

**Submission Table – Proposed Permanent Road Closure – Portion of Road Reserve Adjacent to 109 Orange Valley Road, Kalamunda**

Submitter No.	Nature of Submission	Officer Comment
1.	<p>Objection</p> <p>“This plot is being given to a residential address who have a history of taking poor care of the remnant bushland on and around their property. To give them this plot is to willingly give up over 500m2 of bushland that needs to be protected</p> <p>The city needs to be conserving these dwindling natural resources, not just giving them away”</p>	<p>The vegetation appears to provide some habitat and ecological linkage value for threatened black cockatoos. The City's draft Local Biodiversity Strategy seeks to maintain and enhance ecological linkages across the City.</p> <p>The City is actively seeking to maintain and enhance urban canopy cover, in line with the draft Urban Forest Strategy and draft Local Planning Policy 33 - Tree Retention.</p> <p>Any proposed removal of trees will require a Development Application. The location of any development must be given careful consideration to avoid removal of significant trees as best as practical. Any proposal to remove trees will be assessed with due consideration to draft Local Planning Policy 33 - Tree Retention. However, it is acknowledged that if the proposal proceeds, the City would no longer have full control over the retention and management of the tree canopy on the Road Closure Land.</p> <p>Lot 13 (109) Orange Valley Road, Kalamunda has an active compliance case for the removal of significant trees on the site without approval.</p>

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		The City has requested a retrospective Development Application be lodged for the removal of the trees.
2.	<p>Objection</p> <p>“A bit of background of myself first, to give context as to why I DO NOT support this proposal and why I feel very strongly about this, despite me living in a different suburb. First of all, I am a frequent visitor to Kalamunda (including this road) as many friends and family live in the area. Without fail, I am always impressed by the amount of greenery, trees and canopy cover Kalamunda provides. It’s truly a beautiful area. I am also a PhD student with a background in Zoology and Ecology. Hence, a proposal such as this comes of great concern to me as a significant amount of trees (which are known to be foraging habitat for threatened black cockatoos) is now at the mercy of private landowners. 109 Orange Valley Road has a history of illegal tree removal. When the issue was raised to the City, no fines were issued. Given the history of the property, I have great concern that if the road reserve is given up to Lot 13 (109) Orange Valley Road that those trees will also be cut down. Green spaces are important, not only for the landowners but also for the streets and suburbs. Given that we are currently experiencing a climate crisis, this piece of land should remain as a road reserve where it can remain protected by the City, rather than managed by a private landowner (who is unlikely to keep them there). The proposed compensation of loss of access with the addition of a footpath seems extraordinarily absurd. More trees will also be lost to make the footpath and fact that the City is willing to spend money in changing and compensating with new access roads in exchange for letting a singular household benefit from this proposal is, to be frank,</p>	<p>See City’s response to Submitter No. 1.</p> <p>This proposal relates only to a proposed road closure and amalgamation with adjoining private property. The current proposal does not include the construction of a footpath.</p> <p>It is agreed that there is no direct community benefit to the proposal. If the proposal proceeds, the City will not receive the sale proceeds. The State of Western Australia will receive the sale proceeds, as owner of the land. Further, the cost of maintaining the land for fire risk and brushcut if required is approximately \$200 per annum. Therefore, the disposal of the land would not save the City significant maintenance costs.</p> <p>In addition to the environmental benefits referred to in the City’s response to Submitter No. 1, the land provides an access track from Orange Valley Road to Ronneby Road, which is less steep and more accessible than walking on the road. The environmental and access</p>

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	<p>ridiculous. The City of Kalamunda has stated that it has a plan ‘for enhancing and increasing urban forests across public open space, streetscapes and residential areas’ through the Urban Forest Strategy. The City also states in the Local Biodiversity Strategy that ‘the number one threat to biodiversity in the City is loss of vegetation and fragmentation of habitat, therefore we will work towards overall net gain in vegetation, an emphasis on protecting and improving habitat connectivity...’. Not to mention Kalamunda also has other environmental initiatives through Kalamunda Clean and Green: Local Environment Strategy and the Tree Retention Policy. Releasing the road reserve to 109 Orange Valley Road will go against these initiatives as clearing will be done to compensate the loss of access (through the construction of a footpath), and the trees within the road reserve are made available to a landowner who has had a history of illegal tree removal, and is likely to do the same (why else would they want that land, except to clear it and utilise it). I’ve said it earlier in this letter, but I will say it again. This proposal will benefit ONE landowner, with their property gaining value and resulting in a loss of surrounding trees in the process. No one else on this street, and indeed in Kalamunda (citizens who pay for rates are paying for the new footpath), benefits from this proposal. Greenspaces should belong to everyone, and not be at the mercy of private landowners. Please don’t turn Kalamunda into barren landscapes like my home is in East Cannington. Proposals like this is how it all starts. Rejecting this proposal will instill trust with the community that Kalamunda cares about its green spaces, and that the City recognises that it remains one of the few suburbs left in Perth where wildlife and people can co-exist thanks to a high abundance of protected natural areas.”</p>	<p>benefits of retaining the Road Closure Land are far greater than the costs to the City of maintaining the Road Closure Land.</p>

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3.	<p>Objection</p> <p>“The following letter details the multiple issues with the amalgamation of the road reserve with private property of 109 Orange Valley Road, and my subsequent objection to the progression of this road reserve closure.</p> <p>I don’t understand how this is even a feasible proposal to put forward. The person who owns the property that you will give the land to has removed so many trees on the current property. Is this going to happen with this part of the reserve when sold to him. The roads need to be managed to do this so how is it beneficial to the shire? It is not beneficial to any of the local residents other than the one buying the reserve. I feel every resident within a kilometre of that street should have been notified as they may have missed the ad in the local paper. I missed it as I don’t read it.</p> <p>In summary:</p> <ul style="list-style-type: none"> <li>•The proposal contravenes multiple City of Kalamunda policies and strategies</li> <li>•The internal processes within the City of Kalamunda have been demonstrated to be flawed and fractured.</li> <li>•The access from Orange Valley Road to Ronneby Road by foot would become problematic</li> <li>•The environmental degradation of the corner and, with the proposed footpath, along Ronneby is totally avoidable</li> <li>•The cost to the City of Kalamunda will be significant, both financially and in confidence of the community.</li> </ul>	<p>See City’s response to Submitters No. 1 and 2.</p> <p>The City has an established procedure for processing road closure applications, which complies with the requirements of the <i>Land Administration Act 1997</i>. The City’s established procedure has been followed.</p> <p>The proposal does not involve any cost to the City. If the proposed road closure and amalgamation proceeds, the Applicant will be responsible for all costs.</p> <p>This submission refers to supporting information being attached, however, no supporting information was attached. The City gave the submitter the opportunity to provide further information and no further information was provided.</p>

