



Metro Outer Development Assessment Panel Agenda

Meeting Date and Time: Thursday, 22 August 2024; 9.30am
Meeting Number: MODAP/32
Meeting Venue: 140 William Street, Perth

A live stream will be available at the time of the meeting, via the following link:
[MODAP/32 - 22 August 2024 - Shire of Mundaring](#)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Members on Leave of Absence
4. Noting of Minutes

PART B – SHIRE OF MUNDARING

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 222 (7) Hardey Road, Glen Forrest – Proposed Shop, Place of Worship (Meeting Hall) & Child Care Centre – DAP/24/02700
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. General Business
3. Meeting Closure

Please note, presentations for each item will be invited prior to the items noted on the agenda and the presentation details will be contained within the related information documentation



ATTENDANCE

DAP Members

Clayton Higham (Presiding Member)
Tony Arias (Deputy Presiding Member)
Lee O'Donohue (Specialist Member)

Part B – Shire of Mundaring

Cr Prapti Mehta (Local Government Member, Shire of Mundaring)
Cr Luke Ellery (Local Government Member, Shire of Mundaring)

Minute Secretary

Claire Ortlepp (DAP Secretariat)

Officers in Attendance

Ashlee Kelly (DAP Secretariat)



PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declares the meeting open and acknowledges the traditional owners and pay respects to Elders past and present of the land on which the meeting is being held.

This meeting is being recorded and livestreamed on the DAP website in accordance with regulation 40(2A) of the *Planning and Development (Development Assessment Panels) Regulations 2011*. Members are reminded to announce their name and title prior to speaking.

2. Apologies

Nil

3. Members on Leave of Absence

Nil

4. Noting of Minutes

Signed minutes of previous meetings are available on the [DAP website](#).



PART B – SHIRE OF MUNDARING

1. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

2. Disclosure of Interests

Nil.

3. Form 1 DAP Applications

3.1 Lot 222 (7) Hardey Road, Glen Forrest – Proposed Shop, Place of Worship (Meeting Hall) & Child Care Centre – DAP/24/02700

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil

**Part B – Item 3.1 – LOT 222 (#7) HARDEY ROAD, GLEN
FORREST – PROPOSED SHOP, PLACE OF WORSHIP
(MEETING HALL) & CHILD CARE PREMISES**

Form 1 – Responsible Authority Report
(Regulation 12)

DAP Name:	Metro Outer DAP
Local Government Area:	Shire of Mundaring
Applicant:	Jeremy Hofland (Rowe Group) on behalf of Simon O'Hara (Statewest Planning)
Owner:	Everup Nominees Pty Ltd
Value of Development:	\$2.3 million
Responsible Authority:	Shire of Mundaring
Authorising Officer:	Mark Luzi
LG Reference:	Ha 9.7
DAP File No:	DAP/24/02700
Application Received Date:	13 May 2024
Report Due Date:	13 August 2024
Application Statutory Process Timeframe:	90 Days Additional 15 days agreed.
Attachment(s):	<ol style="list-style-type: none"> 1. Aerial Plan 2. Development Plans 3. Local Development Plan No.4 4. Schedule of submissions with applicant responses 5. Bushfire consultant response to DFES comments 6. Applicants planning report 7. Site and Soil Evaluation 8. Traffic Impact Statement 9. Acoustic Report [v.2] 10. Bushfire Management Plan

Responsible Authority Recommendation

That the Metro Outer DAP resolves to:

1. **Accept** that the DAP Application reference DAP/24/02700 is appropriate for consideration as a "Shop, Place of Worship and Child Care Premises" land use/s and compatible with the objectives of the zoning table in accordance with Clause 4.3 of the Shire of Mundaring Local Planning Scheme No. 4;
2. **Approve** DAP Application reference DAP/24/02700 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Shire of Mundaring Local Planning Scheme No. 4, subject to the following conditions:

Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. The development shall comply with the approved plans (including any amendments marked in red) unless approval is granted by the Planning Service for any minor variation made necessary by detailed design.

Operation of the childcare centre to be limited to:

- (a) Maximum of 46 children
- (b) Operating hours limited to 6:30am – 6:30pm Monday to Friday
- (c) Outdoor playing times to be limited to be between 8:00am – 5:30pm
- (d) No amplified sound to be played in the outdoor play areas

Operation of the Meeting Hall (Place of Worship) to be limited to:

- (a) Maximum 50 attendees; and
- (b) No outdoor amplified sound or events permitted

4. The Shop, Meeting Hall and Child Care Premises shall be constructed in accordance with Australian Standard 3959-2018 (BAL-29) to the satisfaction of the Shire of Mundaring.
5. Prior to commencement of use or obtaining an occupancy permit, information is to be provided that demonstrates measures contained in Section 6; Table 6.1 of the bushfire management plan [v.1] have been implemented and shall include a completed 'Certification by Bushfire Consultant' from the bushfire management plan.
6. The applicant / landowner shall ensure the site is managed pursuant to Section 6; Table 6.2 of the bushfire management plan [v.1] at all times.
7. Before commencement of use or occupation of each building, the crossover/s shall be located and installed to specifications and satisfaction of the Shire of Mundaring.
8. Prior to applying for a building permit, engineering drawings and specifications for grading, draining, stabilising the site shall be submitted for approval of the Shire of Mundaring.
9. Prior to applying for a building permit, engineering drawings and specifications detailing the construction and drainage of the car park and vehicle access shall be submitted to the satisfaction of the Shire. The carpark and vehicle access shall thereafter be constructed in accordance with the approved plans.

