development.</p> <p>e. This is an area that should be researched further. Certain areas will get the main line sewer quicker than others. ATU systems are an alternative to the old septic tanks and leach drains.</p> <p>f. Agreed</p>	<p>8. –</p> <p>a. Noted.</p> <p>b. Any non-residential development would need to be commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment.</p> <p>c. See response 7c.</p> <p>d. See response 7b. Eco-Business Corridor is proposed to be removed in the proposed modifications. See response 5.</p> <p>e. See response 7c.</p> <p>f. See response 1. The location, funding and delivery of roads will be determined at a future planning stage.</p> <p>g. Noted.</p> <p>9. –</p> <p>a. See response 7c.</p> <p>b. See response 7c.</p> <p>c. See response 7c.</p> <p>d. See response 7c.</p> <p>e. See response 7c.</p> <p>f. This will be determined during future planning stages.</p> <p>10. –</p> <p>a. Noted.</p> <p>b. Any non-residential development would need to be commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment.</p> <p>c. See response 7c.</p> <p>d. See response 7c.</p> <p>e. Noted.</p> <p>f. Noted.</p> <p>g. Inclusion of cycle lanes would be determined at the future planning stages. Noted.</p> <p>11. –</p> <p>a. Noted.</p> <p>b. Noted.</p> <p>c. See response 6.</p> <p>d. Noted.</p> <p>e. See response 7c.</p> <p>12. Noted. Zonings are not requirement of Concept Plans. Zoning will be determined at future planning stages. Two land uses are proposed in the proposed modifications; Urban Landscape and Rural Landscape. Refer to response 5 for their definition. See response 10b.</p> <p>13. See response 1 and 8f.</p>
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		<p>g. We already have cycle paths along key roads. Nobody should have these cycle paths imposed on them. Electric charging stations for electric cars could be part of the hub, Activity area or any newly proposed service station.</p> <p><u>11. Crystal Brook Values its Community</u></p> <p>a. This is why we need an overarching plan. Any differing intention between landowners would result in constant and never ending disputes.</p> <p>b. Agreed but with an overarching plan.</p> <p>c. This Community is split. Decisions need to be made now so everyone knows where they stand. The Community is divided collaboration needs to occur now to produce the overall plan.</p> <p>d. DA'S are still going to occur. With an overriding, overarching plan this will be a far easier process to navigate.</p> <p>e. We all need to work together to make this place we call home attractive and a place to be proud of. But expecting private landowners to install artworks by local artists is a step to far.</p> <p>12. Summary - This concept plan is extremely disappointing. I had high hope of a development with different zonings. I thought we would see commercial, and retail precincts. Areas for Tourism. Areas of higher density housing towards Tonkin, with larger lot sizes heading up the scarp. I at least thought I'd be able to understand the plan. Why all these fancy new names for things which not only myself but others I have spoken to have no knowledge of the meanings</p> <p>13. As for all the roads cutting through peoples properties under the guise of an Indicative key road connections. Whoever came up with that idea should be instantly dismissed. They have not read the brief and in no way form part of the plan that has been spoken about at any Council meeting, workshop, discussion or conversation that I've had over the last couple of years in dealing with Wattle Grove South. Is this some kind of trick or clever that Roberts Day has thought fit to include onto a plan. They then instantly disown their own work by saying this is only a draft concept. Then take the dam roads off that cut landowners blocks in half and waste so much of their land. In my view I can't make this strong enough on how wrong they've got this particular issue. They have lost all credibility from myself in presenting this a some sort of possible solution to a very sensitive problem.</p>	
35.	A27107	<p>1. Firstly, I would like to thank [REDACTED] who is always professional and well informed and [REDACTED] for his professional attitude and good sense of humour while working alongside ratepayers.</p> <p>2. Residents were informed that the Concept Plan would be built from two main sources – the Visioning Workshop which would be the foundation building block to the Co-design Workshops then to the Concept Plan which would reflect the communities' vision for their homes and surrounds.</p> <p>3. Unfortunately the document titled "Crystal Brook Concept Plan" does not meet the scoping brief provided by the City of Kalamunda to RobertsDay and shows that the residents input has not been taken on board.</p> <p>4. Concern 1 – Mixed-use development around a "rural-hub". Through surveys, vision workshops and co-design workshops residents clearly and continually express to both COK and RD that a service retail hub is not wanted or required. The residents already have access to 3 shopping centers within a 2km radius. We also have access to major shopping centers in Maddington, Forrestfield, Belmont and the large Costco warehouse a mere 10 minute drive away.</p> <p>5. This concept plan also fails to acknowledge the struggle for retailers to survive in normal circumstances without Covid19. The amount of empty retails space in surrounding areas (used by residents) in Kalamunda, Forrestfield and Lesmurdie clearly show that an additional retail hub is not required in this location but, if</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications have taken into consideration all feedback during the public advertising period.</p> <p>4. Any non-residential development would need to be commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment. The Rural Hub is proposed to be removed from the Concept Plan in the proposed modifications.</p> <p>5. See response 4.</p> <p>6. See response 4. Eco-Business Corridor is proposed to be removed in the proposed modifications. Two land use typologies are proposed; urban landscape and rural landscape, both which capture an array of land uses in accordance with the principles of the concept plan.</p> <p>7. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>8. The outcomes of the Ecological Report have been factored into the Concept Plan. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and</p>

	<p>implemented, would have a flow on effect for already struggling local business within the wider localities.</p> <p>6. Concern 2 – Commercial development. Reviewing the concept plan there is a new development – called “eco-business corridor”. While a small number of residents favor commercialization of the area RobetsDay and the COK need to acknowledge that the “level of community support”, as required in Motion 11.2 – against any such development is clear – residents do not want a “eco-business corridor” within their area.</p> <p>7. By pushing ahead with an “eco-business corridor” the concept plan goes against the residents wishes to protect their natural surrounds, the flora and fauna and their lifestyles.</p> <p>8. Concern 3 – Environmental. As everyone is aware the COK engaged AECOM to conduct ecological assessments for the area included in the concept plan. Sadly without all of the properties being included in the survey key areas have been missed.</p> <p>9. As shown in the report this area is a diverse ecological community with 14 different ecological communities, 51 flora species and 26 fauna species of conservation significance. 192 vertebrate and invertebrate fauna species have been recorded including endangered forest red-tailed cockatoos, Baudin’s cockatoos, Carnaby cockatoos and quendas (bandicoots). The area also has a minimum of 730 breeding and potential breeding trees.</p> <p>10. The concept plan completely fails to take into the account the special environmental attributes within this area and places diverse and important ecological communities at risk.</p> <p>11. Concern 4 – Resumption of private land. During the Vision workshops and Co-design workshops it was continually demonstrated that residents in no way ever wanted any persons property resumed.</p> <p>12. The concept plan shows private land being claimed for Public Open Space – not only removing ownership from private residents but inserting 14 new road networks and public walkways in environmentally sensitive areas. It is clear that one of these public open spaces is solely for the benefit of LPS3 while the other is being used to offset one resident who wants high density on his property.</p> <p>13. The plan threatens the property rights of the owners as it proposes:</p> <ol style="list-style-type: none"> more than doubling the number of roads through this tranquil foothills area resuming all or part of about 50 homes to create this wasteful road network Setting up a series of ‘naturalistic roads and trails’ (public ‘right of ways’) ‘meandering’ through private properties constructing new road connections to Welshpool Road East mandating ‘precinct permeability’ at ‘agreed locations’ (whatever this means) Increasing ‘connectivity’ (new roads?) at Lewis Road and further east. <p>14. Community/Resident feedback was loud and clear – No Resumption of Private Land</p> <p>15. Conclusion Points. The Concept Plan does not meet any of the items/scope on Motion 11.2. It does not address any of the residents’ views or concerns.</p> <p>16. The vast majority of residents of Foothills Wattle Grove support the exclusion of any general or light industrial land uses in Wattle Grove South.</p> <p>17. The vast majority of residents in Foothills Wattle Grove want future land uses to reflect and acknowledge existing lifestyle and recreational opportunities of the area.</p> <p>18. The majority of the community support a high-quality residential outcome that includes a range of densities with a minimum lot size of 2000 square metres.</p> <p>19. There is minimal community support for commercial development in the study area with most residents believing that there is sufficient commercial/retail services in neighbouring areas, including a major commercial precinct over Tonkin Highway.</p>	<p>enhancement of environmental and amenity values. Assumptions have been made for properties that were not surveyed. Any future planning stages would require surveys to be undertaken for properties that did not get surveyed should they be included in any future planning.</p> <p>9. Noted.</p> <p>10. See response 8.</p> <p>11. The Concept Plan does not propose any resumption of land. The potential open space and indicative roads have been proposed to be removed in the proposed modifications. Future planning will determine local of roads and open space.</p> <p>12. See response 11.</p> <p>13. See response 11.</p> <p>14. See response 11.</p> <p>15. See response 3.</p> <p>16. The draft Concept Plan and Report and proposed modifications confirm that no industrial is to be considered.</p> <p>17. Noted.</p> <p>18. The proposed modifications of the concept plan propose two land use typologies; urban landscape and rural landscape which can capture a range of land uses in accordance with the principles of the concept plan.</p> <p>19. See response 4.</p> <p>20. See response 7.</p> <p>21. See response 3.</p> <p>22. Noted.</p> <p>23. Specific provisions for development control will be determined at future planning. The Concept Plan Report simply provides recommended strategies and principles for implementation at future planning stages to protect the environmental values, amenity and rural character of the area.</p> <p>24. The proposed modifications propose to remove reference to grouped housing.</p> <p>25. See response 4 and 6.</p> <p>26. See response 7, 11 and 23.</p> <p>27. See response 3 and 4.</p> <p>28. See response 3 and 4.</p> <p>29. See response 8.</p> <p>30. Noted.</p> <p>31. See response 3.</p> <p>32. See response 3.</p> <p>33. The Council will make a determination on the Concept Plan and future planning of the area.</p>
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37.	A26317	<ol style="list-style-type: none"> Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification." Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone. 	<ol style="list-style-type: none"> Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. See responses 1 and 2 above. Noted.
38.	A26317	<ol style="list-style-type: none"> Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... 	<ol style="list-style-type: none"> Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.

		<ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <ol style="list-style-type: none"> I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification." Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone. 	<ol style="list-style-type: none"> See responses 1 and 2 above. Noted.
39.	A8187	<ol style="list-style-type: none"> I am a registered nurse and I live in Wattle Grove. I was working in Busselton Hospital in March 2020 when the facilitated workshop conducted by a group called RobertsDay Consultants was held. I returned home at the end of the month to find a city in lockdown and my address of Wattle Grove, being called 'Crystal Brook'. Imagine my disbelief at finding there had been a workshop held, with little notice, by architects, with the result being a 'concept proposal' containing a drawing with a road running through my home from one end of my special rural block to the other – why? What for? Who benefits? Who could possibly think this is ok? My home is not the only one that would be ripped apart by this proposal though – in this I am not alone. There are so many other properties, homes, families who will lose what they have built and nurtured over many years. Trees knocked down, waterways re-routed, vegetation ripped out, to make way for this fanciful example of commercial greed. RobertsDay graphic artist even added a horse to their picture, psychologically designed to evoke a favourable response in people. Well, I wonder whether that horse will live if this idea is allowed to proceed. I chose to live in Wattle Grove 25 years ago, to bring up my 3 children in an environment where they could explore a Special Rural natural wonderland with trees, animals and space. I have worked in Nursing for 41 years and I have paid off my mortgage and renovated my home to live in comfort throughout my retirement. My grandchildren visit me and together we walk amongst the Marri trees and collect the discarded feathers of the Red-tailed Black Cockatoos. These endangered birds use these Marri trees to roost at night and without these trees they have no habitat. This proposal would end it for them and a lot of other wildlife. 	<ol style="list-style-type: none"> Crystal Brook is simply a project name. There is no proposal to change the suburb of the area. The most popular name during preliminary community engagement was Crystal Brook. Letters were sent all landowners within the project area and the project was also advertised online. The proposed modifications propose all indicative roads are removed from the Concept Plan. See response 2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. The Concept Plan does not propose resumption of private land. The proposed modifications propose all indicative roads are removed from the Concept Plan. The location, funding and delivery of roads will be determined at future planning stages. Any non-residential development would need to be commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment. The Rural Hub is proposed to be removed from the Concept Plan in the proposed modifications. See response 4. Noted. Noted.

		<ol style="list-style-type: none"> 5. I object to the resumption of private land. 6. I object to the commercialisation of this area. 7. I object to the removal of trees and clearance of vegetation and the danger to wildlife. 8. I object to changes in the purpose of this area. 9. Therefore, I reject in its entirety, this 'concept plan' by RD Consultants. 	
40.	A8187	<ol style="list-style-type: none"> 1. I am writing to oppose this concept plan as I want the area to be left as it is. 2. I have been a resident in the Kalamunda Shire for 44 years, first Forrestfield, then Maida Vale and Wattle Grove for the last 15 years. There have been a lot of changes to land use in that time and property sizes have reduced dramatically. These changes have altered the nature of those areas for ever. 3. The concept plan of RD consultants proposes a road right through my land, my house, my home and the homes of many other families too. This area is beautiful and unique, and this concept is incompatible with protecting this area's unique environmental attributes. 4. Kalamunda Shire has a responsibility to keep a green buffer zone from the city to the foothills. 5. I object to the resumption of private land. 6. I object to the commercialisation of this area. 7. I object to the removal of trees and clearance of vegetation and the danger to wildlife. 8. I object to changes in the purpose of this area. 9. Therefore, I reject in its entirety, this 'concept plan' by RD Consultants. 	<ol style="list-style-type: none"> 1. Noted. 2. Noted. 3. The proposed modifications propose all indicative roads are removed from the Concept Plan. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 4. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 5. The Concept Plan does not propose resumption of private land. The proposed modifications propose all indicative roads are removed from the Concept Plan. The location, funding and delivery of roads will be determined at future planning stages. 6. Any non-residential development would need to be commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment. The Rural Hub is proposed to be removed from the Concept Plan in the proposed modifications. 7. See response 4. 8. Noted. 9. Noted.
41.	A28307	<ol style="list-style-type: none"> 1. Background – I have owned the property since 1999. I purchased the property as an investment and have been open to selling the property since 2014. <ol style="list-style-type: none"> a. I responded to the initial RD Reset Wattle Grove South survey on 20/12/2019. b. I was unable to attend the stakeholder engagement session in Jan 2020 as I am now living in Queensland, however, I followed up with others who did attend the session. c. I have read the RDCP document and reviewed the concept plans. d. I was unable to attend the online meeting on 29/05/2020, however have since watched a video play back of the meeting. e. I understand that the Concept Plan is a high-level structural plan that seeks community input and is being presented to City of Kalamunda (CoK) for further consideration. f. Below are my comments to the RDCP, which are referenced against the relevant section in the plan. 2. RD Concept Plan Comments - Section 1.2 Process "All aspects of the Concept Plan have been directly informed by detailed consultation and design collaboration with members of the local community." <ol style="list-style-type: none"> a. Firstly, I do not like the plan and do not see any of my comments made during survey/engagement process reflected in the plan. b. My nearby neighbours that I have spoken to also do not like the plan. c. Most attendees at the online meeting held on 29/05/2020 found the plan objectionable. d. Therefore, I do not agree that this concept plan is reflective of the local community, residents or landowners requirements. 	<ol style="list-style-type: none"> 1. Noted. 2. The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications have taken into consideration all feedback during the public advertising period. 3. Noted. 4. Noted. 5. The proposed modifications identify two land use typologies; urban landscape and rural landscape. UE area 1 is within the Urban Landscape designation. A portion of UE area 2 is within Urban Landscape designation and the other portion within the Rural Landscape designation. 6. The Concept Plan identifies the areas with medium and high retention value vegetation. It should be noted that some properties did not get surveyed as they did not provide access permission and may have significant environmental values on site that will need to be determined during future planning. 7. There is no sewer connection currently available. Water Corporation in their submission provided information on the sewer network requirements. 8. Noted. 9. See response 7. 10. Noted. 11. – <ol style="list-style-type: none"> a. The proposed modifications proposes these land use terms are removed. They are proposed to be replaced by Urban Landscape and Rural Landscape. These terms mean the following: Rural Landscape:

	<div>3. Section 1.4 Key Issues - "The site is predominantly identified for Urban Expansion and Urban Investigation under the North-East Sub-regional Planning Framework, excepting a Rural corridor fronting both sides of Welshpool Rd East and an established large-lot suburban subdivision along Judith Rd which is identified as Urban."</div> <div><div>a. My property is included in the Urban Expansion area.</div><div>4. "This strategic planning designation establishes a significant portion of the site as a candidate for future urban which would typically be expected to be delivered at a standard density of 15 dwellings per gross urban zoned hectare."</div><div><div>a. I agree with this statement regarding the intent of Urban Expansion.</div><div>5. Marked up on Plan 2 below are two areas I have designated as follows for the purpose of discussion and understanding my comments:</div><div><div>a. UE Area 1 – Urban Expansion Area 1 being the entire UE area south of Welshpool Road East.</div><div>b. UE Area 2 – A smaller area, within UE Area 1 (which contains my property).</div></div></div></div> <div></div> <div><div>6. "Level 1 ecological surveys and previous environmental investigations have identified certain areas of some environmental significance within the site."</div><div><div>a. Based on Plan 2 the area marked UE Area 1 has minimal High or Medium Retention Value areas and even less in UE Area 2.</div><div>b. UE Area 1 has Cockatoo habitat on the perimeter and minimal habitat within the area. UE Area 2 has even less significance.</div><div>c. The power line easement does not affect UE Area 1 or 2.</div><div>d. UE Area 2 has many larger lots that can be amalgamated with many motivated owners keen to do.</div><div>e. UE Area 1, and particularly UE Area 2, are the furthest away from the hills and lend themselves to an amalgamated development opportunity.</div><div>f. Gavour and Judith Roads have higher density lots close by environmentally significant Crystal Brook and cockatoo habitat.</div></div><div>7. "A range of technical constraints have been identified through prior planning and technical investigations which will require detailed resolution if planning is further progressed. These constraints include a lack of established sewer servicing, key</div></div>	<div>Identifies areas that may have significant vegetation, areas that align with key ecological corridors and identifies areas which may be suitable for subdivision but requiring sensitive site responses and interface treatments. Lots in this area may range from 2000sqm to 1ha+. Captures an array of land uses (including but not limited to):</div> <div><div>a) Special Rural</div><div>b) Rural Composite</div><div>c) Residential R2 (min 5000sqm), R2.5 (min 4000sqm), R5 (min 2000sqm)</div><div>d) Not to include industrial or commercial.</div></div> <div>Urban Landscape:</div> <div>Identifies areas where environmental and servicing constraints may be present but on assessment does not, at this high level of analysis, impede development, subject to meeting the strategic objectives of the concept plan and ensuring sensitive interface treatments between land use typologies. These areas are generally suited to lots in the order of 2000sqmm2 due to current servicing constraints. Smaller lot sizes could be explored subject to the availability of services. Captures an array of uses (including but not limited to):</div> <div><div>a) Residential (Starting from R2)</div><div>b) Commercial (Any commercial land to be commensurate to the density of the population, to be defined at future detailed planning, subject to community consultation and subject to retail needs and sustainability assessment.</div><div>c) Not to include industrial.</div></div> <div><div>b. The proposed modifications propose all indicative roads are removed.</div><div>c. See response 11b.</div><div>d. See response 11a. Specific provisions for development control will be determined at future planning. The Concept Plan Report simply provides recommended strategies and principles for implementation at future planning stages to protect the environmental values, amenity and rural character of the area.</div><div>e. Noted.</div><div>f. Noted.</div><div>g. See response 11d.</div><div>h. See response 11d.</div></div> <div>12. This graphic is just a general demonstration of the nearby developments in comparison to the project area. See response 11a.</div> <div>13. The proposed modifications propose the Technical Plan is removed. See response 11a.</div> <div>14. Noted.</div>
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		<p>intersection upgrade requirements, acoustic impacts arising from major roads and increasing operations at Perth Airport, groundwater separation, drainage requirements and gas pipeline and power line easements. These constraints have been considered at a preliminary level through the concept plan.”</p> <ol style="list-style-type: none"> The concept plan has applied these “constraint”, particularly the lack of sewer infrastructure, in a way that limits/restricts/constrains overall lot sizes (minimum size of 2,000 m2). This is a concept plan that is to set the agenda going forward for the next 20+ years and is massively constraining land use, size and density due to the lack of a sewer connection in current year. The plan should have considered the possibility of a sewer connection as this is key to Urban Expansion and is a very possible scenario. Connection to the sewer would be very beneficial to CoK and has a better environment impact by avoiding outdated septic systems. <p>8. Section 1.5 Stakeholder Feedback – A History of Natural Growth</p> <ol style="list-style-type: none"> There is very little difference between the year 2000 and year 2020 aerial photographs, particularly for the area my property is located. There has been a stagnation of development during this period. <p>9. Section 2.0 - Concept – Crystal Brook is a Living Landscape “Space for Nature - A 2,000m minimum lot size will generally apply to new development, ensuring that existing mature trees are retained and allow revegetation which achieves a net increase in tree canopy and green area.”</p> <ol style="list-style-type: none"> I agree with development being sympathetic to retention of significant mature trees native to the area, however the definition of the minimum lot size of 2,000 m2 is constrained by the lack of sewer. Refer earlier comment on this. <p>10. Section 2.0 - Concept – Crystal Brook Grows Naturally “Crystal Brook promotes organic and gradual change over time instead of rapid, short-term development. It does away with the conventional method of large-scale master-planning that locks in development whether landowners want it or not.”</p> <ol style="list-style-type: none"> Landowners always have the option to undertake small developments over time if there is direction on what the rules are. What is important is having the option of encouraging land amalgamation and introducing development to encourage services such as sewer connections to be introduced to the area. Natural small scale subdivisions will not be able to achieve this given the cost. <p>11. Section 2.3 Concept Plan – Plan 3</p> <ol style="list-style-type: none"> The plan does not provide any definition on what Residential 1, 2, 3 and 4 actually means other than vague terms (e.g. Landscape unconstrained, transition, enhancement and protection). I only have more questions on these definitions. Presenting “indicative key road connection” on the map of this published document will impact on the value of my property along with the vague Residential (1,2,3 and 4) classifications. A road is earmarked to run along the entirety of the SW boundary through the existing house on the property. A considerable amount of the “rear” of my property is marked Residential 3 – Landscape Transition. There are no significant features (refer Plan 2) on this land or adjacent land. It backs directly onto CoG with a significant elevation change that provides natural buffering. CoG are also proposing an Operational Centre which in their planning has a significant natural buffer zone between CoG and CoK. Adjacent to that CoG is proposing a large recreational area. 	
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		<p>g. The allocation of Residential 3 (Landscape Enhancement), although not defined, is a worry to me as this implies an additional buffer to the buffer being installed as part of the CoG Operational Centre and Recreational Area.</p> <p>h. The buffer is unnecessary and restricts the use of the land when there is nothing of environmental significance.</p> <p>12. Section 3.1 Planning Rationale</p> <p>a. The Concept Plan Approach graphic is misleading as the area is not butted up against high density housing as the graphic implies as it is bound by major roads and CoG rural properties to the east.</p> <p>b. The concept, however, could be applied within the Wattle Grove South area with the Urban Expansion area (UE Area 1, UE Area 2) following a more traditional approach with higher density (assuming sewer connection) with less density on the northern side of Crystal Brook Road approaching the hills.</p>  <p>13. Section 3.2 Technical Considerations – Plan 4</p> <p>a. Plan 4 (Technical Plan) does not align with Plan 3 (Concept Plan) with Residential allocations to my property. A Residential 1 (Landscape Protection) area has been put on the rear of my property on Plan 4 to an area that has no identified significant features and will back onto a future CoG natural buffer zone.</p> <p>b. How are landowners compensated for the restriction of use of their land?</p> <p>c. The lack of consistency in the concept plan is very confusing.</p> <p>14. Thank you for the opportunity to provide feedback. I have always found the staff at CoK to be helpful and courteous. I have tried to keep the comments emotion free and factual and understand that there are a lot of people that are quite upset about the plan, the process and change.</p>	
42.	N/A - Balidu	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <p>a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna.</p> <p>b. DESTROY Environmental Protection Act regulations, afforded to rural areas.</p> <p>c. DESTROY the semi-rural heritage, amenity and lifestyle of the area.</p> <p>d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>

		<p>e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments.</p> <p>f. DESTROY Tree canopy. .</p> <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
43.	N/A - Wellard	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <p>a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna.</p> <p>b. DESTROY Environmental Protection Act regulations, afforded to rural areas.</p> <p>c. DESTROY the semi-rural heritage, amenity and lifestyle of the area.</p> <p>d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties.</p> <p>e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments.</p> <p>f. DESTROY Tree canopy. .</p> <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>

		<p>properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
44.	A202240	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>
45.	A231695	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. 	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>

		<ul style="list-style-type: none"> d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. f. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
46.	A30754	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ul style="list-style-type: none"> a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas. c. DESTROY the semi-rural heritage, amenity and lifestyle of the area. d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. f. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>

		<p>sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
47.	A232912	<p>1. Don't agree with the RobertsDay concept plan as it doesn't reflect our wishes and continue to request this area to be rezoned URBAN</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p>
48.	A199994	<p>1. I am writing to express our family's opposition, to the Roberts Day Concept Plan, as per letter dated 15th May, to Landowner/Resident and subsequent directions to the reset-wattle-grove-south site.</p> <p>2. Having attended the co-design meetings, while there was certainly some positive discussion, I feel the people have not really been 'LISTENED' to. From my perspective, I felt during those meetings, the leaders were really trying to direct us in a particular direction, rather than take into account the real wishes and suggestions of the people.</p> <p>3. During those meetings, at no time was 'possible resumption of land' even mentioned. (What does this really mean for the owners of those properties?) Their valuable asset immediately devalued? Purple Title was discussed and explained, but where is that mentioned in the Concept Plan?</p> <p>4. It is also a concern that apparently the Concept Plan has already been forwarded to the Department of Planning, before the closing date of submissions ie 15th June 2020. I have heard since however, that this is not the case. Do hope the latter is the correct information.</p> <p>5. As stated in previous correspondence over the years, to various Ministers, the Wattle Grove area is a valuable green belt on the outskirts of Perth, which is home to many trees and much precious native flora and fauna, including endangered species such as bandicoots, red-tailed cockatoos etc. Our property alone sees an amazing variety of birdlife come in for food and water. Bandicoots make their home here and frogs abound, (a true sign of a healthy ecosystem)</p> <p>6. The Concept Plan, in my opinion, is all pretty 'pie in the sky' ideas that are quite impractical for this area. It would see the clearing of land and destruction of many large trees, which is the NATURAL habitat of these native birds and animals.</p> <p>7. I also noted at the beginning of each meeting, acknowledgement was made of the Traditional Owners of this land, which I know is customary and politically correct, but it really is just words, isn't it? Here we are preparing to denude that land even further.</p> <p>8. In an edition of the Sunday Times, (August 26th 2018) of which I took particular note, there was an article 'Our Darling Scarp' Part 1: A range of natural attractions. 'Bush biodiversity on our doorstep!' Wattle Grove is at the base of the Darling Scarp. It is the doorway to the Darling Scarp and many of the iconic species of animals and plants mentioned in that article, are found right here in Wattle Grove!</p> <p>9. The local residents of the area are from many and varied walks of life. They are here, because they value the unique lifestyle, the space, with no frills attached, which in our case and many others is also enjoyed by young children and grandchildren. The veritable nature playground in the backyard! .</p>	<p>1. Noted.</p> <p>2. The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications has taken into consideration all feedback during the public advertising period.</p> <p>3. The Concept Plan does not propose the resumption of land. The proposed modifications propose all indicative roads and potential open space are removed from the Concept Plan. The location, funding and delivery of public infrastructure will be determined at future planning stages (if required).</p> <p>4. The Concept Plan was referred to the Department of Planning, Lands and Heritage for their comment. It is not the role of DPLH to make determinations on Concept Plans.</p> <p>5. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>6. See response 5.</p> <p>7. Noted.</p> <p>8. See response 5.</p> <p>9. Noted.</p> <p>10. Noted.</p> <p>11. Council will make a determination on the Concept Plan and the schedule of proposed modifications.</p>

		<p>10. All residents are valuable, contributing members, of the local community and rate payers of the City of Kalamunda. Kalamunda, Cala= home; Munnda= forest, hence "A home in the forest."</p> <p>11. It is imperative that our elected members of the people, for the people, who, according to the Kalamunda website, espouse to act in the interests of the local community, listen attentively to those they represent and consider carefully, the ramifications for all, both human and environmental, when making decisions for the future.</p>	
49.	A50037	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>
50.	A147391	<p>1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p>
51.	A28127	<p>1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential</p>

			uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.
52.	A50091	<ol style="list-style-type: none"> 1. Please note I am sick and tired of the Kalamunda City Council continuously harassing other residents who live Crystal Brook area and me, with concept plans ect to make changes that will effect our current lifestyle. 2. I for one moved to this area to get away from the type of changes that you are proposing to implement. If I didn't like the way things are I would move or actually not moved her in the first place. 3. My continual resistance to the changes the council wish to make have obviously been ignored, as the council seems hell bent on making some sort of change regardless of the wishes of the residents within this area. What the council fail to see is that what we have in this are is unique and we do not want to change. 4. I understand that there are people who live within this area that want change, these people and some point decided to live in this area and now seem for what ever reason to want to change the area, I would suggest if they are not happy with the area the way it is currently they move to somewhere that they will be happy and leave this area to those that want to live here. 5. I find it an outright affront and an attack on my rights when a council suggests that changes should be made and that I need to spend my own personal time defending my way of life. This council needs to listen to the residents that actually live here. 6. Note - having community feedback meetings and producing plans and publishing them online is not engagement with the people that live in this area. Engagement would be if you came and spoke to me, not announcing another community meeting or publishing something online. 7. Yes you may well get an angry response because we are sick and tired of people who don't live in this area or who don't like the current lifestyle wanting to make changes. 8. Please leave us alone, go and change your own lifestyle if you are not happy. The only issue I have with living in the Crystal Brook area is people wanting to change the lifestyle we have. 	<ol style="list-style-type: none"> 1. Noted. 2. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 3. The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications has taken into consideration all feedback during the public advertising period. 4. See response 2. 5. See responses 2 and 3. 6. A variety of engagement forums were undertaken to allow the community to provide their views. This included surveys, round-table conversations, vision workshop, co-design workshops, online information session, feedback form and submissions. 7. See responses 2 and 3. 8. See responses 2 and 3.
53.	A133841	<ol style="list-style-type: none"> 1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN. 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.
54.	A125014	<ol style="list-style-type: none"> 1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). 2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas. c. DESTROY the semi-rural heritage, amenity and lifestyle of the area. d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. f. DESTROY Tree canopy. . 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 3. See responses 1 and 2 above. 4. Noted.

		<p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
55.	A171994	<p>1. Are opposed to the Concept Plan. Looking at the proposed map we have a road going through our front door.</p> <p>2. We have a very unique and peaceful foothills area with a country feel.</p> <p>3. In our area we also are lucky to have lovely trees bird life.</p> <p>4. We would love to keep our area as semi-rural.</p>	<p>1. The proposed modifications remove all indicative roads from the Concept Plan.</p> <p>2. Noted.</p> <p>3. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>4. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p>
56.	A28717 A234164	<p>1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p>
57.	Address not specified – Wattle Grove	<p>1. I think your timing on this important issue is way off base with the current environment we are dealing with being Covid-19. Having face to face discussions are very important, it gives the community support for each other and gauges how the community is feeling on a whole . Not all of us can join in the online sessions due to work commitments, seems very convenient on your part not to have all the community involved.</p> <p>2. I have to say which is typical of any government/ council to have the concept plan be very daunting for people to get an understanding of what you have come up with. So its off putting for any one to make a reasonable judgement of what you are proposing. Not very clear in your plans.</p> <p>3. The areas are disjointed you should be focusing on the fact the whole area should be planned around the lifestyle we have chosen including the flora and fauna not have these little strips here and there. What's the point in having areas for supposedly appeasing the minority of the community and what my parents dreamed of having this little bit of paradise in the foothills. Which by the way was always to remain the way it is as said by the shire. Fauna are not going to come back to this area when the trees are gone for housing development.</p> <p>4. Why is it you want to destroy Wattle Grove South, it was bad enough you have made squillions out of the other areas of Wattle Grove. Leave this area alone and let everyone enjoy the lifestyle, we pay a lot of money in rates(our choice) with little</p>	<p>1. A variety of engagement forums were undertaken to allow the community to provide their views. This included surveys, round-table conversations, vision workshop, co-design workshops, online information session, feedback form and submissions.</p> <p>2. A series of modifications have been proposes in response to community feedback during public advertising.</p> <p>3. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>4. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>5. The City put a submission, objecting to the City of Gosnells proposal for both the Concept Plans in May 2020 and the Development Application in September 2020.</p>

		<p>return from the City of Kalamunda as it's always been from the day my parents moved here in 1950. I'm sure if any of your councillors, CEO's lived in the area this wouldn't even being discussed.</p> <p>5. Now we are being encroached again with awful plans by the City of Gosnells on the old rubbish tip site. No compassion from any of you.</p>	
58.	A147387	<p>1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned RURAL.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for the Rural MRS zone to be retained. Urban Landscape could allow for rural residential uses.</p>
59.	A28113	<p>1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p>
60.	A81800	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>
61.	A81800	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban</p>

		<p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <ol style="list-style-type: none"> The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. See responses 1 and 2 above. Noted.
62.	A27080	<ol style="list-style-type: none"> Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN If not urban , then 2000 sqm blocks are well and good with less restrictions so we can utilize all the land area. 	<ol style="list-style-type: none"> Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses. See response 1.
63.	A27080	<ol style="list-style-type: none"> I first moved here when I was 12 years old with my parents,ended up buying the property in my thirties of my folks and have been here ever since (aged 60 now). At times myself and my neighbours feel our voices are not being heard, unless you are part of an action group .The average age of residents is 60+ . The reason of this letter is to let you know we are all very keen to subdivide and I wanted to bring the subdivision potential of our combined properties to your attention. Ridley road is a no through road , close to established smaller block sizes on Gavour rd, Judith rd, Jack rd and Fontano rd. The end of Ridley road is one property away from the already approved , but not yet built retirement village on lot 500 Gavour rd. There are, that I know of, five property owners on Ridley rd and two on Gavour rd, whose properties back onto Ridley road. We have a combined area of 102142.00 m2 or 10.2142 hectares. I know it is still an ongoing process and you are busy with it. We support urbanization and a name change to Crystal Brook. 	<ol style="list-style-type: none"> Noted. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses. See response 2. See response 2.