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	<p>Thus, there is a significant loss to the community and environment proposed for the benefit of an individual landowner.                      Supporting information is attached.                      I wish to be notified when this item comes before council as I want to provide a deputation against the proposal.                      Thank you for your time in consideration of this objection,"</p>	
4.	<p>Objection</p> <p>This submission contains text and images that identifies the submitter. It has been provided to Council as a confidential attachment.</p> <p>See Confidential Attachment 2.</p>	<p>See City's response to Submitters No. 1 and 2.</p> <p>The City has an established procedure for processing road closure applications, which complies with the requirements of the <i>Land Administration Act 1997</i>. The City's established procedure has been followed.</p> <p>The City's Information Sheet: Closure of a Pedestrian Access Way or Right of Way is not relevant as the subject land is road reserve. It is not a pedestrian access way or right of way.</p> <p>No evidence has been presented to the City to suggest that the proposal will result in a devaluation of surrounding properties.</p>
5.	<p>Objection</p> <p>"This proposal contravenes numerous local, state and federal strategies and policies, where increasing green space and decreasing clearing is the goal.</p>	<p>See City's response to Submitters No. 1 and 2.</p>

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	Further this proposal would cause further loss of habitat trees at the behest of a single owner, who has already cleared trees from the front of their property and presumably are doing this for future profit, rather than amenity, necessity, the environment, neighbour's or any other worthwhile reason. You are potentially giving away nearly 600 sq m of bush to a private individual. Wake up Kalamunda Council !!"	
6.	<p>Objection</p> <p>"I believe that this land should be preserved, and to go ahead with the exchange would directly contradict a number of the City of Kalamunda's own strategies. This piece of land contains important plant species, shelter and food for local animals, and provides enjoyment for local residents. It is an important piece of local biodiversity, biodiversity which is being reduced at an alarming rapid rate across suburbia. Additionally, the clearing of green spaces is shown to directly lead to increases in ambient temperature. For these reasons I am against the land exchange, and believe the City has a duty to preserve and care for this land as it currently is."</p>	See City's response to Submitters No. 1 and 2.
7.	<p>Objection</p> <p>"I do not support this application as I believe the land will be cleared by the owner destroying wildlife habitat and reducing aesthetics of the area. It will also impede access for many student's at my daughter's school, Falls Road PS."</p>	See City's response to Submitters No. 1 and 2.
8.	Comment Only	The City has advertised an application that it received from a landowner.

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	<p>“No rationale has been provided for this proposal, only the plan. Why does the City want to undertake this initiative? The advantage seems only to be for the landowner of Lot 13 who will increase their land holding. The portion of land in question currently has several mature marri trees and balgas, along with weeds (eg pampas grass). Can the landowners be required to retain the mature native vegetation, should the transfer go ahead? Retention of tree canopy is important across the City.”</p>	<p>See City’s response to Submitters No. 1 and 2.</p>
<p>9.</p>	<p>Objection</p> <p>“What is the purpose of releasing the road reserve to the private property? Have they applied, what is their intended use? Will they be able to subdivide their block in future with this additional land? Are they going to be able to clear fell the existing vegetation once handed over? What is the benefit of such action to the rate payers ? What is the disadvantages to the rate payers? You have asked for public comment, wanting to know those in favour, or not, and yet there is a server lack of information for residents to make an informed decision on the matter. Without clear knowledge and information about the benefits, I am not in favour, as doing such may result in the loss of vegetation on this parcel of land. Thank you”</p>	<p>The City has advertised an application that it received from a landowner. The outcome of the application will be informed by the public submissions received by the City.</p> <p>If the proposal proceeds, the Applicant will become the owner of the Road Closure Land and can apply to develop the land. The location of any development must be given careful consideration to avoid removal of significant trees as best as practical. Any proposal to remove trees will be assessed with due consideration to draft Local Planning Policy 33 - Tree Retention.</p> <p>The proposal will not increase the subdivision potential of Lot 13 (109) Orange Valley Road, Kalamunda.</p> <p>See City’s response to Submitters No. 1 and 2.</p>

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10.	<p>Objection</p> <p>“I do not support this. Very likely it will result in most if not all trees removed. Keep the area as a green space to cool the area, provide for bird life, and enjoyment of people. Please keep and increase our green canopy City of Kalamunda!”</p>	<p>See City’s response to Submitter No. 1.</p>
11.	<p>Objection</p> <p>“We write to OBJECT t to this Proposal for the following reasons:</p> <p>Without any Notice to ourselves as adjacent boundary Landowners at XXXXXXXXXX 1.The Landowner at 109 Orange Valley Rd (OV Rd) has cut down a number of trees and partly cleared the rear of their block in December 2021.</p> <p>2.The eastern boundary (alongside 109 Ronneby Road) of this Road Reserve has been burnt off in early December by City Of Kalamunda without any advice to us.I actually rang the City to verify what was happening, as I had been out and on my return found that there was a very significant level of smoke from apparently burning off in this said Road Reserve less than 50 Metres from our property.</p> <p>3. We feel deceived by lack of communication by The Owners of 109 OV Rd and the City itself.</p> <p>4. We have no information on what is proposed by the Owners of 109 for the proposed enlarged block.</p>	<p>See City’s response to Submitters No. 1 and 9.</p> <p>The City has an established procedure for processing road closure applications, which complies with the requirements of the <i>Land Administration Act 1997</i>. The City’s established procedure has been followed.</p> <p>The City provided notification of the hazard reduction burn to adjoining residents only, in accordance with reg. 15B of the <i>Bush Fires Regulations</i>. Only a small portion was burnt along private property.</p> <p>The proposal will not impact on the zoning of Lot 13 (109) Orange Valley Road, Kalamunda.</p>