10. Prior to commencement of use or occupation, all car parking bays and manoeuvring/circulation areas shown on the approved plans shall be sealed/paved, surface marked in accordance with Australian Standard 2890 and to the satisfaction of the Shire of Mundaring.
11. Prior to commencement of use or occupation of any part of the development, all visitor/staff only car parking bays shown on the approved plans shall be surface marked "visitors only" / "staff only" and sign posted accordingly, and thereafter be maintained by the landowner(s) for the life of the development to the satisfaction of the Shire of Mundaring.
12. All retaining walls shall be completed in laterite blocks or natural earth-coloured materials that blend in with the surrounding landscape, to the satisfaction of the Shire of Mundaring.
13. Prior to commencing site works, the landowner/applicant shall submit a construction management plan to the satisfaction of the Shire of Mundaring

The construction management plan shall detail:

- a) Measures to minimise nuisance to neighbours (including dust, noise, waste and vehicle parking); and
- b) Measures to minimise soil erosion and stormwater runoff from the site

during site works and construction. Works shall thereafter be completed in accordance with the approved construction management plan.

14. Prior to commencing site works, the landowner/applicant shall submit a waste management plan to the satisfaction of the Shire of Mundaring.

The waste management plan shall detail:

- a) The enclosure for the storage and cleaning of bins;
- b) How rubbish will be stored and disposed of; and
- c) How and when service vehicles will collect rubbish from the site

15. Prior to applying for a building permit, a lighting plan prepared by a suitably qualified consultant/engineer shall be submitted to the Shire for approval. The plan shall include measures to minimise light spill onto adjoining residential land and have due regard to Australian Standard 4282 (as amended). Lighting and lighting infrastructure shall thereafter be established and maintained in accordance with the approved lighting plan, to the satisfaction of the Shire of Mundaring.

16. The landowner(s) shall either:

- (i) Provide public art on the subject site, with a minimum value of \$23,000 [Option 1]; OR
- (ii) Pay \$23,000, which equates to 1% of the construction cost for the overall development, in lieu of providing public art on the subject site [Option 2].

If Option 1 is elected, the public art design shall be submitted to, and approved by the Shire prior to lodgement of the Building Permit application.

The public art shall be installed prior to commencement of use/occupation of any part of the development and thereafter maintained for the life of the development to the satisfaction of the Shire of Mundaring.

If Option 2 is elected, the cash-in-lieu amount shall be paid in full to the Shire prior to lodgement of the Building Permit application.

17. Prior to commencement of use, a landscape plan pursuant to clause 5.7.8 of Local Planning Scheme No.4, shall be submitted to the Shire for approval. The approved landscape plan shall be implemented and thereafter maintained in perpetuity, to the satisfaction of the Shire of Mundaring.
18. Prior to commencement of the Place of Worship or Child Care Premises, individual Bushfire Emergency Plan(s) shall be prepared in accordance with section 5.5.4 of the Guidelines for Planning in Bushfire Prone Areas (as amended), in consultation with the Shire of Mundaring. The Bushfire Emergency Plan(s) shall thereafter be complied with at all times, and made available to all staff, parents, clients and guests, to the satisfaction of the Shire of Mundaring.
19. All stormwater must be managed onsite to prevent erosion and transportation of water borne pollutants, to the satisfaction of the Shire. Stormwater drainage plans must be submitted with the application for a building permit.
20. Prior to commencement of use or occupation of any building on the lot, a contribution for the full cost of constructing a footpath along the verge adjacent to the site, shall be made to the Shire of Mundaring.
21. Prior to applying for a building permit for any building on the site, the landowner/applicant shall enter into a legally binding agreement, allowing for the ongoing maintenance of the asset protection zone extending into lot 221 Hardey Road Glen Forrest, to the satisfaction of the Shire of Mundaring. The agreement shall be at the full expense of the applicant or nominated party.
22. Significant trees that have been identified on the site must be retained and protected as habitat for endangered birds, including black cockatoos.
23. Mechanical plant associated with the development(s) shall be designed with barriers, in accordance with the acoustic assessment, established and maintained to the satisfaction of the Shire of Mundaring. Details shall be provided at building permit stage, to the satisfaction of the Shire of Mundaring.
24. Prior to applying for a building permit, an application to construct or install an apparatus for the treatment of sewage shall be submitted to Shire of Mundaring Environmental Health Services. The Shire of Mundaring will forward the application to the Department of Health for final approval. The system(s) shall thereafter be installed to the satisfaction of Shire of Mundaring and Department of Health approvals.
25. The Child Care Premises shall be constructed in accordance with the Noise amelioration requirements, detailed under appendix B of the acoustic assessment [v.2]. Alternatively, prior to applying for a building permit, an updated acoustic assessment may be provided to the Shire of Mundaring, detailing the

specific requirements in response to built environment changes that may occur and further reduce noise impacts from the source.