64.	A164925	1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.	1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.
65.	A28618	<ol style="list-style-type: none"> Hi thank you for the opportunity to comment, in part, on Roberts Day Reset Wattle Grove Concept Plan Urban Investigation Area towards the year 2050. May I draw attention to Mapping Plan 3 and Mapping Plan 4 of the Concept Plan (Attached). Mapping 'Plan 3, Concept Plan Map' depicts 'Existing Roads'(s) and indicative 'Key Road Connection'(s). Mapping 'Plan 4, Technical Plan' depicts 'Existing Road'(s) and 'Indicative 'Key Road Connection'(s). Noticeable within both Mapping Plans 3 and 4 above is the omission of the gazetted 'Existing Road' being 'Boundary Road'. Boundary Road, ingress is from Welshpool Road East, terminating cul-de-sac, and has as its verge, the entire length of the western boundary of my property. With respect I need to know why these omissions have occurred, therefore I request a detailed as possible, written reply at your earliest convenience, via Australia Post please, as I am not computer conversant. Thankyou again for inviting comment to the Concept Plan and I look forward to future correspondence and discussions. 	<ol style="list-style-type: none"> Noted. Noted. Boundary Road falls just outside the project are boundary. There is no proposal to remove this existing road. Written reply sent. Noted.
66.	A147468	<ol style="list-style-type: none"> Objection to Wattle Grove South Concept Plan. I have reviewed the Wattle Grove South Draft concept plan, and I have grave concerns about it. You acknowledge the environmental and sustainability aspirations of the majority of the current residents, but your plan is negatively impacting on this. We live here because of the quality of life, the space, the native flora and fauna, and the air quality, and the easy access to city and forest. It feels like country in the city. My husband and I have lived here for 20years, and we have no plans to move. In your plan, there will be extensive new road building, and the building of around 5 times the number of properties that are currently in the area. To enable this to happen, there will inevitably be a destruction of a large amount of vegetation and tree canopy and a loss of biodiversity. There will be around 5 times the volume of traffic, and density of people. The public spaces will be "architect designed" and will almost certainly lose the current rural feel. Your plan takes away a lot of what we have already have and gives us nothing extra in return. Effectively, we will be just another suburb, and I object strongly to this. I see no reason why there needs to be such an increase in density of housing in this area. I propose that you abandon this plan. 	<ol style="list-style-type: none"> Noted. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. See response 2. The proposed modifications propose all indicative roads are removed from the Concept Plan. See response 2. Noted.
67.	A147468	<ol style="list-style-type: none"> OBJECTION to the Wattle Grove South Concept Plan I have managed to get hold of and review the Wattle Grove South Concept Plan and I am very concerned about the plan and object to it in its current form. I have lived in Wattle Grove for nearly 20 years and have enjoyed the semi rural type life style that we currently have in this area, courtesy of the Special Rural Zoning and minimum 1 hectare block size. Your concept paper seeks to preserve native flora and fauna, birdlife, air quality and the style of living that currently exists in this area. However, your view that this can be so preserved and yet still allow for a 5 fold increase in population density, does not follow. We have a wonderful rural range of flora and fauna, birdlife etc, BECAUSE we have this minimum block size and lower population density. The only way to preserve the natural habitat and balance, it so leave the current housing density as it is. 	<ol style="list-style-type: none"> Noted. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. See responses 2 and 3. The proposed modifications propose all indicative roads are removed from the Concept Plan. The location, funding and delivery roads will be determined at future planning stages (if required). See response 2. See response 2.

		<ol style="list-style-type: none"> 5. Your concept plan includes numerous new roads, due to the need to be able to accommodate increase population / traffic etc. That increase in traffic and population will destroy the natural habit that currently exists. 6. I also do NOT have confidence that the proposed change in block size would be more than a temporary measure. Builders and developers would seek to optimise returns and I have no doubt that the population density would be higher than proposed and the block size smaller. 7. Wattle Grove South will become another suburb like Sheffield Park, the special conditions that we currently have would vanish and this iconic part of the outer metro / semi rural area lost. 8. I have no intention of leaving the area, and strongly recommend that you abandon this plan and fully engage, more openly, with existing residents in open forums and discussions. 	<ol style="list-style-type: none"> 8. Council will make a decision on the Concept Plan and the future planning direction of the area.
68.	A8141	<ol style="list-style-type: none"> 1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). 2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas. c. DESTROY the semi-rural heritage, amenity and lifestyle of the area. d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. f. DESTROY Tree canopy. . 3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification." 4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone. 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 3. See responses 1 and 2 above. 4. Noted.
69.	A8141	<ol style="list-style-type: none"> 1. I am writing to express my disappointment with the Crystal Brook Concept Plan prepared by RobertsDay. 2. It disrespects the people of the area by disregarding their wishes for the retention of their current lifestyle. No data is provided in the plan to suggest a majority of the 	<ol style="list-style-type: none"> 1. Noted. 2. The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications have taken into consideration all feedback during the public advertising period.

		<p>current landowners in the area would support the changes proposed in the plan, and all the neighbours I have discussed the plan with are horrified at the propositions within.</p> <ol style="list-style-type: none"> It disrespects the property of the landowners in the area by planning for resumptions that would affect a significant proportion of them; many of us would find our properties much less pleasant to live in and also worth less financially. Our own property is traversed by an 'indicative public path' in the plan that would go through our house! It disrespects the environment of Wattle Grove South by proposing to bulldoze much of it for new roads and buildings. It disrespects the planning and environmental assessments already underway by presuming urban zoning (not yet decided by the Department of Planning) and by ignoring the report by AECOM on the ecological communities in the area that would be affected. AECOM's report makes it clear that the Concept Plan would do irreparable damage to the local environment and our much-appreciated wild flora and fauna. I ask you to put aside this flawed plan and instead strongly argue to the Department of Planning for retention of the area's current rural zoning, in accordance with the wishes of the majority of the residents. 	<ol style="list-style-type: none"> The proposed modifications propose all indicative public paths are removed from the Concept Plan. The proposed modifications propose all indicative roads are removed from the Concept Plan. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.
70.	Address not specified	<ol style="list-style-type: none"> Please register my Objections to the RobertsDay concept plan as I want to retain the semi rural nature of this foothills area with its low density housing. 	<ol style="list-style-type: none"> Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.
71.	A169777	<ol style="list-style-type: none"> We have owned land in Wattle Grove for some 28 years. I wish to submit my objection to this plan based on general and specific issues GENERAL - The plan has not presented any detailed findings or statistics which by definition means there is lack of engagement with the community The plan, based on the above lack of detail, cannot be justified. There is commercial development outlined was rejected prior by workshop input and is not justified based on an abundance of nearby facilities. The City of Kalamunda commissioned an environmental survey which independent analysis has deemed to demonstrate the area is environmentally significant - this has been ignored. The plan indicates numerous roads the precise indication for which remains unclear. In many instances they do not obviously relate to subdivision and traverse areas of Public Open Space (POS) and/or areas to be retained due to existing vegetation. This will result in further destruction of the environment and in itself is contradictory Whilst not strictly a planning issue the cost of the plan raises significant concerns. There will be, as indicated on the plans, significant resumption of property and expense in constructing roads, the need for which is in some cases not clear (see above). This will fall in most instance to the City of Kalamunda and thus to the rate payers. Thus the plan is not reflective of Community desires, vague, ill-conceived, un-costed / likely to be expensive. It is in no way reflective of Community desires and must not be used as a template for further development. I suggest it be discarded and proper Community consultation instituted. SPECIFIC - I note, with concern there is a proposed road along the Western boarder of our property. The plan as drafted puts this road entirely on our property which is illogical and unfair. This will result in destruction of several established trees (one of which is a Jarrah and frequented by numerous Cockatoos). It will result in expensive resumption costs, which are unnecessary. 	<ol style="list-style-type: none"> Noted. The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications have taken into consideration all feedback during the public advertising period. All results of community engagement can be seen in the Council Report and Attachments. See response 2. Any non-residential development would need to be commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment. The Rural Hub is proposed to be removed from the Concept Plan in the proposed modifications. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. The proposed modifications propose all indicative roads are removed from the Concept Plan. See response 6. The Concept Plan does not propose any resumption of property. The location, funding and delivery of roads will be determined at future planning stages. See response 2. A variety of engagement forums were undertaken to allow the community to provide their views. This included surveys, round-table conversations, vision workshop, co-design workshops, online information session, feedback form and submissions. See response 7.

72.	A169777	<ol style="list-style-type: none"> 1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). 2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas. c. DESTROY the semi-rural heritage, amenity and lifestyle of the area. d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. f. DESTROY Tree canopy. . 3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification." 4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone. 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 3. See responses 1 and 2 above. 4. Noted.
73.	Rowe Group on behalf of A169777	<ol style="list-style-type: none"> 1. This correspondence is provided as a submission on the Crystal Brook Concept Plan ('Concept Plan') which is currently being advertised by the City of Kalamunda (the 'City') for public comment. 2. Rowe Group acts on behalf of the owner of A169777, Wattle Grove (the 'subject site'). We provide this submission as an objection to the Concept Plan for a number of reasons, as detailed below. 3. Central to the objections outlined herein are the following key concerns: <ol style="list-style-type: none"> a. The Concept Plan does not accurately reflect the community's aspirations or visions for Wattle Grove South; b. The Concept Plan promotes intensification and commercial development in Wattle Grove South; c. The Concept Plan designates an indicative road linkage along the western boundary of the subject site; d. The Concept Plan unjustly constrains the development potential of the subject site; e. The Concept Plan lacks a delivery/implementation mechanism; and f. The status of the Concept Plan is unclear, and its content is ambiguous. 	<ol style="list-style-type: none"> 1. Noted. 2. Noted. 3. – <ol style="list-style-type: none"> a. The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications has taken into consideration all feedback during the public advertising period. b. Any non-residential development would need to be commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment. The Rural Hub is proposed to be removed from the Concept Plan in the proposed modifications. c. The proposed modifications propose all indicative roads are removed from the Concept Plan. d. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained and potential subdivision with rural

		<p>g. We note the colour palette used to designate the various "zones" in the Concept Plan Map and Technical Map is difficult to interpret and is unclear. The subject site's designations contained in this submission are based on our best interpretation of the applicable legends (Concept Plan Map and Technical Map).</p> <p>4. In summary, and as outlined in detail below, the Concept Plan is flawed. It is therefore requested that Council abandon the Concept Plan when presented for consideration.</p> <p>5. BACKGROUND – ZONING & PLANNING CONTEXT - Under the provisions of the Metropolitan Region Scheme ('MRS') and the City of Kalamunda Local Planning Scheme No. 3 ('LPS 3') the subject site is zoned 'Rural' and 'Special Rural', respectively.</p> <p>6. LPS 3 lists the objectives of the 'Special Rural' Zone as follows:</p> <ol style="list-style-type: none"> To enable smaller lot subdivision to provide for uses compatible with rural development. To retain amenity and the rural landscape in a manner consistent with orderly and proper planning. <p>7. Sub-Regional Planning Framework - The Perth and Peel @ 3.5 Million suite of documents seeks to provide a framework for the development of the Perth and Peel regions as the population reaches an estimated 3.5 million by 2050. The suite of documents also includes four (4) sub-regional planning frameworks for the Central, North-West, North-East and South Metropolitan Peel sub-regions. The subject site is located within the North-East sub-region. The North-East Sub- Regional Planning Framework (the 'Framework') sets out a minimum infill target of 11,450 dwellings and an estimated additional population of 25,190 for the City of Kalamunda by 2050.</p> <p>8. Under the provisions of the Framework the subject site is designated as 'Urban Expansion'. As outlined within the Framework, Urban Expansion represent a consolidation and 'rounding off' of existing urban areas.</p> <p>9. CRYSTAL BROOK CONCEPT PLAN - At the City's Ordinary Council Meeting on 27 August 2019, RobertsDay (an integrated planning, design and placemaking consultancy) was appointed by the City to do the following:</p> <p>10. Conduct a comprehensive community consultation program to determine the level of community support for a variety of land use concept plans that incorporate the following design principles:</p> <ol style="list-style-type: none"> Exclude any general or light industrial land uses. Reflect and acknowledge existing lifestyle and recreational opportunities of the area. A high-quality residential outcome that includes a range of densities. Include an appropriate amount of commercial development based on best practice design principles, including but not limited to public transport, technology, educational, medical and retail opportunities. Retain existing vegetation and tree canopy cover where possible. Consider tourism development opportunities that embrace the environmental, social and financial aspects of the City of Kalamunda. Provide for modern sustainable housing design principles including renewable energy capture, water sensitive urban design, storage, sharing capabilities and smart city initiatives. The subject area 'Wattle Grove South' to also include the land to the north of Welshpool Road East bounded by Tonkin Highway, Lewis Road and Hartfield Golf Course. <p>11. From our review of the Concept Plan, we have interpreted the subject site's designation as:</p>	<p>residential uses. Urban Landscape could allow for subdivision whilst incorporating the key principles of the Concept Plan and Report.</p> <ol style="list-style-type: none"> It is not the role of the Concept Plan to determine delivery and implementation mechanisms. The Concept Plan Report includes recommended implementation strategies to be implemented at future planning stages. The Concept Plan informs the strategic direction and future planning of the area. A series of modifications have been proposed in response to community feedback during public advertising. The Concept Plan map is proposed to be modified. Colours should be easier to interpret. <p>4. See response 3d.</p> <p>5. Noted.</p> <p>6. Noted.</p> <p>7. Noted.</p> <p>8. Noted.</p> <p>9. Noted.</p> <p>10. Noted.</p> <p>11. Noted. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained and potential subdivision with rural residential uses. Urban Landscape could allow for subdivision whilst incorporating the key principles of the Concept Plan and Report.</p> <p>12. See response 11.</p> <p>13. See response 3a. A variety of engagement forums were undertaken to allow the community to provide their views. This included surveys, round-table conversations, vision workshop, co-design workshops, online information session, feedback form and submissions.</p> <p>14. See response 13.</p> <p>15. See response 13. Outcomes of community engagement pre and during public advertising are included in the Council Report and attachments.</p> <p>16. This was an administrative error sent to the two key community groups just prior to advertising commencing. The correct version was uploaded to the website and available at the official commencement of advertising to the general public.</p> <p>17. No other administrative errors were made.</p> <p>18. Any non-residential development would need to be commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment. The Rural Hub is proposed to be removed from the Concept Plan in the proposed modifications.</p> <p>19. See response 18.</p> <p>20. See response 18.</p> <p>21. See response 18.</p> <p>22. See response 11. There is no public purpose designation formally proposed by the Concept Plan. The proposed modifications propose all indicative roads, public paths and potential open space. The location, funding and delivery of public infrastructure will be determined at future planning stages.</p> <p>23. See responses 3c and 22.</p> <p>24. See responses 3c and 22.</p> <p>25. See responses 3c, 3f, 11 and 22.</p> <p>26. See response 3c.</p> <p>27. See response 11.</p> <p>28. See response 3e.</p>
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		<p>a. Residential 1 – Landscape Protection; b. Residential 3 – Landscape Transition; and c. Indicative Key Road Connection.</p> <p>12. In summary of the above, the subject site is identified for future intensification, with portions of conservation areas and a road reservation.</p> <p>13. Objection 1 – Lack of Engagement - The Concept Plan states the following regarding community consultation: All aspects of the Concept Plan have been directly informed by detailed consultation and design collaboration with local residents and landowners.</p> <p>14. Through this process, the community has directly shaped all aspects of the Plan, including the name, vision and principles, concept plan map and implementation strategies.</p> <p>15. The Concept Plan and Workshop Outcomes and Emerging Vision Report (2020) do not present any detailed findings or statistics specific to the outcomes of the community consultation workshops. Therefore, the plan cannot accurately represent the community's visions and aspirations for Wattle Grove South.</p> <p>16. In addition to the above, we understand that at least two (2) versions of the Concept Plan report have been made publicly available since the City released the Concept Plan documentation on 18 May 2020. The two (2) versions of the report we have reviewed are both dated May 2020 and are both notated as Version 1.2 (with a status of "Public Advertising"). These two (2) versions contain (at least) different references in Section 3.2 – Technical Considerations that accompany the Technical Plan. One iteration contains a reference to a numeric "12", which states: Approved Aged Care LDP recognised however modifications recommended to improve connections, interface with adjoining properties and environmental outcomes", whereas the other iteration does not.</p> <p>17. We have not undertaken a detailed assessment of both Version 1.2 May 2020 iterations of the Concept Plan reporting to ascertain if there are other differences, however the above difference highlights further inaccuracies with the Concept Plan and the City's engagement and consultation processes.</p> <p>18. Objection 2 – Commercial Development in Wattle Grove South - The Concept Plan proposes a 'Rural Hub' in the western portion of the Concept Plan area. The 'Rural Hub' is, on our reading of the Concept Plan, proposed as an Activity Centre within the Concept Plan area. The Concept Plan states that the 'Rural Hub' will promote sustainable living and support local economic development, with detailed design standards ensuring these facilities positively complement their surrounds.</p> <p>19. A review of the Reset Wattle Grove South Emerging Vision and Workshop Outcomes Report (2020) indicates the community members rejected commercial development within Wattle Grove South.</p> <p>20. Wattle Grove South is already well serviced by surrounding commercial and industrial centres providing opportunity for retail and employment services. As outlined within State Planning Policy 4.2 – Activity Centres for Perth and Peel ('SPP 4.2') the Cannington Strategic Metropolitan Centre (Westfield Carousel) is located approximately 6.8 kilometres west of Wattle Grove South. Strategic Metropolitan Centres provide a diversity of uses including the full range of economic, and community services necessary. Additionally, the Maddington Secondary Centre is located approximately 5.1 kilometres south west of Wattle Grove South and the Forrestfield District Centre is located approximately 2.5 kilometres north. Therefore, the addition of a 'Rural Hub' is not justified, requires further investigations and a detailed Retail Needs Assessment, and is contrary to the community feedback.</p>	<p>29. The overall development outcome to be determined during future planning stages. See response 3e.</p> <p>30. See response 29.</p> <p>31. See response 3f.</p> <p>32. See response 3f. The Local Housing Strategy 2020 and its content will be considered by Council for approval at a subsequent meeting date.</p> <p>33. Council will make a determination on the Concept Plan and the future planning direction of the area.</p> <p>34. Noted, see responses above.</p> <p>35. Noted.</p>
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		<p>21. Further, our Client is opposed to the intensification and commercialisation of Wattle Grove South as such activity is contrary to the 'rural' lifestyle of the area which has been previously encouraged/promoted by the City.</p> <p>22. Objection 3 – Designation of the Subject Site - The Concept Plan indicates a number of properties within Wattle Grove South affected by various public purpose designations. As outlined, the colour palette used to designate the various "zones" is confusing and difficult to interpret. Notwithstanding, we have interpreted the subject site is identified within the Concept Plan Map as containing a portion of 'Residential 1 – Landscape Protection' and is predominately 'Residential 3 – Landscape Transition'. The Concept Plan outlines 'Residential 1 – Landscape Protection' typology includes the most significant vegetation and is suited to large lots with a conservation focus and the 'Residential 3 – Landscape Transition' typology identifies areas that are generally suited to lots in the order of 2,000m² but requiring sensitive interface treatments. The purpose of these designations are ambiguous and require further clarification on the intent of the land, consistent with the contemporary planning principles. Refer to Attachment 1 – Concept Plan Map and Attachment 2 – Technical Plan.</p> <p>23. Central to our Client's concern is that the Concept Plan identifies future potential key road connections. As shown within the Concept Plan Map and Technical Plan, the subject site is impacted by a proposed road connection. The proposed road connection runs along the western boundary of the subject site. The proposed road networks through the subject site and within the Concept Plan area (generally), traverse through areas of POS and high value vegetation such as the Crystal Brook Foreshore. Therefore, we question the relevance and need for the proposed road network through and within immediate proximity to the subject site.</p> <p>24. Furthermore, the Concept Plan does not contain any analysis (planning, environmental or traffic engineering) regarding the appropriateness of the alignment of the proposed road linkages. We cannot find any technical traffic justification that supports the locations of the indicative key road connections or justifies the need for the additional road linkages (within the subject site and throughout the Concept Plan area). This is acknowledged in the Concept Plan, which states: [the] concept plan identifies macro grid and key access points which require detailed traffic impact assessment to determine suitability. Mechanisms for delivering lower-order connections without coordinating subdivision plan also require further planning consideration.</p> <p>25. The proposed road linkages will burden/blight the property. It is our opinion that the Concept Plan will be used as a planning tool to inform future rezoning and/or structure plans in the locality.</p> <p>26. Objection 4 – Constraining Development - The subject site is approximately 1.0 hectare in area. The proposed road linkage significantly impacts the western portion of the subject site. This reduces the subdivision potential of the subject site, as well as devalues our Client's property. The proposed road linkage is not justified through any traffic assessment referenced/detailed in the Concept Plan and unjustly constrains the development potential of the subject site.</p> <p>27. Further, the portion of the subject site designated as 'Residential 1 – Landscape Protection' has not been adequately justified from a planning or environmental perspective.</p> <p>28. Objection 5 – No Delivery or Implementation Mechanism - The Concept Plan fails to provide a delivery or implementation mechanism for many aspects of the plan. For example, the Concept Plan does not outline the approach to the provision and/or funding of POS, proposed new road linkages or other community facilities.</p>	
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		<p>29. Further to the above, the Concept Plan vaguely outlines the approach to subdivision / planning for the area as follows: Crystal Brook will not have an overarching subdivision plan or fixed population targets, but rather a simple set of rules for individual landowners to follow as part of an organic, site-based approach to growth.</p> <p>30. The Concept Plan fails to identify the "set of rules" and presents an unusually structured Concept Plan that is unclear. Furthermore, the "Implementation Strategies" outlined in Section 3.5 of the Concept Plan are ambiguous and lack certainty. They are "high level" statements and provide no detail to landowners regarding land resumption or development contribution mechanisms.</p> <p>31. Objection 6 – Issues with the Status of the Concept Plan - The Concept Plan lacks clarity regarding its overall status and impact on the future development of the Concept Plan area.</p> <p>32. The purpose and intent of the Concept Plan needs to be clear and concise. The executive summary of the Concept Plan states the plan is indicative only and "will not directly lead to any planning changes". However, the City's Draft Local Housing Strategy (2020) states "the future direction of Wattle Grove South is dependent on the outcomes of community engagement, concept and detailed planning." Therefore, as outlined previously, we assume the Concept Plan will in fact, guide the future development and zoning of Concept Plan area.</p> <p>33. Our Client is concerned that should Council endorse the Concept Plan, it will become a planning tool used to inform future rezoning and structure planning for Wattle Grove South.</p> <p>34. CONCLUSION - As outlined throughout this submission, our Client objects to the Concept Plan for the following reasons:</p> <ol style="list-style-type: none"> The Concept Plan fails to present any detailed findings or statistics specific to the outcomes of community consultation and therefore, the Concept Plan does not accurately reflect the visions and aspirations of the community. The Concept Plan promotes intensification and commercial development in Wattle Grove South without detailed planning or needs analysis. The Concept Plan designates an 'Indicative Key Road Connection' along the western boundary of the subject site. This designation is unsubstantiated and will burden/blight the property. The colour palette used to designate the various "zones" is confusing and difficult to interpret and the Concept Plan provides no description of the objectives or purpose of the various designations. The Concept Plan fails to provide a delivery and implementation mechanism. The "Implementation Strategies" are ambiguous, "high level" statements that provide no detail to landowners regarding land resumption or development contribution mechanisms. The Concept Plan is ambiguous and lacks clarity regarding its actual status regarding the impact on the future development of the Concept Plan area. It is our opinion that should Council endorse the Concept Plan it will become a planning tool used to inform future rezoning and structure planning for Wattle Grove South. <p>35. For the reasons outlined throughout this submission, and as summarised above, the Concept Plan is flawed. It is therefore requested that Council abandon the Concept Plan when presented for consideration.</p>	
74.	A251518	<ol style="list-style-type: none"> I wish to formally register my objection to the Roberts Day concept plan for our area of Wattle Grove. The reasons for my objection are really too manifold to fit in an email, suffice it to say that I want this area to remain as it is and only be subject to gradual and organic change in the nature of sub-divisions to the hectare limit with appropriate rural type 	<ol style="list-style-type: none"> Noted. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained and potential subdivision with rural residential uses. Urban Landscape could allow for subdivision whilst incorporating the key principles of the Concept Plan and Report.

		<p>dwellings and outbuildings including for those properties and only those properties with the discretionary zoning, the ability to operate appropriate rural business' in a manner ensuring minimal impacts on the area.</p> <p>3. I feel that the document produced by Roberts Day was a laughably adolescent quality product that exhibited all of the catchwords and concepts of a school project rather than a considered professional product of community consultation where little or none of those catchwords or concepts were actually articulated by the community in question. It's almost as if it was if they have a "Roberts Day" formula and some pre-determined recommendations that get rolled out irrespective of the actual consultation. At no point in the consultation was the option to leave the community unchanged offered to us. Indeed the concept plan seemed unusually favourable to those areas supportive of development to the detriment of those resistant of development which only further fuels suspicion within the community that Roberts Day were lead by the nose and weren't reflective of the actual feedback.</p> <p>4. So all in all it was terrible value for what we're lead to believe was at least \$100k but if factoring in all of the staff time in briefing and directing etc. probably amounts to significantly more, when in reality you all knew the result from the outset because our community has repeatedly resisted the COK's efforts and those of a handful of greedy property owners in their relentless pushing of a pro-development agenda for our area.</p> <p>5. Whereas time and again we've proved that around 90% of the residents here prefer the status quo and simply want the City to leave us alone and instead concentrate on their core obligations to our community, doing simple things that other areas within Kalamunda seem to enjoy; things like clearing up fire hazards on verges, sweeping the streets, clearing drainage culverts, clearing the fly-tipping that inevitably results from the flawed "skip bins" policy and if you really have \$100k of our money burning a hole in your pocket you spend it instead on something that enhances the area like some planting and landscaping of verges etc. Do something to improve the area rather than consistently seeking to destroy it with unwanted development.</p>	<p>3. The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications has taken into consideration all feedback during the public advertising period.</p> <p>4. See response 3.</p> <p>5. See response 3.</p>
75.	A251518	<p>1. Please register my Objections to the Roberts Day concept plan as I wish to retain the semi-rural nature of this foothills and protect Wattle Grove South from urbanisation.</p> <p>2. We need to preserve the local environment, its semi-rural heritage, amenity and lifestyle. The proposals will destroy local residents lives, homes and livelihoods with the forced resumption of residents properties and by carving the area up with the creation of unnecessary road networks.</p> <p>3. Footpaths and bridleways sound wonderful but not at the expense of our neighbours properties and their lifestyles.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. The Concept Plan does not propose forced resumption of properties. The proposed modifications propose that all indicative roads, footpaths and potential open space are removed in the Concept Plan. The location, funding and delivery of public infrastructure will be determined during future planning (if required).</p> <p>3. See response 2.</p>
76.	A7662	<p>1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p>
77.	A187650	<p>1. I strongly object to the Crystal Brook Concept Plan prepared by RobertsDay.</p> <p>2. The essence of my complaint is: I am opposed to the rezoning of Wattle Grove South.</p> <p>3. The proposal to construct new 'loop roads' across privately owned properties in order to increase traffic flow is ludicrous.</p>	<p>1. Noted.</p> <p>2. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p>

		<p>4. The impact on the environment of the new roads and increased residential density will be detrimental and cannot be understated.</p> <p>5. We purchased our property in Wattle Grove for what it is, not for what some people with vested interests desire Wattle Grove to become.</p> <p>6. We purchased our property because it does not include commercial development, it is a semi-rural lifestyle. However, RobertsDay proposes to "include an appropriate amount of commercial development".</p> <p>7. Everybody that I have spoken to about the Crystal Brook Concept Plan is also strongly opposed to the concept plan, so it is absolute nonsense that "the community has directly shaped all aspects of the plan" as claimed by RobertsDay.</p> <p>8. In addition, please note the following points. Having read the Crystal Brook Concept Plan prepared by RobertsDay, it is clear to me that RobertsDay have made claims that are simply not true and not backed up with data and statistics.</p> <p>9. The RobertsDay plans for greater residential density do not include mandatory installation of deep sewerage with the increased residential density. This point alone shows how poorly conceived the Crystal Brook Concept Plan is. RobertsDay also states that the Crystal Brook Concept Plan Will be a "water sensitive urban design", what a contradiction from RobertsDay.</p> <p>10. Section 5 of the Crystal Brook Concept Plan Is titled Stakeholder Feedback. The subject headings within Section 5 are repeated below.</p> <ol style="list-style-type: none"> Keep the Trees. Prioritise Sustainability. Building Community. Special Lifestyle. Peace and Quiet. Individual Choice. One with Nature. Avoiding the Ordinary. <p>11. Reading the above subject headings alone, without even delving into the detail, it is very clear what the stakeholders want, which is the complete opposite of what RobertsDay has proposed. That is, the stakeholders do not want increased density, do not want new roads, do not want the environment to be totally ruined, and do not want their lifestyles ruined via the development proposals presented by RobertsDay in the Crystal Brook Concept Plan.</p> <p>12. Although not covered in the Crystal Brook Concept Plan, I noted another plan on the Kalamunda Shire website includes a proposal to build an aged care facility with the main clubhouse very close to the 330 kV power line that runs through Wattle Grove. Yet more madness.</p>	<p>3. The proposed modifications propose all indicative roads are removed from the Concept Plan.</p> <p>4. See response 3. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>5. Noted.</p> <p>6. Any non-residential development would need to be commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment. The Rural Hub is proposed to be removed from the Concept Plan in the proposed modifications.</p> <p>7. The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications has taken into consideration all feedback during the public advertising period.</p> <p>8. See response 8.</p> <p>9. The Concept Plan Report includes recommended implementation strategies to be implemented at future planning stages. The project area currently has no connection to sewer which generally prevents subdivision below 2000sqm. The provision of sewer would need to be determined at future planning stages. The Water Corporation submission outlines future sewer planning and requirements for the area.</p> <p>10. Noted.</p> <p>11. See response 7. A series of modifications are proposed taken into consideration feedback from public advertising. See response 4.</p> <p>12. Noted.</p>
78.	A187650	<p>1. I also strongly object to the Crystal Brook Concept Plan prepared by RobertsDay and I fully support the points raised by A187650.</p>	<p>1. Noted.</p>
79.	A178457	<p>1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p>
80.	A256950	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p>

		<ul style="list-style-type: none"> a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas. c. DESTROY the semi-rural heritage, amenity and lifestyle of the area. d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. f. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>
81.	A175271	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ul style="list-style-type: none"> a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas. c. DESTROY the semi-rural heritage, amenity and lifestyle of the area. d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. f. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>