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	<p>What would this significant bushland corner look like in future?</p> <p>Are the Owners of 109 OV Rd hoping to develop their property by increasing their property size and therefore improving its R zoning?</p> <p>While writing..... it is becoming an increasing concern to us as residents since 2003 in the City Of Kalamunda that matters of importance to residents like this, are easily missed if one doesn't get delivery of the only Newspaper The Echo ( not delivered to our street) or if you don't read your website weekly."</p>	
12.	<p>Objection</p> <p>"Kalamunda CANNOT lose any more trees and reserve ,lets this city develop a reputation for being known for its regard for climate and environment before monetary gain from rates,greedy developers and owners that need to be told that living in the hills requires a responsibility to this locality,we need to have strict regulations for the planning Dept. Trees feed our wildlife keep the temp down ,store carbon ,and are the LUNGS of perth"</p>	<p>See City's response to Submitter No. 1.</p> <p>The City has advertised an application that it received from a landowner. The outcome of the application will be informed by the public submissions received by the City.</p>
13.	<p>Comment Only</p> <p>"Questions required to be answered before approval given. Is this portion of property being purchased at market price? Will the income from this purchase be used to fund footpath etc.? The entry from this road access onto Ronneby Road will require a footpath immediately due to the danger of walking on road and the bend which obscures sight of pedestrians to</p>	<p>If the proposal proceeds, the land will be sold to the Applicant at market value. The Department of Planning, Lands &amp; Heritage will obtain a valuation from the Valuer-General's office to determine market value. The State of Western Australia will receive the sale proceeds, as owner of the land.</p>

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	motorists. This entry needs a tidy up with branches and debris on the road which limits the already narrow road.”	Comments about footpath and entry noted.
14.	<p>Objection</p> <p>“This is a dangerous corner with vision impeded. Vehicles speed along both Orange Valley and Ronneby Roads and this is a safety issue for the many people using this access to remain safe whilst walking. We also object to any future subdivision of 103 Orange Valley Road as this is likely the reason for procurement of this additional parcel of land.”</p>	<p>Comments about access and safety noted.</p> <p>The current proposal relates only to a proposed road closure and amalgamation with adjoining private property.</p> <p>This proposal will not increase the subdivision potential of Lot 13 (109) Orange Valley Road, Kalamunda.</p>
15.	<p>Comment Only</p> <p>“I am writing regarding the proposed closure of a 576.91 m2 portion of road reserve adjacent to Lot 13 (109) Orange Valley Road, Kalamunda.</p> <p>There is too much unnecessary clearing of native bushland happening. 576m2 is a good size block that is providing homes and food for local wildlife. We have to treasure and protect little pockets of bushland like this.</p> <p>I am very interested in the outcome of this and hope you will be considering my opinion. Thank you”</p>	See City’s response to Submitter No. 1.
16.	Objection	See City’s response to Submitter No. 1.

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	<p>"I am objecting to this proposal on the basis that the adjoining property has already been high;y cleared of trees and I wouldn't like that to happen to this portion of land. So much building and removal of trees that effect the native wildlife."</p>	
<p>17.</p>	<p>Objection</p> <p>"I would like to register my <b>opposition</b> to the Reserve being up for offer as private use. I am a local resident and ratepayer and am concerned about the disregard shown for local flora and fauna. Will this be another destruction of part of our lessening canopy cover? Our 'home in the trees' is becoming less and less. Apart from new rules governing the amount of tree cover in the name of fire safety, the clearing of trees has started, and been sanctioned, even before that.</p> <p>It is a Reserve. Once that was respected as just that.<b>Not for sale.</b>"</p>	<p>See City's response to Submitter No. 1.</p> <p>The City has advertised an application that it received from a landowner. The outcome of the application will be informed by the public submissions received by the City.</p>
<p>18.</p>	<p>Comment Only</p> <p>"I am contacting you to register my concern and reservations concerning the closure the road reserve in Orange Valley Road and the subsequent amalgamation of it into private land.</p> <p>I think more clarification needs to be given to the public on this proposal.</p>	<p>The City has advertised an application that it received from a landowner. The outcome of the application will be informed by the public submissions received by the City.</p> <p>The City has an established procedure for processing road closure applications, which complies with the requirements of the <i>Land</i></p>

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	<p>My biggest concern is what is the reasoning for changing the current arrangement? There must be a valid reason for this change but no reason has been given.</p> <p>I am also concerned that public reserve can be amalgamated into private use. Does this set a precedence for other portions of public land to be amalgamated for private use? If not, why not?</p> <p>I am also interested in the costings of this proposal. How is it calculated what price the new land owner will pay and who is to pay for new road and footpath construction?</p> <p>I look forward to some answers to these questions.</p> <p>Thank you for the opportunity to raise my concerns.”</p> <p>“Further to my previous email to which I have had no reply, I wish to further register my concern over the change of land situation on Orange Valley Rd.</p> <p>In addition to my previous concerns, I also wish to register that I am concerned that there will be a loss of public bush space to private land which will be no longer available for general enjoyment in our home among the trees. This is especially so if the land is cleared by the new owner or for building of a new road or footpath. The loss of natural habitat for birds and wildlife is also an issue that I am concerned about. There seems to be no logical or clear reason for this change.</p> <p>Thank you for the opportunity for input.”</p>	<p><i>Administration Act 1997.</i> The City’s established procedure has been followed.</p> <p>Any future applications for road closure will be processed in accordance with the City’s established procedure.</p> <p>If the proposal proceeds, the land will be sold to the Applicant at market value. The Department of Planning, Lands &amp; Heritage will obtain a valuation from the Valuer-General’s office to determine market value. The State of Western Australia will receive the sale proceeds, as owner of the land.</p> <p>This proposal relates only to a proposed road closure and amalgamation with adjoining private property. The current proposal does not include the construction of a footpath.</p> <p>See City’s response to Submitter No. 1.</p>