Advice Notes

1. The applicant/landowner(s) are advised they are responsible to ensure all relevant environmental approvals under state and federal legislation are in place, prior to undertaking any works to remove native vegetation.
2. The landscape plan should include the retention of native vegetation with an emphasis for trees, on the periphery of the site, having regard to the obligations to maintain a fuel load of 2t/ha under the Bushfire Management Plan.

Reasons for Responsible Authority Recommendation

N/A

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	Local Planning Scheme No.4
Local Planning Scheme - Zone/Reserve	Local Centre
Structure Plan/Precinct Plan	Glen Forrest Precinct Plan
Structure Plan/Precinct Plan - Land Use Designation	Local Centre - Commercial
Use Class and permissibility:	Shop – 'P' Place of Worship – 'A' Child Care Premises – 'D'
Lot Size:	5900sqm
Existing Land Use:	Vacant
State Heritage Register	No
Local Heritage	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area
Design Review	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	Yes
Swan River Trust Area	No

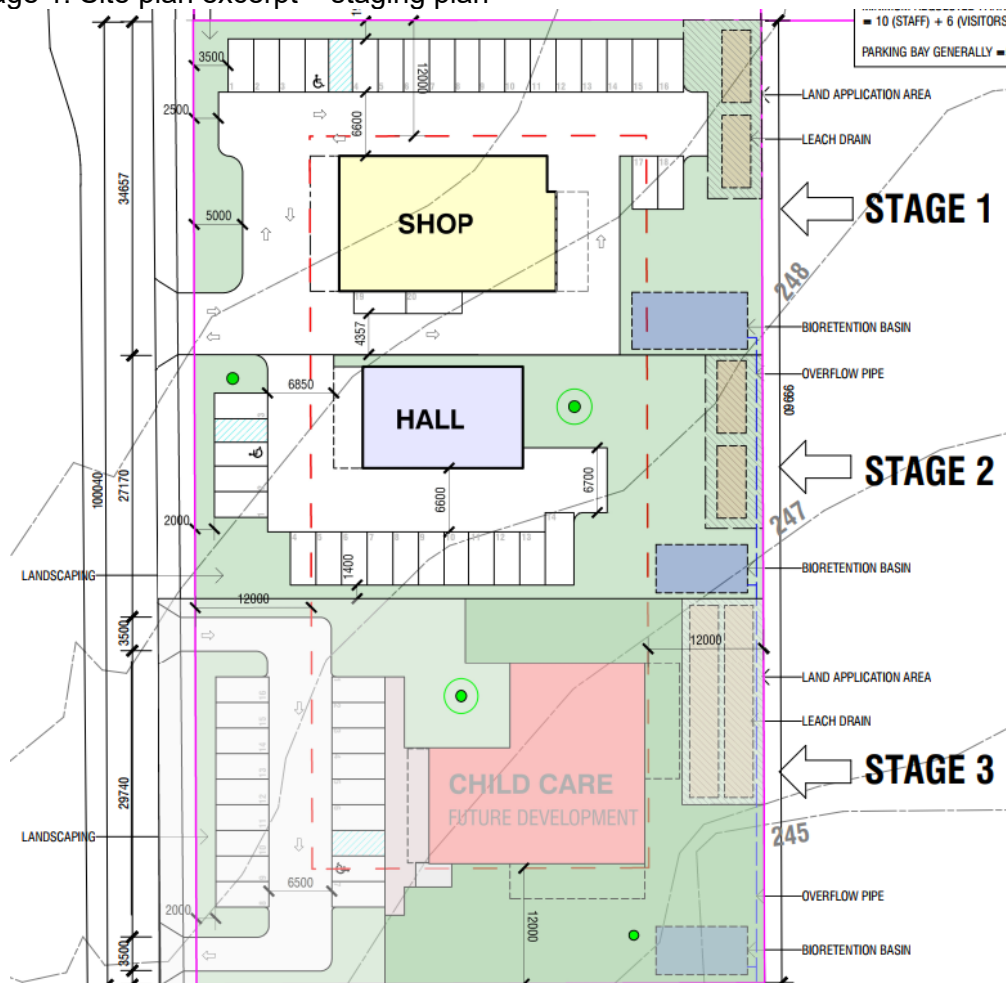
Proposal:

Approval is sought for:

- Shop;
 - 313m² building;
 - Sharded car park with meeting hall, loading bay, landscaping and effluent disposal system.
- Meeting Hall (Place of Worship);
 - 175m² building;
 - 50 person capacity;
 - Shared car park with shop, landscaping and effluent disposal system.
- Child Care Premises;
 - 394m² building with outdoor play areas;
 - 46 children with 10 educators' capacity;
 - Car park, landscaping and effluent disposal system.

The applicant has advised the development will occur in three stages. The first stage being the construction of the Shop, the second is Place of Worship and the third is a Child Care Premises.

Image 1: Site plan excerpt – staging plan



Proposed Land Use	Shop (P) Place of Worship (A) – <i>noted as a meeting hall</i> Child Care Premises (D)
Proposed Net Lettable Area	Shop: 313m ² Place of Worship: 175m ² Child Care Premises: 394m ²
Proposed No. Storeys	1
Proposed No. Dwellings	N/A

Background:

The site was historically cleared and formed part of a poultry farm that was demolished in the mid-late 1980's. Since then, dense regrowth across the site has occurred.