		<p>one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
82.	A168149	1. Please register my objection to the Robert Day draft plan of wattle grove south.	1. Noted.
83.	A168149	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>
84.	A28177	1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.	1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential

			uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.
85.	A28208	1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.	1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.
86.	A50168	<ol style="list-style-type: none"> 1. Please register our objections to the RobertsDay Concept Plan for Crystal Brook/Wattle Grove South 2. City of Kalamunda gave residents/community of Wattle Grove South an opportunity to express their thoughts on what they wanted for our area. However after reading the RobertsDay Concept Plan we feel that this does not reflect the thoughts of the majority of our residents even though they acknowledge thanks to the Project Team of Crystal Brook community for their valued contributions to the project. Therefore WE REJECT THIS ROBERTSDAY CONCEPT PLAN. 3. We shifted to our current address in Wattle Grove some 45 years ago because we wanted a rural lifestyle and as we drive up Crystal Brook Road, almost daily, and especially after coming from built up areas, we think how lucky we are to have chosen this wonderful place to live. We are lovers of a tree and wildlife environment, which we have here. We do not think our area needs a shopping centre as we have 3 close by in Forrestfield/ 1 in Kenwick/ 1 in Lesmurdie and a little further in Kalamunda, plus major shopping centres in Cannington/Maddington and Belmont not too far away. 4. We want this area to remain as rural with the smallest land size being 2000sqm but are happy to have a variety of other sizes larger than this – Our reasons being: 5. People who come to live in this area choose to have a quieter lifestyle away from the noise and pollution of general housing areas. They also choose to have space for rural pursuits. 6. To live in an area that protects the wildlife/flora in the area rather than urban area which would eliminate these precious features. 7. Give residents the opportunity to decide on when they are ready to sub-divide or have extra housing on their land. 8. We realise that if some resident with a large parcel of land wishes to subdivide down to 2000sqm (eg) then there would have to be a service road for these blocks however that owner should have the access road taken from their parcel of land. We do not agree to resuming land for the service road from those residents that do not wish to partake in this subdivision. 9. We have noticed over the years that Crystal Brook Road is being used more for large volumes of traffic coming from Kelvin Road which are using this as a shortcut to Welshpool Road and causing traffic queues at the top of the hill. Trucks, including quarry trucks, are regular users instead of using Tonkin Highway and Welshpool Road. We are against any plan to have more traffic, other than residents in the area. 10. The most liveable cities in surveys are those with the best quality environments. What we have here in Wattle Grove is truly unique. Loose it and our city becomes just another casualty to an anonymous urban sprawl, another city that has obliterated the last vestiges of nature. (quoted from the attached 2 page info sheet on Melbourne's choice – green belt or urban sprawl) If we can't protect our green spaces who on earth can? 11. The City of Kalamunda has an opportunity to retain this area as part of the unique lifestyle choice of some country living in the metro area. 	<ol style="list-style-type: none"> 1. Noted. 2. The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications has taken into consideration all feedback during the public advertising period. 3. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. Any non-residential development would need to be commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment. The Rural Hub is proposed to be removed from the Concept Plan in the proposed modifications. 4. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 5. See response 4. 6. See response 3. 7. See response 4. 8. The Concept Plan does not propose resumption of private land. The proposed modifications propose all indicative roads are removed from the Concept Plan. The location, funding and delivery will be determined at future planning stages (if required). 9. Noted. 10. Noted. 11. See response 4.
87.	A82866	1. As a rate payer of the City of Kalamunda, since taking up residence here in 1991. I request that the City and the Councillors reject the RobertsDay Draft Concept Plan	1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban

		<p>Project Wattle Grove South from Urbanisation (urban sprawl), and retain its Rural zoning (under the MRS).</p> <ol style="list-style-type: none"> The most viable cities in this country will be those with the best quality environment. For the first time in Australian planning history, the Victorian Government has announced it will legislate to define the boundary to the urban area and prohibit urban uses in Melbourne's green belt. Why can't the City of Kalamunda push back on the WA Government and take the initiative that is happening in Melbourne to protect the unique environment we have in Wattle Grove South. Please listen to the communities concerns, and taking into account the findings from the Environmental report, retain current zoning within the area and REJECT the RobertsDay Concept Plan. 	<p>landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <ol style="list-style-type: none"> Noted. See response 1. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. The identification of these values is as a result of the Ecological Surveys. Noted.
88.	A82866	<ol style="list-style-type: none"> The Roberts Day Concept Plan in its entirety (Draft Concept Plan, Draft Concept Plan Report and Draft Technical Plan) is unacceptable as it doesn't provide for the protection and preservation of the area which is what the vast majority of home owners have clearly articulated time and time and time again in many, many meetings, workshops and petitions. The protection and preservation of the area, which is environmentally sensitive (AECOM Wattle Grove South Ecological Surveys), not only includes the landscape, the flora and fauna but also our homes, our 'family life' and our finances. It is against the protection and preservation of Wattle Grove South when any proposed roads, paths, trails, open spaces or the like would result in the loss of any resident's land or home. This infrastructure would also very significantly impact our finances. To be forced to pay for amenities that would cause loss and grief to a homeowner is reprehensible. It is against the protection and preservation of Wattle Grove South to suggest 'urban consolidation' in our semi-rural/rural zoning (rural in the Metropolitan Regional Scheme) with 1500 - 2500 additional dwellings by 2050. To have about 8000 people living would mean drastic changes. It is against the protection and preservation of Wattle Grove South to recommend that the upper east corner be called an 'urban strip' suitable for small subdivisions (approximately 3 dwellings on a 2000 square metre block). This is bad planning. Judith Road, Fontano Road and Crystal Brook Road down to Kelvin Road basically border 2 National Parks, all being (together with the rest of Wattle Grove South) a High Risk Fire Zone. To allow triple the number of people, dwellings and vehicles in this strip is irresponsible and dangerous. We don't need a Rural Hub as we already have a caravan park shop and many other shopping centres, such as Edinburgh Road Forrestfield, Wattle Grove Shopping Centre, IGA Lesmurdie, Hawaiian's Forrestfield and Maddington Shopping Centre. All these shops are on our doorstep with very little time and effort to access them. Unless a shop is about 50 metres away you will not want to manage your 'convenience' shopping on foot, especially on a hot day. If the people in Wattle Grove South wanted to live in an urban area they would do so. There are plenty of them all around us. What We have here is unique and precious. We are good guardians of the land and are content and happy to live in harmony with nature and each other. To protect and preserve Wattle Grove South we need to keep our current zoning as 'Rural' (in the Metropolitan Region Scheme). 	<ol style="list-style-type: none"> The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. See response 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. The proposed modifications propose all indicative roads are removed from the Concept Plan. See response 2. Reference to 3 dwellings is proposed to be removed in the proposed modifications. Provisions for limiting bushfire risk will be a consideration at future planning stages (if required). Any non-residential development would need to be commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment. The Rural Hub is proposed to be removed from the Concept Plan in the proposed modifications. Noted. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.
89.	A126773	<ol style="list-style-type: none"> Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN. 	<ol style="list-style-type: none"> Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential

			uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.
90.	N/A – Orange Grove	<ol style="list-style-type: none"> 1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). 2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas. c. DESTROY the semi-rural heritage, amenity and lifestyle of the area. d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. f. DESTROY Tree canopy. . 3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification." 4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone. 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 3. See responses 1 and 2 above. 4. Noted.
91.	A81931	<ol style="list-style-type: none"> 1. I urge you to reject the RobertsDay Draft Concept Plan and to protect Wattle Grove South from urbanisation. 2. The vast majority of Wattle Grove South residents value their local environment (i.e. the tree canopy, wildlife, space and amenity). Wattle Grove South is a truly unique area. Yet what this plan proposes is total destruction of what makes this place so incredibly special and unique. 3. At a time where we are faced with great economic uncertainty, a rapidly changing climate and biodiversity is being lost at an alarming rate, it makes no sense to pursue plans such as this. 4. The State Government has already set aside land for urban development for decades. There is no urgent need for this area to be carved up and rezoned. 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 3. Council will make a determination on the Concept Plan and future planning direction for the area. 4. The State's North East Sub-regional Framework identifies the area for Urban Expansion and Urban Investigation.
92.	A81931	<ol style="list-style-type: none"> 1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.

		<p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>
93.	A81931	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>

		<p>unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
94.	A8204	<p>1. I write to submit my strong OBJECTION to the RobertsDay Concept Plan for Wattle Grove South. The proposal will: Destroy the semi-rural heritage, amenity and lifestyle of the area.</p> <p>2. Detrimentially impact local residents lives, homes and lifestyle with the forced resumption of residents properties.</p> <p>3. Adversely impact the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. The design of the road configuration clearly only benefits 2 major landholders in Wattle Grove and adversely impacts everyone else.</p> <p>4. Additionally: The Concept Plan provides no clarity on how it will be funded and many properties will be blighted by the mere existence of the unintelligent and poorly thought out plan.</p> <p>5. The consultation process has been woefully inadequate. The consultation process has not been open and transparent. Significant change to this extent should involve consultation with individual landholders to understand the extent of the impact, not just a vision workshops which not everyone was aware or had the ability to attend. Also, the surveys undertaken by RobertsDay were undertaken to achieve a pre-determined outcome.</p> <p>6. It astounds me that the Council have deemed this plan worthy of public comment. It in no way represents the majority of local community's views – views which the Council were fully aware of prior to releasing it. The majority of residents of Wattle Grove South have consistently made their views against urbanisation abundantly clear, yet the Council continues to subject these residents to a continued disregard of their views. The residents have been bullied and victimised by the repeated and relentless requirement to respond to proposals which have that clearly lacked intelligent planning & rigour. This latest proposal is another example of that. The psychological stress and damage to wellbeing for the majority of residents that have been fighting against these proposals for years is profound.</p> <p>7. For the umpteenth time I write to advise that I wish to protect the current zoning of Wattle Grove South as "Rural" (asper the Metropolitan Regional Scheme).</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>2. The Concept Plan does not propose forced resumption of private property. The proposed modifications propose all indicative roads, pathways and potential open space are removed from the Concept Plan. The location, funding and delivery of public infrastructure will be determined at future planning stages (if required).</p> <p>3. See response 2.</p> <p>4. See response 2. Funding will be determined at future planning stages (if required).</p> <p>5. The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications has taken into consideration all feedback during the public advertising period. A variety of engagement forums were undertaken to allow the community to provide their views. This included surveys, round-table conversations, vision workshop, co-design workshops, online information session, feedback form and submissions.</p> <p>6. See response 5.</p> <p>7. See response 1.</p>
95.	A8204	<p>1. From discussions with my neighbours and local consultation over the past 15 years I have deduced that I am one of the absolute majority of some 150 residents in Wattle Grove South who reject and vehemently object to the Concept Plan. I am dismayed and perplexed that one of the Perth so called top 3 planning firms could jeopardise their brand and put it on such an ill-conceived, obviously poorly researched and contrived document. I understand that \$110,000 fee is a reasonable incentive for the author to deliver an outcome in line with the clients aspirations however why the</p>	<p>1. The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications has taken into consideration all feedback during the public advertising period.</p> <p>2. This was an administrative error sent to the two key community groups just prior to advertising commencing. The correct version was uploaded to the website and available at the official commencement of advertising to the general public.</p>

	<p>planning department and the councillors of the City of Kalamunda (COK) would endorse and agree to pay such an exorbitant amount for the servicers when the author, and I quote from the Concept Plan p2, 'makes no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or misapplication or misrepresentation by third parties of its contents' is incomprehensible.</p> <p>2. As graphic illustration of the favouritism and partisanship in the design of the Concept Plan a critical item is included in one version sent directly from the COK to residents which is omitted from the version obtainable on the COK website. The critical item omitted from the web version has no doubt been omitted as a result of my phone call to the City of Kalamunda upon receiving a copy of the original document. I pointed out the inequity and partisanship of the now omitted item. The omitted item if retained would blatantly illustrate the motivation behind proposed roads to the north of Crystal Brook Road. – I will provide details further on in my objection.</p> <p>3. NEWSFLASH – ECHO 12/06/2020 – "The plan is conceptual and there is no requirement for compulsory purchases, nor is this outlined in the plan" the City said. "While some connections are indicatively shown," (which ones are not indicative) "they're not set in stone", are subject to future considerations including rezoning (if it occurs), structure planning. (if it occurs), engineering design to provide road access to future lots," the City said. Great spin from PR but no one who knows COK will swallow that. The comments tell me that future roads, POS and paths are going to be built once the land is rezoned and structure planning is complete, if not why the plan and the waste of everyone's time and money Engineering design may alter the location of the roads but roads will be built. As there are virtually no "future lots" created where the "Conceptual Roads" North of Crystal Brook Road are located who are the myriad of "Conceptual Roads" north of Crystal Brook Road on the Concept Plan designed to service.</p> <p>4. How in the world are the future roads wherever they run to provide access to future lots, future POS and future trails which are specifically "outlined in the plan" and which traverse or occupy private land going to magically materialise if the private land is not acquired. Maybe the COK plan to hire the tunnelling equipment from the Forrestfield Rail Project when available (or has the COK had it renamed to the High Wycombe Rail Project) It also raises the question of why did the ratepayers pay \$110,000 for a plan that the COK asserts has no bearing on the future development of Wattle Grove South and why was I ask to comment on it?</p> <p>5. Background - Currently the Concept Plan area is zoned 'rural' under the MRS and primarily 'special rural' under the Local Planning Scheme. The COK have asserted on numerous occasions in it's push for urbanisation as either industrial, residential or whatever the majority don't want, that it is responding to community pressure and that it is constrained by the Perth & Peel @3.5 million framework which identifies Wattle Grove South for 'urban expansion' and 'urban investigation'. The community pressure appears to be from small group of residents emanating from some approx. 15 landholdings with Yes signs out the front. These Yes landholders and their proxies have a power that is completely disproportionate to their number and according to various attendees have been permitted to dominate the various workshops.</p> <p>6. The Yes landholders or BUMBY minority (Bugger Up My Back Yard) I believe comprise the same group who previously pushed for rezoning to industrial (and could only rally some 17 out of 190 people to vote to further pursue industrialisation of Wattle Grove South at a Special Electors Meeting on 03/12/2018). The irony is that many of the Yes landholders are currently permitted to use their property for commercial purposes anyway.</p>	<p>3. The proposed modifications propose all indicative roads, paths and potential open space are removed from the Concept Plan. The location, funding and delivery of public infrastructure will be determined at future planning stages (if required).</p> <p>4. See response 3.</p> <p>5. See response 1.</p> <p>6. See response 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>7. See response 1.</p> <p>8. The boundary of the project area was determined as part of the Council resolution in February 2019.</p> <p>9. The draft Framework identified areas of Wattle Grove South as Urban Expansion and Urban Investigation.</p> <p>10. The intention of the Concept Plan is to inform the strategic direction and future planning of the area. It is not a statutory document.</p> <p>11. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>12. See response 11. The environmental values identified are a result of the Ecological Surveys.</p> <p>13. The Concept Plan captures the results of the Ecological Surveys. Council will be able to take the results of the Ecological Surveys into consideration as part of their determination on the Concept Plan and future planning for the area.</p> <p>14. Noted.</p> <p>15. See response 1. Council has resolved to undertake the work on the project to date.</p> <p>16. Noted.</p> <p>17. See response 1.</p> <p>18. See response 1. A variety of engagement forums were undertaken to allow the community to provide their views. This included surveys, round-table conversations, vision workshop, co-design workshops, online information session, feedback form and submissions.</p> <p>19. Noted.</p> <p>20. See response 18.</p> <p>21. There is currently no Sewer connection available, which means that the minimum land size possible is generally 2000sqm. Future planning to determine provision of sewer and ultimate development outcome. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>22. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>23. The proposed modifications propose all indicative roads, paths and potential open space are removed from the Concept Plan. The location, funding and delivery of public infrastructure will be determined at future planning stages (if required).</p> <p>24. See response 23.</p> <p>25. See response 23.</p> <p>26. See response 23.</p> <p>27. See response 23.</p>
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		<p>7. I am not sure what the Yes is to but I think the Yes means I don't care what you zone it to as long as I can make a buck out of it.</p> <p>8. It is interesting to note at this point that a number of the Yes landowners own land north west of Welshpool Road East. The only reason I can see for the COK including the area north west of Welshpool Road East in the Concept Plan area is simply because they are Yes landholders and the pro urbanisation group need the numbers. It's also interesting to hear that the Yes landholders have had a falling out with who I believe is the Grand Yes and they don't like the Concept Plan either. To their Concept plan the Yes landowners now appear to be a big NO.</p> <p>9. The fact is that the Perth & Peel @3.5 million draft Framework issued for public comment in 2015 did not show any zoning change from its current 'rural' MRS status for Wattle Grove South for the life of the Framework. However, the proposed zoning was changed to that which is now reflected in the final version of the Framework following representations from the (then) Shire of Kalamunda, without any prior community consultation. Notwithstanding this concession to the (then) Shire of Kalamunda, the subsequent version of the draft Framework published in March 2018 which followed consideration of submissions, cautioned that further detailed planning was required for any areas zoned 'urban expansion' and 'urban Investigation' prior to consideration for any rezoning under the MRS.</p> <p>10. The detailed planning was to identify how the land could be serviced, including provision of reticulated sewerage and other services considered mandatory for urban development in 2021, not just the provision of a Concept Plan. This particular Concept Plan surely cannot determine my destiny. It could have been prepared by a 12 year old for a year 7 school project who was to be given a plan of the area and instructed to join any cul de sacs and remember where their teacher lives. The only other exercise the 12-year-old would need to undertake would be Googling and cut and paste a myriad of environmental and planning motherhood statements, some lovely images and inappropriate case studies from the web - \$110,000 please and a F-.</p> <p>11. In particular Perth & Peel @3.5 million stated that detailed planning must also establish whether the identified area contains significant environmental attributes. Where significant environmental attributes were identified, the Framework further stated that planning for these sites will need to prioritise avoidance or protection, or both, of the environmental values.</p> <p>12. I believe In December 2018, AECOM was engaged by the City of Kalamunda to conduct ecological assessments for Wattle Grove South to inform planning directions. AECOM's report apparently identified numerous, ecological communities, flora and fauna species of conservation significance in the survey area. The AECOM survey and report cost of over \$43,000 (on top of the \$110,000 RobertsDay cost) expressly to inform the planning directions for Wattle Grove South.</p> <p>13. Why has Council not been given an opportunity to discuss the survey report (and to obtain the advice of its Environmental Committee) before RobertsDay pushed ahead with 'concept planning' for the area? I will make sure the Department of Planning is not kept in the dark before it considers whether to rezone Wattle Grove South from Rural to Urban under the MRS in 2021.</p> <p>14. Importantly, the Framework also stated (page 20) that the classification of existing 'special rural' zoned areas as urban should not be construed as support for the further development of these areas at a higher density. Similarly, the Framework stated that the classification of urban investigation areas ought not to be construed as a commitment by the WAPC to support any rezoning, as this will depend upon the outcome of further planning investigations.</p>	<p>28. No roads were amended during the release of the draft Concept Plan. See response 2.</p> <p>29. See response 23.</p> <p>30. See response 23.</p> <p>31. See response 23.</p> <p>32. See response 23.</p> <p>33. See response 23.</p> <p>34. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p>
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		<p>that these lots form a precedent for subdivision down to 2000m². Apart from the fact that as I understand from my research, which may or may not be correct but certainly makes sense to the cynic, the 2000m² lots were done as a special deal with the former owner [REDACTED] (former head of the Manufacturing Workers Union and Mayor of Perth) hence the name Jack Road. The story is the deal was somehow tied up with the construction and acquisition of land for Welshpool Road East which affected [REDACTED] holding. Whether correct or not is irrelevant as the lots were created when Wattle Grove South was zoned 'Rural' under the LTPS. This being the case the then Shire of Kalamunda had ample opportunity to reduce the minimum lot size to 2000m² when it rezoned Wattle Grove South to 'Special Rural' however they chose to leave the minimum lot size at 10,000m².</p> <p>23. There is currently approximately 5.2kms of roads in Wattle Grove South. The concept plan seeks to increase the road infrastructure by an additional 8.65 kms. The "proposed new road linkages are to improve connectivity and precinct permeability in agreed locations" and give, according to the COK, "road access to future lots". Agreed by who?</p> <p>24. These roads blight every property they affect, and they blight them now as the affected owners have to disclose the impact of the prosperous concept plan to any potential purchasers. The roads would require acquisition of some 150,000m² of land and 8.65 km of road construction. This alone would have a cost in the vicinity of \$20M or some \$135,000/ha on the 150ha of developable land in Residential 2, 3 and 4 and the eco business corridor who are the primary beneficiaries of the development infrastructure and would need to contribute to those costs in any future Developers Contribution Plan (DCP). The DCP or how this fanciful plan will be funded is also not disclosed in the Concept Plan, not even "conceptually".</p> <p>25. This brings me back to the "indicative" as detailed "but not set in stone" linkages. The road linkages north of Crystal Brook Road have one beneficiary namely the Amendment 57 site. All the proposed roads on the north side of Crystal Brook Road traverse through Residential 1 (landscape protection). As there would be a very little chance of creating any "future lots" in Residential 1 zone there is hardly need for "indicative road access" to "future lots" quoting the COK. When Amendment 57 was approved the amendment documents asserted that the Amendment site would have all access and egress from Welshpool Road East except emergency access to Gavour Road.</p> <p>26. Why then does the concept plan provide access direct from the Amendment sites Gavour Road gate on to a proposed new road linking Gavour Road to Crystal Place, A "indicative road" linkage which would require the destruction of some 22 mature marri trees over 20 meters tall. Robersday only needed to go on Google Earth to discover this fact. They could have Googled it when they were looking for flowery development case studies in Amsterdam or Atlanta.</p> <p>27. There is another Road proposed from Gavour Road along the boundary of the Amendment site linking to Johnson Place. This road also serves no purpose but to give access to the Amendment site as all the adjoining land is designated as POS. The POS will cost the DCP another \$15M or another \$100,000 /ha in the DCP.</p> <p>28. Another Road joins Crystal Brook Road to the Amendment site. This road also primarily serves the Amendment 57 site (I would speculate for emergency fire access) which should have thought about before the council approved the inappropriate rezoning. When I pointed out the above to the City of Kalamunda the Concept Plan was quickly amended. The original version I have shows p44 a dot point 12 – Approved Aged Care LDP recognised however modifications recommended to improve connections, interface with adjoining properties and environmental</p>	
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outcomes. This point 12 was sneakily and quickly removed from the version available on the web.

29. Whose boat is this council rowing. The proposed "indicative roads" as detailed "but not set in stone" to the south of Crystal Brook Road would require the part acquisition of numerous properties and the demolition of numerous houses and improvements. The acquisitions again would add millions of dollars to be paid by the DCP. The affected properties are shown below:



30. The indicative public paths also reflect the tardy research RobertsDay and the COK has undertaken as their location shows a complete lack of research. The public path traverses the northern boundary of my property. A title search would reveal that I own the land to the centre of Crystal Brook and I have a LEGAL dam which would require that the route of the path as well as the land my dam is on and a pathway next to it would have to be acquired from me.

31. Although I would love to have the chance to negotiate my compensation for injurious affection, loss of water for reticulation and land the absurdity is the state owns land on the other side of Crystal Brook. Consequently, I would challenge any Taking Order which may be registered on my property.

32. In any case the indicative public paths only serve the purpose of servicing the residents in the Amendment 57 retirement villas. It is also interesting to note that the "indicative" path follows Crystal Brook all along Crystal Brook except through the Amendment site where it diverts to Gavour Road to avoid it. Who is running this show and for who? I think it is only fair and reasonable that because the owner of the Amendment 57 site along with the BUMBY's get all the benefit from the Concept Plan that they pay Robersday \$110,000 costs.

33. Even though the Concept Plan provides every possible dispensation to the Amendment 57 site I still wager there will never be a high care bed at 32 Gavour Road and there won't be 180 villas built for the next 10 years (if the Concept Planning is an indication the COK might arrange for a planner to put together a plan where the landowners in Wattle Grove South be compelled to pay for it to be built out of the DCP, I'll keep my eye on the minuets) in which case the public paths serve no purpose at all except for giving thieves easy access to everyone who's property it traverses.

34. I again reiterate that I want Wattle Grove South to remain as it is, Special Rural. I want Wattle Grove South the remain Rural under the MRS. My family, my 150 plus

		neighbours and everyone who visits here love this area because we love the rural lifestyle 15 KMs from the CBD. We are totally exasperated with the constant harassment and partisan behaviour in relation to Wattle Grove South which the COK has openly displayed. With the constant bad behaviour shown by Local Authorities throughout Australia it is no wonder every government and most citizens want to see local government reform and that they stick to roads (that's fixing not designing) rates and rubbish collection.	
96.	A171881	<ol style="list-style-type: none"> 1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN. 2. As a landowner, I feel it should be up to the landowners in the Wattle Grove South Area to make the decision for the future of Wattle Grove South. 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses. 2. Council will take the results of public advertising into considerations when making a decision on the future planning of Wattle Grove South.
97.	A171881	<ol style="list-style-type: none"> 1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN. 2. As a landowner, I feel it should be up to the landowners in the Wattle Grove South Area to make the decision for the future of Wattle Grove South. 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses. 2. Council will take the results of public advertising into considerations when making a decision on the future planning of Wattle Grove South.
98.	N/A – Orange Grove	<ol style="list-style-type: none"> 1. Please note <ol style="list-style-type: none"> a. Valcan Road is a no-through road accessed only from Crystal Brook Road. b. The upper half of Valcan Road is Wattle Grove City of Kalamunda, the lower part Orange Grove City of Gosnells. c. The City of Gosnells part is accessed only by travelling a minimum of 2km through the City of Kalamunda. 2. Many Orange Grove City of Gosnells properties share boundaries with City of Kalamunda properties, in Valcan Road ALL properties share at least one boundary with City of Kalamunda properties, are accessed only through the City of Kalamunda and are severely affected by City of Kalamunda decisions. 3. As active members of EcoVision Town Team, we support the submission made to council by EcoVision Town Team. 4. Despite the evidence the City has not yet chosen to acknowledge that the only reason that this area was originally identified for possible urban rezoning by the Department of Planning was because the City of Kalamunda urged for this outcome without consultation with residents. 5. The Australian acreage lifestyle is a unique living style. The Roberts Day report uses mainly established overseas village style development as precedents which are not applicable to the context of rural Crystal Brook - Wattle Grove nor Australian culture or lifestyle in general let alone the Australia rural acreage context. As such none of the examples are remotely relatable to an Australian framework, the cultural lifestyle of the overseas examples is entirely different in every conceivable aspect; climate, flora, fauna cultural lifestyles. 6. Being European we regularly travel extensively in Europe, as no doubt do many councillors and staff; I have a cousin who recently spent 7 (work-related) years living in exactly such a community in Germany, (he is English not German); we have visited and stayed in his community a number of times. There is absolutely no relevance whatsoever between that style of community and the Australian context. 7. VISION: As noted below the Roberts Day draft concept plan vision presents a wonderful image: 'At Crystal Brook, community and nature come together as a living 	<ol style="list-style-type: none"> 1. Noted. 2. Noted. 3. Noted. 4. The area was identified as Urban Investigation in the City's Local Planning Strategy 2010. 5. Noted. 6. Noted. 7. Noted. 8. Noted. 9. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 10. See response 9. 11. See response 9. 12. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 13. Noted. 14. Noted. Project name is Crystal Brook as per feedback from the community. Wattle Grove South used interchangeably as it is the previous well-known name for the project. They mean the same area. 15. The properties are zoned Special Rural under the City's Planning Scheme. 16. See response 15. 17. Noted. 18. See response 12. 19. EPA are referred planning proposals at the Scheme Amendment phase and sometimes will have input during other planning stages. Department of Biodiversity, Conservation and Attractions (DBCA) and Department of Water and Environmental Regulation (DWER) have input at most formal planning stages. 20. Noted.

	<p>landscape. Inspired by its Foothills setting, residents embrace sustainable design and self-sufficiency.</p> <p>8. A creative and organic approach to growth protects its trees, wildlife and tranquil character while welcoming those who seek to share in its rare lifestyle. Indeed an appealing, poetic vision is portrayed of this very special rural area with abundant native flora and fauna offering a lifestyle many would envy.</p> <p>9. However the concept plan does not seek to retain rural zoning and the report does not seek organic growth values of local residents but rather seeks to progress a type of development that residents have repeatedly expressed they do not want. In creating the road and walkway network and the various facilities shown in the report the concept would destroy many existing trees and much of the existing native flora and fauna along with existing long-established native wild-life corridors’.</p> <p>10. THIS SPECIAL RURAL ZONE MUST REMAIN RURAL ZONED. CURRENT ZONING OF SPECIAL RURAL, BY STATE DIRECTIVE, FOR RURAL ZONING CONSISTENCY ACROSS THE METROPOLITAN AREA WILL, ON GAZETTING OF THE NEXT TPS, BECOME THE CORRESPONDING NEW ZONING OF RURAL RESIDENTIAL. Considering Perth already has a supply of 62 years of land approved for development it appears CoK may be attempting to change the zoning of this area quickly before the state government wakes up to calls from the community and postpones further approvals until a percentage of existing oversupply is absorbed.</p> <p>11. RURAL RESIDENTIAL ZONING IS WELCOMED AND WILL PROTECT THE AREA’S RURAL AMBIENCE AND RURAL LIFESTYLE LIVING PERMITTING TRUE ORGANIC GROWTH.</p> <p>12. THE AREA IS A RECOGNISED ECOLOGICALLY VALUABLE AREA. ANY ZONING OTHER THAN A RURAL ZONING WILL NOT PROVIDE ENVIRONMENTAL SAFEGUARDS TO PROTECT FLORA AND FAUNA.</p> <p>13. Rural zone Wattle Grove labelling / references: It is standard procedure in at local government and state government level to refer to areas under investigation with an arbitrary description such as ‘Cell 9’, ‘Precinct 2’ etc.</p> <p>14. We object strongly that the CoK chose to name the area Wattle Grove South as a description designed to mislead the casual reader. Many residents objected to ‘South’, responses to a City survey indicated the most favoured renaming to be Crystal Brook. It is appreciated that following on the City acknowledged the majority opinion and sought to refer to the area with the most popular name of Crystal Brook however use of this is inconsistent. Both names are now used, inconsistently, by both the City and by Roberts Day. People reading the name Wattle Grove South would likely assume it refers to the area south of Wattle Grove residential zone which is west of Tonkin Highway. The subject Wattle Grove rural zone; is geographically: east of Wattle Grove residential zone, east of Tonkin Highway and; south of Forrestfield.</p> <p>15. The City recently held an online Open House session (29 May 2020) on the concept plan, during the meeting (no councillors participated) a participant local resident referred to lot sizes of 2,000 m2 and rural zoning. Roberts Day was hesitant in replying to the participant and sought input from City planners, after a moment or two’s silence a City planner responded. The planner hesitantly named a zoning category (refer to the recording) stating and that the properties in Fontana, Judith and part of Gavour Road of around 2,000 m2 are a different zoning than the rest of the area which is Special Rural.</p> <p>16. I respectfully disagree and suggest councillors and staff refer to the City of Kalamunda intramaps system. The properties in question are MRS – RURAL; LPS Special Rural. A randomly chosen Intramaps extract example (less than 2,000 m2) is shown below. CoK Intramaps PIN 258404 Legal Area 0.1907 ha, 0.47 ac, 1907.00 m² Plan No P6949 Lot No 40 Contaminated Site.</p>	<p>21. Noted.</p> <p>22. Noted.</p> <p>23. This is a comment only EPA can respond to.</p> <p>24. See response 12.</p> <p>25. Noted.</p> <p>26. The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications has taken into consideration all feedback during the public advertising period.</p> <p>27. See response 9.</p> <p>28. The proposed modifications propose all indicative roads and paths are removed from the Concept Plan.</p> <p>29. See response 28.</p> <p>30. See response 28.</p> <p>31. Specific measures to address bushfire risk will be addressed at future planning stages (if required).</p> <p>32. See response 31.</p> <p>33. The Concept Plan Report has a series of potential implementation strategies. These are not statutory provisions and will their implementation will be determined at future planning stages.</p> <p>34. Noted.</p> <p>35. See response 33.</p> <p>36. See response 33.</p> <p>37. Any non-residential development would need to be commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment. The Rural Hub is proposed to be removed from the Concept Plan in the proposed modifications.</p> <p>38. Noted.</p> <p>39. Council will make decision on the Concept Plan and proposed modifications and the future planning direction of the area.</p> <p>40. See response 37.</p> <p>41. See response 37.</p> <p>42. See response 37.</p> <p>43. See response 9.</p>
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		<p>the metropolitan area, this was later increased to include parts of the Home Counties (six adjoining counties). The 'Greenbelt' covers an area approximately three times larger than London itself. The result is protected open countryside only 20km from the City centre for a City of over 9 million people, more than four times the population of Perth and the metropolitan area. In recent years development UK proponents and lobbyists have tried many times to have the Greenbelt reduced, citing justification such as 60% of the greenbelt land is within 2km of major railway links affording the opportunity to reduce carbon footprint. Each time it has resulted in major protest, not only in London itself and the surrounding counties, but right across the country as the population at large sees Greenbelt protection as a tried and tested protection for the environment. In 2015 we attended a London rally to protect the 'Greenbelt'.</p> <p>26. The Roberts Day Draft Concept Plan ignores the message the community has given at every workshop and event and progressed the plan shown to the community at the last workshop held. At that workshop when the visual presentation was made at the start participants tried to speak and ask questions. The presenter said participants would have opportunity later at individual table presentations. Discussions that took place at the individual table presentations showed participants overall objected to the proposals shown yet still the Concept Plan uses the very same model and examples.</p> <p>27. There is no denying that the Roberts Day Draft Concept Plan, is a great design and on paper could appear appealing in the right context however the Draft Concept Plan is suited to 'greenfield' development, it is NOT THE ORGANIC LOW-KEY SUBDIVISION OF INDIVIDUAL PROPERTIES PREFERRED BY RESIDENTS AND IS NOT SUITED TO THE WATTLE GROVE RURAL ZONE where residents do not want that kind of concept.</p> <p>28. NEIGHBOURHOOD 'CONNECTIVITY' The concept plan promotes the idea of so called 'neighbourhood connectivity', by means of a number of new roads and walkways.</p> <p>29. The last workshop introduced footpath and roadway 'connectivity', presenters supported the idea as, amongst other advantages, a means of increased community surveillance. At the workshop, in response to this, I raised the issue of current passive surveillance security; the current road network of no-through roads and cul-de-sacs allows residents to be very aware of who is around and determine whether a vehicle in the road is a 'normal' resident or visitor or is cause for concern. Likewise whether walkers are 'regulars' and locals or not and whether observing residents should be concerned.</p> <p>30. The draft concept proposal makes the roads more accessible offering easier exit / escape for criminals. Break-ins in the areas of both Orange Grove and Wattle Grove rural zone occur predominantly on the easy escape route main roads and rarely in the cul-de-sacs and no-through roads.</p> <p>31. Additionally far from being in the interests of 'community connectivity' the draft concept plan road network design appears a subversive way of circumventing the area being unable to meet Bushfire Attack Level (BAL) requirements.</p> <p>32. BUSHFIRE ATTACK LEVEL (BAL): The area is a high bushfire risk area bounded by thousands of hectares of national park. Bushfire risk is recognised as an increasing risk in Australia. To comply with more recent BAL requirements every property in has to have at least two means of egress and exit. Current cul-de-sacs and no-through roads do not permit this. Whilst one of the means of egress and exit can be via an adjoining property very few people anywhere, ever, would find it acceptable to forgo use of part of their land to enable a neighbouring property to meet their clear access BAL requirements for subdivision. Therefore to comply with BAL requirements development at any level requires additional through roads.</p>	
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		<p>33. COMMUNITY BBQ AND PIZZA FACILITIES / COMMUNITY GARDENS / FOOD PRODUCTION: Under the zoning acreage owners in a Special Rural zone are permitted to grow produce for personal or hobby use, it is not permitted to develop business activity such as is suggested in the draft plan, suggested use is agricultural type zone activity, eg: orchardist, viticulture.</p> <p>34. There are many underutilised commercial and industrial areas locally. Council and councillors do not acknowledge loss of rates to local government when businesses are active outside of the appropriate zone. Commercial activity operating outside of zoning gain a commercial advantage. Rates in rural zones are a fraction of comparable land area in an appropriate commercial or industrial zone. Council staff can easily compare the rural property rate being paid in the rural zone to that which the landowner who incur if there property were zoned commercial or industrial causing substantial financial loss to council. Generally speaking when a council refuses permission for a business in a rural zone whether the application is initial or retrospective, the business owner still wants to be located close to home so will relocate to the closest commercial industrial area incurring costs for commercial loans or commercial rent, commercial council rates, commercial power and water rates and useage tariffs, all far greater than domestic rates on a rural property. If any councillor would like examples I can offer local examples over the last year, in CoK and in more than one immediately adjacent council area where businesses have relocated locally following reported non-compliant use in the rural zone and action by a council. Conclusively when rural acreage lifestyle living areas are mis-used for any commercial land use those business have a competitive advantage by: Avoiding payment of commercial council rates and; Avoiding payment of commercial power and water charges and useage tariffs.</p> <p>35. Other areas of draft plan appear also to be a subversive way of urbanising the area. For example: Why would an area of acreages where people are able to grow whatever personal use produce they desire, on their own land, want community gardens?</p> <p>36. Why would residents in an acreage area want community bbq's or pizza ovens? Acreage living allows residents to enjoy the bush and eating as a community on one another's properties and this already happens in the area.</p> <p>37. RURAL HUB: The 'Rural Hub' draft concept location appears to favour the wishes of an individual landholder. Locals do not forget and it must not be forgotten by councillors and planning staff that the proposed 'Rural Hub' land is currently zoned SPECIAL RURAL as is the rest of the area.</p> <p>38. Irrespective of landholder current non-conforming use any non-conforming use ceases with sale by the owner or inheritance by a subsequent owner. It defies logic to continue to allow a small minority viewpoint to direct influence the design process particularly with residents who are perpetrators of environmental destruction. Time-line aerial viewing of the area and individual properties provides confirming evidence of the environmental destruction by specific landholders. Thankfully, and it is appreciated, that CoK have taken steps for land remediation on one property. In the past Councillors, some who remain now as elected members, have made poor decisions in the subject area; for example: Granting approval for articulated road train truck movements not suited to the WA road hierarchy category (for a resident performing non-conforming activity) in a Special Rural zone on a road with:</p> <ol style="list-style-type: none"> No kerbs Deep drains to the sides of the road Insufficient turning space from the narrow, un-kerbed road into and out of the property 	
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		<p>39. Councillors should vote without fear or favour. It is a damning indictment when statements are recorded on verbatim OCM recordings of a resident expressing an occasion of, and the result of, their personal influence on council; all decision making should be judicious in their decision making it would appear not all past decisions have reflected this.</p> <p>40. In planning terms a 'hub' is to be accessible to the maximum number of residents in the shortest possible time, preferably on foot. The proposed 'Rural Hub' is located on the perimeter of the area and at the furthest distance from the majority of residents. The draft concept population density at the proposed lower and mid-levels, probably also at the highest level, would be insufficient to support financially viable businesses unless the concept encouraged users from outside of the area into the area, which would have a negative impact on the area with increased traffic into the area.</p> <p>41. Residents have consistently rejected the concept of a 'Rural Hub', it is not needed or wanted by the majority of residents.</p> <p>42. There are ample facilities in the immediate vicinity. We already have shopping facilities within walking distance in (3) three locations and multiple shopping centres within a couple of kilometres. For many residents it is a pleasant walk to Edinburgh Road shopping centre via Gavour Road, crossing over Welshpool Road East to rural zone properties off Lewis Road then into the shopping centre; from my house it is a pleasant 30 minute walk.</p> <p>43. Please ensure that the subject area retains RURAL ZONING.</p>	
99.	N/A – Orange Grove	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>