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19.	<p>Objection</p> <p>“My husband &amp; myself strongly object to the proposed permanent road closure. We live XXXXXXXXXX &amp; feel this will be an undesirable change &amp; very disruptive to a lovely quiet Rd &amp; our lifestyle.</p> <p>It’s unbelievable that a private property can close a public road reserve which is used every day. A lot of the time by children going to school &amp; people with reduced mobility. Also we will lose many foraging trees for threatened species, which is sad.</p> <p>I have no doubt the property owners plan to build on that land. Which is very undesirable &amp; will set a precedent for other pieces of council land.</p> <p>Please consider others who will be greatly impacted by one resident.”</p>	<p>See City’s response to Submitters No. 1 and 2.</p> <p>The City has advertised an application that it received from a landowner. The outcome of the application will be informed by the public submissions received by the City.</p> <p>If the proposal proceeds, the Applicant will become the owner of the Road Closure Land and can apply to develop the land. The location of any development must be given careful consideration to avoid removal of significant trees as best as practical. Any proposal to remove trees will be assessed with due consideration to draft Local Planning Policy 33 - Tree Retention.</p>
20.	<p>Objection</p> <p>This submission contains text and images that identifies the submitter. It has been provided to Council as a confidential attachment.</p> <p>See Confidential Attachment 3.</p>	<p>See City’s response to Submitters No. 1, 2 and 4.</p>
21.	<p>Objection</p> <p>“I’m writing to express my displeasure at the proposal to close the road reserve on the corner of Ronneby Road and Orange Valley Road, Lesmurdie.</p>	<p>See City’s response to Submitters No. 1 and 2.</p> <p>The City has advertised an application that it received from a landowner. The outcome of</p>

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	<p>I share this disappointment in the lack of responsibility shown by our councillors regarding habitat preservation with social groups and other residents who have chosen to make the Darling Range their home.</p> <p>The reserve is not simply 576.91 square metres of land to possess; it's a diminishing and endangered ecosystem which so many of us truly want to protect as custodians. It is more than a pocket of bush, it is home to healthy, established wilderness, making it a scarce resource. It is also a vital stepping stone of habitat; not merely a discrete ecosystem, but a component of the terrain depended upon by native flora and fauna whose networks of travel and reproduction are being severed and debilitated by residential expansion. You have access to Environmental Scientists who are doing everything they can to help you understand the true cost of this proposal, please listen.</p> <p>The proposed transaction, for the bush reserve to no doubt be indiscriminately and irrevocably damaged, is a disgraceful example of the City of Kalamunda shirking their responsibility and selling out at the cost of the land they are entrusted to protect. The only conclusion is that this decision is driven by either an economic gain or a wilful desire to neglect bushland, each of which are appalling to the ethos of our Hills community. For this proposal to go ahead would serve as a warning to the inhabitants of the Darling Range about the inability of this council to represent us, who lack the town planning and environmental strategies we want in our legislative representatives.</p>	<p>the application will be informed by the public submissions received by the City.</p>

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	<p>You cannot in good faith disregard the aesthetic and ideological virtues of such road reserves to the whole neighbourhood, which will be forfeited if the reserve is sold to Lot 109 Orange Valley Road, who will not be held to account for their self-interested exploitation of the land as evident by previous malpractices. The imminent damage to our local natural environment is jeopardising what draws residents and visitors to the area, which is a portion of the Perth metropolitan region once respected and cherished for its natural biodiversity.</p> <p>Please do the right thing and preserve the reserve on the corner of Ronneby Road and Orange Valley Road, Lesmurdie.”</p>	
22.	<p>Objection</p> <p>“I am strongly opposed to any loss of native vegetation in the Perth area, given how little of it remains. People choose to live in the Perth hills for it's natural beauty and unique plants and fauna. Road widening is just one of many ways we are ensuring a death by 1000 cuts, and losing the jarrah and marri trees for the sake of a wider road and a nicer view is the height of indifference. Please leave the precious bush as it is, and don't make it easier for private landholders to denude the landscape any further.”</p>	<p>See City's response to Submitter No. 1.</p> <p>This proposal relates only to a proposed road closure and amalgamation with adjoining private property. The current proposal does not relate to road widening.</p>
23.	<p>Objection</p> <p>“This proposal will result in reduced natural amenity, through loss of trees and habitat to construct the proposed footpath, and the likely further removal of trees on the portion of the reserve that is privatised. It will also</p>	<p>See City's response to Submitters No. 1 and 2.</p>

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	result in reduced public amenity - the pedestrian access will be significantly steeper than the existing path."	
24.	<p>Objection</p> <p>"The proposed closure of the reserve will affect access from my home to public transport and local facilities, tennis court and local school. Public transport stops are 1km+ from my home and access to them is steep. Students, families and recreational walkers use the walking track down the reserve as the gradient is less than the gradient of Ronneby Road."</p>	Comments about access noted. See City's response to Submitter No. 2.
25.	<p>Objection</p> <p>"I have become aware of a significant local conservation issue in the City regarding the release into private hands a parcel of bushland of substantial conservation value. The area in question is small, but highly significant as it adds to the quality of verge conservation in the area while retaining conservation significant canopy trees.</p> <p>The Council would be aware that we have less than 10.8% of the southwest of WA that remains as natural areas with our forest regions being some of our most intact elements. Almost all the loss was a direct result of private ownership with current regulations to protect errant native vegetation clearing unable to be a dissuasion to those wishing to clear or remove native cover. By placing this significant forest patch into private hands there is a very great risk that this area will ultimately suffer the loss of bushland integrity through poor or deliberate mismanagement.</p>	See City's response to Submitter No. 1.



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	<p>I have first hand experience where public land ceded to private ownership resulted in bushland degradation of loss of conservation values in Bold Park. Equally the continued loss of forest canopy supporting our two forest-dependent rare cockatoos (Baudin’s and Forest Red-Tails) means retention of all and any forest canopy is paramount.</p> <p>I have always been impressed with the City's commitment to sustainability, increased urban forest canopy, and the protection of green corridors.</p> <p>Rather than relinquish public bushland into private hands that puts at risk the permanent and ongoing protection of that bushland contemporary community values seek to increase the public conservation estate. Thus I urge the Council not to proceed with this action.</p> <p>I urge the Council to not support the recommendation to relinquish this area into private ownership.</p> <p>If I can be of any further assistance in this matter, please contact me.”</p>	
26.	<p>Comment Only</p> <p>“We have reviewed the proposed preliminary design (4619-01/A) on the closure of the road reserve at the corner of Ronneby &amp; Orange Valley Rd.</p> <p>For clarity we currently live at XXXXXXXX. 7 people reside at this address namely 2 adults and 5 children all of whom attend Kalamunda Senior High School.</p>	<p>This proposal relates only to a proposed road closure and amalgamation with adjoining private property. The current proposal does not include the construction of a footpath.</p> <p>Comments about access and safety noted. See City’s response to Submitter No. 2.</p>