The site is the subject of a current subdivision approval (WAPC 162243) which has excised the 'Local Centre' portion of the site from the 'residential R2.5 zoned portion'. The Local Centre portion of the site is lot 222 whilst the Residential R2.5 is lot 221.

Legislation and Policy:

Legislation

Planning and Development Act 2005 (the Act)

Shire of Mundaring Local Planning Scheme No.4 (the Scheme)

Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)

Specific clauses under the Regulations being considered are:

CI 66 - Consultation with other authorities

CI 67 - Matters to be considered by local government

Under CI 67, the decision maker must have due regard to:

(h) any structure plan or local development plan that relates to the development,

(m) the compatibility of the development with its setting, including —

- (i) the compatibility of the development with the desired future character of its setting; and*
- (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*

(n) the amenity of the locality including the following

- (i) environmental impacts of the development*
- (ii) the character of the locality*
- (iii) social impacts of the development*

(s) the adequacy of —

- (i) the proposed means of access to and egress from the site; and
- (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;

(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;

(w) the history of the site where the development is to be located

(y) any submissions received on the application;

State Government Policies

Perth and Peel @ 2050

WA Planning Commission SPP 7.0 – *Design of the Built Environment*

WA Planning Commission SPP 5.4 – *Road and rail noise*

Structure Plans/Activity Centre Plans

- Local Development Plan No.4 (Attachment 3)

Local Development Plan No.4 was approved in 2021 and applies to the site (inclusive of the excised residential portion),

LDP No.4 encourages certain land uses being pursued and includes some development standards, but by nature, LDP's cannot be prohibitive. In accordance with Schedule 2, Part 6, Clause 56 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, LDP's are to be given due regard by the decision maker.

The assessing officer considers the proposed development it is not inconsistent with the provisions of the LDP.

- Glen Forrest Village Centre Precinct Plan – 2001 (GF Precinct Plan)

Under the *Planning and Development (Local Planning Scheme) Regulations 2015*, there are no references to 'precinct plans', meaning the power and function of adopted precinct plan, is a matter that cannot be afforded any weight in the decision-making process.

Notwithstanding the above, given the GF Precinct Plan is mentioned under clause 5.7.1 of Local Planning Scheme No.4, albeit 23 years old and outdated, it is a position of Council and therefore the plan has been considered by the Shire.

The relevant considerations such as development appearance, streetscape, traffic and environment have been taken into account and the assessing officer considers the proposed development is not inconsistent with the relevant strategies and guidance of the adopted precinct plan.

Local Policies

Advertising Planning Applications Local Planning Policy - PS-01

- The proposal was advertised in accordance with this policy. Refer to the Public Consultation section for further details.

Public Art Local Planning Policy (3.1)

- As the proposal is above \$2 million, it attracts a public art contribution of 1%, which has been recommended as a condition of approval. A contribution of \$23,000 represents 1% of the total development cost.

Child Care Premises and Family Day Care (3.2)

- The proposed development is generally consistent with the relevant policy measures, as the site is within an existing commercial area, the regular lot shape and size and adequate car parking has been proposed.
- The policy includes provision for safe pedestrian access, which has been identified as an issue and subsequently addressed further in this report.

Consultation:

Public Consultation

Shire of Mundaring undertook consultation between 22 May 2024 to 21 June 2024, which was later extended to 24 June 2024 (34 days), due to a request raised by the community.

The consultation process included:

- letters being sent to owners/occupants within 200m of the site (28 letters),
- business operators of the adjoining and nearby local centre were hand delivered letters (14 letters).
- the Glen Forrest Resident and Rate Payer Association were notified and invited to comment,
- a letter was attached to the community noticeboard at the Glen Forrest Shops,
- hard copy plans were made available at the Shire administration office,
- the plans and supporting documents were uploaded to the Shires website, and
- a sign was placed in front of the property

During the consultation period, 323 submissions were received by Shire of Mundaring, comprising 273 objections, 45 support and 5 mixed views / comments only.

Of the submissions received, a significant amount raised objections on the basis that the proposed land uses are to be exclusive to a religious group and therefore not having a 'wider community benefit' and the exclusive nature leads to an 'under-utilisation' of the land.

Shire of Mundaring firstly sought clarification regarding any membership restrictions on the community from the applicant of which the following was advised (*summarised*):

“The purpose of the shop is a mechanism to generate funds to support children attending Woodthorpe School in Willetton. There are no specific ‘eligibility criteria’. Shop memberships are available to people who wish to support the school and understand that this is the purpose of the enterprise. rather than Costco where the profits go to commercial shareholders”

“The above principle of membership currently applies to the shop on the western side of Hardey Road. No change is proposed, although the operators of the shop are regularly working on evolving the business to ensure it grows this funding source for the school”

“The Childcare premises is proposed to be a standard facility available to anyone who requires or qualifies for child care”

Officers also sought independent legal advice as to whether or not ‘exclusivity’, and ‘under-utilisation’ are matters that could be taken into consideration by the decision maker. In short, there was no case law that supported ‘exclusivity’ being a reason for refusal and in one case, ‘under-utilisation’ of a site was rejected as a reason for refusal.