		<p>properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
100.	N/A – Orange Grove	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>
101.	A187650	<p>1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p>
102.	A7711	<p>1. To Whom it may Concern My wife and I reject the ridiculous RD plan which has managed to unite totally all the residents of Crystal Brook in opposition to it.</p> <p>2. The road system which was never discussed at any meeting is terrible in that it goes through houses and properties disregarding all before it...all roads should be removed to reduce people's anxiety and at the most a statement of principle be put in its place.</p> <p>3. The Roberts Day plan shows no resemblance of any meeting I or others attended.</p>	<p>1. Noted.</p> <p>2. The proposed modifications propose all indicative roads are removed from the Concept Plan.</p> <p>3. The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications has taken into consideration all feedback during the public advertising period.</p> <p>4. Noted.</p>

		<p>4. Nothing creative about the plan at all....very disappointing.</p> <p>5. We are against blanket block sizes being adopted however 2000sq m seemed to be a consensus among many.</p> <p>6. Please reject this report as it provides nothing but further problems. Once again we have wasted our time on another folly of the City of Kalamunda. Another very negative experience to add to the long list of negative experiences the residents have had to be involved in.</p>	<p>5. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>6. The Council will make a decision on the Concept Plan, proposed modifications and future planning direction of the area.</p>
103.	A3501	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>
104.	A50154	<p>1. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence –leave Wattle Grove South alone.</p> <p>2. The greater majority of residents don't want industrialization, urbanisation or commercialisation. We just want the council to leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. See response 1.</p>
105.	A168135	<p>1. Thank you for the opportunity to participate in the process of community engagement for the Reset Wattle Grove Concept Plan. I (and my husband) attended and fully participated in, all of the associated workshops open to affected residents of this area. Unlike many of our fellow residents, we found the process to be relatively thorough and professionally conducted by RobertsDay and we felt that the format</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. Council will make a determination on the Concept Plan, proposed modifications and future planning direction of the area.</p> <p>4. Noted.</p>

		<p>was very suitable to gather qualitative data which we felt was the main purpose. The online surveys are clearly more quantitative in their data collection and many, including ourselves, would argue that they are inherently biased. However, the qualitative nature of the workshops should counterbalance that and allow for a lot more input, which I feel they, in part, accomplished.</p> <ol style="list-style-type: none"> 2. It has been made clear from local feedback in our community that the majority of landowners/residents are very dissatisfied by the Draft Concept Plan. In fact we have received 2 pro forma letters in our mailbox in recent days encouraging us to reject the plan entirely and essentially lobby the Council to rezone this area Rural or Urban. Our family has chosen not to do either of these things. 3. We feel that this very lengthy, uncertain and often stressful period that has been the last 22 months should have something fruitful to show for it. To that end, we would support working WITH the Draft Concept Plan. It would seem like the whole process was an utter waste of time if we didn't. Also we are looking at this from the point of view of 2 key arguments that have been made abundantly clear to us in the last few months – 4. Change is coming..... This has been reiterated at every occasion and I feel that this (perhaps) generational change is inevitable. In our family, we feel that we have a choice to either embrace that and make it work in our best interests or ignore it and have it imposed against our wishes. We have elected to embrace it. 5. This concept plan is a DRAFT and not a statutory planning document. Therefore, if what is written on p.4 is true, this plan should only be the start of further more detailed conversations, consultation and planning to hold any merit. 6. It is clear, however, that this plan has many flaws which are not a true reflection of the wishes of the community and which are currently causing angst among residents. The following outlines some of the issues that we believe need further consideration to help make this concept plan more palatable to the community. 7. Indicative Key Road Connections - The inclusion of 'indicative key road connections' in the technical plan has been a pill that residents simply will not swallow. Knowing how contentious and fraught the situation has been with respect to the future of this area, it was careless to say the least, to impose those roads on private landowners in the community without giving them the 'heads up' in any shape or form. Clearly, if development were to occur in whatever form in the future leading to population increase in the area, more roads may be needed. Given however, the protracted time frame (up to 30 years) and the theoretically organic nature of any potential growth, it may be that this inclusion of roads was jumping the gun, so to speak. In fact, I think it would be fair to say, that since this was supposed to be a community led approach, this lack of prior consultation with these specifically affected landowners and their neighbours was contradictory in approach. Undoubtedly, there needs to be improved communication between the City of Kalamunda, RobertsDay and the specifically affected landowners. Having listened to the audio of the Online Open House, it seemed that the concept planners were attentive to these specific concerns and would address the issue to reflect the true wishes of the community. This is something that needs to happen in order to make the plan more workable and also to attempt to regain trust within the community. 8. Public Open Spaces - As before, the imposition of public open spaces on private property, without any forewarning or consultation, was another 'bomb' that has caused the affected landowners an untold amount of anxiety since the Draft Concept Plan was made available. As with the indicative key road connections, this is an issue which needs to be addressed by the planners in consultation with the community. These locations were never discussed (to my memory) at the co-design workshops in terms of potential location and the proposed locations are again, proving to be 	<ol style="list-style-type: none"> 5. Correct, the Concept Plan is not a Statutory document. The intention of the Concept Plan is to inform the strategic direction of the planning for the area. 6. The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications has taken into consideration all feedback during the public advertising period. 7. The proposed modifications propose all indicative roads are removed from the Concept Plan. 8. The proposed modifications propose the potential open space is removed from the Concept Plan. 9. See response 6. 10. The proposed modifications identify two land use typologies; urban landscape and rural landscape. 11. The setbacks are proposed to be removed from the Concept Plan and Report in the proposed modifications. 12. See response 11. 13. The recommended implementation strategies will be considered at future planning stages as to whether they are implemented and to the degree and level they are implemented. 14. The protection of medium and high retention value vegetation and the method in which they are protected will be determined at future planning stages. 15. Any non-residential development would need to be commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment. The Rural Hub is proposed to be removed from the Concept Plan in the proposed modifications. 16. The proposed modifications identify two land use typologies; urban landscape and rural landscape. These two land use typologies may capture an array of land uses. It is not the role of the Concept Plan to define specific land uses and zoning. This is determined at future planning stages. 17. See response 3. 18. All relevant endorsed strategic documents are taken into consideration when preparing or assessing planning proposals. 19. Noted. 20. See response 3. 21. Noted.
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		<p>massively contentious. Regrettably, these are key elements in the process which only strengthen any inherent distrust within this community of the process, irrespective of which perspective one may have on how they see the future of this area.</p> <p>9. Process - As indicated earlier, I felt that the process itself with Roberts Day was mostly good and professionally managed. I do however need to disagree with the notion on p.8 of the draft concept plan which suggests that the concept plan map was an amalgamation of preliminary plans drawn up by stakeholders. As I would have expected, there were pre-prepared plans that we were presented with at the Co-Design Workshop, which were then commented on by the community participants. I know for example that the 1ha plan that my table examined never changed in format, despite many changes that were suggested by participants (largely because many of us live on that street and used our local knowledge). This unfortunately would give the impression that those comments and suggested changes on the day were for nought and that the original plan was going to be used regardless.</p> <p>10. Site Concept Residential Scenarios - The various scenarios indicated on the Draft Concept Plan, as mentioned earlier, were not adapted to reflect the community feedback from the Co-Design Workshop. While desktop scenarios may look like a neat fit on paper, there is nothing to replace the on the ground knowledge to get a true picture of how things may look. I will use the example of the 1ha residential scenario to illustrate where I think these errors lie. Conveniently, the 1ha plan is the street where I live!</p> <p>11. Firstly, let's look at the minimum street frontage of 25m and examine a scenario where a lot would be at the minimum size of 2000m². This minimum width, which it is suggested will (invariably) include a 10m landscaped buffer to the original property boundary, makes for a very skinny block neither in keeping with the current feel of the community nor the style of housing. For example, our home, while admittedly is relatively large and long, is 30m long and 16m wide (including verandahs). It is a classic Australiana style home, similar to many of the properties in the area. Furthermore it is in a similar style to many of the homes on the half acre lot development 'Stirkwood' on Grove Rd in nearby Lesmurdie. I feel that this local example of development would be a superior model to follow, albeit allowing for the retention of existing trees where possible.</p> <p>12. Alongside the suggested 10m buffer is a 20m setback which to most people's minds, is far more than would ever be required to maintain the existing character of the area. Many of the existing dwellings are nowhere near 20m from the road. These restrictions coupled with the boundary restrictions, leave very little room on a half-acre block to actually squeeze in a house unless you were to build a double storey townhouse – a design which would never be befitting of this area. It also leaves very little room for the proposed minimum productive landscape area, purportedly promoting sustainability. The maths simply does not compute unless you have a far larger block size. On face value alone, all of the potential residential scenarios (new development) just show relatively tiny boxes devoid of any character in keeping with existing residences. This cannot be overlooked.</p> <p>13. Sustainability Principles - While I acknowledge the Concept Plan attempted to promote sustainability via setback, tree retention and production area provisions, I would suggest that they are misplaced and in many respects don't go far enough. There will many in the community who will argue that the suggestions are too environmental and constraining to development (some of which I clearly agree with) but I feel this is a missed opportunity to promote more tangible and feasible sustainability principles. I would argue that any new homes in the area (irrespective of future densities) should be required have solar panels and home garden rainwater</p>	
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		<p>tanks (as a minimum) as part of the building process (as part of a more granular scope within the 'Crystal Brook is Self-Sufficient Strategy p.54). While I personally love the utopian ideal of everyone growing their own veggies in a community setting, and I am very aware of the Ecovillage development in Witchcliffe (built from scratch not an existing community being adapted), I believe the reality is that this would not be feasible or desirable for many in Wattle Grove. Mandating solar panels on new builds in the area, however, may be more palatable and feasible.</p> <p>14. Protection of High Retention Value Vegetation - As has been argued previously, the issue of Public Open Spaces (POS) has caused an untold amount of discontentment within the community. To this end, the suggestion of the protection of high value vegetation (largely) within these POS areas is considered undesirable. It is evident, however, that there are a number of landowners with this type of vegetation on their properties who could consider this protection within their own private properties. This may be a more realistic proposition and may be plausible via conservation covenants on those lots, if the landowners would like to investigate that opportunity. To be truly valuable, these may need to part of a biodiversity/wildlife corridor, depending on the nature of the flora/fauna that warrants protection.</p> <p>15. Walkable, Liveable Community and Rural Hub - As a family who dislike our dependence on cars within this area, we would advocate for a more walkable/cycle friendly community. In that regard, we are envious of our suburban Wattle Grove cousins being able to walk to the shop for a litre of milk or to get a fresh loaf in the bakery. While the commercial precinct in Cell 9 would be of a highly unsuitable design and size for this community, I believe that a small number of commercial outlets in keeping with the semi-rural feel of this community could be suitable. It may be useful to look to places like Roleystone or Gidgegannup to consider an appropriate style of development. The potential location sites indicated in or around Brentwood Rd would be considered the most suitable. The concept plan drawing of the Rural Hub (p.37) looks very appealing and we would strongly support that sort of design. If realised, we would believe that this has the potential to provide an award winning example of how commercial activity can be done differently, while serving the needs of the community.</p> <p>16. Transitional Zoning - As mentioned in the preamble of this submission, the preferable outcome for many would be to keep the area as it is for the foreseeable future. Assuming some level of development under an urban banner, however (either developer led or State planning led), I feel that a transitional model of development would be most appropriate. The Technical Plan provided in the Draft Concept Plan, indicates via the shading of different areas (indicated by the terms Residential 1-4), that there would be a transitional zoning effect, with larger lots and retained vegetation taking priority the closer you are to the scarp and boundary with the Rural City of Gosnells land. The plan has made provision for what would appear to be higher density development (disguised under the title of 'landscape unconstrained') within the Residential 4 category. While I agree that under an Urban framework, this transitional development is incredibly important, I feel that the Draft Concept Plan fails to provide a key/legend as to what these Residential categories actually mean and in failing to provide a more detailed explanation, shroud the plan in a level of ambiguity which is not helpful in winning some community support for the plan. This is an area that needs to be addressed more comprehensively and may need to include indicative R Codes in order to be entirely transparent.</p> <p>17. Summation - In acknowledgement that this Draft Concept Plan is ostensibly a preliminary instrument, not directly leading to planning changes and simply providing a future strategic document within the City of Kalamunda, I would hope that the considered comments and suggested changes provided within this submission can be</p>	
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		<p>useful to provide some basis for changes. I fully understand that RobertsDay are obliged to present a final Concept Plan to Council in coming months and thus our hope is that a reworked final version will be suitable for endorsement by Council. I do believe that the Concept Plan as it stands is unsuitable for endorsement as it does not reflect community aspirations across the board.</p> <p>18. I am of the opinion that if a concept plan can be endorsed by Council, there should be an assurance that, if rezoning and/or future development were to occur, that this plan would indeed be utilised alongside the City of Kalamunda Environmental Land Use Planning Strategy, Local Environment Strategy and any other relevant strategic planning documents that have already (or will be) endorsed by Council.</p> <p>19. Moreover, given the protracted nature of the process so far (i.e. from July 2018), I strongly suggest that these final stages of the consultation and concept plan, should not be rushed. This is particularly important given the recent (and current) COVID 19 restrictions. The opportunity for all interested community members to be able to attend a convened Council Meeting is critically important.</p> <p>20. The City of Kalamunda and RobertsDay are undoubtedly acutely aware of the divisiveness within this community regarding the issues surrounding future development of this area. In an effort to bridge that gap, I urge the planners and Councillors (and I have been urging members of my community), to salvage something from this Draft Concept Plan to move forward with. I feel that if we do not work towards this, we will all be 'throwing the baby out with the bathwater' which in itself is not an ideal scenario for anyone.</p> <p>21. Thank you for considering our submission and I hope the detail contained within can assist in making more positive steps forward in this process. My husband and I are happy to continue to try to add value to the process in whatever we can, moving forward.</p>	
106.	A242496	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>

		<p>nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
107.	A168117	<p>1. I am registering my objections to the Crystal Brook Concept Plan prepared by RobertsDay for the City of Kalamunda regarding the Wattle Grove South Area.</p> <p>2. I want the semi rural nature of the area preserved with low density housing.</p>	<p>1. Noted.</p> <p>2. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p>
108.	A168117	<p>1. I am registering my objection to the Crystal Brook Concept Plan prepared by RobertsDay for the City of Kalamunda regarding the Wattle Grove South area.</p> <p>2. I would like the semi-rural nature of the area retained.</p>	<p>1. Noted.</p> <p>2. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p>
109.	A212607	<p>1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p>
110.	A143640	<p>1. I don't agree with the Roberts Day Concept Plan as it currently proposed, it appears too prescriptive and thereby doesn't keep any of the community members happy.</p> <p>2. I do embrace the concept that Wattle Grove South should be ecofriendly and offer a unique lifestyle and not just be an extension of the current urban sprawl seen in neighbouring suburbs.</p> <p>3. I believe the concept plan as it stands shows a lack of regard for the individual landowners, this may be because it is a very basic concept but it has failed to recognise the diverse wishes of the landowners and appears to adversely effect certain properties.</p> <p>4. The area currently has urban blocks (Fontano and Jack Rd) and rural areas side by side. It should be possible when planning a unique area to allow most landowners to develop their land in the way they individually prefer.</p> <p>5. Allowing quite dense housing in certain pockets or individual blocks of part blocks while keeping requirements for eco and sustainable living. These could be hubs between medium density and larger rural blocks for those who would like a bit more room. This is often seen in parts of Europe where housing clusters nestle among fields.</p> <p>6. It should be possible to ask each landowner their personal preference from which to map a plan, this would allow most to be satisfied and development could be mindful of current and future natural resources.</p> <p>7. The joining of the roads makes sense to me if they are narrow or windy roads such as Valcan Rd. Walking / bridle trails should be alongside the roads.</p>	<p>1. The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications has taken into consideration all feedback during the public advertising period.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See response 1.</p> <p>4. Landowners are not under an obligation to sell their property to someone else to develop. Landowners may develop their own property within the statutory framework.</p> <p>5. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p> <p>6. See response 1.</p> <p>7. The proposed modifications remove all indicative roads and paths from the Concept Plan.</p>
111.	A116910	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p>

		<ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . <ol style="list-style-type: none"> I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification." Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone. 	<ol style="list-style-type: none"> The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. See responses 1 and 2 above. Noted.
112.	A75699	<ol style="list-style-type: none"> Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under MRS). Please listen to the Community, listen to the residents/ratepayers and the experts - please leave Wattle Grove South alone. 	<ol style="list-style-type: none"> Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. Council will take the results of public advertising into considerations when making a decision on the future planning of Wattle Grove South.
113.	A172243	<ol style="list-style-type: none"> Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . 	<ol style="list-style-type: none"> Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. See responses 1 and 2 above. Noted.

		<p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
114.	A172243	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>

		4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.	
115.	Address not specified - Kalamunda	<p>1. Two years ago based only on advice from CoK 'Statutory' Planning staff, the City of Kalamunda Council notionally accepted a proposal based on no substantiated reasoning or support from WAPC, to turn the already developed rural residential area of Wattle Grove South into an industrial precinct. But still continued, based again on that misleading advice, to advocate for densification of the area and to 'hound' residents in this already developed and fully privately owned residential area to that effect – (continued even to this day with inexcusable stress on residents over that long period.)</p> <p>2. Most residents protested vehemently, to the extent that they saw no alternative but to request a Special Council meeting in order to be even heard. Thereafter Council modified their demands, proposing to set up a small consultative committee to explore alternative options; but this again still followed misleading guidance to the effect that WAPC/DPLH was insisting on rezoning the area; but they were not.</p> <p>3. WAPC/ DPLH including via its North East sub-Regional unit (that has no direct link or means of community engagement whatsoever, or exposure to the detail of local conditions); provides 'high level' (or broad and generalised) guidance and expects that guidance will be assiduously tested at local level. Not wrongly construed as 'determinative' as occurred in this case.. Then having failed in the attempt, Council resorted to agreeing to appoint independent consultants to "Reset" the agenda and engage in some form of dialogue with residents (but still under the briefing guidance of City 'Statutory Planning' staff to specifically secure densification of the area).</p> <p>4. External Planning Consultants are normally called upon because they include creative multi professional team expertise that 'Statutory Planning' staff do not have. However, external consultants still require briefing from clients who appoint them; and Council as the clients in this case of a convoluted brief, did not supply that but unfortunately again left that briefing to CoK staff.</p> <p>5. The consultants Roberts Day were then misled about the local site context of WGS that is in fact a highly environmentally sensitive area rich in native wildlife, that Residents do protect (as they explained from the outset, but were constantly ignored) The Roberts Day consultants Report now presented for Council consideration, is therefore an outcome from a convoluted brief that was not based, as it should have been on detailed site appraisal. In fact other external consultants (AECOM) who are environmental interpretive analysts, were engaged separately (without their briefing being explained to residents, or so it seems, to Council either). RD proceeded with their work without being briefed on the fundamental and vital significance of expert Environmental interpretation of the area.</p> <p>6. Turning now to the current outcome- the Roberts Day "Crystal Brook Concept Plan" which Residents from recent coverage in the Echo newspaper appear united to reject, for multiple reasons. – RD have, without adequate comprehension or briefing on the local Environmental context of WGS, proceeded to research and record numerous 'interesting' but barely relevant established village style precedents mainly from overseas, none of which are directly applicable to WGS in terms of local microclimatic conditions, wild-life characteristics, movement or seasonal variation dependencies.</p> <p>7. This overall concept would in fact destroy most of the trees that exist in the locality, as well as obliterate the long-established native wild- life corridors that residents have successfully protected. Furthermore, the 'village' planning concept has many thousands of years history – primarily based on feudal defensive internal tribal sharing of all means of sustenance and survival. Today and occasionally in future,</p>	<p>1. The industrial designation has been removed from any consideration of future planning for the area.</p> <p>2. The North East Sub-regional Planning Framework identifies the area as Urban Expansion / urban Investigation.</p> <p>3. Noted.</p> <p>4. It is the role of City staff, not Councillors to brief consultants.</p> <p>5. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. The plan has incorporated the findings of the Ecological Report.</p> <p>6. The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications has taken into consideration all feedback during the public advertising period.</p> <p>7. See response 5.</p> <p>8. Noted.</p> <p>9. The Concept Plan Report identifies recommended implementation strategies. These strategies will need to be considered at further planning stages as to whether they are implemented and how they implemented.</p> <p>10. Noted.</p> <p>11. See response 5.</p> <p>12. Noted.</p> <p>13. See response 5.</p> <p>14. See response 5.</p> <p>15. Noted.</p> <p>16. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>17. Noted.</p>

		<p>such an inward-focussed life style can in some special circumstances be a useful small-scale planning model. Such as privately initiated schemes by families wishing to from a cooperative association to build a unit complex sharing many facilities including private enclosed external space and facilities.</p> <p>8. An example of that , perhaps beyond the professional living memory of current Planners was built at Thornlie in Perth, based on a model emanating from USA in the 1960s, (the Radburn model). In effect a closed loop of access road enclosing shared land. Vehicular traffic was stopped, garaged or parked on the periphery and theoretically the shared internal land, safe from traffic, allowed young people freedom to interact socially while still within sight if required, by parents. However, at Thornlie this model was offered by commercial developers, but lacked the social cohesion attracting only an ad hoc range of buyers, most of whom did not appreciate the close collaborative intent for residents underlying the model.</p> <p>9. That basic concept, combined with shared self- sufficient food production has been illustrated in several forms by RD in their "Plan", but clearly does not fit the forward vision of WGS residents and their families. Furthermore it has been applied only loosely and in patches mixed with tightly planned groups of units and with an extensive additional network of roads and footpaths, all obviously alien to the existing environment.</p> <p>10. Other concepts of random spacing of residences have been included, presumably to produce low net density in the Report, but completely missing the essential element of local natural environmental compatibility. To that extent this "Concept" is not really a "Plan" at all that might relate to either the actual locality or resident's wishes for the future. It is more a random collection of theoretical ideas that might be applied elsewhere, in small doses.</p> <p>11. One cynical comment might be alleged – that perhaps the reaction of residents to this "Concept Plan" is NIMBY- ism! In truth such allegation would be entirely groundless. Having been being insulted by persistent misunderstanding of their environment and long term family survival ambitions locally, WGS residents have repeatedly responded collaboratively as requested by Council.</p> <p>12. Furthermore community members of the Council's Environmental Advisory Committee (KEAC) have worked tirelessly (with double number of meetings expected) to communicate improved comprehension by City Staff and Council concerning the detail of local environmental and biodiversity values held by the wider citizenry of Kalamunda. Yet apparently to little avail when those values are ignored, as illustrated in this case.</p> <p>13. Council would have no doubt heard repeatedly in relation to Urban Development futures in the Perth and Peel region the need by all residents to have CHOICE of living location. This is not only realisation of the limitation of cramped environmentally arid character typical of commercial developer quest for short- term profit; but recognition that family needs and preferences change over time. As well as contemporary respect for proximity to the natural world; and awareness of the unique legacy of rich biodiversity that has exists in the region.</p> <p>14. In fact City of Kalamunda has and should defend, what we have locally, since it is unique and a shrinking but a vital component of overall community-valued CHOICE in Metro Perth and Peel.</p> <p>15. Today CoK comprises in West /East profile a range of low net density suburbs in the foothills through to large single dwellings surrounded by privately owned multi hectare homes in protected bushland easterly beyond the Scarp. All that CHOICE in the comparatively small dimension of only approximately 20 kms East /West, yet still easily accessible to central metro Perth. Conversely, residents of Perth and Peel</p>	
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		<p>whose CHOICE is very high density urban or ocean beachside living have an enormous range of options within an area of Coastal Plain over 1,200 kms north/south, by 18 kms East/West (some 3,700 sq.kms.)</p> <p>16. That fact alone should persuade City of Kalamunda Councillors to determinedly resist more densification of any territory that is of unique environmental value. The small Pocket of WGS (quoted as only 310 hectares) as well as most of the near Scarp foothills of similar environmental value must surely remain and be actively protected with RURAL Zoning.</p> <p>17. Council should also be cognisant that under Ministerial direction following recent Planning System Review, WAPC/DPLH will now be giving much higher priority to community engagement as well as to substantially simplifying bureaucratic procedures.</p>	
116.	A50154	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>
117.	A149773	<p>1. Thank you for allowing a full public comment and feedback process for the Wattle Grove South issue.</p> <p>2. In reviewing the conceptual plan, we were pleased to see there has been research into other Community developments and consideration in maintaining somewhat of a</p>	<p>1. Noted.</p> <p>2. Noted. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p>

		<p>natural landscape, and a flexible approach, however, we believe there is still too much canopy and native plant destruction in allowing 2000sqm lots.</p> <ol style="list-style-type: none"> In essence we would like to see the rural feel and aspect preserved. If this is achievable with reducing lot sizes to minimum of 5000sqm, and landowners wish to develop their land accordingly, then they should be able to do so – with requirements on setbacks, fencing, flora etc. We DO NOT see how the principles of “Tranquility” ; “Living Landscape”; and “Self sufficient” can be met with less than 5000sqm lots, given the trees we should be surrounded by, should be 20m from the house for safety and fire restrictions. We would welcome easements be considered along power lines and creeks. Less through-roads, more bike paths, walkways and horse trails and open spaces. All welcome additions for the Community, but at whose cost and land sacrifice. We expect the Council to echo the majority and ensure this rural aspect is maintained. Any clearing should be a hard-NO. Any non-compliance of keeping significant trees in stature and numbers should see hefty penalties – enough to deter them from clearing in the first place. Special consideration of smaller lot sizes could be given to blocks bordering Brentwood, given there is less flora constraints, but should NOT see smaller than 2000sqm lots. Stipulations (on developers/new land owners of smaller lots within) to INCREASE the flora on these blocks to meet the vision and principles of a living landscape and tranquility should be the minimum requirement. But this will also increase the crime rate in the area. Statistics show that higher density = higher crime rate. Crystal Brook road has long been a gateway to the hills and has set a prestigious outlook for many years. Some properties have degraded in aesthetics, and we can only assume this is due to people holding out to cash-in for development sale. Would love to see a plan that helps bring back ‘Crystal Brook’ to its former prestigious glory, enhancing tranquility and natural living landscapes, with no disruption to existing trees. Even if the Council were to set the standard once and for all, that our area is to remain special-rural, these landowners may look to sell or invest in their properties once again and in turn would brighten the suburb’s aesthetics again. But above all, do no harm. There has never been more emphasis on the need to preserve as much natural habitat as possible, to preserve as much open space as possible, to allow residents to stand amongst their trees and feel their own earth beneath their feet and between their toes, to tinker or work on their land. It is more than a coincidence that mental health has been on the decline, while density has been on the incline. To urbanise our area is a disservice to existing and future generations mental wellbeing. Please do not allow a blanket re-zoning of Urban. If residents are to agree to a conceptual plan – what are they agreeing to undertake? What would be the steps involved in rezoning their own property, what will it mean if land owners have a road/easement/open space through their property – what does this mean? What exactly are people agreeing to, if they say they are satisfied with this concept plan? We think it is important to outline exactly what something like ‘this’ will mean for them if it is passed. 	<ol style="list-style-type: none"> Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. These are considerations at future planning stages. See response 2 and 3. The proposed modifications propose the Brentwood Road area is identified as Urban Landscape in the Concept Plan. This could allow for rural residential land uses, to be determined at future planning stages. Noted. Noted. See response 2. The purpose of the Concept Plan is to inform the strategic direction of the area for any future planning. Future planning stages will determine more specific land use related matters.
118.	A222424	<ol style="list-style-type: none"> Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... 	<ol style="list-style-type: none"> Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.

		<ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . <ol style="list-style-type: none"> I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification." Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone. 	<ol style="list-style-type: none"> See responses 1 and 2 above. Noted.
119.	A222424	<ol style="list-style-type: none"> Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses 	<ol style="list-style-type: none"> Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. See responses 1 and 2 above. Noted.