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	<p>Due to the close proximity of the home to the High School the children walk to and from school each day utilising the thoroughfare that exists though the current road reserve.</p> <p>This "cut through" on the reserve is the safest way for all pedestrians to enter and exit Ronneby Rd from Orange Valley Rd as the roadway itself is very steep, very narrow and on a blind corner.</p> <p>Vehicles entering Ronneby Road from Orange Valley Rd, generally do not consider there could be pedestrians around this corner and often enter at unsafe speeds. Without this "cut through" pedestrians have to walk on Ronneby Rd to get to the existing footpaths on Orange Valley Rd.</p> <p>Therefore we would strongly encourage the installation of at least one footpath prior to closing off this road reserve to enable safe pedestrian access to and from Ronneby Rd from Orange Valley road up the short steep narrow hill to the intersecting boundary of number 109 (LOT 13) Orange Valley and &amp; number 46 (Lot 34 Ronneby Rd).</p> <p>It's unclear when reviewing the drawing 4619-01/A if the "Proposed for future footpath" areas are deemed part of the proposal and will be constructed as part of the works prior to the closure of the road reserve.</p> <p>Don't hesitate to contact myself should you require further information or clarification."</p>	
27.	Objection	See City's response to Submitters No. 1 and 2.

**Submission Table – Proposed Permanent Road Closure – Portion of Road Reserve Adjacent to 109 Orange Valley Road, Kalamunda**

Submitter No.	Nature of Submission	Officer Comment
	<p>“It seems wild to lose a reserve that is used by endangered species to expand a private property. There is no community benefit to this proposal.”</p>	
28.	<p>Objection</p> <p>“Once again the City of Kalamunda has an opportunity to prove its interest in preserving a piece of unique Lesmurdie History.</p> <p>A portion of Road Reserve on the corner of Ronneby Road and Orange Valley Road has sheltered nature -Flora and Fauna and has been appreciated by many people for generations.</p> <p>Between the steep incline of both Burma Road and Karralika Road is Ronneby Road with an oasis – so special and well worthy of careful thought and consideration by our City Of Kalamunda.”</p>	See City’s response to Submitter No. 1.
29.	<p>Objection</p> <p>“I object on following grounds: - It will result in loss of more bush/trees as the property owners have a history of cutting down healthy native trees on their property. Drive past and see the remaining stumps. - I have seen quendas residing on this public block under fallen tree trunks. There is no guarantee that their habitat will be maintained. - I use the land for short cut while walking from bus-stop on Lesmurdie Rd. Saves staying on the road footpath which is steeper. - I use the land as shortcut for riding my mountain bike. Saves staying on the road or footpath which is steeper. - I have seen young children using the short cut walking/riding to school which is not as steep as the road. - The shire should be preserving as much public land and bush as</p>	<p>See City’s response to Submitters No. 1 and 2.</p> <p>If the proposal proceeds, the land will be sold to the Applicant at market value. The Department of Planning, Lands &amp; Heritage will obtain a valuation from the Valuer-General’s office to determine market value. The State of Western Australia will receive the sale proceeds, as owner of the land.</p>

**Submission Table – Proposed Permanent Road Closure – Portion of Road Reserve Adjacent to 109 Orange Valley Road, Kalamunda**

Submitter No.	Nature of Submission	Officer Comment
	<p>possible and not incorporating into private blocks for personal gain and little control on management of the block. - I notice the block has recently had planned burn to reduce bushfire risk. To further reduce the risk several non-native tree species could be cleared leaving only native trees at reduced density. I note that the risk of fire for this section of verge is no worse than many other locations along Orange Valley road. - I question the amount that the property owners would pay for the substantial new block. Will it be full market value or reflect the significant improvement in their property value? I do not believe that individuals should unduly profit at the expense of rate payers by converting public land to private property. I strongly oppose this proposal which only benefits one party."</p>	
30.	<p>Objection</p> <p>"I do not support, and I oppose, the proposed permanent road closure of the road reserve on the corner of Ronneby Road and Orange Valley Road to become private land. It is unnecessary. This is a remanent land space where native flora and fauna have their own habitat as refuge. Biodiversity is the key to the future sustainability of landscapes, including the microscopic elements. Development of any area in the future, from land clearing to construction, becomes the whim of whoever is the current landowner, not necessarily beneficial to the community in general. A wildlife corridor must be maintained within all areas in Kalamunda. This area is a safe stepping stone that connects the Orange Valley reserve and Barbigal Place reserve, linking to the Whistlepipe water tributaries and natural space. There is no need to increase the pavement area, as it does not, and will not impact, the traffic or pedestrian use, and will not be of a benefit to anyone. It is an unnecessary cost to the city of Kalamunda. Kalamunda is promoting itself as</p>	<p>See City's response to Submitter No. 1.</p> <p>This proposal relates only to a proposed road closure and amalgamation with adjoining private property. The current proposal does not include the construction of a footpath.</p>

**Submission Table – Proposed Permanent Road Closure – Portion of Road Reserve Adjacent to 109 Orange Valley Road, Kalamunda**

Submitter No.	Nature of Submission	Officer Comment
	<p>a home in the forest. Removing vegetation and corridors does not sit well with that vision. Please visit ReWild Perth and their visions for urban wildlife. "When development occurs, there is the immediate and obvious loss of habitat and wildlife. However, many people may not be aware there is a second wave of biodiversity loss which occurs as species are prevented from being able to move freely across the landscape to avoid threatening processes. This loss of freedom of movement is called 'fragmentation'. Luke McMillan, Perth NRM (2019)" I urge the City of Kalamunda to reconsider the future of our developments and not to proceed with this proposal. Thank you"</p>	
31.	<p>Objection</p> <p>"I am emailing you in objection to the proposed amalgamation of the road reserve with private property at 109 Orange Valley Road, as currently advertised for community comment.</p> <p>I value the City of Kalamunda as a place with great environmental integrity and value, that must be conserved for the good of the community, the environment, as well as for the sake of visitors to the area, for the amenity and connection to nature that such greenscapes provide.</p> <p>I urge you to maintain the road reserve under the control of the City, as ceding it to private land risks mismanagement and degradation, which I have seen numerous times around Perth. The proposed footpaths up Ronneby Road would also remove a number of significant trees, ruining the street aesthetics and threatening the safety of the wildlife by removing an important environmental linkage with canopy connectivity to the nearby reserve and urban refuges.</p>	<p>See City's response to Submitter No. 1.</p> <p>This proposal relates only to a proposed road closure and amalgamation with adjoining private property. The current proposal does not include the construction of a footpath.</p>