Whilst officers appreciate the matter of exclusivity is contentious to some community members, considering the legal advice, the permitted nature of the shop use and the lack of controls within LPS4 and clause 67(2) of the Deemed Provisions, officers consider ‘exclusivity’ is a consideration that should be afforded minimal weight by the decision maker.

A decision to refuse the development for the aforementioned reasons, would be difficult to defend should an appeal be lodged through the State Administrative Tribunal (SAT).

In addition to the above, matters pertaining to religion, religious practices and tax status are not valid planning considerations, pursuant to clause 67(2) of the Deemed Provisions and cannot be afforded any weight in the decision-making process.

Issue Raised	Officer comments
Consistency with Glen Forrest Village Centre Precinct Plan and Local Development Plan	Refer to earlier sections in this report.
Traffic issues and vehicle and pedestrian safety	A traffic impact statement was provided and indicates the access roads are capable of supporting the additional daily traffic movements and will not unreasonably impact Hardey Road or other nearby roads. MRWA also did not raise any concerns with respect to traffic generation and impacts on Great Eastern Highway. Pedestrian safety concerns are acknowledged and are addressed in more detail in this report.
Environmental impact	The site is already committed by zoning (Local Centre) and is therefore not afforded native vegetation protection provisions under LPS4. The applicant has identified three significant trees on the site which are

Noise	<p>shown as being retained. Further, a condition will be applied that requires a tree retention / removal plan, as well as a plan for new landscaping. The landowner will be advised (advice note), of their obligations to ensure all state and federal approvals are in place, prior to removing any vegetation (as this is beyond the remit of the Shire and the DAP).</p> <p>An Acoustic Report was provided with the application and concludes the development will comply with the Environmental Protection (Noise Regulations) 1997. Noise is discussed in greater detail under the Planning Assessment heading of this report.</p>
Bushfire risks and evacuation	<p>A Bushfire Management Plan was provided in support of the application and indicates the site will be subject to an acceptable bushfire risk. Subsequently construction to the relevant standards (AS3959) will apply. A condition is recommended for a Bushfire Emergency Plan (BEP) be prepared prior to occupancy. Further details of the bushfire assessment are included under the planning assessment part of this report.</p>
Preference for aged care development.	<p>A number of submissions outlined their preference for the site to be developed for an aged care facility/dwelling(s). Whilst this sentiment is acknowledged, decision makers can only deal with applications that are put before it, and cannot make comparisons to other potential uses which were not pursued. The site is privately owned and private property development is a largely 'free market' commercial decision.</p>

A redacted version of the schedule of submissions was provided to the applicant for consideration and response (Attachment 4 – Schedule of Submissions with applicant responses).

Referrals/consultation with Government/Service Agencies

- Main Roads Western Australia (MRWA)

Due to the proximity to Great Eastern Highway and Hardey Road being a (Local Important Road that intersects with Great Eastern Highway, Shire of Mundaring sought comments from Main Roads (MRWA).

MRWA noted the proposed Child Care premises is a noise sensitive land-use and due to the proximity of Great Eastern Highway, requested Triggers the requirement of an acoustic assessment for the impacts of traffic noise on the development

An amended acoustic assessment (attachment 9) was provided to the Shire, that indicated the northern side of the development was exposed to an unreasonable level of noise. The acoustic assessment recommended noise amelioration be incorporated

into the design of the building. Due to strict deadlines in the DAP process, this was not referred back to MRWA.

The likely impact from traffic noise on the Child Care Premises is likely to further reduce, once the shop and meeting hall are constructed. A condition has been recommended that requires the Child Care to incorporate the noise amelioration mentioned in the Acoustic Assessment or for a new assessment to be conducted those accounts for changes to the built environment (reference: stages of development).

- Department of Fire and Emergency Services (DFES)

The site is designated an extreme bushfire prone area and the proposed Child Care Premises is considered a 'vulnerable' land use.

DFES provided a submission, which was forwarded to the applicant's bushfire practitioner (Bushfire Prone Planning) for a response (Attachment 5 – DFES Submission with Bushfire Prone Planning responses).

Bushfire considerations are discussed under the planning assessment section of this report.

Other Advice

- Infrastructure Service | Shire of Mundaring

The Traffic Impact Statement (TIS) provided by the applicant in support of the assessment has identified pedestrian access in the local centre to be an issue that needs to be resolved but is outside the scope of this development proposal. The TIS states the preferred treatment for safer pedestrian access is for a pedestrian refuge island to be constructed in the middle of Hardey Road, connecting the west to the east. This is a departure from the GF Precinct Plan that identified a round-a-bout.

Shire of Mundaring's Infrastructure Service agree that the round-a-bout is not the prime option and have prepared initial conceptual drawings of the improvements to Hardey Road, consistent with the statements in the TIS.

Whilst these Hardey Road improvements and footpath construction works are not currently accounted for in the current budget cycle, the proposed development progressing will give greater need for such works to be prioritised.