		<p>one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
120.	A178475 A212134 A212134 A7383	<p>1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p>
121.	A242220	<p>1. I am writing to voice my opinion on the Roberts Day Draft Concept Plan for Wattle Grove South. I have filled in the Online form but felt it didn't give me the opportunity to say why I gave that particular answer.</p> <p>2. I do take comfort in the fact that the plan is innovative and recognises three crucial points:</p> <ol style="list-style-type: none"> Wattle Grove South is an environmentally sensitive area, it provides habitat for native flora and fauna that should be retained. The majority of residents in Wattle Grove South wish to retain it's rural character. The City of Kalamunda can meet it's obligation for population growth in other areas (3.1 Planning Rationale pg 42 chapter 2) <p>3. The report gives me the impression that Roberts Day are of the same opinion as many of the local residents, the area has value to the greater community if it is retained (generally) in it's present form.</p> <p>4. My concern about the concept plan is in the following areas:</p> <ol style="list-style-type: none"> The report mentions guidelines allowing residents to make their own decisions as to how their property can be developed, but doesn't give an explanation as to what the guidelines would be or how they can be enacted. In other words who would have the final say, the owner, the council, or a developer? The retention of tree canopy and the nature zone proposed for Crystal Brook, is great in concept, but will put some owners at a financial disadvantage if urbanisation is the Governments ultimate goal. Leaving the density levels to individual property owners will always leave that uncertainty in the minds of those who wish to retain their property as is. We have already seen a small group of local owners push very hard for urban and even light industrial re-zoning of the area. Another owner (my neighbour) has seen an opportunity in using aged care as a means of maximising how many dwellings he can cram onto his property. If developers see an opportunity to invest in the area they will lobby hard to urbanise Wattle Grove South. It has always been my intention to be as self sufficient as possible, the report suggests encouraging this. My issue is that I don't want outlay a lot of capital now for Solar/Wind power and rain water retention only to have the council push for rezoning to urbanisation. The uncertainty generated by this whole process has forced me to re-think my future projects. I would hate to go to all that effort only to see it bulldozed. 	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. Noted.</p> <p>4. –</p> <ol style="list-style-type: none"> Specific provisions and guidelines would be determined at future planning stages. The method of preservation of medium and high retention value vegetation will be determined at future planning stages (if required). Specific density and land uses will be determined at future planning stages. The Concept Plan Report identifies recommended implementation strategies. These strategies will need to be considered at further planning stages as to whether they are implemented and how they implemented. <p>5. Noted.</p>

		<p>5. In summary I think the report has merit, but it is the uncertainty that forces me to say I reject it. To me, the only fair way to do this is to have the conversation now, and put the planning in place now for what you wish the area to look like in 2050, not 2025. Then I can make a sound decision on how much I wish to invest in my home and property, Thank you for your time.</p>	
122.	A242220	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>
123.	A28159	<p>1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p>
124.	A82947	<p>1. Please register my Objections to the RobertsDay concept plan as I want to retain the semi-rural nature of this foothills area with its low density housing.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p>
125.	A82947	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban</p>

		<p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <ol style="list-style-type: none"> The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. See responses 1 and 2 above. Noted.
126.	A82947	<ol style="list-style-type: none"> Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were 	<ol style="list-style-type: none"> Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. See responses 1 and 2 above. Noted.

		<p>unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
127.	A168171	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence.</p> <p>5. I have attended all the RD concept planning meetings with positivity and an open mind to change for future growth of WG South however the RD concept plan does not reflect the information provided or discussed at meetings.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p> <p>5. The proposed modifications recommends changes to the Concept Plan and Report to reflect the results of public advertising.</p> <p>6. See response 1.</p>

		6. Much of the concept plan does not make sense, I have engaged the city staff and cannot get answers. Keep Wattle Grove South Rural in a way the environment can continue to flourish into the future or simply leave it alone.	
128.	A193992	1. We are in total agreeance with the attached document (EcoVision submission) and our views are the answers provided in this EcoVision document. 2. We hope the enclosed explains the need to hear the majority of residents in this unique area.	1. Noted. 2. Refer to responses of submission No. 4 (EcoVision)
129.	A168167	1. Would like it noted that we share the thoughts of our adjoining neighbours, A168135. 2. They have sent in the email submission below regarding the Roberts Day concept plan and we would like it recorded that we agree with what they have written.	1. Noted. 2. Noted.
130.	A50104	1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.	1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.
131.	A236875	1. Crystal Brook is not accurately represented. Crystal brook has not flowed - through/across the rear of 811 Welshpool Road East, as an above ground active brook for 40 years plus. The Brook flows along the rear boundary of 807 then turns at a right angle and runs down past the southern boundaries along 807, 809 and 811 before passing under Welshpool Rd East. None of the plans, technical or otherwise indicates this. 2. A public thoroughfare has been indicated along the northern border 811 Welshpool Rd East. This is directly under or through a bank of significant Stone Pines which are noted as feeding habitat for red tailed (threatened/vulnerable) and Carnaby cockatoos (Endangered). The placement of the trail is inappropriate not only because it involves public's access into private land but also a. - due to the hazards of pine cone drop the public cannot safely walk in, under or around the trees. b. - the public should not be allowed thoroughfare as it will interfere with the cockatoos feeding habitat by way of noise, physical intervention, removal of cones, disturbance of ground feeding. c. - the area is habitat to a range of other fauna rare, endangered and vulnerable (for example Quenda) and should not be disturbed by public works or public thoroughfare in any way whatsoever. 3. The Carnaby's black-cockatoo's population has declined by over 50% in the past 45 years. Given the staggering loss of native habitat they have adapted to feeding on trees such as stone pines. 4. This thoroughfare is unnecessary, unwelcome and inappropriate with regards to flora and fauna retention.	1. The proposed modifications propose Crystal Brook creek alignment is modified to be correctly aligned. 2. The proposed modifications propose all indicative roads and paths are removed from the Concept Plan. 3. Noted. 4. See response 2.
132.	A236875	1. Please find a petition in response to the RobertsDay and the City of Kalamunda draft Concept Plan re 'Reset Wattle Grove South' currently being advertised and calling for public feedback. Due, in part, to Covid-19 precautions and equitable access to the petition there is and URL and electronic format. 2. We, the undersigned seek to REJECT the draft Concept Plan and protect Wattle Grove South from being rezoned to Urban 3. We REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas.	1. Noted. 2. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 3. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 4. See response 2. 5. See responses 2 and 3. 6. Noted. 7. See responses 2 and 3. 8. See responses 2 and 3.

		<p>c. DESTROY the semi-rural heritage, amenity and lifestyle of the area.</p> <p>d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties.</p> <p>e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments.</p> <p>f. DESTROY Tree canopy.</p> <p>4. We seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme).</p> <p>5. In December 2020, the City commissioned an environmental report (costing approx. \$43,500) to inform the planning process. The findings of the AECOM report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (Order of Australia) commented "The report reinforces that you live in an environmentally sensitive area indeed...I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>6. <i>Signed Petition List (written details and signatures) – Twelve (12) written signatures.</i></p> <p>7. Reject Urbanisation – Protect Rural Wattle Grove South. Residents of Rural Wattle Grove South, who already had to fight off the City of Kalamunda attempts to industrialise the area, now have to fight off the City's radical plan to URBANISE the area. The plan will involve carving up the area by intensifying and increasing the road network, forcibly acquiring private citizens land, weakening environmental protections, threatening the destruction of local residents' homes, properties, lives, semi-rural lifestyles, the local environment, habitat and healthy vegetation, tree canopy and native, endangered, rare and protected flora and fauna. The Draft Concept Plan (commissioned by the City) does not represent local community wishes. The community asks the Mayor and Councillor's to support community wishes and to REJECT the Draft concept Plan and PROTECT the current zoning of Wattle Grove South as 'Rural', in the Metropolitan Regional Scheme.</p> <p>8. Change.org, Recipient: City of Kalamunda. Letter: Greetings, Stop the City of Kalamunda from urbanising rural Wattle Grove. Residents of Rural Wattle Grove South, have already had to fight off the City of Kalamunda attempts to industrialise the area, now have to fight off the City's radical plan to URBANISE the area. The recently revealed Draft Concept Plan will involve carving up the area by intensifying and increasing the road network, forcibly acquiring private citizens land, weakening environmental protections (EPA protection afforded under Rural MRS zoning will be lost, threatening the destruction of local residents homes, properties, lives, semi-rural lifestyles, the local environment, habitat and healthy vegetation, tree canopy and native, endangered, rare and protected flora and fauna. Wattle Grove South deserves protection not destruction. The Draft Concept Plan (commissioned by the City) does not represent local community wishes. We ask that this plan is taken off the table, once and for all and that the City of Kalamunda leave the area, the flora and fauna, the local community, their homes and their lives alone.</p> <p>9. <i>List of 12 written signatures and 785 electronic signatures.</i></p> <p>10. <i>List of Petition Comments.</i></p>	<p>9. Noted.</p> <p>10. Noted.</p>
133.	A236875	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p>

		<ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <ol style="list-style-type: none"> I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification." Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone. 	<ol style="list-style-type: none"> Noted.
134.	N/A - Byford	<ol style="list-style-type: none"> Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses 	<ol style="list-style-type: none"> Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. See responses 1 and 2 above. Noted.

		<p>one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
135.	A126787	<p>1. Writing this letter to have on record that I do not agree with the RobertsDay concept plan as it doesn't reflect our wishes for Wattle Grove South and continue to request this area be rezoned URBAN, COMMERCIAL, LIGHT INDUSTRIAL OR REMAIN RURAL COMPOSITE</p> <p>2. I am not interested in being dictated on what trees or plants I need to have or where they need to go and I will not back any rezoning that will devalue my family's property.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses and rural composite. Urban Landscape could allow for Urban MRS rezoning and an array of land uses which could include commercial. Industrial is not a consideration for the future planning of the area.</p> <p>2. Noted.</p>
136.	A199980	<p>1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p>
137.	A168153	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. . <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p>

		<p>sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
138.	A168153	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: “The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>
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140.	A168153	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ul style="list-style-type: none"> a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas. c. DESTROY the semi-rural heritage, amenity and lifestyle of the area. d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. f. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>

		<p>quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
141.	A147404	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>
142.	A147404	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. 	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>

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143.	A7680	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ul style="list-style-type: none"> a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas. c. DESTROY the semi-rural heritage, amenity and lifestyle of the area. d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. f. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>

		<p>nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
144.	A165472	<p>1. Don't agree with the RobertsDay concept plan and it should be discarded and continue to request this area remain rural.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p>
145.	A165472	<p>1. Don't agree with the RobertsDay concept plan and it should be discarded and continue to request this area remain rural.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p>
146.	A8236	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>

147.	A28109	<ol style="list-style-type: none"> 1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). 2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas. c. DESTROY the semi-rural heritage, amenity and lifestyle of the area. d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. f. DESTROY Tree canopy. 3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification." 4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone. 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 3. See responses 1 and 2 above. 4. Noted
148.	A28109	<ol style="list-style-type: none"> 1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). 2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas. c. DESTROY the semi-rural heritage, amenity and lifestyle of the area. d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. f. DESTROY Tree canopy. 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 3. See responses 1 and 2 above. 4. Noted

		<p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
149.	A28294	1. Don't agree with the RobertsDay concept plan as it doesn't reflect our wishes and continue to request this area to be rezoned URBAN.	1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.
150.	A28294	1. Don't agree with the RobertsDay concept plan as it doesn't reflect our wishes and continue to request this area to be rezoned URBAN.	1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.
151.	A147454	1. Don't agree with the RobertsDay concept plan as it doesn't reflect our wishes and continue to request this area to be rezoned URBAN.	1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.
152.	A28096	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>

		<p>Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
153.	A28096	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>

154.	A81909	<ol style="list-style-type: none"> 1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). 2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas. c. DESTROY the semi-rural heritage, amenity and lifestyle of the area. d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. f. DESTROY Tree canopy. 3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification." 4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone. 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 3. See responses 1 and 2 above. 4. Noted
155.	A147436	<ol style="list-style-type: none"> 1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). 2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas. c. DESTROY the semi-rural heritage, amenity and lifestyle of the area. d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. f. DESTROY Tree canopy. 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 3. See responses 1 and 2 above. 4. Noted

		<p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
156.	A147436	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>

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157.	A81959	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>
158.	A166488	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. 	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>

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159.	A50069	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <p>a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna.</p> <p>b. DESTROY Environmental Protection Act regulations, afforded to rural areas.</p> <p>c. DESTROY the semi-rural heritage, amenity and lifestyle of the area.</p> <p>d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties.</p> <p>e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments.</p> <p>f. DESTROY Tree canopy.</p> <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>

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166.	Rowe Group on behalf of A213168	<p>1. This correspondence is provided as a submission on the Crystal Brook Concept Plan ('Concept Plan') which is currently being advertised by the City of Kalamunda (the 'City') for public comment.</p> <p>2. Rowe Group acts on behalf of the owner of A213168, Wattle Grove (the 'subject site'). We provide this submission as an objection to the Concept Plan for a number of reasons, as detailed below. This submission should be read in conjunction with the submission prepared for A213172, Wattle Grove given the history and land ownership connections to that site.</p> <p>3. Central to the objections outlined herein are the following key concerns:</p> <ol style="list-style-type: none"> Our Client has advised there was a lack of engagement in the formulation of the Concept Plan; The Concept Plan designates the subject site as (predominately) public open space ('POS'); The Concept Plan unjustly constrains the development potential of the subject site; The Concept Plan lacks a delivery/implementation mechanism; The status of the Concept Plan is unclear, and its content is ambiguous; and The Concept Plan fails to consider the history of the subject site, its current subdivision potential and our Client's immediate subdivision aspirations. <p>4. Further, we note the colour palette used to designate the various "zones" in the Concept Plan Map and Technical Map is difficult to interpret and is unclear. The subject site's designations contained in this submission are based on our best interpretation of the applicable legends (Concept Plan Map and Technical Map).</p> <p>5. The one (1) element of the Concept Plan in which our Client supports is the 2,000m² minimum lot size, however further detailed justification regarding our points of objection is provided below.</p> <p>6. In summary, and as outlined in detail below, the Concept Plan is flawed. It is therefore requested that Council abandon the Concept Plan when presented for consideration.</p> <p>7. HISTORY OF SUBJECT SITE - To establish some context, our Client has advised us that his family was one of the first residents in Wattle Grove. We understand our Client's grandparents purchased the subject site and the property has remained in the family ever since as a family residence and a financial legacy. It is our Client's intention to maintain ownership of the subject site within the family.</p> <p>8. The City may be aware that a subdivision application was lodged by our Client in (circa) 2018/2019. We are advised that the subdivision application sought to subdivide the subject site into smaller landholdings for distribution to family members as required as part of the finalisation of the Estate of the former owner. The subdivision application was withdrawn by our Client in September 2019 (prior to determination).</p> <p>9. Rowe Group has been engaged to reinvigorate the subdivision of the subject site in accordance with the requirements of the Estate and consistent with the subject site's current zoning under the provisions of the City of Kalamunda Local Planning Scheme No. 3 (LPS 3).</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. –</p> <ol style="list-style-type: none"> The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications has taken into consideration all feedback during the public advertising period. A variety of engagement forums were undertaken to allow the community to provide their views. This included surveys, round-table conversations, vision workshop, co-design workshops, online information session, feedback form and submissions. The Concept Plan does not designate public open space. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Identification of public open space will be determined at future planning stages (if required). The proposed modifications identify two land use typologies; urban landscape and rural landscape. It is not the role of the Concept Plan to determine delivery and implementation mechanisms. The Concept Plan Report includes recommended implementation strategies to be implemented at future planning stages. The Concept Plan informs the strategic direction and future planning of the area. A series of modifications have been proposed in response to community feedback during public advertising. This is not the role of the Concept Plan. <p>4. The Concept Plan map is proposed to be modified. Colours should be easier to interpret.</p> <p>5. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p> <p>6. The Council will make a determination on the Concept Plan, proposed modifications and future planning direction of the area.</p> <p>7. Noted.</p> <p>8. Noted.</p> <p>9. Noted.</p> <p>10. See response 3b.</p> <p>11. The WAPC makes determination on subdivisions. The City only provides recommendations.</p> <p>12. Noted.</p> <p>13. Noted.</p> <p>14. Noted.</p> <p>15. Noted.</p> <p>16. Noted.</p>

	<p>10. The designation of the subject site as predominately for public purposes, namely POS, is contrary to its current LPS 3 zoning and is contrary to our Client's subdivision intentions.</p> <p>11. Further, our Client is of the understanding that the City of Kalamunda was supportive of the of the subdivision application (in circa 2018/2019) prior to its withdrawal. This further reinforces that the Concept Plan conflicts with the City's existing statutory planning framework.</p> <p>12. BACKGROUND – ZONING & PLANNING CONTEXT - Under the provisions of the Metropolitan Region Scheme ('MRS') and LPS 3 the subject site is zoned 'Rural' and 'Special Rural', respectively.</p> <p>13. LPS 3 lists the objectives of the 'Special Rural' Zone as follows:</p> <ol style="list-style-type: none"> To enable smaller lot subdivision to provide for uses compatible with rural development. To retain amenity and the rural landscape in a manner consistent with orderly and proper planning. <p>14. Sub-Regional Planning Framework - The Perth and Peel @ 3.5 Million suite of documents seeks to provide a framework for the development of the Perth and Peel regions as the population reaches an estimated 3.5 million by 2050. The suite of documents also includes four (4) sub-regional planning frameworks for the Central, North-West, North-East and South Metropolitan Peel sub-regions. The subject site is located within the North-East sub-region. The North-East Sub- Regional Planning Framework (the 'Framework') sets out a minimum infill target of 11,450 dwellings and an estimated additional population of 25,190 for the City of Kalamunda by 2050.</p> <p>15. Under the provisions of the Framework the subject site is designated as 'Urban Expansion'. As outlined within the Framework, Urban Expansion represent a consolidation and 'rounding off' of existing urban areas.</p> <p>16. CRYSTAL BROOK CONCEPT PLAN - At the City's Ordinary Council Meeting on 27 August 2019, RobertsDay (an integrated planning, design and placemaking consultancy) was appointed by the City to do the following:</p> <p>17. Conduct a comprehensive community consultation program to determine the level of community support for a variety of land use concept plans that incorporate the following design principles:</p> <ol style="list-style-type: none"> Exclude any general or light industrial land uses. Reflect and acknowledge existing lifestyle and recreational opportunities of the area. A high-quality residential outcome that includes a range of densities. Include an appropriate amount of commercial development based on best practice design principles, including but not limited to public transport, technology, educational, medical and retail opportunities. Retain existing vegetation and tree canopy cover where possible. Consider tourism development opportunities that embrace the environmental, social and financial aspects of the City of Kalamunda. Provide for modern sustainable housing design principles including renewable energy capture, water sensitive urban design, storage, sharing capabilities and smart city initiatives. The subject area 'Wattle Grove South' to also include the land to the north of Welshpool Road East bounded by Tonkin Highway, Lewis Road and Hartfield Golf Course. <p>18. From our review of the Concept Plan, we have interpreted the subject site's designation as:</p> <ol style="list-style-type: none"> Residential 1 – Landscape Protection; and High Retention Value Vegetation; 	<p>17. Noted.</p> <p>18. The proposed modifications propose the property is designated as Rural Landscape in the Concept Plan. High Retention Value Vegetation has been identified through Ecological Report.</p> <p>19. See response 3b.</p> <p>20. See response 3a. A variety of engagement forums were undertaken to allow the community to provide their views. This included surveys, round-table conversations, vision workshop, co-design workshops, online information session, feedback form and submissions.</p> <p>21. See response 13.</p> <p>22. See response 13. Outcomes of community engagement pre and during public advertising are included in the Council Report and attachments.</p> <p>23. This was an administrative error sent to the two key community groups just prior to advertising commencing. The correct version was uploaded to the website and available at the official commencement of advertising to the general public.</p> <p>24. No other administrative errors were made.</p> <p>25. See response 3b.</p> <p>26. See responses 3b, 4 and 18.</p> <p>27. The proposed modifications propose the Technical Plan is removed.</p> <p>28. See response 3b.</p> <p>29. Access permission was not granted to survey the property. Assumptions have been made based on the best available information. Surveys will need to be conducted to confirm environmental values on site.</p> <p>30. See response 18.</p> <p>31. See response 3b.</p> <p>32. See response 3b.</p> <p>33. Noted.</p> <p>34. See responses 3b and 3e.</p> <p>35. See responses 3b and 18.</p> <p>36. See response 3d.</p> <p>37. See response 3d.</p> <p>38. See response 3d.</p> <p>39. See response 3e.</p> <p>40. See response 3e.</p> <p>41. See response 3e.</p> <p>42. See responses above.</p> <p>43. Council will make a determination on the Concept Plan, proposed modifications and future planning direction of the area.</p>
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		<p>19. In summary of the above, the subject site is designated predominately for public purposes, namely POS. The Concept Plan does not reflect the subject site's designation under the provisions of the MRS, LPS 3 or the Framework. Further, the Concept Plan is contrary to our Client's subdivision intentions for the subject site.</p> <p>20. Objection 1 – Lack of Engagement - The Concept Plan states the following regarding community consultation: All aspects of the Concept Plan have been directly informed by detailed consultation and design collaboration with local residents and landowners. Through this process, the community has directly shaped all aspects of the Plan, including the name, vision and principles, concept plan map and implementation strategies.</p> <p>21. The above statements are disputed by our Client. We are instructed that at no point during the consultation phase was our Client contacted regarding the potential for the subject site to be designated for public purposes (POS). Moreover, our Client strongly objects to the designation of the subject site for such a purpose in the Concept Plan.</p> <p>22. Furthermore, the Concept Plan and Workshop Outcomes and Emerging Vision Report (2020) fail to present any detailed findings or statistics specific to the outcomes of the community consultation workshops. Therefore, the plan cannot accurately represent the community's visions and aspirations for Wattle Grove South.</p> <p>23. In addition to the above, we understand that at least two (2) versions of the Concept Plan report have been made publicly available since the City released the Concept Plan documentation on 18 May 2020. The two (2) versions of the report we have reviewed are both dated May 2020 and are both notated as Version 1.2 (with a status of "Public Advertising"). These two (2) versions contain (at least) different references in Section 3.2 – Technical Considerations that accompany the Technical Plan. One iteration contains a reference to a numeric "12", which states: Approved Aged Care LDP recognised however modifications recommended to improve connections, interface with adjoining properties and environmental outcomes", whereas the other iteration does not.</p> <p>24. We have not undertaken a detailed assessment of both Version 1.2 May 2020 iterations of the Concept Plan reporting to ascertain if there are other differences, however the above difference highlights further inaccuracies with the Concept Plan and the City's engagement and consultation processes.</p> <p>25. Objection 2 – Designation of the Subject Site - As previously outlined, the subject site is designated predominately for public purposes, namely POS. Such designations will have a dramatic effect on the value of the subject site and its overall development potential. As previously outlined, it is our Client's intention to reinvigorate the subdivision of the subject site in accordance with the requirements of the Estate and consistent with the subject site's current zoning under the provisions of LPS 3.</p> <p>26. The Concept Plan indicates a number of properties within the Wattle Grove South area will be compromised / acquired for the use of community facilities. As outlined at the beginning of this submission, the colour palette used to designate the various "zones" is confusing and difficult to interpret. Notwithstanding, we have interpreted the subject site is identified within the Concept Plan Map as 'Residential 1 – Landscape Protection' containing 'High-Retention Value Vegetation'. The Concept Plan outlines the 'Residential 1 – Landscape Protection' typology includes "the most significant vegetation and is suited to large lots with a conservation focus". Refer to Attachment 1 – Concept Plan Map.</p> <p>27. Furthermore, the associated Technical Plan (contained within the Concept Plan) identifies the following key technical considerations for the subject site (underlining is our emphasis):</p>	
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		<p>a. 3 – Development may not be possible on constrained land including landscape protection areas, Crystal Brook Foreshore, powerline easement and vegetation linkages.</p> <p>b. 7 – Opportunity for Public Open Space to provide active recreation amenity. POS incorporates areas of higher value conservation areas and co-located with Rural Hub.</p> <p>c. 9 – Protection of high retention value vegetation clusters in POS or within private ownership to be investigated further. Refer to Attachment 2 – Technical Plan.</p> <p>28. Whilst it is unclear on the Technical Plan, the above reinforces our understanding that the Concept Plan's intention for the subject site is predominately for public purposes, namely POS. This proposed designation does not represent the proper and orderly planning of subject site, is inconsistent with contemporary planning principles and is inconsistent with the Framework and the subject site's current zoning under LPS 3.</p> <p>29. Additionally, the Concept Plan does not provide any scientific basis or merit for the subject site to be designated as POS. The AECOM Wattle Grove South Ecological Surveys Report (2020) excluded the subject site and many other landholdings (within the Concept Plan area) from field surveys and, therefore, further investigation and a detailed analysis is required to substantiate the subject site's POS designation under the Concept Plan.</p> <p>30. The Concept Plan does not contain any analysis (environmental or planning) regarding the appropriateness of the subject site being designated as 'Residential 1 – Landscape Protection' and 'High-Retention Value Vegetation'.</p> <p>31. With respect to POS, the Concept Plan has not demonstrated a need; identified a type (active versus passive versus conservation); or defined an amount of POS through a detailed analysis. Importantly, POS considerations for rural-residential areas are vastly different to a "suburban" context.</p> <p>32. The POS designations contained in the Concept Plan have not been sufficiently and appropriately justified.</p> <p>33. Furthermore, notwithstanding the City of Gosnells being a separate municipality outside of the City of Kalamunda's jurisdiction, the proposed City of Gosnells Kelvin Road Former Waste Site Redevelopment Concept Plan ('FWS Concept Plan') has been formulated for landholdings approximately 1.5 kilometres south of the Concept Plan Area. The FWS Concept Plan proposes approximately 29 hectares for the development of POS. Given the proximity to the subject site, there is insufficient reasoning for the subject site to be designated as POS given the large (regional) POS proposed nearby by the FWS Concept Plan.</p> <p>34. In summary, the POS designation applied to the subject site in the Concept Plan is unsubstantiated, will burden/blight the property and is contrary to the subject site's current zoning under the provisions of LPS 3. Such a designation is also contrary to the proposed (and imminent) subdivision of the subject site. It is our opinion that the Concept Plan will be used as a planning tool to inform future rezoning and/or structure plans in the locality.</p> <p>35. Objection 3 – Constraining Development - The Concept Plan unjustly constrains the development potential of the subject site. As the subject site is designated predominately for public purposes, we believe potential applications for development and/or subdivision of the subject site will not be supported due to the existence/content of the Concept Plan. As previously outlined, the 'Residential 1 – Landscape Conservation' designation is predominately for conservation purposes. However, as previously outlined, this is not justified through an environmental</p>	
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		<p>assessment referenced/detailed in the Concept Plan and therefore, unjustly constrains the development potential of the subject site.</p> <p>36. Objection 4 – No Delivery or Implementation Mechanism - The Concept Plan fails to provide a delivery or implementation mechanism for many aspects of the plan. For example, the Concept Plan does not outline the approach to the provision and/or funding of POS, proposed new road linkages or other community facilities.</p> <p>37. Additionally, the Concept Plan vaguely outlines the approach to subdivision / planning for the area as follows: Crystal Brook will not have an overarching subdivision plan or fixed population targets, but rather a simple set of rules for individual landowners to follow as part of an organic, site-based approach to growth.</p> <p>38. The Concept Plan fails to identify the “set of rules” and presents an unusually structured Concept Plan that is unclear. Furthermore, the “Implementation Strategies” outlined in 3.5 of the Concept Plan are ambiguous and lack certainty. They are “high level” statements and provide no detail to landowners regarding land resumption or development contribution mechanisms.</p> <p>39. Objection 5 – Issues with the Status of the Concept Plan - The Concept Plan lacks clarity regarding its overall status and impact on the future development of the Concept Plan area.</p> <p>40. The purpose and intent of the Concept Plan needs to be clear and concise. The executive summary of the Concept Plan states the plan is indicative only and “will not directly lead to any planning changes”. However, the City’s Draft Local Housing Strategy (2020) states “the future direction of Wattle Grove South is dependent on the outcomes of community engagement, concept and detailed planning.” Therefore, as outlined previously, we assume the Concept Plan will in fact, guide the future development and zoning of Concept Plan area.</p> <p>41. Our Client is concerned that should Council endorse the Concept Plan, it will become a planning tool used to inform future rezoning and structure planning for Wattle Grove South and are contrary to the proposed (and imminent) subdivision of the subject site under its current (LPS 3) zoning.</p> <p>42. CONCLUSION - As outlined throughout this submission, our Client objects to the Concept Plan for the following reasons:</p> <ol style="list-style-type: none"> Our Client has advised that he has not been consulted in any capacity as part of the formulation of the Concept Plan by the City or its consultant. The Concept Plan fails to present any detailed findings or statistics specific to the outcomes of community consultation. The Concept Plan designates the subject site predominately for a public purpose, namely POS. Such a designation is unsubstantiated, will burden/blight the property and are contrary to the proposed (and imminent) subdivision of the subject site under its current (LPS 3) zoning. The colour palette used to designate the various “zones” is confusing and difficult to interpret and the Concept Plan provides no description of the objectives or purpose of the various designations. The Concept Plan constrains the development potential of the subject site as a result of its designation and does not justify POS reservations or proposed road linkages with a detailed environmental assessment or traffic assessment. The Concept Plan fails to provide a delivery and implementation mechanism. The “Implementation Strategies” are ambiguous, “high level” statements that provide no detail to landowners regarding land resumption or development contribution mechanisms. The Concept Plan is ambiguous and lacks clarity regarding its actual status regarding the impact on the future development of the Concept Plan area. 	
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		<p>h. It is our opinion that should Council endorse the Concept Plan it will become a planning tool used to inform future rezoning and structure planning for Wattle Grove South.</p> <p>43. For the various reasons outlined throughout this submission, and as summarised above, the Concept Plan is flawed. It is therefore requested that Council abandon the Concept Plan when presented for consideration.</p>	
167.	Rowe Group on Behalf of A213172	<p>1. This correspondence is provided as a submission on the Crystal Brook Concept Plan ('Concept Plan') which is currently being advertised by the City of Kalamunda (the 'City') for public comment.</p> <p>2. Rowe Group acts on behalf of the owner of A213172, Wattle Grove (the 'subject site'). We provide this submission as an objection to the Concept Plan for a number of reasons, as detailed below. This submission should be read in conjunction with the submission prepared for A213168, Wattle Grove given the history and land ownership connections to that site.</p> <p>3. Central to the objections outlined herein are the following key concerns:</p> <ol style="list-style-type: none"> Our Client has advised there was a lack of engagement in the formulation of the Concept Plan; The Concept Plan designates the subject site as (predominately) public open space ('POS'); The Concept Plan unjustly constrains the development potential of the subject site; The Concept Plan lacks a delivery/implementation mechanism; The status of the Concept Plan is unclear, and its content is ambiguous; and The Concept Plan fails to consider the history of the subject site, its current subdivision potential and our Client's immediate subdivision aspirations. <p>4. Further, we note the colour palette used to designate the various "zones" in the Concept Plan Map and Technical Map is difficult to interpret and is unclear. The subject site's designations contained in this submission are based on our best interpretation of the applicable legends (Concept Plan Map and Technical Map).</p> <p>5. The one (1) element of the Concept Plan in which our Client supports is the 2,000m² minimum lot size, however further detailed justification regarding our points of objection is provided below.</p> <p>6. In summary, and as outlined in detail below, the Concept Plan is flawed. It is therefore requested that Council abandon the Concept Plan when presented for consideration.</p> <p>7. HISTORY OF SUBJECT SITE - To establish some context, our Client has advised us that his family was one of the first residents in Wattle Grove. We understand our Client's grandparents purchased the subject site and the property has remained in the family ever since as a family residence and a financial legacy. It is our Client's intention to maintain ownership of the subject site within the family.</p> <p>8. The City may be aware that a subdivision application was lodged by our Client in (circa) 2018/2019. We are advised that the subdivision application sought to subdivide the subject site into smaller landholdings for distribution to family members as required as part of the finalisation of the Estate of the former owner. The subdivision application was withdrawn by our Client in September 2019 (prior to determination).</p> <p>9. Rowe Group has been engaged to reinvigorate the subdivision of the subject site in accordance with the requirements of the Estate and consistent with the subject site's current zoning under the provisions of the City of Kalamunda Local Planning Scheme No. 3 (LPS 3).</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. –</p> <ol style="list-style-type: none"> The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications has taken into consideration all feedback during the public advertising period. A variety of engagement forums were undertaken to allow the community to provide their views. This included surveys, round-table conversations, vision workshop, co-design workshops, online information session, feedback form and submissions. The Concept Plan does not designate public open space. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Identification of public open space will be determined at future planning stages (if required). The proposed modifications identify two land use typologies; urban landscape and rural landscape. It is not the role of the Concept Plan to determine delivery and implementation mechanisms. The Concept Plan Report includes recommended implementation strategies to be implemented at future planning stages. The Concept Plan informs the strategic direction and future planning of the area. A series of modifications have been proposed in response to community feedback during public advertising. This is not the role of the Concept Plan. <p>4. The Concept Plan map is proposed to be modified. Colours should be easier to interpret.</p> <p>5. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p> <p>6. The Council will make a determination on the Concept Plan, proposed modifications and future planning direction of the area.</p> <p>7. Noted.</p> <p>8. Noted.</p> <p>9. Noted.</p> <p>10. See response 3b.</p> <p>11. The WAPC makes determination on subdivisions. The City only provides recommendations.</p> <p>12. Noted.</p> <p>13. Noted.</p> <p>14. Noted.</p> <p>15. Noted.</p> <p>16. Noted.</p> <p>17. Noted.</p>