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Submitter No.	Nature of Submission	Officer Comment
	<p>I also understand the dire situation of the endangered black cockatoos, and urge the City to maintain management of the road reserve canopy, to ensure the preservation of these important native foraging trees to adhere to the City's commitment to the protection of the threatened species."</p>	
32.	<p>Objection</p> <p>"We wish to strongly oppose the amalgamation of the reserve on the corner of Ronneby Road and Orange Valley Road with 109 Orange Valley Road.</p> <p>This portion of land has trees that will likely be removed and in the current climate where tree removal seems to be a more common occurrence, we feel it should be kept as a public reserve. (For the sake of wildlife more than anything)."</p>	See City's response to Submitter No. 1.
33.	<p>Comment Only</p> <p>"1. Broadly speaking, I'm against the resumption of Public land and reserves. Once given, it cannot be taken back!! 2. I don't wish to see the possibility of increasing housing density in Orange Valley Rd. The City (in my opinion) doesn't have a good record in re-development. 3. Should this amalgamation go ahead, a PERMANENT caveat be placed over the piece of land so that it could never allow for re development nor allow for a added residence to be built, due to the added area of the existing (#109) thereby providing setbacks and other statutory requirements required for development that this would provide."</p>	<p>Comments about general opposition to disposal of public land noted.</p> <p>If the proposal proceeds, the Applicant will become the owner of the Road Closure Land and can apply to develop the land. Any development would not be driven by the City. The location of any development must be given careful consideration to avoid removal of significant trees as best as practical. Any proposal to remove trees will be assessed with due consideration to draft Local Planning Policy 33 - Tree Retention.</p>

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Submitter No.	Nature of Submission	Officer Comment
34.	<p>Objection</p> <p>“MY OBJECTION TO ROAD CLOSURE NEXT TO 109 ORANGE VALLEY ROAD</p> <p>I wish to register my objection to the permanent road closure of the triangular piece of land (570m2 approx), to join with the title of 109 Orange Valley Road.</p> <p>As a resident and regular walker on Orange Valley Road, I prefer to leave the trees on the corner reserve as they are. The residents of 109, shortly after purchasing the property, took down large trees from the front of their property, leaving it looking quite bare, and I suspect they will do more clearing if they obtain the property. Also, by some earthworks and application to the City, there would then be enough land to sub divide, and there is more than enough infill housing density in the City already. Orange Valley Road is a special road, and as a resident, I appreciate what we have and DO NOT WANT further trees and infill housing in my street.</p> <p>Thank you for noting my objection.”</p>	<p>See City’s response to Submitter No. 1.</p> <p>The proposal will not increase the subdivision potential of Lot 13 (109) Orange Valley Road, Kalamunda.</p>
35.	<p>Objection</p> <p>“We strongly object to this proposed closure because we are against any more loss of green space in Kalamunda, particularly in this area where we walk our dog daily. As residents of this area for the last 38 years we have watched more and more subdivision of large blocks in Orange Valley Road disappear to the point where it is becoming unrecognisable from how it used to be. The large sized blocks that attracted us to move to Kalamunda have</p>	<p>See City’s response to Submitter No. 1.</p> <p>The proposal will not increase the subdivision potential of Lot 13 (109) Orange Valley Road, Kalamunda.</p> <p>If the proposal proceeds, the Applicant will become the owner of the Road Closure Land</p>

**Submission Table – Proposed Permanent Road Closure – Portion of Road Reserve Adjacent to 109 Orange Valley Road, Kalamunda**

Submitter No.	Nature of Submission	Officer Comment
	<p>been allowed to be subdivided and redeveloped with significant change to the ethos of the area. We would be very disappointed to witness any redevelopment which includes this portion of land by the owners of the adjacent block.”</p>	<p>and can apply to develop the land. The location of any development must be given careful consideration to avoid removal of significant trees as best as practical. Any proposal to remove trees will be assessed with due consideration to draft Local Planning Policy 33 - Tree Retention.</p>
36.	<p>Objection</p> <p>“Good morning, I am writing to make comment on the proposed road reserve closure on the corner of Ronneby Rd and Orange Valley Rd. I am strongly opposed to this proposal. We use the pathway to walk to Falls Road primary where my 4 young children attend and I choose this route specifically to walk through and enjoy the bush as well as avoiding walking along the road with my children. I have frequently seen and heard a group of golden whistlers in these trees as well as willy wag tails and New Holland honey eaters. The golden whistlers particularly seem to favour this location. If the reserve was amalgamated into private property the future of this vegetation would be at the discretion of private owners who have already removed large native trees. Please do not allow this to go through and retain the land for public use and enjoyment.”</p>	<p>See City’s response to Submitters No. 1 and 2.</p>
37.	<p>Objection</p> <p>“I wholeheartedly object to this proposal.</p> <p>I cannot believe the Shire would consider such a request.</p>	<p>The City has advertised an application that it received from a landowner. The outcome of the application will be informed by the public submissions received by the City.</p>



**Submission Table – Proposed Permanent Road Closure – Portion of Road Reserve Adjacent to 109 Orange Valley Road, Kalamunda**

Submitter No.	Nature of Submission	Officer Comment
	<ol style="list-style-type: none"> <li>1. The walking track within this reserve is used by so many people as a safe access way from Ronneby road to Orange Valley road. The slope of the track is at a far safer gradient than walking straight down Ronneby road. By blocking this off you will be creating a huge problem for many community members.</li> <li>2. How can this selfish land grab by a single land owner be seriously considered above the needs of the rest of the local community ??</li> <li>3. What about the school aged children who use that track to get to and from school ?</li> <li>4. The steepness of the slope on Ronneby road is not safe whether there is a footpath or not. With the number of honkey nuts and debris that fall on the path it is an accident waiting to happen. Is the shire going to come regularly to clear the new path they propose to build along Ronneby road ? When someone has a bad fall will they sue the Shire for not providing a safe gradient of pathway ?</li> <li>5. Why should all the rate payers have to pay for this ?</li> <li>6. Is the owner of 109 going to contribute to the cost of all this ?</li> <li>7. will the land be sold to them at the <b>proper</b> land value rate ? I feel we are all going to get ripped off in this deal.</li> <li>8. The current land owners at 109 have a proven track record of cutting down trees. They removed two large trees at the front of their block</li> </ol>	<p>See City’s response to Submitters No. 1 and 2.</p> <p>The proposal does not involve any cost to the City. If the proposed road closure and amalgamation proceeds, the Applicant will be responsible for all costs.</p> <p>If the proposal proceeds, the land will be sold to the Applicant at market value. The Department of Planning, Lands &amp; Heritage will obtain a valuation from the Valuer-General’s office to determine market value. The State of Western Australia will receive the sale proceeds, as owner of the land.</p> <p>The proposal will not increase the subdivision potential of Lot 13 (109) Orange Valley Road, Kalamunda.</p> <p>If the proposal proceeds, the Applicant will become the owner of the Road Closure Land and can apply to develop the land. The location of any development must be given careful consideration to avoid removal of significant trees as best as practical. Any proposal to remove trees will be assessed with due consideration to draft Local Planning Policy 33 - Tree Retention.</p>