The proposed development is likely to increase pedestrian traffic in the area, therefore Shire of Mundaring request a full contribution to the cost of developing a footpath along the verge, adjacent to the development site. This contribution will then form part of pedestrian movement improvements in the immediate area, that will benefit the proposed land-uses,

Infrastructure Services are supportive of the proposed access arrangements and the capacity of Hardey Road to accommodate the additional traffic movements.

Planning Assessment:

In accordance with the *Regulations*, regard must be given to the potential impact the proposal may have, in terms of the area's amenity, character, traffic, car parking, noise, and its relationship to development on adjoining land in the locality.

Traffic:

A Traffic Impact Statement (TIS) prepared by i3 Consultants WA accompanied the application for planning approval (Attachment 8).

The TIS modelling suggests the proposal will increase vehicle movements by less than 90 trips per day, with each development attracting different volumes of traffic in AM and PM peak hours. The increase in traffic is unlikely to impact on traffic operations or safety on the surrounding road network and Hardey Road is capable of accommodating the additional vehicle movements. MRWA did not raise any concerns with the anticipated traffic volumes on the Great Eastern Highway and Hardey Road intersection.

Pedestrian access is likely to increase as a result of the proposed development, therefore as discussed earlier in this report, a contribution to construct a footpath adjacent to the site is recommended.

Noise:

An Acoustic Assessment was provided in support of the application and was later amended to respond to MRWA comments (Attachment 9).

The noise modelling suggests the proposal and its operation, will likely comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*

Whilst the modelling suggests the proposal is 'technically' compliant with the *Environmental Protection (Noise) Regulations 1997*, this is different to upholding amenity under the planning framework, particularly for the Child Care Premises. The management of the Child Care operation is therefore an important consideration in mitigating noise. On this basis, the Shire has requested a Noise Management Plan as a condition of approval, to be implemented and approved by the Shire, prior to the commencement of use, which will guide how the operator will manage unreasonable noise, such as dealing with screaming children, music and entertainment, or use of outdoor areas.

The acoustic report identifies mechanical plant will need to be located behind a barrier of at least 500mm above the top of the plant, to ensure compliance with the *Environmental Protection (Noise) Regulations 1997*. This will form part of a recommended condition.

The Child Care Premises is a noise-sensitive land use and is subject to traffic noise from Great Eastern Highway. The acoustic assessment recommends certain construction requirements for the building, but given two buildings are proposed to be constructed between the Child Care Premises and the Highway (earlier two stages), this could be further refined by a detailed assessment.

Bushfire:

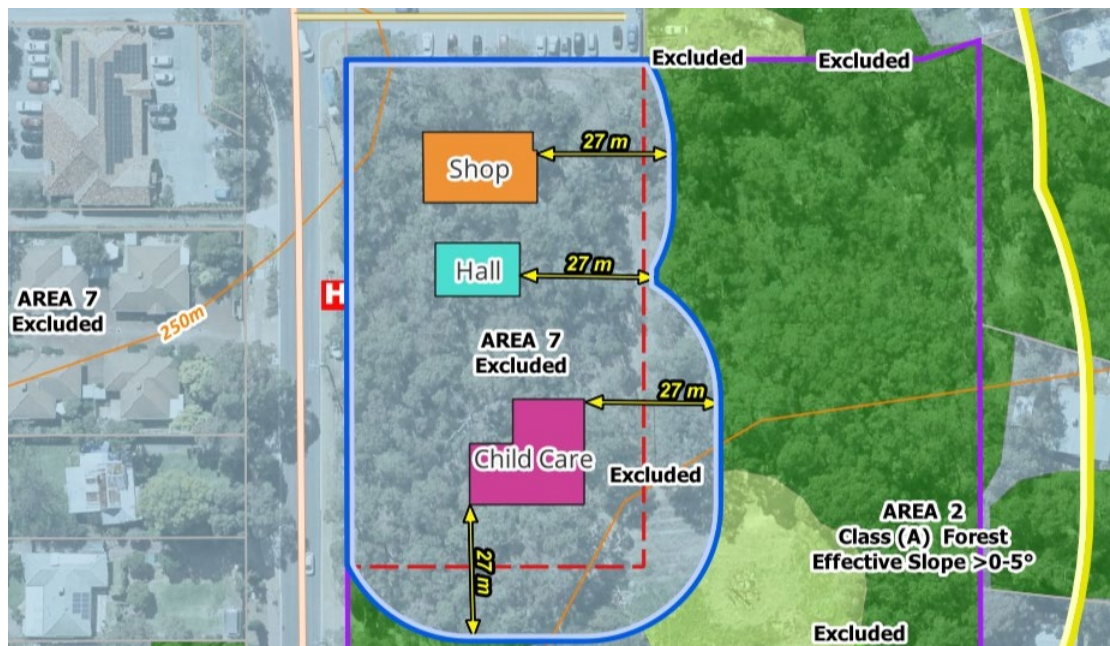
A Bushfire Management Plan (BMP)(attachment 10) and Bushfire Evacuation Plan (BEP) were provided in support of the application.

The BMP indicates that the proposal is a vulnerable use and meets the acceptable solutions of the Guidelines for Planning in Bushfire Prone Areas [V1.4] (bushfire guidelines). Ongoing compliance is dependent on the landowner/operator managing the site in accordance with the implementation measures, pursuant to table 6.1 & 6.2 of the BMP. A condition requiring ongoing compliance is recommended.