	<p>10. The designation of the subject site as predominately for public purposes, namely POS, is contrary to its current LPS 3 zoning and is contrary to our Client's subdivision intentions.</p> <p>11. Further, our Client is of the understanding that the City of Kalamunda was supportive of the of the subdivision application (in circa 2018/2019) prior to its withdrawal. This further reinforces that the Concept Plan conflicts with the City's existing statutory planning framework.</p> <p>12. BACKGROUND – ZONING & PLANNING CONTEXT - Under the provisions of the Metropolitan Region Scheme ('MRS') and LPS 3 the subject site is zoned 'Rural' and 'Special Rural', respectively.</p> <p>13. LPS 3 lists the objectives of the 'Special Rural' Zone as follows:</p> <ol style="list-style-type: none"> To enable smaller lot subdivision to provide for uses compatible with rural development. To retain amenity and the rural landscape in a manner consistent with orderly and proper planning. <p>14. Sub-Regional Planning Framework - The Perth and Peel @ 3.5 Million suite of documents seeks to provide a framework for the development of the Perth and Peel regions as the population reaches an estimated 3.5 million by 2050. The suite of documents also includes four (4) sub-regional planning frameworks for the Central, North-West, North-East and South Metropolitan Peel sub-regions. The subject site is located within the North-East sub-region. The North-East Sub- Regional Planning Framework (the 'Framework') sets out a minimum infill target of 11,450 dwellings and an estimated additional population of 25,190 for the City of Kalamunda by 2050.</p> <p>15. Under the provisions of the Framework the subject site is designated as 'Urban Expansion'. As outlined within the Framework, Urban Expansion represent a consolidation and 'rounding off' of existing urban areas.</p> <p>16. CRYSTAL BROOK CONCEPT PLAN - At the City's Ordinary Council Meeting on 27 August 2019, RobertsDay (an integrated planning, design and placemaking consultancy) was appointed by the City to do the following:</p> <p>17. Conduct a comprehensive community consultation program to determine the level of community support for a variety of land use concept plans that incorporate the following design principles:</p> <ol style="list-style-type: none"> Exclude any general or light industrial land uses. Reflect and acknowledge existing lifestyle and recreational opportunities of the area. A high-quality residential outcome that includes a range of densities. Include an appropriate amount of commercial development based on best practice design principles, including but not limited to public transport, technology, educational, medical and retail opportunities. Retain existing vegetation and tree canopy cover where possible. Consider tourism development opportunities that embrace the environmental, social and financial aspects of the City of Kalamunda. Provide for modern sustainable housing design principles including renewable energy capture, water sensitive urban design, storage, sharing capabilities and smart city initiatives. The subject area 'Wattle Grove South' to also include the land to the north of Welshpool Road East bounded by Tonkin Highway, Lewis Road and Hartfield Golf Course. <p>18. From our review of the Concept Plan, we have interpreted the subject site's designation as:</p> <ol style="list-style-type: none"> Residential 1 – Landscape Protection; and High Retention Value Vegetation; 	<p>18. The proposed modifications propose the property is designated as Rural Landscape in the Concept Plan. High Retention Value Vegetation has been identified through Ecological Report.</p> <p>19. See response 3b.</p> <p>20. See response 3a. A variety of engagement forums were undertaken to allow the community to provide their views. This included surveys, round-table conversations, vision workshop, co-design workshops, online information session, feedback form and submissions.</p> <p>21. See response 13.</p> <p>22. See response 13. Outcomes of community engagement pre and during public advertising are included in the Council Report and attachments.</p> <p>23. This was an administrative error sent to the two key community groups just prior to advertising commencing. The correct version was uploaded to the website and available at the official commencement of advertising to the general public.</p> <p>24. No other administrative errors were made.</p> <p>25. See response 3b.</p> <p>26. See responses 3b, 4 and 18.</p> <p>27. The proposed modifications propose the Technical Plan is removed.</p> <p>28. See response 3b.</p> <p>29. Access permission was not granted to survey the property. Assumptions have been made based on the best available information. Surveys will need to be conducted to confirm environmental values on site.</p> <p>30. See response 18.</p> <p>31. See response 3b.</p> <p>32. See response 3b.</p> <p>33. Noted.</p> <p>34. See responses 3b and 3e.</p> <p>35. See responses 3b and 18.</p> <p>36. See response 3d.</p> <p>37. See response 3d.</p> <p>38. See response 3d.</p> <p>39. See response 3e.</p> <p>40. See response 3e.</p> <p>41. See response 3e.</p> <p>42. See responses above.</p> <p>43. Council will make a determination on the Concept Plan, proposed modifications and future planning direction of the area.</p>
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		<p>a. 3 – Development may not be possible on constrained land including landscape protection areas, Crystal Brook Foreshore, powerline easement and vegetation linkages.</p> <p>b. 7 – Opportunity for Public Open Space to provide active recreation amenity. POS incorporates areas of higher value conservation areas and co-located with Rural Hub.</p> <p>c. 9 – Protection of high retention value vegetation clusters in POS or within private ownership to be investigated further. Refer to Attachment 2 – Technical Plan.</p> <p>28. Whilst it is unclear on the Technical Plan, the above reinforces our understanding that the Concept Plan's intention for the subject site is predominately for public purposes, namely POS. This proposed designation does not represent the proper and orderly planning of subject site, is inconsistent with contemporary planning principles and is inconsistent with the Framework and the subject site's current zoning under LPS 3.</p> <p>29. Additionally, the Concept Plan does not provide any scientific basis or merit for the subject site to be designated as POS. The AECOM Wattle Grove South Ecological Surveys Report (2020) excluded the subject site and many other landholdings (within the Concept Plan area) from field surveys and, therefore, further investigation and a detailed analysis is required to substantiate the subject site's POS designation under the Concept Plan.</p> <p>30. The Concept Plan does not contain any analysis (environmental or planning) regarding the appropriateness of the subject site being designated as 'Residential 1 – Landscape Protection' and 'High-Retention Value Vegetation'.</p> <p>31. With respect to POS, the Concept Plan has not demonstrated a need; identified a type (active versus passive versus conservation); or defined an amount of POS through a detailed analysis. Importantly, POS considerations for rural-residential areas are vastly different to a "suburban" context.</p> <p>32. The POS designations contained in the Concept Plan have not been sufficiently and appropriately justified.</p> <p>33. Furthermore, notwithstanding the City of Gosnells being a separate municipality outside of the City of Kalamunda's jurisdiction, the proposed City of Gosnells Kelvin Road Former Waste Site Redevelopment Concept Plan ('FWS Concept Plan') has been formulated for landholdings approximately 1.5 kilometres south of the Concept Plan Area. The FWS Concept Plan proposes approximately 29 hectares for the development of POS. Given the proximity to the subject site, there is insufficient reasoning for the subject site to be designated as POS given the large (regional) POS proposed nearby by the FWS Concept Plan.</p> <p>34. In summary, the POS designation applied to the subject site in the Concept Plan is unsubstantiated, will burden/blight the property and is contrary to the subject site's current zoning under the provisions of LPS 3. Such a designation is also contrary to the proposed (and imminent) subdivision of the subject site. It is our opinion that the Concept Plan will be used as a planning tool to inform future rezoning and/or structure plans in the locality.</p> <p>35. Objection 3 – Constraining Development - The Concept Plan unjustly constrains the development potential of the subject site. As the subject site is designated predominately for public purposes, we believe potential applications for development and/or subdivision of the subject site will not be supported due to the existence/content of the Concept Plan. As previously outlined, the 'Residential 1 – Landscape Conservation' designation is predominately for conservation purposes. However, as previously outlined, this is not justified through an environmental</p>	
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		<p>h. It is our opinion that should Council endorse the Concept Plan it will become a planning tool used to inform future rezoning and structure planning for Wattle Grove South.</p> <p>43. For the various reasons outlined throughout this submission, and as summarised above, the Concept Plan is flawed. It is therefore requested that Council abandon the Concept Plan when presented for consideration.</p>	
168.	A82802	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>
169.	A230148	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. 	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>

		<p>d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties.</p> <p>e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments.</p> <p>f. DESTROY Tree canopy.</p> <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
170.	Rowe Group on behalf of A230148	<p>1. This correspondence is provided as a submission on the Crystal Brook Concept Plan ('Concept Plan') which is currently being advertised by the City of Kalamunda (the 'City') for public comment.</p> <p>2. Rowe Group acts on behalf of the landowner of A230148, Wattle Grove (the 'subject site'). We provide this submission as an objection to the Concept Plan for a number of reasons, as detailed below.</p> <p>3. Central to the objections outlined herein are the following key concerns:</p> <ol style="list-style-type: none"> Our Client has advised the Concept Plan does not accurately reflect the community's aspirations and visions for Wattle Grove South; The Concept Plan promotes intensification and commercial development in Wattle Grove South; The Concept Plan designates an 'Indicative Key Road Connection' through the subject site; The Concept Plan unjustly constrains the development potential of the subject site; The Concept Plan lacks a delivery/implementation mechanism; and The status of the Concept Plan is unclear, and its content is ambiguous. <p>4. We note the colour palette used to designate the various "zones" in the Concept Plan Map and Technical Map is difficult to interpret and is unclear. The subject site's designations contained in this submission are based on our best interpretation of the applicable legends (Concept Plan Map and Technical Map).</p> <p>5. In summary, as outlined in detail below, the Concept Plan is flawed. It is therefore requested that Council abandon the Concept Plan when presented for consideration.</p> <p>6. BACKGROUND – ZONING AND PLANNING CONTEXT - Under the provisions of the Metropolitan Region Scheme ('MRS') and the City of Kalamunda Local Planning Scheme No. 3 ('LPS 3') the subject site is zoned 'Rural' and 'Special Rural', respectively.</p> <p>7. LPS 3 lists the objectives of the 'Special Rural' Zone as follows:</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. –</p> <ol style="list-style-type: none"> The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications has taken into consideration all feedback during the public advertising period. A variety of engagement forums were undertaken to allow the community to provide their views. This included surveys, round-table conversations, vision workshop, co-design workshops, online information session, feedback form and submissions. Any non-residential development would need to be commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment. The Rural Hub is proposed to be removed from the Concept Plan in the proposed modifications. The proposed modifications propose all indicative roads are removed from the Concept Plan. The proposed modifications identify two land use typologies; urban landscape and rural landscape. It is not the role of the Concept Plan to determine delivery and implementation mechanisms. The Concept Plan Report includes recommended implementation strategies to be implemented at future planning stages. The Concept Plan informs the strategic direction and future planning of the area. A series of modifications have been proposed in response to community feedback during public advertising. <p>4. The Concept Plan map is proposed to be modified. Colours should be easier to interpret.</p>

		<p>a. To enable smaller lot subdivision to provide for uses compatible with rural development.</p> <p>b. To retain amenity and the rural landscape in a manner consistent with orderly and proper planning.</p> <p>8. Sub-Regional Planning Framework - The Perth and Peel @ 3.5 Million suite of documents seeks to provide a framework for the development of the Perth and Peel regions as the population reaches an estimated 3.5 million by 2050. The suite of documents also includes four (4) sub-regional planning frameworks for the Central, North-West, North-East and South Metropolitan Peel sub-regions. The subject site is located within the North-East sub-region. The North-East Sub- Regional Planning Framework (the 'Framework') sets out a minimum infill target of 11,450 dwellings and an estimated additional population of 25,190 for the City of Kalamunda by 2050.</p> <p>9. Under the provisions of the Framework the subject site is designated as 'Urban Expansion'. As outlined within the Framework, 'Urban Expansion' areas represent a consolidation and 'rounding off' of existing urban areas.</p> <p>10. CRYSTAL BROOK CONCEPT PLAN - At the City's Ordinary Council Meeting on 27 August 2019, RobertsDay (an integrated planning, design and placemaking consultancy) was appointed by the City to do the following: Conduct a comprehensive community consultation program to determine the level of community support for a variety of land use concept plans that incorporate the following design principles:</p> <ol style="list-style-type: none"> Exclude any general or light industrial uses. Reflect and acknowledge existing lifestyle and recreational opportunities of the area. A high-quality residential outcome that includes a range of densities. Include an appropriate amount of commercial development based on best practice design principles, including but not limited to public transport, technology, education, medical and retail opportunities. Retain existing vegetation and tree canopy cover where possible. Consider tourism development opportunities that embrace the environmental, social and financial aspects of the City of Kalamunda. Provide for modern sustainable housing design principles including renewable energy capture, water sensitive urban design, storage, sharing capabilities and smart city initiatives. The subject area 'Wattle Grove South' to also include the land to the north of Welshpool Road East bounded by Tonkin Highway, Lewis Road and Hartfield Golf Course. <p>11. From our review of the Concept Plan, we have interpreted the subject site's designation as:</p> <ol style="list-style-type: none"> Residential 1 – Landscape Protection; Residential 4 – Landscape Unconstrained; and Indicative Key Road Connection. <p>12. In summary of the above, the subject site is designated for future intensification, with portions of conservation areas and a road reservation.</p> <p>13. Objection 1 – Lack of Engagement - The Concept Plan states the following regarding community consultation: All aspects of the Concept Plan have been directly informed by detailed consultation and design collaboration with local residents and landowners.</p> <p>14. Through this process, the community has directly shaped all aspects of the Plan, including the name, vision and principles, concept plan map and implementation strategies.</p>	<p>5. Council will make a decision on the Concept Plan, proposed modifications and future planning direction of the area.</p> <p>6. Noted.</p> <p>7. Noted.</p> <p>8. Noted.</p> <p>9. Noted.</p> <p>10. Noted.</p> <p>11. The proposed modifications identify two land use typologies; urban landscape and rural landscape.</p> <p>12. See response 11.</p> <p>13. See response 3a.</p> <p>14. See response 3a.</p> <p>15. See response 3a.</p> <p>16. This was an administrative error sent to the two key community groups just prior to advertising commencing. The correct version was uploaded to the website and available at the official commencement of advertising to the general public.</p> <p>17. No other administrative errors were made.</p> <p>18. See response 3b.</p> <p>19. See response 3b.</p> <p>20. See response 3b.</p> <p>21. See response 3b.</p> <p>22. See responses 3c and 3d.</p> <p>23. See responses 3c and 3d.</p> <p>24. See response 3c.</p> <p>25. See response 3c.</p> <p>26. See response 3c.</p> <p>27. See responses 3c and 3d.</p> <p>28. See response 3c.</p> <p>29. See response 3e.</p> <p>30. See response 3e.</p> <p>31. See response 3e.</p> <p>32. See response 3f.</p> <p>33. See response 3f.</p> <p>34. See response 3f.</p> <p>35. See responses above.</p> <p>36. The Council will make a determination on the Concept Plan, proposed modifications and future planning direction for the area.</p>
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		<p>15. The Concept Plan and Workshop Outcomes and Emerging Vision Report (2020) do not present any detailed findings or statistics specific to the outcomes of the community consultation workshops. Therefore, the plan cannot accurately represent the community's visions and aspirations for Wattle Grove South.</p> <p>16. In addition to the above, we understand that at least two (2) versions of the Concept Plan report have been made publicly available since the City released the Concept Plan documentation on 18 May 2020. The two (2) versions of the report we have reviewed are both dated May 2020 and are both notated as Version 1.2 (with a status of "Public Advertising"). These two (2) versions contain (at least) different references in Section 3.2 – Technical Considerations that accompany the Technical Plan. One iteration contains a reference to a numeric "12", which states: Approved Aged Care LDP recognised however modifications recommended to improve connections, interface with adjoining properties and environmental outcomes", whereas the other iteration does not.</p> <p>17. We have not undertaken a detailed assessment of both Version 1.2 May 2020 iterations of the Concept Plan reporting to ascertain if there are other differences, however the above difference highlights further inaccuracies with the Concept Plan and the City's engagement and consultation processes.</p> <p>18. Objection 2 – Commercial Development in Wattle Grove South - The Concept Plan proposes a 'Rural Hub' in the western portion of the Concept Plan area. The 'Rural Hub' is, on our reading of the Concept Plan, proposed as an Activity Centre within the Concept Plan area. The Concept Plan states that the 'Rural Hub' will promote sustainable living and support local economic development, with detailed design standards ensuring these facilities positively complement their surrounds.</p> <p>19. A review of the Reset Wattle Grove South Emerging Vision and Workshop Outcomes Report (2020) indicates the community members rejected commercial development within Wattle Grove South.</p> <p>20. Wattle Grove South is already well serviced by surrounding commercial and industrial centres providing opportunity for retail and employment services. As outlined within State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP 4.2) the Cannington Strategic Metropolitan Centre (Westfield Carousel) is located approximately 6.8 kilometres west of Wattle Grove South. Strategic Metropolitan Centres provide a diversity of uses including the full range of economic, and community services necessary. Additionally, the Maddington Secondary Centre is located approximately 5.1 kilometres south west of Wattle Grove South and the Forrestfield District Centre is located approximately 2.5 kilometres north. Therefore, the addition of a 'Rural Hub' is not justified, requires further investigations and a detailed Retail Needs Assessment, and is contrary to the community feedback.</p> <p>21. Further, our Client is opposed to the intensification and commercialisation of Wattle Grove South as such activity is contrary to the 'rural' lifestyle of the area which has been previously encouraged/promoted by the City.</p> <p>22. Objection 3 – Designation of the Subject Site - As previously outlined, the subject site is designated predominately for intensification, with a portion of conservation area and an indicative key road connection directly through the south western portion of the subject site.</p> <p>23. The Concept Plan indicates a number of properties within Wattle Grove South affected by various public purpose designations. As previously outlined, the colour palette used to designate the various "zones" is confusing and difficult to interpret. Notwithstanding, we have interpreted the subject site is identified within the Concept Plan Map as containing a portion of 'Residential 1 – Landscape Protection' and is predominately designated as 'Residential 4 – Landscape Unconstrained'. The Concept Plan outlines the 'Residential 1 – Landscape Protection' typology includes the most</p>	
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		<p>significant vegetation and is suited to large lots with a conservation focus and the 'Residential 4 – Landscape Unconstrained' typology identifies areas where environmental and servicing constraints do not impede development, subject site meeting the strategic objectives of the concept plan. The purpose of these designations are ambiguous and require further clarification on the intent of the land, consistent with the contemporary planning principles. Refer to Attachment 1 – Concept Plan Map and Attachment 2 – Technical Plan.</p> <p>24. Central to our Client's concern is that the Concept Plan identifies future potential key road connections. As shown within the Concept Plan Map and Technical Plan, the subject site is impacted by a proposed road connection. The proposed road connection dissects the south western portion subject site.</p> <p>25. The Concept Plan does not contain any analysis (planning, environmental or traffic engineering) regarding the appropriateness of the alignment of the proposed road linkages. We cannot find any technical traffic justification that supports the locations of the indicative key road connections or justifies the need for the additional road linkages (within the subject site and throughout the Concept Plan area). This is acknowledged in the Concept Plan, which states: [the] concept plan identifies macro grid and key access points which require detailed traffic impact assessment to determine suitability. Mechanisms for delivering lower-order connections without coordinating subdivision plan also require further planning consideration.</p> <p>26. The proposed road linkage will burden/blight the property. It is our opinion that the Concept Plan will be used as a planning tool to inform future rezoning and/or structure plans in the locality.</p> <p>27. Objection 4 – Constraining Development - The Concept Plan unjustly constrains the development potential of the subject site. As outlined throughout this submission, the subject site is designated for intensification, with a portion of conservation areas and an 'Indicative Key Road Connection' through the south western portion of the subject site.</p> <p>28. The 'Indicative Key Road Connection' severs the subject site, rendering the smaller (remaining) portion of the subject site as constrained/sterilised land. In turn, this reduces development potential and significantly devalues the subject site. As previously outlined, the proposed road linkages throughout the Concept Plan are not justified through any traffic assessment referenced/detailed in the Concept Plan and unjustly constrain the development potential of the subject site.</p> <p>29. Objection 5 – No Delivery or Implementation Mechanism - The Concept Plan fails to provide a delivery mechanism for many aspects of the plan. For example, the Concept Plan does not outline the approach to the provision and/or funding of POS, proposed new road linkages or other community facilities.</p> <p>30. Further to the above, Section 3.5 of the Concept Plan vaguely outlines the "Implementation Strategy" to street design for the area as follows: Ensure new streets are only constructed where absolutely necessary and adopt a low-impact design ethos. In other cases, informal strata access points can be used instead of roads.</p> <p>31. The Concept Plan fails to identify an adequate methodology and implementation for the delivery of road network and presents an unusually structured Concept Plan that is unclear. The "Implementation Strategies" are ambiguous and lack certainty. They are "high level" statements and provide no detail to landowners regarding land resumption or development contribution mechanisms.</p> <p>32. Objection 6 – Issues with the Status of the Concept Plan - The Concept Plan lacks clarity regarding its overall status and impact on the future development of the Concept Plan area.</p>	
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		<p>33. The purpose and intent of the Concept Plan needs to be clear and concise. The executive summary of the Concept Plan states the plan is indicative only and "will not directly lead to any planning changes". However, the City's Draft Local Housing Strategy (2020) states "the future direction of Wattle Grove South is dependent on the outcomes of community engagement, concept and detailed planning." Therefore, as outlined previously, we assume the Concept Plan will in fact, guide the future development and zoning of the Concept Plan area.</p> <p>34. Our Client is concerned that should Council endorse the Concept Plan, it will become a planning tool used to inform future rezoning and structure planning for Wattle Grove South.</p> <p>35. CONCLUSION - As outlined throughout this submission, our Client objects to the Concept Plan for the following reasons:</p> <ol style="list-style-type: none"> Our Client has advised that he was not consulted in any capacity as part of the formulation of the Concept Plan by the City or its consultants. The Concept Plan promotes intensification and commercial development in Wattle Grove South without detailed planning or needs analysis. The Concept Plan fails to present any detailed findings or statistics specific to the outcomes of the community consultation. The Concept Plan indicates an 'Indicative Key Road Connection' through the subject site. This designation is unsubstantiated and will burden/blight the property. The Concept Plan is ambiguous and lacks clarity regarding its actual status regarding the impact on the future development of the Concept Plan area. It is our opinion that should Council endorse the Concept Plan it will become a planning tool used to inform future rezoning and structure planning for Wattle Grove South. <p>36. For the reasons outlined throughout this submission, and as summarised above, the Concept Plan is flawed. It is therefore requested that Council abandon the Concept Plan when presented for consideration.</p>	
171.	A82870	<ol style="list-style-type: none"> Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses 	<ol style="list-style-type: none"> Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. See responses 1 and 2 above. Noted

		<p>one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
172.	A82884	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>
173.	N/A – Orange Grove	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p>

		<p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>
174.	A242216	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>

		<p>unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
175.	A82799	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>

176.	A242969	<ol style="list-style-type: none"> 1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). 2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas. c. DESTROY the semi-rural heritage, amenity and lifestyle of the area. d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. f. DESTROY Tree canopy. 3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification." 4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone. 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 3. See responses 1 and 2 above. 4. Noted
177.	A147422	<ol style="list-style-type: none"> 1. Please find attached our signed petition relating to the potential forced resumption of land in Wattle Grove South. 2. We totally reject the RobertsDay Draft Concept Plan which when advertised attracted a minimalist number of City of Kalamunda residents indicating perhaps little interest in the Plan and indeed general disenchantment with the ramifications and drawn-out nature of this and previous attempts to resume our land and spoil our lifestyle. 3. We class the latest attempt along with other enquiries as an expensive and wasted effort to again impose changes instigated within the City to secure additional rates and revenue. 4. We have been through similar encroachments on our lifestyle for the past 30 years and strongly opposed the Gavour Road over 55 retirement concept which after exhaustive efforts on the part of the landowner group in question was rammed through. 5. We have been to assemblies and discussion groups relating to Wattle Grove all of which in retrospect were quite spurious and disingenuous. 6. If the City needs additional land for industrial development and that is conjectural given the new Kenwick industrial area within close proximity then utilise the 	<ol style="list-style-type: none"> 1. Noted. (2 signatures – the submitters). 2. Council will make a determination on the Concept Plan and the schedule of proposed modifications. 3. Noted. 4. Noted. 5. Noted. 6. Industrial is not a consideration for the future planning of the area. 7. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 8. Should further planning occur, there is no obligation for landowners to develop.

		<p>considerable area of currently limited land use within the City boundary off Brook Road.</p> <p>7. Any encroachment into Wattle Grove South will destroy lifestyles, values, aspirations and peace of mind for the residents residing in this area.</p> <p>8. Please leave us alone and let people go about their lives secure in the knowledge that they are not going to be bulldozed out of existence.</p>	
178.	A147422	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p> <p>5. I am really appalled at the Crystal Brook Concept Plan. It has already been established that this area is an integral hugely important pocket / buffer against high density.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted.</p> <p>5. Noted.</p>
179.	A82933	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p>

		<ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <ol style="list-style-type: none"> I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification." Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone. 	4. Noted
180.	A28276	<ol style="list-style-type: none"> Don't agree with the RobertsDay concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN. 	<ol style="list-style-type: none"> Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.
181.	A26119	<ol style="list-style-type: none"> Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. 	<ol style="list-style-type: none"> Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. See responses 1 and 2 above. Noted

		<p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
182.	A26119	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>

		4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.	
183.	A50140	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>
184.	A50172	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. 	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>

		<p>e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments.</p> <p>f. DESTROY Tree canopy.</p> <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
185.	A50172	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <p>a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna.</p> <p>b. DESTROY Environmental Protection Act regulations, afforded to rural areas.</p> <p>c. DESTROY the semi-rural heritage, amenity and lifestyle of the area.</p> <p>d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties.</p> <p>e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments.</p> <p>f. DESTROY Tree canopy.</p> <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>

		<p>properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
186.	A166622	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <ol style="list-style-type: none"> DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. DESTROY Environmental Protection Act regulations, afforded to rural areas. DESTROY the semi-rural heritage, amenity and lifestyle of the area. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. DESTROY Tree canopy. <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>
187.	A147440	<p>1. Don't agree with the RobertsDay concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p>
188.	A166848	<p>1. Thank you for the opportunity to participate in the process of community engagement for the Reset Wattle Grove Concept Plan. I commend both the council and Roberts Day for the consultative and professional manner in which it was carried out.</p> <p>2. We are not aligned with any of the groups that are active in the area and remain committed to working with the council on resolution to the planning issue as this plan</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. Noted.</p> <p>4. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape.</p> <p>5. The proposed modifications propose all indicative roads are removed.</p>

		<p>should only be the start of further more detailed conversations, consultation and planning to hold any merit.</p> <p>3. It is inevitable that change will occur and we are open to that. We hold the view that urbanisation will proceed as the needs of the City of Kalamunda and that of the Greater Perth area will need to prevail. Having said that we think it would be an enormous missed opportunity to not work to improve the contentious parts of the Concept Plan.</p> <p>4. The following outlines some of the issues that we believe need further consideration to help make this concept plan more palatable to the community and align more with an urban zoning as we do not believe 'rural' is sustainable due to its proximity to the City of Perth, the airport, commercial and industrial work-places and the completion of major infrastructure projects. Provision of housing will be an ongoing need and we feel working with elements of the Concept Plan will achieve that.</p> <p>5. Indicative Key Road Connections - The inclusion of 'indicative key road connections' in the technical plan has been a pill that residents simply will not swallow. Having listened to the audio of the Online Open House, it seemed that the concept planners were attentive to these specific concerns and would address the issue to reflect the true wishes of the community. This is something that needs to happen in order to make the plan more workable.</p> <p>6. Public Open Spaces - As before, the imposition of public open spaces on private property, without any forewarning or consultation, was another 'bomb' that has caused the affected landowners an untold amount of anxiety since the Draft Concept Plan was made available. As with the indicative key road connections, this is an issue which needs to be addressed by the planners in consultation with the community. These locations were never discussed (to my memory) at the co-design workshops in terms of potential location and the proposed locations are again, proving to be massively contentious. This also will need to be addressed.</p> <p>7. Setbacks - Alongside the suggested 10m buffer is a 20m setback which to most people's minds, is far more than would ever be required to maintain the existing character of the area. Many of the existing dwellings are nowhere near 20m from the road. These restrictions coupled with the boundary restrictions, leave very little room on a half-acre block to actually squeeze in a house. On face value alone, all of the potential residential scenarios (new development) just show relatively tiny boxes devoid of any character in keeping with existing residences. This cannot be overlooked.</p> <p>8. Protection of High Retention Value Vegetation - As has been argued previously, the issue of Public Open Spaces (POS) has caused an untold amount of discontentment within the community. To this end, the suggestion of the protection of high value vegetation (largely) within these POS areas is considered undesirable. It is evident, however, that there are a number of landowners with this type of vegetation on their properties who could consider this protection within their own private properties. This may be a more realistic proposition and may be plausible via conservation covenants on those lots, if the landowners would like to investigate that opportunity. To be truly valuable, these may need to part of a biodiversity/wildlife corridor, depending on the nature of the flora/fauna that warrants protection.</p> <p>9. Walkable, Liveable Community and Rural Hub - We advocate for a more walkable/cycle friendly community. I believe that a small number of commercial outlets in keeping with the semi-rural feel of this community could be suitable. The potential location sites indicated in or around Brentwood Rd would be considered the most suitable. The concept plan drawing of the Rural Hub (p.37) looks very appealing and we would strongly support that sort of design. If realised, we would believe that this has the potential to provide an award winning example of how</p>	<p>6. The proposed modifications propose potential open space is removed from the Concept Plan.</p> <p>7. The proposed modifications propose the setbacks are removed from the Concept Plan and Report.</p> <p>8. The method of protecting medium and high retention value vegetation will be determined at future planning stages (if required).</p> <p>9. Any non-residential development would need to be commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment. The Rural Hub is proposed to be removed from the Concept Plan in the proposed modifications.</p>
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		commercial activity can be done differently, while serving the needs of the community.	
189.	A127103	<ol style="list-style-type: none"> 1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). 2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas. c. DESTROY the semi-rural heritage, amenity and lifestyle of the area. d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments. f. DESTROY Tree canopy. 3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification." 4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone. 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 3. See responses 1 and 2 above. 4. Noted
190.	N/A - Gabbadah	<ol style="list-style-type: none"> 1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS). 2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will... <ol style="list-style-type: none"> a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna. b. DESTROY Environmental Protection Act regulations, afforded to rural areas. c. DESTROY the semi-rural heritage, amenity and lifestyle of the area. d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties. 	<ol style="list-style-type: none"> 1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses. 2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values. 3. See responses 1 and 2 above. 4. Noted

		<p>e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments.</p> <p>f. DESTROY Tree canopy.</p> <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
191.	A28311	1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.	1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.
192.	A28311	1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.	1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.
193.	A189848	1. Don't agree with the Roberts Day concept plan as it doesn't reflect our wishes and continue to request this area be rezoned URBAN.	1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.
194.	A166212	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <p>a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna.</p> <p>b. DESTROY Environmental Protection Act regulations, afforded to rural areas.</p> <p>c. DESTROY the semi-rural heritage, amenity and lifestyle of the area.</p> <p>d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>

		<p>e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments.</p> <p>f. DESTROY Tree canopy.</p> <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification."</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
195.	A199994	<p>1. Urge you, the City and the Councillors to reject the RobertsDay Draft Concept Plan, protect Wattle Grove South from urbanisation and retain its Rural zoning (under the MRS).</p> <p>2. I REJECT in its entirety the RobertsDay Draft Concept Plan, for the urbanisation of Wattle Grove South (as commissioned by the City of Kalamunda), in that it does not represent local community wishes and if adopted will...</p> <p>a. DESTROY the local environment and its significant environmental attributes including loss of healthy vegetation, habitat, native, rare, protected and endangered species of flora and fauna.</p> <p>b. DESTROY Environmental Protection Act regulations, afforded to rural areas.</p> <p>c. DESTROY the semi-rural heritage, amenity and lifestyle of the area.</p> <p>d. DESTROY local residents lives, homes and livelihoods with the forced resumption of residents properties.</p> <p>e. DESTROY the area by carving it up with the creation of unnecessary road networks, which will only facilitate and benefit in-fill housing and high density developments.</p> <p>f. DESTROY Tree canopy.</p> <p>3. I seek to PROTECT the current zoning of Wattle Grove South as 'Rural' (in the Metropolitan Regional Scheme). At a cost of \$43,500 (approximately) the City of Kalamunda commissioned an environmental report - the findings of the report were unequivocal. Stephen D. Hopper AC, Professor of Biodiversity, UWA (recipient of an Order of Australia for his services to the environment), commented: "The report reinforces that you live in an environmentally sensitive area indeed. It encompasses one Commonwealth threatened ecological community (TEC), three WA-listed TECs, one threatened plant listed by WA and the Commonwealth as vulnerable, two Commonwealth- and WA-listed threatened cockatoo species and their foraging and nesting habitat (730 breeding and potential breeding trees were recorded), plus quenda (a WA Priority 4 (monitoring) species). I note that the consultants had to sample the area, rather than survey it in its entirety, and point out, therefore, that additional TECs and threatened species habitat may exist on unsurveyed private</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural MRS zoning to be retained. Urban Landscape could allow for rural residential land uses.</p> <p>2. The Concept Plan identifies medium and significant value vegetation for retention and identifies strategies and principles that encourage the preservation and enhancement of environmental and amenity values.</p> <p>3. See responses 1 and 2 above.</p> <p>4. Noted</p>