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Submitter No.	Nature of Submission	Officer Comment
	<p>when they first moved in and have now recently chopped down a whole row of native trees along the side of their driveway. The shire has allowed too many trees to be cut down and all this summer season the cockatoos have been nesting in this area as their habitat is further and further reduced.</p> <p>9. How to we know that they wont subdivide their block and re-develop ? this means more cutting down of trees in one of the nicest sections of Kalmaunda.</p> <p>SHAME ON YOU KALAMUNDA SHIRE FOR EVEN ALLOWING THIS PROPOSAL TO BE CONSIDERED. THIS SHOULD NOT , I REPEAT NOT, BE ALLOWED.”</p>	
38.	<p>Comment Only</p> <p>“I am writing to ask you to keep this small reserve intact. The trees, especially, should be left for the birds and all of the wild animals that make this part of Kalamunda something to be proud of. I don’t mind if the residents of 109 add it to their property size but please don’t let them clear it. They have removed many trees from their block and should not be allowed to ruin this reserve.”</p>	See City’s response to Submitter No. 1.
39.	<p>Objection</p> <p>“I am writing to you today as I need my objection noted by your office on the proposed amalgamation of the road reserve with the private property at 109 Orange Valley Road, which is currently advertised for community comment.</p>	<p>See City’s response to Submitters No. 1 and 2.</p> <p>Comment about street aesthetics noted.</p>

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Submitter No.	Nature of Submission	Officer Comment
	<p>The proposed footpaths up Ronneby Road alone would remove many significant trees and I am deeply concerned about the potential for further mismanagement and degradation of the road reserve should it leave the City's control.</p> <p>This road reserve provides canopy connectivity for the wildlife and foraging trees for the endangered black cockatoos. Removal of any trees on this land for private development will impact the safety of the wildlife, which will also have a negative effect on the street aesthetics. Therefore, the proposal is not in the best interest of the environment or the community.</p> <p>Thank you for your time in considering this objection.”</p>	
40.	<p>Support</p> <p>“I support this on the basis that the income raised from the sale will be used to improve public safety by constructing a footpath on the East side of Ronneby between Orange Valley Rd and the L bend at the top of the hill where the walkway deviates to Barbical Place.”</p>	<p>If the proposal proceeds, the City will not receive the sale proceeds. The State of Western Australia will receive the sale proceeds, as owner of the land.</p>
41.	<p>Objection</p> <p>“1. I do not support the proposal on the grounds that pedestrian and road safety is further compromised including destruction of native vegetation and no plan and funding shown to provide alternative amenity to nearby residents for replacement pathway and a safer intersection which is a very dangerous traffic hazard currently. 2. The intersection of Ronneby and</p>	<p>Comments about safety and access noted.</p> <p>The City confirms that this proposal relates only to a proposed road closure and amalgamation with adjoining private property. The current proposal does not include the construction of a footpath or road widening.</p>

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Submitter No.	Nature of Submission	Officer Comment
	<p>Orange Valley Rds. Is currently dangerous with limited visibility to traffic entering into Orange Valley Rd from down the very steep Ronneby Road traffic carriageway. It does not meet current Road Safety specifications. Potential future development by Lot 13 owners could further impede road users visibility from often speeding cars using the very narrow downhill carriageway of Orange Valley Road. 3. There is no immediate plan to provide alternative pedestrian access along the present bush track. No funding is discussed for future works 4. Ratepayers will be disadvantaged by having to pay for new walkway and road widening should they occur. 5. All of the proposed road closure area has to be retained as road reserve to make this intersection safe for users and local community who after all it belongs to. 6. Ratepayers should not be burdened with any costs associated with this proposal. 7. No consideration is given to local Falls Road Primary School families , especially children who regularly use the present walk track to access their school. Children’s safety will further compromised. The City of Kalamunda has a duty of care to provide Safe community access.”</p>	<p>The proposal does not involve any cost to the City. If the proposed road closure and amalgamation proceeds, the Applicant will be responsible for all costs.</p> <p>See City’s response to Submitters No. 1 and 2.</p>
42.	<p>Objection</p> <p>“The existing road reserve is used as a route for people as there is no footpath on Ronneby Rd and the existing shady cut through is an easier gradient. The path is used by school children and others accessing the existing ROW adjacent to our property to go to Fred Eversden Reserve and Falls Rd PS. Removing that important, informal link without an immediate funded replacement all the way between the ROW and OV Rd is totally unacceptable, reduces overall community amenity for many families and has no perceivable benefits for the property in question (either increase in developable yield or improving vehicle access). It is entirely unnecessary</p>	<p>The City has advertised an application that it received from a landowner. The outcome of the application will be informed by the public submissions received by the City.</p> <p>Comments about access noted. See City’s response to Submitter No. 2.</p>

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Submitter No.	Nature of Submission	Officer Comment
	<p>and should be rejected by Council in the interests of the wider community in this area until such time as the infrastructure changes are delivered first, then restart this process. Without any commitment to the works mooted on the attached plans (designed by an aerial image and therefore a concept only), those footpath and road alterations mean nothing at all. Next time, how about engaging on what changes could be made to facilitate the reduction in the reserve first, prior to putting this out as a done deal?"</p>	
43.	<p>Objection</p> <p>"I am writing to express my deep concern about this proposal to sell a bush-and-tree-covered road reserve to a resident.</p> <p>Like many other people, my immediate response was incredulity. How is it that a resident can simply put their hand up and say 'I'd like to buy that bit of publicly-owned land' and the City accepts this as a viable proposition to be considered?</p> <p>There are many land areas that, if a precedent were set in this extraordinary case, could lead to others seeking to take 'surplus land' off the hands of the public and add it to their private estate.</p> <p>It points to a serious problem in the City's administrative processes that needs fixing.</p> <p>There are many red flags raised by this matter.</p>	<p>The City has advertised an application that it received from a landowner. The outcome of the application will be informed by the public submissions received by the City.</p> <p>The City has an established procedure for processing road closure applications, which complies with the requirements of the <i>Land Administration Act 1997</i>. The City's established procedure has been followed.</p> <p>The relevant land is road reserve and so the description of the proposal as a permanent road closure is both accurate and reflects the terminology used in the <i>Land Administration Act 1997</i>.</p> <p>See City's response to Submitter No. 1.</p>