It is noted that the asset protection zones (APZ) for each development extends beyond the boundary of the 'approved' subdivision boundary. Titles have not yet been created, meaning APZ's are technically fully contained within the lot boundary. However, when titles are created there is an ongoing APZ compliance issue.

As the lot is on one title currently, a condition, prior to the issue of a building permit should be imposed, requiring a binding legal agreement for ongoing APZ management. This has been agreed to in principle, by Mundaring Gospel Trust (purchaser) and Everup Nominees Pty Ltd (landowner). These specific details will be resolved at future stages and include the Shire as a party to the agreement.

Image 2: Excerpt from BMP (APZ)



(Red dashed line indicates indicate boundary line from subdivision WAPC 162243)

The Shire's Emergency Management Service have reviewed the BEP and note there are no fatal flaws but suggest the creation of two separate BEP's (one each for Place of Worship and Child Care Premises) should be updated to be specific to each operator. A condition requiring the submission of individual BEP's is recommended, prior to commencement of use / occupation.

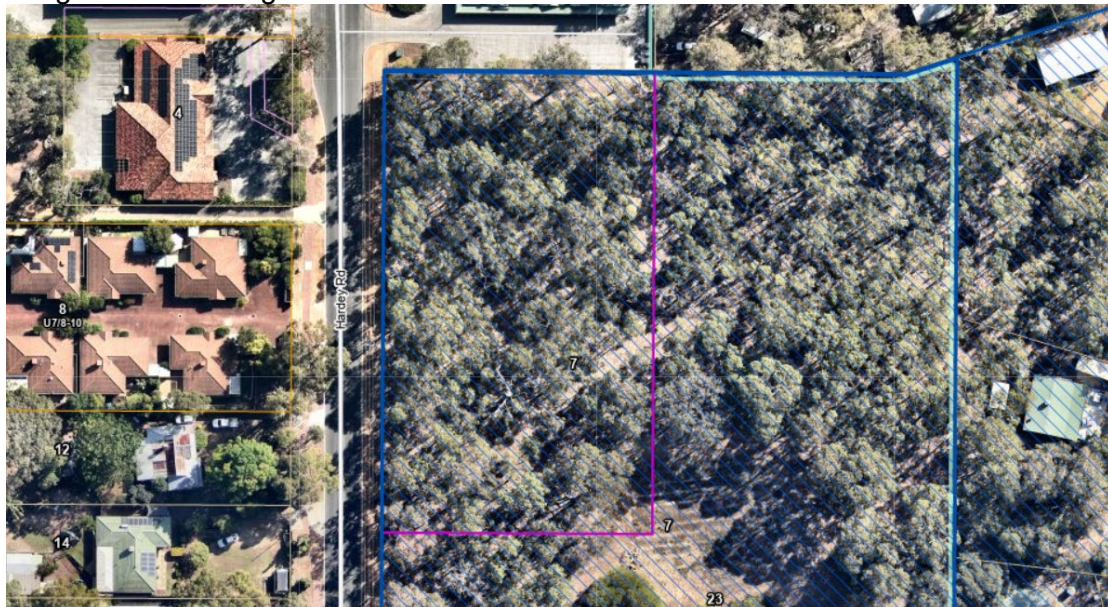
Environment / Native Vegetation

The site is currently densely vegetated, being re-growth occurring from historic land clearing. Three habitat trees (having a trunk diameter greater than 50cm) have been identified and mapped on the site of which are shown for retention (refer to site plan). A condition requiring the retention of these trees has been recommended.

Image 3: Aerial Image 1970



Image 4: Aerial Image 2024



The remainder of the site is not afforded any protection under Local Planning Scheme no.4, as the site is zoned Local Centre, meaning that Council have already resolved to allow commercial development to occur on this site, which conflicts with wider vegetation protection provisions that generally apply to larger and rural lots.

Notwithstanding the above, the applicant is required to provide a landscape plan, due to a commercial development being proposed, where it will be encouraged that native vegetation on the periphery of the site be retained where possible, having regard to the bushfire management plan requirements.

The following table is a summary of the proposal assessed against Local Planning Scheme No.4 provisions.

Provision	Requirement	Proposal	Assessment
4.2 Objectives of the Local Centre Zone	<p><i>(a) To provide for a range of retail, commercial and community uses to meet the immediate needs of individual neighbourhoods and townsites.</i></p> <p><i>(d) to provide a safe, convenient and accessible environment in local centres for pedestrians and cyclists</i></p>	<p>Proposal for Shop, Place of Worship and Child Care Premises</p> <p>Nil</p>	<p>The proposed land-uses are consistent with this objective.</p> <p>A condition requiring footpath construction recommended to ensure consistency with this objective.</p>
5.7.7 Effluent disposal	<i>Where access to a reticulated sewerage system is not available, on-site effluent disposal facilities are to be provided to treat and dispose of any effluent generated on the site.</i>	Each development proposes individual Aerobic Treatment Units (ATU) with disposal into leach drains.	This will be subject to a future approval but the Site and Soil Evaluation indicates the land is capable of accommodating the waste levels arising from each development.
5.7.8.1 Landscaping requirements	<i>Unless otherwise approved by the Shire, landscaping shall be provided as a component of all commercial and industrial development.</i>	A landscape plan has not been provided.	A condition will be applied that requires landscaping in accordance with this provision. Landscaping should extend to the verge to account for the lesser landscaping proposed, which is normally 3m.