		<p>properties. I see merit, on this evidence, on retaining the area as special rural zoning, rather than urban intensification.”</p> <p>4. Please listen to the community, listen to the residents, listen to the ratepayers of Kalamunda, listen to the experts, pay attention to the evidence – leave Wattle Grove South alone.</p>	
196.	A28262	<p>1. Don't agree with the RobertsDay concept plan as it doesn't reflect our wishes and continue to request this area to be rezoned URBAN.</p>	<p>1. Council will make a determination on the Concept Plan and the schedule of proposed modifications. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Rural Landscape could allow for Rural Residential uses. Urban Landscape could allow for Urban MRS rezoning and an array of land uses.</p>
197.	Rowe Group on behalf of A8155	<p>1. This correspondence is provided as a submission on the Crystal Brook Concept Plan ('Concept Plan') which is currently being advertised by the City of Kalamunda (the 'City') for public comment. Rowe Group acts on behalf of the owner of A8155 (the 'subject site'). We provide this submission as an objection to the Concept Plan for a number of reasons, as detailed below.</p> <p>2. Central to the objections outlined herein are the following key concerns:</p> <ol style="list-style-type: none"> Our Client has advised there was a lack of engagement in the formulation of the Concept Plan; The Concept Plan designates the subject site as (predominately) public open space ('POS'), road linkages and pedestrian access; The Concept Plan unjustly constrains the development potential of the subject site; The Concept Plan lacks a delivery/implementation mechanism; and The status of the Concept Plan is unclear, and its content is ambiguous. <p>3. Further, we note the colour palette used to designate the various "zones" in the Concept Plan Map and Technical Map is difficult to interpret and is unclear. The subject site's designations contained in this submission are based on our best interpretation of the applicable legends (Concept Plan Map and Technical Map).</p> <p>4. The one (1) element of the Concept Plan in which our Client supports is the 2,000m² minimum lot size, however further detailed justification regarding our points of objection is provided below.</p> <p>5. In summary, and as outlined in detail below, the Concept Plan is flawed. It is therefore requested that Council abandon the Concept Plan when presented for consideration.</p> <p>6. BACKGROUND – ZONING & PLANNING CONTEXT - Under the provisions of the Metropolitan Region Scheme ('MRS') and the City of Kalamunda Local Planning Scheme No. 3 ('LPS 3') the subject site is zoned 'Rural' and 'Special Rural', respectively. LPS 3 lists the objectives of the 'Special Rural' Zone as follows:</p> <ol style="list-style-type: none"> To enable smaller lot subdivision to provide for uses compatible with rural development. To retain amenity and the rural landscape in a manner consistent with orderly and proper planning. <p>7. Sub-Regional Planning Framework - The Perth and Peel @ 3.5 Million suite of documents seeks to provide a framework for the development of the Perth and Peel regions as the population reaches an estimated 3.5 million by 2050. The suite of documents also includes four (4) sub-regional planning frameworks for the Central, North-West, North-East and South Metropolitan Peel sub-regions. The subject site is located within the North-East sub-region. The North-East Sub-Regional Planning Framework (the 'Framework') sets out a minimum infill target of 11,450 dwellings and an estimated additional population of 25,190 for the City of Kalamunda by 2050. Under the provisions of the Framework the subject site is designated as 'Urban</p>	<p>1. Noted.</p> <p>2. –</p> <ol style="list-style-type: none"> The draft Concept Plan and Report takes into consideration all feedback from the community during community engagement. The proposed modifications has taken into consideration all feedback during the public advertising period. A variety of engagement forums were undertaken to allow the community to provide their views. This included surveys, round-table conversations, vision workshop, co-design workshops, online information session, feedback form and submissions. The Concept Plan does not designate public open space. The proposed modifications identify two land use typologies; urban landscape and rural landscape. The proposed modifications propose all indicative roads, paths and potential open space are removed from the Concept Plan. The location, funding and delivery of public infrastructure will be determined at future planning stages (if required). The proposed modifications identify two land use typologies; urban landscape and rural landscape. It is not the role of the Concept Plan to determine delivery and implementation mechanisms. The Concept Plan Report includes recommended implementation strategies to be implemented at future planning stages. The Concept Plan informs the strategic direction and future planning of the area. A series of modifications have been proposed in response to community feedback during public advertising. <p>3. The Concept Plan map is proposed to be modified. Colours should be easier to interpret.</p> <p>4. The proposed modifications identify two land use typologies; urban landscape and rural landscape. Both land use typologies could allow for rural residential land use.</p> <p>5. The Council will make a determination on the Concept Plan, proposed modifications and future planning direction of the area.</p> <p>6. Noted.</p> <p>7. Noted.</p> <p>8. Noted.</p> <p>9. The proposed modifications identify two land use typologies; urban landscape and rural landscape.</p> <p>10. See response 2b.</p> <p>11. See response 2a.</p> <p>12. See response 2b. Letters were sent to all landowners within the project area and the project was advertised online.</p> <p>13. See response 2b.</p>

		<p>Expansion'. As outlined within the Framework, Urban Expansion represent a consolidation and 'rounding off' of existing urban areas.</p> <p>8. CRYSTAL BROOK CONCEPT PLAN - At the City's Ordinary Council Meeting on 27 August 2019, RobertsDay (an integrated planning, design and placemaking consultancy) was appointed by the City to do the following:</p> <ol style="list-style-type: none"> Conduct a comprehensive community consultation program to determine the level of community support for a variety of land use concept plans that incorporate the following design principles: Exclude any general or light industrial land uses. Reflect and acknowledge existing lifestyle and recreational opportunities of the area. A high-quality residential outcome that includes a range of densities. Include an appropriate amount of commercial development based on best practice design principles, including but not limited to public transport, technology, educational, medical and retail opportunities. Retain existing vegetation and tree canopy cover where possible. Consider tourism development opportunities that embrace the environmental, social and financial aspects of the City of Kalamunda. Provide for modern sustainable housing design principles including renewable energy capture, water sensitive urban design, storage, sharing capabilities and smart city initiatives. The subject area 'Wattle Grove South' to also include the land to the north of Welshpool Road East bounded by Tonkin Highway, Lewis Road and Hartfield Golf Course. <p>9. From our review of the Concept Plan, we have interpreted the subject site's designation as:</p> <ol style="list-style-type: none"> Residential 1 – Landscape Protection; High Retention Value Vegetation; Crystal Brook Foreshore; Indicative Key Road Connections; and Indicative Public Path. <p>10. In summary of the above, the subject site is designated predominately for public purposes, namely road reservations, POS and pedestrian access. The Concept Plan does not reflect the subject site's designation under the provisions of the MRS, LPS 3 or the Framework.</p> <p>11. Objection 1 – Lack of Engagement - Our Client has advised that he was not consulted in any capacity as part of the formulation of the Concept Plan by the City or its consultant. The Concept Plan states the following regarding community consultation:</p> <ol style="list-style-type: none"> All aspects of the Concept Plan have been directly informed by detailed consultation and design collaboration with local residents and landowners. Through this process, the community has directly shaped all aspects of the Plan, including the name, vision and principles, concept plan map and implementation strategies. <p>12. The above statements are strongly disputed by our Client. We are instructed that at no point during the consultation phase was our Client contacted regarding the potential for the subject site to be designated for public purposes, including road reservations, public paths and POS. Moreover, our Client strongly objects to the designation of the subject site for such purposes in the Concept Plan.</p> <p>13. Furthermore, the Concept Plan and Workshop Outcomes and Emerging Vision Report (2020) fail to present any detailed findings or statistics specific to the outcomes of the community consultation workshops. Therefore, the plan cannot accurately represent the community's visions and aspirations for Wattle Grove South.</p>	<p>14. This was an administrative error sent to the two key community groups just prior to advertising commencing. The correct version was uploaded to the website and available at the official commencement of advertising to the general public.</p> <p>15. No other administrative errors were made.</p> <p>16. See response 2b.</p> <p>17. See response 2b.</p> <p>18. The proposed modifications propose the technical plan is removed.</p> <p>19. See response 3b.</p> <p>20. Access was not granted to the site to undertake surveys. Assumptions were made on the best information available. Surveys will be required to ascertain any environmental values should any further planning occur.</p> <p>21. See response 20.</p> <p>22. See response 2b.</p> <p>23. See response 2b.</p> <p>24. Noted.</p> <p>25. See response 2b.</p> <p>26. See response 2b.</p> <p>27. See response 2b.</p> <p>28. See response 2b.</p> <p>29. See responses 2b and 2c.</p> <p>30. See responses 2b and 2c.</p> <p>31. See response 3d.</p> <p>32. See response 3d.</p> <p>33. See response 3e.</p> <p>34. See response 3e.</p> <p>35. See response 3e.</p> <p>36. See responses above.</p> <p>37. See response 5.</p>
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		<p>14. In addition to the above, we understand that at least two (2) versions of the Concept Plan report have been made publicly available since the City released the Concept Plan documentation on 18 May 2020. The two (2) versions of the report we have reviewed are both dated May 2020 and are both notated as Version 1.2 (with a status of "Public Advertising"). These two (2) versions contain (at least) different references in Section 3.2 – Technical Considerations that accompany the Technical Plan. One iteration contains a reference to a numeric "12", which states: Approved Aged Care LDP recognised however modifications recommended to improve connections, interface with adjoining properties and environmental outcomes", whereas the other iteration does not.</p> <p>15. We have not undertaken a detailed assessment of both Version 1.2 May 2020 iterations of the Concept Plan reporting to ascertain if there are other differences, however the above difference highlights further inaccuracies with the Concept Plan and the City's engagement and consultation processes.</p> <p>16. Objection 2 – Designation of the Subject Site - As previously outlined, the subject site is designated predominately for public purposes, namely road reservations, POS and pedestrian access. Such designations will have a dramatic effect on the value of the subject site and its overall development potential.</p> <p>17. The Concept Plan indicates a number of properties within the Wattle Grove South area will be compromised / acquired for the use of community facilities. As outlined at the beginning of this submission, the colour palette used to designate the various "zones" is confusing and difficult to interpret. Notwithstanding, we have interpreted the subject site is identified within the Concept Plan Map as 'Residential 1 – Landscape Protection' containing 'High-Retention Value Vegetation'. Additionally, the 'Crystal Brook Foreshore' dissects the subject site and contains an associated 'Indicative Public Path'. The Concept Plan outlines the 'Residential 1 – Landscape Protection' typology includes "the most significant vegetation and is suited to large lots with a conservation focus" with no further explanation on the intent for the 'Crystal Brook Foreshore', or 'Indicative Public Paths'. Refer to Attachment 1 – Concept Plan Map.</p> <p>18. Furthermore, the associated Technical Plan (contained within the Concept Plan) identifies the following key technical considerations for the subject site (underlining is our emphasis):</p> <ol style="list-style-type: none"> 3 – Development may not be possible on constrained land including landscape protection areas, Crystal Brook Foreshore, powerline easement and vegetation linkages. 6 – Proposed new road linkages to improve connectivity and precinct permeability to be mandated in agreed locations. 7 – Opportunity for Public Open Space to provide active recreation amenity. POS incorporates areas of higher value conservation areas and co-located with Rural Hub. 9 – Protection of high retention value vegetation clusters in POS or within private ownership to be investigated further. Refer to Attachment 2 – Technical Plan. <p>19. Whilst it is unclear on the Technical Plan, the above reinforces our understanding that the Concept Plan's intention for the subject site is predominately for public purposes, namely road reservations and POS. This proposed designation does not represent the proper and orderly planning of subject site, is inconsistent with contemporary planning principles and is inconsistent with the Framework.</p> <p>20. Additionally, the Concept Plan does not provide any scientific basis or merit for the subject site to be designated as POS. The AECOM Wattle Grove South Ecological Surveys Report (2020) excluded the subject site and many other landholdings (within</p>	
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		<p>the Concept Plan area) from field surveys and, therefore, further investigation and a detailed analysis is required to substantiate the subject site's various designations under the Concept Plan.</p> <p>21. The Concept Plan does not contain any analysis (environmental or planning) regarding the appropriateness of the subject site being designated as 'Residential 1 – Landscape Protection' and 'High-Retention Value Vegetation'.</p> <p>22. With respect to POS, the Concept Plan has not demonstrated a need; identified a type (active versus passive versus conservation); or defined an amount of POS through a detailed analysis. Importantly, POS considerations for rural-residential areas are vastly different to a "suburban" context.</p> <p>23. The POS designations contained in the Concept Plan have not been sufficiently and appropriately justified.</p> <p>24. Furthermore, notwithstanding the City of Gosnells being a separate municipality outside of the City of Kalamunda's jurisdiction, the proposed City of Gosnells Kelvin Road Former Waste Site Redevelopment Concept Plan ('FWS Concept Plan') has been formulated for landholdings approximately 1.5 kilometres south of the Concept Plan Area. The FWS Concept Plan proposes approximately 29 hectares for the development of POS. Given the proximity to the subject site, there is insufficient reasoning for the subject site to be designated as POS given the large (regional) POS proposed nearby by the FWS Concept Plan.</p> <p>25. Additionally, the Concept Plan identifies future potential key road connections. As shown within the Concept Plan Map, the subject site is impacted by two (2) proposed road connections. One proposed road connection severs the subject site, while the other runs along the north eastern boundary of the subject site. We also note, one of the proposed road linkages runs directly through the existing dwelling (as the subject site).</p> <p>26. The potential key road connections through the subject site appear to benefit only neighbouring Lot 500 Gavour Road, Wattle Grove (Amendment No. 57 Site). With the designation of the subject site as predominately for public purposes, namely road reservations, POS and pedestrian access, the proposed indicative key road connections do not appear to link or benefit any other land parcel but the Amendment No. 57 Site. Throughout Rowe Group's involvement in the Amendment No. 57 process we understood vehicle access to the Amendment No. 57 Site was to occur via Welshpool Road East with potential emergency access via Gavour Road. The proponent of Amendment No. 57 produced various layout plans and graphical representations to this effect (i.e. vehicular access via Welshpool Road East). The indicative key road connections on the subject site are contradictory to these representations.</p> <p>27. We cannot find any technical traffic justification that supports the locations of the indicative key road connections or justifies the need for the additional road linkages (within the subject site and throughout the Concept Plan area). This is acknowledged in the Concept Plan, which states: [the] concept plan identifies macro grid and key access points which require detailed traffic impact assessment to determine suitability. Mechanisms for delivering lower-order connections without coordinating subdivision plan also require further planning consideration.</p> <p>28. In summary, the designations applied to the subject site in the Concept Plan are unsubstantiated and will burden/blight the property. It is our opinion that the Concept Plan will be used as a planning tool to inform future rezoning and/or structure plans in the locality.</p> <p>29. Objection 3 – Constraining Development - The Concept Plan unjustly constrains the development potential of the subject site. As the subject site is designated predominately for public purposes, we believe potential applications for development</p>	
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		<p>and/or subdivision of the subject site will not be supported due to the existence/content of the Concept Plan. As previously outlined, the 'Residential 1 – Landscape Conservation' designation is predominately for conservation purposes. However, as previously outlined, this is not justified through an environmental assessment referenced/detailed in the Concept Plan and therefore, unjustly constrains the development potential of the subject site.</p> <p>30. The subject site is approximately 9.03 hectares in area. The proposed road linkages sever the subject site and significantly impact a portion of the lot boundary. In turn, this reduces the subdivision potential of the subject site, as well as devaluing our Client's property. Once again, the proposed road linkages are not justified through any traffic assessment reference/detailed in the Concept Plan and unjustly constrain the development potential of the subject site.</p> <p>31. Objection 4 – No Delivery or Implementation Mechanism - The Concept Plan fails to provide a delivery or implementation mechanism for many aspects of the plan. For example, the Concept Plan does not outline the approach to the provision and/or funding of POS, proposed new road linkages or other community facilities.</p> <p>32. Additionally, the Concept Plan vaguely outlines the approach to subdivision / planning for the area as follows:</p> <ol style="list-style-type: none"> Crystal Brook will not have an overarching subdivision plan or fixed population targets, but rather a simple set of rules for individual landowners to follow as part of an organic, site-based approach to growth. The Concept Plan fails to identify the "set of rules" and presents an unusually structured Concept Plan that is unclear. Furthermore, the "Implementation Strategies" outlined in 3.5 of the Concept Plan are ambiguous and lack certainty. They are "high level" statements and provide no detail to landowners regarding land resumption or development contribution mechanisms. <p>33. Objection 5 – Issues with the Status of the Concept Plan - The Concept Plan lacks clarity regarding its overall status and impact on the future development of the Concept Plan area.</p> <p>34. The purpose and intent of the Concept Plan needs to be clear and concise. The executive summary of the Concept Plan states the plan is indicative only and "will not directly lead to any planning changes". However, the City's Draft Local Housing Strategy (2020) states "the future direction of Wattle Grove South is dependent on the outcomes of community engagement, concept and detailed planning." Therefore, as outlined previously, we assume the Concept Plan will in fact, guide the future development and zoning of Concept Plan area.</p> <p>35. Our Client is concerned that should Council endorse the Concept Plan, it will become a planning tool used to inform future rezoning and structure planning for Wattle Grove South.</p> <p>36. CONCLUSION - As outlined throughout this submission, our Client objects to the Concept Plan for the following reasons:</p> <ol style="list-style-type: none"> Our Client has advised that he has not been consulted in any capacity as part of the formulation of the Concept Plan by the City or its consultant. The Concept Plan fails to present any detailed findings or statistics specific to the outcomes of community consultation. The Concept Plan designates the subject site predominately for public purposes, namely road reservations and POS. Such designations are unsubstantiated and will burden/blight the property. The colour palette used to designate the various "zones" is confusing and difficult to interpret and the Concept Plan provides no description of the objectives or purpose of the various designations. 	
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		<p>e. The Concept Plan constrains the development potential of the subject site as a result of its designation and does not justify POS reservations or proposed road linkages with a detailed environmental assessment or traffic assessment.</p> <p>f. The Concept Plan fails to provide a delivery and implementation mechanism. The "Implementation Strategies" are ambiguous, "high level" statements that provide no detail to landowners regarding land resumption or development contribution mechanisms.</p> <p>g. The Concept Plan is ambiguous and lacks clarity regarding its actual status regarding the impact on the future development of the Concept Plan area.</p> <p>h. It is our opinion that should Council endorse the Concept Plan it will become a planning tool used to inform future rezoning and structure planning for Wattle Grove South.</p> <p>37. For the various reasons outlined throughout this submission, and as summarised above, the Concept Plan is flawed. It is therefore requested that Council abandon the Concept Plan when presented for consideration.</p>	
198.	A160729	<p>1. Thank you for excepting my contribution to wattle grove and I wish for more information in regards to several concepts.</p> <p>2. The intersection of Hartfield Rd and Lewis rd. my property is on this intersection (150 Hartfield rd.)I believe solutions to this traffic issue has several considerations to flow and convenience of residence accessing their driveways.</p> <p>3. May I suggest larger round about which I will sell portion of land to accommodate or civil structure for traffic light's and fuel station again on my property which development will be co owner.</p> <p>4. Further information and discussion would be appreciated as my wife and children has encountered near major accident on this intersection.</p> <p>5. The look out on honey Rd needs more rubbish bins and toilet infrastructure as visitors are increasing with walkers enjoying Lesmurdie falls and bush walks in my area.</p> <p>6. I believe this region has increased interest and respect for culture An History of My area and I am enthusiastic for safety and access to really enjoy.</p> <p>7. My great grandmother used to travel from Busselton to midland on the old train line in the early 1900 to visit our aboriginal families living among the foothills, including my own property to which I have unearthed a train line segment on the creek that runs through my land.</p> <p>8. So from what I researched through elders was that the ""old train line, used to intersect through Hartfield park and crystal Brook (150 Hartfield red) up to the more famous and popular Kalamunda rail line and then onto midland.</p> <p>9. I would appreciate more information for my own family story plus my involvement with this community is in my blood, so to say. I'm To improve our love For Country.</p>	<p>1. Noted.</p> <p>2. This is outside the project area and not a consideration of the Concept Plan.</p> <p>3. See response 2.</p> <p>4. See response 2. This is an issue to be directed to the City's Asset Team.</p> <p>5. See response 2.</p> <p>6. Noted.</p> <p>7. Noted.</p> <p>8. Noted.</p> <p>9. See response 2.</p>
199.	Department of Biodiversity, Conservation and Attractions	<p>1. I refer to your correspondence of 15 May, requesting comments on the draft Crystal Brook (Wattle Grove South) Concept Plan (Concept Plan). The Parks and Wildlife Service at the Department of Biodiversity, Conservation and Attractions (DBCA) has reviewed the proposal and supporting information and provides the following advice. The Concept Plan area is known to contain records of threatened flora and threatened ecological communities (TEC) protected under the State and Commonwealth legislation including the Biodiversity Conservation Act 2016 and the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).</p> <p>2. It is noted in the Wattle Grove South Ecological Surveys (AECOM 2020) report provided with the Concept Plan, that preliminary environmental assessments have been undertaken across portions of the Concept Plan area. Survey results indicate that threatened flora, TECs and threatened fauna habitat occurs within the lots surveyed within the Concept Plan area. Many of the privately owned lots within the</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. The method for preserving medium and high retention value vegetation to be determined at future planning stages (if required).</p> <p>4. See response 3.</p> <p>5. See response 3.</p> <p>6. See response 3.</p> <p>7. See response 3.</p> <p>8. See response 3.</p> <p>9. See response 3.</p>

		<p>development area have not yet been adequately surveyed and are also likely to contain significant biodiversity values to be retained and protected. Future strategic and statutory planning stages should be informed by detailed environmental assessments undertaken in accordance with relevant Environmental Protection Authority technical guidance.</p> <p>3. Identification and adequate retention of significant environmental values such as threatened flora and TEC's, should be undertaken early in the planning process. Survey data related to identified occurrences of threatened flora and TECs, collected as part of the 2019 Spring survey, should be provided to DBCA's Species and Communities Program to enable relevant updates to the threatened flora and threatened ecological community databases.</p> <p>4. It is noted that the Concept Plan emphasises the importance of retaining native vegetation as ecological linkages, public 'greenspaces' and habitat reserves. As part of future planning, the City of Kalamunda should consider identifying appropriate planning mechanisms to achieve the retention of any significant vegetation within local open space and plan for development in a strategic manner which allows development costs to be allocated in an equitable manner.</p> <p>5. The Concept Plan refers to the consideration of retaining areas of remnant vegetation in privately owned lots. Retention of significant biodiversity values in private ownership can lead to issues regarding their long-term protection and management. Improved conservation outcomes can be achieved through the retention of patches of vegetation, particularly those containing high environmental value, as local open space to be managed for conservation.</p> <p>6. The broad concepts proposed in the Concept Plan allow for the additional protection of trees and vegetation in public spaces and private lots to provide ecological linkages and retain important fauna habitat. Recognition of the fire risks associated with vegetation and tree canopy retention needs to be considered to ensure proposed environmental outcomes can be delivered while also meeting requirements outlined in current bushfire policy and guidance.</p> <p>7. The Crystal Brook, which traverses the Concept Plan area, is linked to the Yule Brook, which discharges into the Canning River. It is therefore recommended that future subdivision and development in the Concept Plan area is connected to reticulated sewerage where possible, or is otherwise consistent with Corporate Policy Statement No. 50: Planning for Wastewater Management Affecting the Swan Canning Development Control Area and the Government Sewerage Policy.</p> <p>8. The Swan Canning river system is under significant pressure from high nutrient concentrations, which can lead to algal growth, low oxygen levels, fish kills and loss of biodiversity. Self-sufficiency, achieved through private and communal space food production, is proposed as part of the future development concepts and may lead to an increase in fertiliser use. Poorly managed fertiliser use can result in nutrients entering the Crystal Brook and subsequently the Swan Canning river system. Management of fertiliser use, such as providing future landowners in proximity to the brook with guidance about the use of 'river-safe' fertilisers, should be considered as part of detailed planning.</p> <p>9. As part of future scheme amendments, foreshore areas abutting the Crystal Brook should be set aside for land conservation, water management and public amenity. The allocation of future foreshore reserves should consider appropriate building and development setbacks to the Crystal Brook to minimise land use impacts on waterway.</p>	
200.	Department of Mines, Industry	<p>1. Thank you for your email dated 18 May 2020 inviting comment on the above proposal for the Crystal Brook (Wattle Grove South) draft Concept Plan.</p>	<p>1. Noted. 2. Noted.</p>

	Regulation and Safety	2. The Department of Mines, Industry Regulation and Safety has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy and basic raw materials.	
201.	Department of Education	<p>1. With reference to the relevant provisions of Western Australian Planning Commission Development Control Policy 2.4 - School Sites (DC Policy 2.4) and Liveable Neighbourhoods, the Department wishes to provide the following comments: Primary School Sites The CBCP falls within the student enrolment intake areas of Wattle Grove Primary School, Orange Grove Primary School and Forrestfield Primary School. Based on the Department's current projections, the capacities of Wattle Grove Primary School and Orange Grove Primary School will be exceeded within the short-term outlook.</p> <p>2. The dwelling yield projected for the CBCP of up to 2,500 is expected to exacerbate the enrolment pressure of these schools. Forrestfield Primary School is not expected to provide any accommodation relief owing to its location and capacity to accommodate future student population from the CBCP area. Assessment of public educational needs in a locality needs to be undertaken in a holistic manner and cannot be planned in isolation. The land to the south of the CBCP that falls within the City of Gosnells, is also identified as 'Urban Expansion' under the South Metropolitan Peel Sub-regional Planning Framework. This may result in a dwelling yield for the broader area to be significantly greater than 2,500 projected by the CBCP.</p> <p>3. It is acknowledged that the CBCP notes that one additional primary school site may be required in the future. However, in considering the dwelling yield from the CBCP, the projected enrolment pressure at existing schools and the potential for residential growth to the south, it is likely that the Department may require at least two public primary school sites in the future. It is therefore requested that the CBPE be amended to acknowledge that more than one public primary school site may be required in the future in accordance with the requirements of DC Policy 2.4.</p> <p>4. High School Sites CBCP falls within the optional secondary student enrolment intake area of Lesmurdie Senior High School and Darling Range Sports College. Lesmurdie Senior High School is projected to be under student accommodation pressure in the short-term future. Similarly, Darling Range Sports College is unlikely to be able to appropriately accommodate for student enrolment numbers generated from CBCP as well as relieve enrolment pressure at Lesmurdie Senior High School in the future.</p> <p>5. It is therefore critical that the dwelling yield and resultant student yield do not compromise the ongoing operation of the existing school sites.</p> <p>6. The Department would welcome the opportunity to liaise directly with the City of Kalamunda and the developer to ensure it can accommodate additional student numbers at existing public secondary school sites and plan for new secondary school sites if and when required.</p> <p>7. The Department acknowledges that the details of the CBCP are indicative only. Matters such as projected dwelling yields are subject to change and are to be secured through investigation and the adoption of formal planning instruments (structure plans, subdivision etc.). As such, the Department requests that it is engaged at the earliest possible opportunities during all future planning stages to ensure it can efficiently forward plan for existing and future public-school sites.</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. The designation of schools sites to be determined at future planning stages.</p> <p>4. See response 3.</p> <p>5. See response 3.</p> <p>6. See response 3.</p> <p>7. See response 3.</p>
202.	Department of Health	<p>1. Water Supply and Wastewater Disposal - The development is required to connect to scheme water and reticulated sewerage where available and be in accordance with the Government Sewerage Policy (2019).</p> <p>2. For non-sewered areas, suitable provision for an adequate onsite effluent disposal area is to be accommodated in any planning approval and lot area. For on-site wastewater disposal systems to be approved, a winter 'Site-and-soil evaluation' is required and be in accordance with Australian New Zealand Standard 1547. For more</p>	<p>1. Connection to sewer and reticulated water to be determined at future planning stages.</p> <p>2. Effluent disposal matters to be addressed at future planning stages.</p> <p>3. Noted.</p> <p>4. Noted.</p> <p>5. Public Open Space designation to be determined at future planning stages (if required).</p>

		<p>details please refer to the attached fact sheet 'Guidance on Site-and-soil evaluation for Onsite Sewage Management'.</p> <p>3. Any on-site wastewater treatment process is to be in accordance with DOH publications which may be referenced and downloaded from: http://ww2.health.wa.gov.au/Articles/N_R/Recycled-water</p> <p>4. Public Health Impacts - The attached DOH document on 'Evidence supporting the creation of environments that encourage healthy active living' may assist you with planning elements related to this concept plan and is also available for download from: https://ww2.health.wa.gov.au/Articles/F_I/Health-risk-assessment</p> <p>5. Further design elements that should be considered include:</p> <ol style="list-style-type: none"> a range of quality public open spaces should be provided to contribute towards the recreation, physical activity, health and social needs of the community; parks and open spaces should be located within walking distance of most residents along well-lit connected routes and be co-located with other community facilities to encourage access by walking or cycling; and the design of parks, open space and the infrastructure provided within them should cater for a variety of users to undertake a mix of activities that increase physical activity, provide access to healthy nutritious foods through community gardens and prevent injury. <p>6. The concept plan should be consistent with climate change adaption methods to deal with potential health hazards such as extreme heat. The guide 'Heatwave Guide for Cities' is intended to be a basic introduction to this topic and a resource for cities to start planning for extreme heat and is available for download from: https://www.climatecentre.org/downloads/files/IFRCGeneva/RCCC%20Heatwave%20Guide%202019%20A4%20RR%20ONLINE%20copy.pdf</p> <p>7. Concept Plan Content - It is noted that good public health is not specifically recognised as part of the purpose of the concept plan. Good public health outcomes require good planning strategies. The purpose of the concept plan should include a direct reference to 'enhancing the public health of the community' or words to that effect.</p> <p>8. The concept plan does not address potential issues in relation to disaster preparedness, recovery management or other potential negative impacts on public health that may result from anti-social behaviour. A risk assessment of each of the potential outcomes should be given consideration. For your reference, consider the enHealth document 'Risky Business' - A resource to manage environmental health risks specifically tailored for local governments and is available for download from: http://www.public.health.wa.gov.au/2/1400/2/health_risk_assessment.pm</p>	<p>6. Noted.</p> <p>7. The Concept Plan Report identifies a number of recommended implementation strategies that support amenity, recreation and the environment.</p> <p>8. This is not the role of the Concept Plan.</p>
203.	Department of Local Government, Sport and Culture	<p>1. Thank you for your correspondence below regarding the City of Kalamunda's Crystal Brook (Wattle Grove South) draft Concept Plan.</p> <p>2. The Department of Local Government, Sport and Cultural Industries appreciates and acknowledges the City's request for comment, but has no submission to make in this instance. Thank you for providing the updated data of the City's proposal.</p>	<p>1. Noted.</p> <p>2. Noted.</p>
204.	Department of Fire and Emergency Services	<p>1. It is unclear from the documentation provided if the City of Kalamunda has applied State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) to this proposal.</p> <p>2. Given the Concept Plan seeks to provide guidance on the future development and intensification within the subject site, and states that Crystal Brook won't have an overarching subdivision plan, the Concept plan provides an opportune mechanism for the coordination of bushfire risk to ensure that it does not result in the introduction or intensification of development or land use in an area that has or will, on completion, have an extreme BHL and/or BAL-40 or BAL-FZ.</p>	<p>1. Bushfire risk management requirements will be addressed at future planning stages (if required).</p> <p>2. See response 1.</p> <p>3. Noted.</p> <p>4. See response 1.</p> <p>5. See response 1.</p> <p>6. See response 1.</p> <p>7. See response 1.</p> <p>8. Noted.</p>

		<ol style="list-style-type: none"> 3. SPP 3.7 seeks to reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process. 4. Whilst the Concept Plan states that a non-standard approach to fire management will be required to facilitate vegetation retention while permitting densification and should be investigated at a precinct level, a higher-level assessment can identify constraints at an earlier stage and inform precinct plan. It is also noted that much of the subject area does not provide two access routes as prescribed by A3.1 of the Guidelines for Planning in Bushfire Prone Areas (Guidelines). Whilst foreshadowing improvements in this respect it does not detail a response to SPP3.7 addressing any non-compliance, or identify designated bushfire prone areas as a key constraint (Plan 2 page 13). 5. A Bushfire Management Plan (BMP) is required to accompany strategic planning proposals, subdivision and development applications in areas above BAL-LOW or areas with a bushfire hazard level above low (refer to clause 6.2b). A BMP includes the bushfire assessment, identification of the bushfire hazard issues arising from the relevant assessment and a clear demonstration that compliance with the bushfire protection criteria contained within Appendix 4 of the Guidelines, is or can be achieved. 6. The BMP should be prepared as early as possible in the planning process and progressively refined or reviewed as the level of detail increases. The level of detail provided within a BMP should be commensurate with the applicable planning stage and scale of the proposal or application. 7. Should you apply SPP 3.7 then, we request the relevant information pursuant to this policy be forwarded to DFES with the referral to DFES checklist provided 19 May to allow us to review and provide comment prior to the City endorsement of the Crystal Brook Draft Concept Plan. 8. Land Use Planning staff are available to discuss planning proposals and provide general bushfire advice at any stage of the planning process. Please do not hesitate to contact me on the number below, should you require clarification of any of the matters raised. 	
205.	Department of Primary Industries and Regional Development	<ol style="list-style-type: none"> 1. Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the draft concept plan for Crystal Brook (Wattle Grove South). Apologies for not providing our response by the closing date for public submission (15 June 2020). 2. I was very interested in the draft concept plan as it provides an alternative blueprint to intensifying rural-residential development in a unique peri-urban area. 3. Two main soil-landscape units are mapped in the Crystal Brook concept area: <ol style="list-style-type: none"> a. Forrestfield F1 unit, consisting of footslopes and low slopes < 10% with well drained gravelly yellow or brown duplex soils with sandy topsoils in the east; and b. Pinjarra, Phase Gf7 unit, consisting of minor rises with deep rapidly drained brownish, siliceous or bleached sands underlain by mottled yellow clay in the west. 4. Reports for each unit are attached. The reports were downloaded from soil mapping on DPIRD's NRInfo webpage. https://www.agric.wa.gov.au/resource-assessment/nrinfo-western-australia. Both units have moderately suitable soils for horticulture and viticulture. The Forrestfield unit has highly suitable soils for perennial horticulture and vineyards. The soils would suit home and community gardening and support the proposed rural hub described in the concept plan. 5. The capability of these units for grazing is low (F1 unit) and moderate (Gf7 unit). DPIRD's recommended stocking rate on these unit is 2 Dry Sheep Equivalent (DSE) 	<ol style="list-style-type: none"> 1. Noted. 2. Noted. 3. Noted. 4. Noted. 5. Noted. 6. Noted.