**Submission Table – Proposed Permanent Road Closure – Portion of Road Reserve Adjacent to 109 Orange Valley Road, Kalamunda**

Submitter No.	Nature of Submission	Officer Comment
	<p>1. The deceptive way in which it was advertised as a proposal for 'permanent road closure' in which the land would be 'amalgamated' with Lot 13.</p> <p>This is deceptive advertising that is not truthfully describing the issue to the public. In plain English, what is proposed is the sale of a significant road reserve area – roughly the size of a house block – to a private resident. It does not in reality involve a road closure.</p> <p>If the wording is defended as bureaucratic language normally used in such cases, then the wording needs to be changed in the interests of fairness and accuracy. The City cherishes its reputation and interaction with residents, but this false advertising damages both.</p> <p>2. This proposal is insulting to every resident who has participated in your many community surveys and contributed to the creation of many environment policies. It contradicts the City's own commitment to its: Local Biodiversity Strategy, Tree Retention Policy, Environmental Land Use Planning Strategy, Public Open Space Strategy, Climate Change Declaration and other policies.</p> <p>Where is the system within the City that, in being presented with this ambit claim by a resident, pays due respect – BEFORE MAKING IT PUBLIC - to the implications for tree retention, canopy cover, natural habitat retention, sound environmental planning etc?</p> <p>Either the City observes its own policies and strategies, or it deserves to be condemned for ignoring them. And those of us who have spent hundreds of</p>	

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Submitter No.	Nature of Submission	Officer Comment
	<p>volunteer hours assisting the City to create sound policies will be tempted to withdraw.</p> <p>3. This City prides itself on community consultation. The residents in this area were not informed of their neighbour’s proposed action; they only heard about it by accident when one person picked up The Echo. It has caused them considerable distress and hours of work making submissions and seeking clarity from councillors/City.</p> <p>Regardless of the outcome (and I hope it will end in dismissal of this claim), this matter needs to be thoroughly investigated as to how and why it even reached advertising stage.”</p>	
44.	<p>Objection</p> <p>“The PDF map does not appear to have any explanation for the reason for closing the reserve and amalgamating with lot 13 (109) Orange Valley Rd, nor does it state what will happen to the reserve. Will it be cleared or further degraded? Without knowing more of this we believe this proposal is incomplete and premature and should be retracted.”</p>	<p>The City has advertised an application that it received from a landowner. The outcome of the application will be informed by the public submissions received by the City.</p> <p>If the proposal proceeds, the Applicant will become the owner of the Road Closure Land and can apply to develop the land. The location of any development must be given careful consideration to avoid removal of significant trees as best as practical. Any proposal to remove trees will be assessed with due consideration to draft Local Planning Policy 33 - Tree Retention.</p>

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<b>Submitter No.</b>	<b>Nature of Submission</b>	<b>Officer Comment</b>
45.	<p>Support</p> <p>“This proposal, if allowed to proceed, will be beneficial to the City of Kalamunda and the local community. Currently, the City is holding onto land it cannot use for road reserve purposes (Ronneby Road use to run through the land the subject of the proposed amalgamation but was moved due to line of sight issues at the intersection with Orange Valley Road). The City is required to maintain this land (including from a bushfire perspective) and accordingly should be recording a maintenance liability with respect to it. Allowing the proposal to proceed will remove the City’s maintenance liability with respect to this land and the funds from the sale of the land will be able to be invested back into the broader community. Any comments the City receives which do not relate to concerns regarding the use of this land for road reserve purposes should be ignored (especially if those comments are defamatory towards the residents of 109 Orange Valley Road, Kalamunda).”</p>	<p>There is no direct community benefit to the proposal. If the proposal proceeds, the City will not receive the sale proceeds. The State of Western Australia will receive the sale proceeds, as owner of the land. Further, the cost of maintaining the land for fire risk and brushcut if required is approximately \$200 per annum. Therefore, the disposal of the land would not save the City significant maintenance costs.</p> <p>In addition to the environmental benefits referred to in the City’s response to Submitter No. 1, the land provides an access track from Orange Valley Road to Ronneby Road, which is less steep and more accessible than walking on the road. The environmental and access benefits of retaining the Road Closure Land are far greater than the costs to the City of maintaining the Road Closure Land.</p>
46.	<p>Objection</p> <p>“I am emailing you in objection to the current proposed amalgamation of the road reserve at 109 Orange Valley Rd that is currently open for community comment.</p>	<p>See City’s response to Submitters No. 1 and 2.</p> <p>This proposal relates only to a proposed road closure and amalgamation with adjoining private property. The current proposal does not include the construction of a footpath.</p>



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	<p>I have many friends and ties in the Kalamunda area and have always appreciated the natural side of the area. I know the community and council do a lot of work to maintain and keep the area as untouched as possible to allow us as humans to reside in it alongside the established ecosystems.</p> <p>I have grave concerns about the amalgamation as stated above due to the past behaviour of the owners at 109 Orange Valley Rd, in not following proper council policies when it comes to tree lopping on their property which I believe to have drastically reduced not only the aesthetic value of the property but, more importantly, also the natural habitat for species such as the black cockatoo which are currently endangered.</p> <p>I urge the committee to not proceed with the proposed privatization of the land in question, as allowing it do so will mean the loss of many trees and the creation of the sidewalk on Ronneby Road will mean a significant loss of trees and foliage in the area which are important for many environmental reasons. It will also incur a significant cost to the council with little benefit for the community but a big benefit for 1 private landowner.</p> <p>Thank you for your time in considering this objection, we place trust in you to do the right thing for the community as a whole."</p>	<p>The proposal does not involve any cost to the City. If the proposed road closure and amalgamation proceeds, the Applicant will be responsible for all costs.</p>