		<p>per hectare (ha). For example, a 450 kg horse, equivalent to 10 DSE, would need 5ha of pasture in most years.</p> <p>6. The proposed lots in the Crystal Brook concept plan are much smaller than 5ha. The City of Kalamunda will need to provide landholders with clear guidance and may require planning approval for owners wanting to keep horses and other livestock on the small lots, to ensure the land and native vegetation does not degrade and to minimise nuisance complaints due to dust, odour and flies.</p>	
206.	Department of Planning, Lands and Heritage	<p>1. Thank you for referring the above concept plan to the Department of Planning, Lands and Heritage (the Department) for comment. The City's early engagement of the Department is noted and appreciated.</p> <p>2. Consistent with the Perth and Peel @ 3.5 Million North-East Sub-regional Framework and previous correspondence, one of the main items to be investigated in the Wattle Grove area is the significance of the environmental values. The 'Wattle Grove South Ecological Surveys' document included on the City of Kalamunda's (the City's) webpage (completed by Aecom February 2020) indicates there are significant values in this area, particularly black cockatoo breeding trees, threatened ecological communities and declared rare flora. Much of which is located on privately owned land and subject to referral obligations under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.</p> <p>3. It's acknowledged the Concept Plan takes great effort to protect the environmental attributes in the area. However, in progressing this concept, consideration will need to be given as to how these values are identified at the highest level of the planning system (including Metropolitan Region Scheme amendment stage) and their conservation implemented through later stages of the planning system.</p> <p>4. This may need to include both the role that public open space could play and how values would be appropriately protected and managed by the City, as well as the role of conservation areas or reserves and the appropriate ownership and management arrangements needed to ensure the ongoing protection of values.</p> <p>5. Further, consideration may also need to be given to the equitable sharing of costs (including loss of development potential) associated with retaining environmental values.</p> <p>6. Other features of the concept plan also need further consideration or explanation, including the type and density of residential development proposed. The plan indicates a minimum lot size of 2000m which may negate the need for reticulated sewer (provided geotechnical conditions are suitable), however that one to three dwellings per lot are proposed. Would these be grouped dwellings or single houses? What ultimate density would be achieved, and would this be comparable to a residential density that requires reticulated sewer?</p> <p>7. Further to this, consideration should be given to what the expected population in this area would be at full build-out, and how this compares to the minimum density requirement of 15 dwellings per gross urban zoned hectare under both Directions 2031 and Perth and Peel @ 3.5 Million. If there is a significant undersupply compared to the State's minimum expectations, the City would need to consider how this is to be addressed, including potential to offset the undersupply in other areas.</p> <p>8. The concept plan also indicates that structure planning would not be a feature of the future planning process and that development would occur more organically. Structure planning however, performs an important function in coordinating development and provision of services, particularly in areas of multiple ownership such as this. This appears to be particularly important in this instance to not only ensure an efficient road and lot layout, but the effective delivery of shared components including public roads, shared walking trails, public open space and</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. The method for preserving medium and high retention value vegetation to be determined at future planning stages (if required).</p> <p>4. See response 3.</p> <p>5. The funding and delivery of public infrastructure items to be determined at future planning stages.</p> <p>6. Lot size designation will be determined at future planning stages (if required).</p> <p>7. Noted.</p> <p>8. Future planning would still likely require some standard planning approaches, will be determined should further planning be progressed.</p> <p>9. See response 5.</p> <p>10. Bushfire risk management requirements will be addressed at future planning stages (if required).</p> <p>11. See response 10.</p> <p>12. See response 3.</p> <p>13. Noted.</p>

		<p>communal areas, a potential primary school and requirements for additional or upgraded transport links and services.</p> <p>9. The City may need to consider implementing a Development Contribution Plan in unison with a Structure Plan to assist in the fair and equitable delivery of these components. Alternatively, further explanation needs to be given as to how coordination of these components would be delivered in the absence of structure planning.</p> <p>10. A consequence of maintaining vegetation wherever possible is the increased risk to lives and property from bushfire. Again, its not clear what provisions would be in place to ensure compliance with current bushfire planning and mitigation measures contained within State Planning Policy 3.7 (SPP3.7) and the relevant guidelines for planning in bushfire prone areas. There are likely to be implications for the Concept Plan relating to length of driveways, alternative escape routes and building construction standards.</p> <p>11. If the concept is to be pursued, a detailed assessment and response to the provisions of SPP3.7 and the guidelines should be undertaken.</p> <p>12. The Department supports the overarching approach to retain environmental values wherever possible and provide a more natural urban environment for future residents. The issues raised above are the initial items that appear to need further consideration and explanation in pursuing this approach. If the planning approach is further refined however, there may be other issues identified which likewise need further consideration.</p> <p>13. Lastly, the Department has received numerous correspondences from the 'EcoVision Town Team', outlining a number of concerns with the Concept Plan and the intended future of this area. Understanding that these have also been raised with the City, and that although the Concept Plan and public consultation are simply seeking input on a possible future scenario, the City may still wish to give consideration to the issues raised.</p>	
207.	Tourism WA	<p>1. Thank you for providing Tourism Western Australia (Tourism WA) with the opportunity to comment on the Crystal Brook (Wattle Grove South) Draft Concept Plan.</p> <p>2. Tourism WA notes that future tourism opportunities are identified as part of a potential implementation strategy. In considering this, it is acknowledged by Tourism WA that the concept plan is primarily proposing a residential/rural residential outcome. However, the proximity to the foothills, large lot sizes, semi-rural lifestyle, and access to existing trails (walking, bridle and cycling) may support tourism opportunities. Should the city determine that it wishes to explore these opportunities further as part of detailed planning processes, Tourism WA is happy to discuss and provide input, as may be required.</p>	<p>1. Noted.</p> <p>2. Noted.</p>
208.	Department of Water and Environmental Regulation	<p>1. Thank you for providing the above referral for the Department of Water and Environmental Regulation (Department) to consider.</p> <p>2. The Department has identified that the proposal has the potential for impact on water and environment values and management. Key issues and recommendations are provided below and these matters should be addressed:</p> <p>3. The Crystal Brook Draft Concept Plan has a number of water and environmental factors that will need to be considered as part of the planning process. These include, but are not limited to the following:</p> <ol style="list-style-type: none"> Crystal Brook flows through the northern portion of the area. Appropriate setback and protection of the waterway in accordance with Operational Policy 4.3: Identifying and establishing waterways foreshore areas (DWER, 2012) will need to be provided for any future development. 	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. Methods of protecting water, environmental values and identifying public open space will be determined at future planning stages (if required).</p> <p>4. The DWMS to be undertaken at future planning stages (if required).</p>

		<p>b. Suitable wastewater treatment will be required. This area is currently unsewered and as such, future development will need to comply with requirements outlined in the Government Sewerage Policy (2019).</p> <p>c. There is currently limited groundwater available for licencing in this area. Public Open Space requirements will need to seek a groundwater allocation, if available, or source alternative water sources.</p> <p>4. Given the site is urban investigation, the Department recommends that a District Water Management Strategy (DWMS) is prepared for the site prior to the Metropolitan Region Scheme Amendment being submitted. The DWMS should be consistent with the Better Urban Water Management document (WAPC, 2008) and the policy measures outlined in State Planning Policy 2.9.</p>	
209.	Perth Airport	<p>1. I refer to the email dated 18 May requesting comment on the above draft plan. The concept proposes various development scenarios for a community of semi-rural character. Lots of low densities (minimum 2000m2) are to be staged and developed over time in an area which is located within certain aircraft noise contours. Perth Airport has reviewed the documentation and provides the following response.</p> <p>2. AIRCRAFT NOISE – Background - State Planning Policy 5.1 – Land Use Planning in the Vicinity of Perth Airport (SPP 5.1) is the key statutory document available in Western Australia for assessing and planning for land uses in aircraft noise affected areas. This document is predicated on the endorsed Australian Noise Exposure Forecast (ANEF) contours which inform what type of development can be supported, and under what conditions.</p> <p>3. Additionally, the National Airports Safeguarding Advisory Group (NASAG), comprising of Commonwealth and State Government planning and transport Departments and Authorities, has developed the 'National Airports Safeguarding Framework' (NASF). The NASF contains nine guideline documents including Guideline A which is titled 'Measures for Managing Impacts of Aircraft Noise'; this guideline specifically addresses the suitability of different 'noise-sensitive' development scenarios in aircraft noise affected areas. Guideline A uses "noise above" contours as its reference, which relate to the specific number of events that a decibel level is exceeded. The N65 is a 'noise above' metric, and is produced because the ANEF is not well suited to conveying aircraft noise exposure to the community. Perth Airport produces the N65, which demonstrates the likely effect of aircraft noise exposure on an area or a development, at the ultimate airfield capacity. The N65 is publicly available on the Aircraft Noise Information Portal, viewable from Perth Airport's website.</p> <p>4. Assessment of the project area - The project area lies to the south-east of Perth Airport. The main runway is orientated north-south, meaning a large proportion of Perth Airport traffic will continue to arrive and depart the airport by flying over suburbs within the City of Kalamunda. As the new runway is proposed to be orientated parallel to the existing main runway, there will be multiple key flight corridors that overfly the City of Kalamunda, including the concept plan area. Attachment 1 shows the centreline of the proposed new runway extended to the south (represented by a yellow line). Although the detailed flight path design is yet to be completed by Airservices Australia, aircraft will be required to fly along these lines at some point when arriving and departing. Preliminary flight corridors were developed as part of the public consultation for the new runway project and can be viewed at newrunway.com.au. Several of these corridors deviate from the centrelines to the east over the City of Kalamunda, particularly for those flights servicing the east coast of Australia.</p> <p>5. Portions of Wattle Grove are located within the 20-25 ANEF contour, though the subject concept plan area is located completely outside of the ANEF. The ANEF</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. Noted.</p> <p>4. Noted.</p> <p>5. Noted.</p> <p>6. Noted.</p> <p>7. Noted.</p> <p>8. Noted.</p> <p>9. Noted.</p> <p>10. Noted.</p> <p>11. Noted.</p> <p>12. Noted.</p> <p>13. The proposed modifications propose the following technical consideration is added to the concept Plan Report - Add technical consideration – 'Perth Airport Increased Noise' and state that 'all developments are insulated appropriately in accordance with Perth Airport advice.'</p> <p>14. Noted.</p> <p>15. Noted.</p>

	<p>overlaid with the area is included for reference in Attachment 2. Although the subject site is outside the ANEF, this does not indicate that it is free from aircraft noise. This noise impact is further explored in the following sections.</p> <p>6. Using the NASF recognised N65 contour the area will experience up to 100 aircraft noise events above 65 decibels across an average day. Noise at this level is disruptive to a conversation, even inside a dwelling and will be unacceptable to most people. Guideline A uses the benchmark of 50 noise events to be the point where the frequency and level of aircraft noise events should be considered as impacting planning decisions. This 50-event trigger is met (and exceeded) in the southern portion of the subject site as shown in Attachment 3. It is worth noting that this area will receive a significant number of additional aircraft noise events at a level less than 65 decibels, and these noise events may also cause annoyance to some people.</p> <p>7. An additional NASF recognised noise metric is the N60, which shows the number of events in excess of 60 decibels that can be expected over an average night (11pm-6am). Guideline A uses the benchmark of 6 noise events to be the point where the frequency and level of aircraft noise events should be considered as impacting planning decisions. This trigger is met (and exceeded) in the southern portion of the subject site. The N60 overlaid with the subject area is included in Attachment 4.</p> <p>8. State Planning Policy 5.1 (Land Use Planning in the Vicinity of Perth Airport) - The subject area is located entirely outside the ANEF and therefore no assessment under SPP 5.1 is required.</p> <p>9. National Airports Safeguarding Framework (NASF) - A summary of the parts of Guideline A relevant to the subject concept plan is provided in Table 2 below:</p> <table><tr><th></th><th>Within ANEF 20 contour</th><th>Within 50+ N65 contour</th><th>Within 6+ N60 contour</th></tr><tr><td>Rezoning Greenfield areas from Rural to Residential</td><td>Prohibit</td><td>Avoid permitting</td><td>Avoid permitting</td></tr><tr><td>Rezoning Brownfield areas</td><td>Require Insulation</td><td>Require Insulation</td><td>Require Insulation</td></tr><tr><td></td><td>Require Notification on Title</td><td>Require disclosure to future residents</td><td>Require disclosure to future residents</td></tr><tr><td>Development Applications for existing Residential zoned land</td><td>Require Insulation</td><td>Require Insulation</td><td>Require Insulation</td></tr><tr><td></td><td>Require Notification on Title</td><td>Require disclosure to future residents</td><td>Require disclosure to future residents</td></tr></table> <p>10. Throughout public consultation for the proposed New Runway, several residents with properties located outside of the ANEF (and within the City of Kalamunda) expressed great concern over the exposure of their property to aircraft noise. As these properties were located outside the ANEF there was no statutory requirement for dwelling insulation. However, a number of landowners informed Perth Airport staff how they wished they were informed of actual aircraft noise impacts and the benefits of dwelling insulation prior to designing and constructing their homes, as they noted retrofitting their existing homes with adequate insulation is cost prohibitive. Based on this local and recent evidence, Perth Airport encourages the City to make use of the N65 and N60 contours to inform current and future residents of aircraft noise exposure. It is therefore recommended the requirement to install building insulation is placed on those areas within the 50+ N65 contour and/or +6 N60 contour. This would include portions of the concept plan area as highlighted in the enclosed attachments.</p> <p>11. It can be seen by viewing Attachments 2 to 4 that the ANEF does not adequately protect future residents from unacceptably high levels of aircraft noise. Attachment 2</p>		Within ANEF 20 contour	Within 50+ N65 contour	Within 6+ N60 contour	Rezoning Greenfield areas from Rural to Residential	Prohibit	Avoid permitting	Avoid permitting	Rezoning Brownfield areas	Require Insulation	Require Insulation	Require Insulation		Require Notification on Title	Require disclosure to future residents	Require disclosure to future residents	Development Applications for existing Residential zoned land	Require Insulation	Require Insulation	Require Insulation		Require Notification on Title	Require disclosure to future residents	Require disclosure to future residents	
	Within ANEF 20 contour	Within 50+ N65 contour	Within 6+ N60 contour																							
Rezoning Greenfield areas from Rural to Residential	Prohibit	Avoid permitting	Avoid permitting																							
Rezoning Brownfield areas	Require Insulation	Require Insulation	Require Insulation																							
	Require Notification on Title	Require disclosure to future residents	Require disclosure to future residents																							
Development Applications for existing Residential zoned land	Require Insulation	Require Insulation	Require Insulation																							
	Require Notification on Title	Require disclosure to future residents	Require disclosure to future residents																							

		<p>shows that the subject site is located some distance from the outer contour of the ANEF, however almost the entire southern half of the concept plan area is within an area which the NASF recommends some noise control measure.</p> <p>12. AIRSPACE IMPLICATIONS - A key part of Perth Airport's role in operating a safe airport is to protect against intrusions into the airspace. Although the majority of the City of Kalamunda is located outside of the airspace, any proposed development at a height which approaches 80m AHD should be assessed. The City is recommended to contact Perth Airport's airspace line on 6278 8122 to discuss specific developments and referral requirements as required.</p> <p>13. COMMENTS ON DRAFT CONCEPT PLAN - The following comments are provided –</p> <ol style="list-style-type: none"> Stakeholder feedback shows the local community highly value their lifestyle and the peace and quiet. This is reinforced with the plan's second principle of "Crystal Brook is a Tranquil Escape." One way to ensure that principle can be focussed on is to insulate dwellings to protect against aircraft noise. This therefore forms part of Perth Airport's recommendation. It is noted the community greatly values outdoor activities and the open spaces provided for children. It is noted that these outdoor activities can't be protected against from aircraft noise and residents will be subject to aircraft noise at an increasing frequency into the future. Regarding the opportunities for the eco village, the City may wish to consider making dwelling insulation mandatory. The potential future school site is noted and given its location with the 50-100 N65 contour, it is recommended insulation is required, and noted for future consideration at this early stage. The strategy to maintain the rural character by limiting density and the 'resident amenity principle' strategy are both supported. It is acknowledged at a future detailed planning stage the potential to develop up to 3 dwellings per lot may be considered. Perth Airport would appreciate being involved in these future investigations. Should the City consider future rezoning stage, Perth Airport would appreciate a referral of the application at the earliest stage. The strategy on housing construction standards could be expanded to include insulation (might not need to be explicitly stated) as this has dual benefits of protecting against external noise and reducing carbon impact (by way of thermal benefits). <p>14. SUMMARY - As outlined above and covered in SPP5.1, Perth Airport operates 24 hours a day, seven days a week and is one of the most important elements of public transport infrastructure in Western Australia. The recommendations in this response are therefore predicated on this understanding. Perth Airport is a major centre of employment in the Perth metropolitan region and contributes significantly to the State economy. Maintaining the operational flexibility of Perth Airport is critical to this continued economic contribution. Developments which place new, or increasingly dense residential communities into areas that are heavily exposed to aircraft noise have the potential to result in restrictions on airport operations. The imposition of a 'curfew' or operational restrictions would severely impact the continued viability of Perth Airport, and would be felt at all levels of the Western Australian economy.</p> <p>15. It is appreciated this plan is a concept and is to be reviewed before finalising and the area will also be subject to further planning. It is hoped the above comments will assist the City in progressing the plan to provide the desired outcomes for residents, business owners and stakeholders.</p>	
210.	City of Gosnells	<p>1. Planning - Council has adopted a draft Local Planning Strategy (Strategy) and Local Planning No. 24 (LSP 24) for the district. The Strategy and LPS 24 has been</p>	<p>1. Noted. 2. Noted.</p>

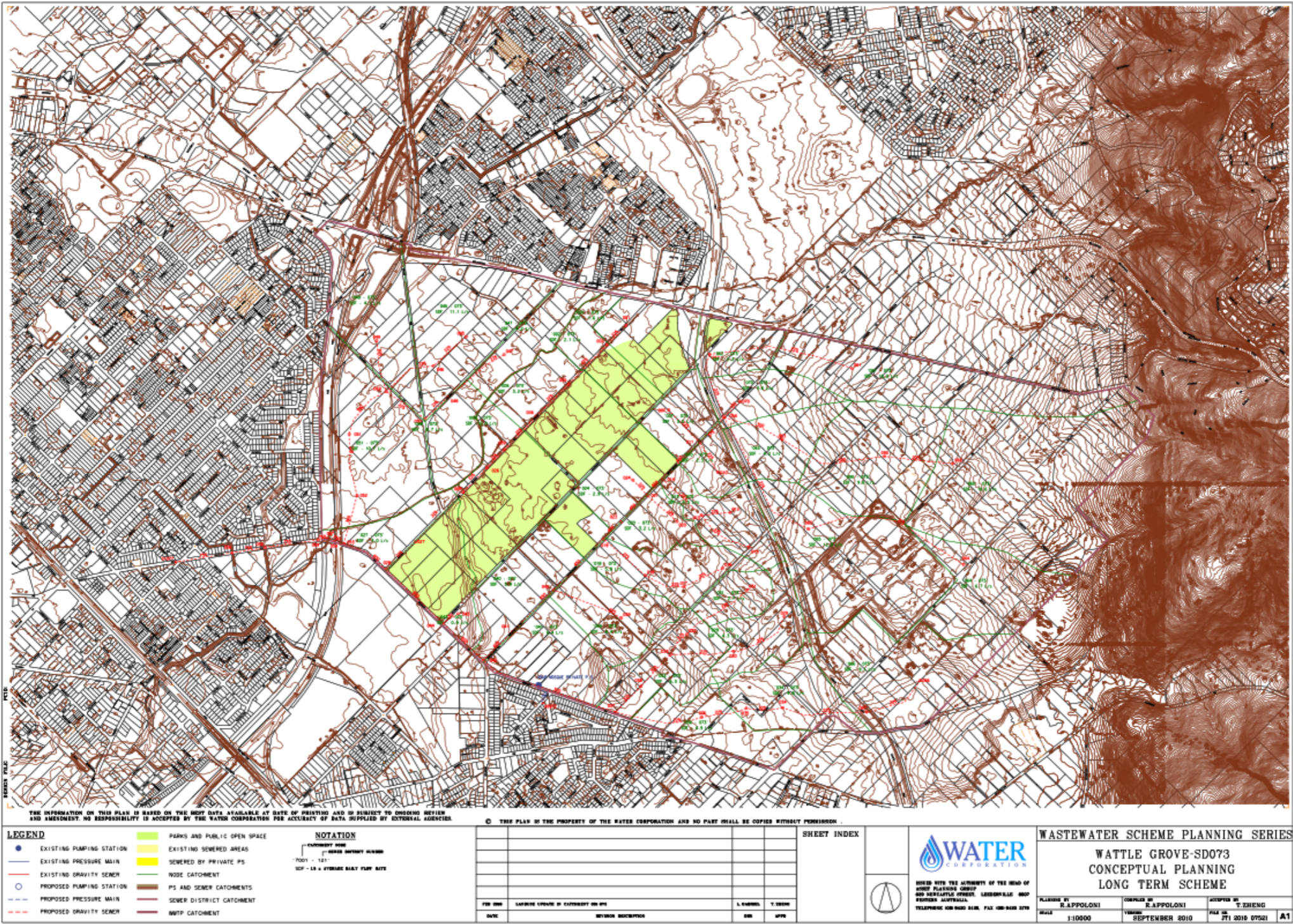
		<p>approved by the Western Australia Planning Commission and is currently being advertised for public comment until 26 August 2020.</p> <p>2. Land in Orange Grove south of the border, is zoned in LPS 24 as follows:</p> <ol style="list-style-type: none"> Kelvin Road - Rural. The area of land bounded by Tonkin Highway, City of Kalamunda border, to the west of Valcan Road and along Kelvin Road, also includes an Additional Use zone. The Additional Uses include Light Industry, Waste Disposal Facility and Waste Storage Facility. <p>3. Council has resolved to establish an Operations Centre, Waste Transfer Station and Public Open Space at the former Kelvin Road tip site. A development application will soon be lodged for this project.</p> <p>4. Plan 3 Concept Plan Map - The City recommends the following changes to the Concept Plan map for land in the City of Gosnells:</p> <ol style="list-style-type: none"> Land north of Kelvin Road and west of Brock Street to be shown as a Rural area. A notation or symbol to be included to state that the area will contain an Operations Centre and Light Industrial uses. A wide buffer area between the Operations Centre and the municipal boundary will be landscaped with native trees and vegetation. Land north of Kelvin Road, east of Brock Street and up to the end of Valcan Road, will be developed as Public Open Space. The map should reflect this land as Public Open Space and not Potential Open Space. The area along Kelvin Road/ Valcan Road shown as Gosnells Rural Residential (WAPC Urban Expansion), to shown as a Rural area. Remove the road between the end of Victoria Road and Brock Road. The City is proposing to close Brock Road and amalgamate the land into the adjoining City owned land which will be developed into an Operations Centre. The proposed road could be replaced with a path connecting Victoria Road into the public open space (east of Brock Road). <p>5. Public Open Space - Council has resolved to develop land between Brock Street and Valcan Road as public open space. The City is currently consulting the community about future uses of the public open space area. Some of the uses identified include horse trails, a dog park, mountain bike trail and low impact recreational pursuits.</p> <p>6. Engineering comments - The Indicative Key Road Connection between Victoria Road, Valcan Road and the Kelvin Road/ White Road roundabout is supported.</p> <p>7. The public path network is supported. An extension of the path from the end of Valcan Road southward to Kelvin Road is recommended.</p>	<p>3. The City has prepared a submission for this proposal.</p> <p>4. The proposed modified Concept Plan does not provide any specific CoG mapping identification.</p> <p>5. Noted.</p> <p>6. The proposed modifications propose all indicative roads are removed from the Concept Plan.</p> <p>7. The proposed modifications propose all indicative paths are removed from the Concept Plan.</p>
211.	Water Corporation	<p>1. Water - Reticulated water is currently available in the subject area. All water main extensions, if required for future development, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice. (see existing assets plan attached to email)</p> <p>2. Due to the possible increase in development density, upgrading of the current system may be required to prevent existing customers being affected by future development.</p> <p>3. When proposed demands are provided, we will need to review the proposal again and possibly review our scheme planning. If it is determined that our infrastructure needs upgrading due to the potential increase in development density it may be beneficial for a developer contribution scheme to be established by the City of Kalamunda. This is so a coordinated approach is taken instead of individual landowners being responsible for the significant upgrades that may make their development unaffordable.</p> <p>4. Wastewater - Reticulated sewerage is not immediately available to serve the subject area. All sewer main extensions required for the development site should be laid</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. Noted.</p> <p>4. Wastewater infrastructure requirements to be determined at future planning stages.</p> <p>5. Noted.</p> <p>6. Noted.</p> <p>7. Noted.</p> <p>8. Noted.</p> <p>9. Noted.</p>

		<p>within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.</p> <p>5. The Wattle Grove South area currently falls into two approved wastewater schemes. The Forrestfield scheme which covers basically north of Crystal Brook Road (see attached Forrestfield SD025 WW Planning - Overall Sewer District Plan). The Wattle Grove scheme which covers basically south of Crystal Brook Road. (see attached Wattle Grove SD073 WW Planning - Overall Sewer District Plan). To service the whole area as per the current scheme planning would require significant infrastructure (Headworks Infrastructure) to be extended over a long distance for both areas.</p> <p>6. But with the Wattle Grove South area being investigated for potential development, the Water Corporation very recently investigated other options to service the whole area from just one location. The result of that investigation has not been approved as yet and a plan does not exist, but it is basically a change to the Wattle Grove planning attached. This option requires a DN750, DN600 and DN450 to be extended from near the intersection of Bickley Road and Dulwich Street up thru the Maddington Kenwick Strategic Employment Area and crossing north of Crystal Brook Road. As you can see significant infrastructure is still required which means significant funding. But please note that the City of Gosnells has been investigating the servicing the Maddington Kenwick Strategic Employment Area with sewerage.</p> <p>7. Drainage - The subject area falls within the Yule Brook Drainage Catchment. Our drainage system can only take predevelopment flows. So future developers will need to compensate any additional flows on their own land.</p> <p>8. General Comments - Any future developer is expected to provide all water and sewerage reticulation if required. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works.</p> <p>9. The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid.</p>	
212.	Main Roads	<p>1. In response to your correspondence received on 18 May 2020, Main Roads provides the following comments on the City of Kalamunda's Crystal Brook (Wattle Grove South) Concept Plan: Most of the comments that we recently provided about the City's draft Local Housing Strategy(copy attached) are relevant to the Crystal Brook Concept Plan, such as:</p> <ol style="list-style-type: none"> The need for developments within trigger distances of transport corridors specified in State Planning Policy 5.4 Road and Rail Noise, such as Tonkin Highway and Welshpool Road East, to comply with the policy and policy guidelines; The critical need to protect the safe and efficient operation of the regional road network into the future, by the application of policies such as the WAPC's Development Control Policy 5.1 - Regional Roads Vehicular access and Main Roads Driveways policy. Welshpool Road East in particular is discussed in more detail below; The recommendation that the City prepare a City-wide strategic Transport Study and Servicing Plan and Strategy. <p>2. Tonkin Highway - For information, please note that the section of Tonkin Highway adjacent to the Concept Plan area is scheduled for upgrade as part of Main Roads' Tonkin Highway corridor project, from Roe Highway to Kelvin Road, which is currently being developed.</p> <p>3. The construction contract period for the project is anticipated to start in July 2021 and end in December 2022 and will include:</p>	<p>1. The design and delivery of roads to be determined at future planning stages.</p> <p>2. Noted.</p> <p>3. Noted.</p> <p>4. See response 1.</p> <p>5. Noted.</p> <p>6. Noted.</p> <p>7. Noted.</p> <p>8. All indicative roads are proposed to be removed in the proposed modifications.</p> <p>9. See response 1 and 8.</p> <p>10. See response 1.</p> <p>11 – 19. To be addressed in LHS Council Reporting.</p>

		<ul style="list-style-type: none"> a. Widening a 6 kilometre section of highway from 4 to 6 lanes; b. Upgrade of the Tonkin Highway/Hale Road intersection; c. Upgrade of the Tonkin Highway/Welshpool Road East intersection; d. Upgrade of the Tonkin Highway/Kelvin Road intersection; and e. Construction of a Principal Shared Path. <p>4. Traffic - As noted in Point 1 of Section 3.2 Technical Considerations (Page 44) and Section 3.3 Further Investigation (Page 46) of the Plan traffic movement issues for the Concept Plan area require further detailed investigation. A traffic model incorporating at least a base case and ultimate scenarios) and a traffic study needs to be prepared for the subject area so that an informed decision is made about the potential traffic impacts of the proposal.</p> <p>5. Any traffic modelling should be prepared with reference to Main Roads Operational Modelling Guidelines July 2018.</p> <p>6. Welshpool Road East - As noted in our recent response to the City regarding the draft Local Housing Strategy, Welshpool Road East is an important regional road that is planned to become a high speed, high volume network link and as noted on the Main Roads website is identified as a future State administered road along with Canning Road, between Welshpool Road East and Brookton Highway.</p> <p>7. When combined with Canning Road, it is an important heavy vehicle freight link between Perth and the Brockton Highway for heavy vehicles servicing the Wheatbelt and other destinations east of the Perth metropolitan area. Any development along or in close proximity to those roads needs to be done in a manner that will not negatively impact on the safety or function of those regional roads.</p> <p>8. Whilst it is understood that the Concept Plan Map (Plan 3) is indicative, there are a few issues of concern to Main Roads including:</p> <ul style="list-style-type: none"> a. A proposed new local road, between Tonkin Highway and Lewis Road, with two connections to Welshpool Road. Additional vehicle access points/intersections on Welshpool Road East are undesirable and one of those connections will create a potentially unsafe road environment in close proximity to a horizontal curve in the alignment of Welshpool Road East; b. A proposed new local road connecting to Welshpool Road East opposite Lewis Road, which would form a 4-way intersection, again creating an undesirable and potentially unsafe road environment. <p>9. To prevent impact on its regional road function any new road connections to Welshpool Road East should be avoided, rather than limited as stated in Point 2 of Section 3.2 Technical Considerations.</p> <p>10. It is recommended that an Access Strategy is prepared by the City for Welshpool Road East, east of Tonkin Highway, in consultation with Main Roads. The preparation and adoption of an Access Strategy by the City will assist with the management and the protection of the road as an important regional road and heavy vehicle route. The recommended traffic model and traffic study will ideally inform the Access Strategy, but can be separate to them.</p> <p>11. In response to your correspondence received on 9 April 2020, Main Roads provides the following comments on the City of Kalamunda's Draft Local Housing Strategy (the Strategy):</p> <p>12. In the Strategy, on Page 7 4 in Section 17 .1 Transport Corridors, there is an incorrect statement about "district distributor connectors owned by Main Roads but under the management of the City of Kalamunda." This statement needs to be reviewed because there are no roads satisfying this description in the City.</p> <p>13. Road and rail noise - In the Strategy, there is a brief reference to the Western Australian Planning Commission's (WAPC) State Planning Policy 5.4: Road and Rail Noise (SPP 5.4). Transport related noise issues are significant amenity issues and</p>	
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		<p>costly to address so Main Roads would like to see more emphasis in the Strategy on the need for any housing development within the trigger distances for a transport corridor specified in SPP 5.4 to comply with the policy and policy guidelines.</p> <p>14. In the City of Kalamunda, this applies to the freight railway, the Forrestfield-Airport Link passenger railway under construction, Roe Highway, Tonkin Highway, Welshpool Road East/Canning Road as shown in Schedule 3 of SPP 5.4.</p> <p>15. Regional Roads - No mention is made in the Strategy about WAPC Development Control Policy 5.1 – Regional Roads (Vehicular access) (DCP 5.1). It is critical that the safe and efficient operation of the regional road network is protected into the future so Main Roads would like to see a reference to DCP 5.1 in the Strategy highlighting the need for development and property access to be achieved via local roads, rather than regional roads, wherever possible.</p> <p>16. As an extension of Orrong Road, Welshpool Road East is an important regional road that is planned to become an expressway. When combined with Canning Road, it is an important heavy vehicle freight link between Perth and the Brookton Highway for heavy vehicles servicing the Wheatbelt and other destinations east of the Perth metropolitan area. Any development, including housing, along or in close proximity to those roads needs to be done in a manner that does not impact on the safety or function of those regional roads.</p> <p>17. Strategic Infrastructure and Transport Planning - Increases to housing density and development of further residential areas to achieve the additional dwelling and population targets identified in the Strategy will increase the volume of vehicle traffic using the road network. It is recommended that the City prepare a strategic City-wide Transport Study and Strategy to help identify the medium to long-term needs of the City's transport network both in terms of safety and efficiency for movement of all modes of transport and users of the network:</p> <p>18. Additionally, road corridors perform an intrinsic function for urban drainage and accommodate utility services to urbanised areas. The infrastructure underlying these services will often require upgrades and improvements to meet the increased demand of land use intensification.</p> <p>19. Identifying what transport and other servicing infrastructure is needed in the future will assist with long-term strategic and financial management and help identify the need for, and inform, Developer Contribution Plans to address development generated impacts. The preparation of a Transport Study and Strategy as well as a Servicing Plan and Strategy will also inform the proposed Community Facilities Plan mentioned in Section 3.3.3 of the City's Local Planning Scheme and future Town Planning Scheme requirements.</p>	
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Water Corporation Attachment – Conceptual Planning Long Term Scheme



Water Corporation Attachment – Existing Assets