5.7.9 – Management of construction sites	<i>In addition to any requirements which may be imposed as conditions of planning approval, construction sites are to be managed so as to minimise soil erosion, sedimentation and/or the degradation of any water resource due to the action of wind or water and protect as far as practicable, the natural resource values of the site and of the adjacent area</i>	Construction site proposed in close proximity to a residential area.	A condition requiring a Construction Management Plan has been recommended.
5.7.16 building Height	<i>Maximum building height: 10m</i>	Shop: 5.65m Place of Worship: 7.05m Child Care Premises: 5.75m	Complies
5.7.20 Vehicle Parking	<i>Shop - 1 space per 15 m2 GLA in the Local Centre zone.</i> <i>Place of Worship – 1 space per 4 persons capable of being accommodated</i> <i>Child Care Premises - 1 space per every 8 children allowed under maximum occupancy, plus 1 space per employee or staff member</i>	21 car parking spaces proposed. 13 car parking spaces proposed. 17 car parking spaces proposed.	The number of bays proposed is compliant for each development.

5.7.23 – Loading Areas	<i>Any commercial, industrial or other use which requires separate access for service vehicles shall be provided with an adequate area, separate from car parking areas, for loading and unloading of vehicles. Any such loading areas shall be located so as to allow vehicles to enter and leave the site from/to a public road in forward gear, with vehicular entrances and exits located so as to avoid or minimise traffic hazards.</i>	1 loading bay located at rear of Shop	The siting of the loading bay is considered acceptable and swept path data provided in the TIS indicates there is unlikely to be any conflict with passenger vehicles and delivery vehicles.
5.7.24 – Set Down Areas	<i>A designated set down area designed for the purpose of setting down and picking up passengers, to the satisfaction and requirements of the Shire, shall be provided on or adjacent to the site of any of the following uses, but not within a public road reserve: (a) Child Care Premises;</i>	A set down area has not been shown on the site plan.	Whilst the scheme provision applies, in reality parents are generally required to escort young children into childcare buildings, meaning there are no Shire concerns with the proposed parking arrangement. The car park is one way in and one way out, which is considered appropriate in these circumstances.
5.7.30 – Light overspill	<i>Floodlights, spotlights and all other forms of lighting shall be constructed, oriented and</i>	Details not provided.	A lighting management plan has been recommended as a condition to ensure all

<p>5.7.32 – Place of Worship</p>	<p><i>controlled so as not to:</i></p> <p><i>(a) adversely impact on the amenity of any adjacent residents; or</i></p> <p><i>(b) cause a traffic hazard in the adjacent road network.</i></p> <p><i>(a) proximity to activity centre;</i></p> <p><i>(b) accessibility by public transport, cycling and walking;</i></p> <p><i>(c) Potential to meet outdoor noise criteria as specified in noise regulations that operate under the Environmental Protection Act 1986;</i></p> <p><i>(d) potential for the site area, plot ratio, bulk, scale, height and parking provision of the development to be in keeping with the amenity of the locality;</i></p> <p><i>(e) potential for the form, layout, appearance, colours and textures of any building and landscaping to mitigate against potential visual impact</i></p>	<p>Acoustic assessment provided.</p> <p>Each set of plan includes a schedule of colours and materials.</p>	<p>development complies with this requirement.</p> <p>Located in the Hardey Road - North precinct Bus stops are within close proximity to the site</p> <p>The assessment modelling indicates compliance with the relevant regulation.</p> <p>Refer to assessment below against the specific local centre provisions.</p> <p>The design of the building is considered to minimise visual bulk and landscaping will be required</p>
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	<p><i>(f) potential for setbacks and separation distances from adjacent sensitive land uses to mitigate against amenity impacts and land use conflicts;</i></p> <p><i>(g) adequacy of the road capacity in the locality to accommodate traffic generated by the development;</i></p> <p><i>(h) adequacy of on-site parking for traffic generated by the development;</i></p> <p><i>(i) access capable of safely accommodating vehicle movements generated by the development;</i></p> <p><i>(j) potential to protect people from unreasonable levels of additional noise that may occur directly as a result of traffic movements generated by the development</i></p> <p><i>(k) potential amenity impacts related to extended hours of operation</i></p>	<p>A Traffic Impact Statement was provided with the application.</p> <p>13 car parking bays proposed</p> <p>Shared crossover with shop.</p> <p>Site is located within an existing commercial area</p> <p>Hours of operation start from 6:30am.</p>	<p>Development proposed on a vacant lot with commercial properties adjoining the site and sufficient buffers between residential properties.</p> <p>Modelling indicates the proposed development will not unreasonably generate traffic that cannot be accommodated on Hardey Road. Complies with scheme requirements</p> <p>Refer to Infrastructure Service comments earlier in this report regarding potential pedestrian network upgrades.</p> <p>Conditions to be implemented to ensure elements of mixed commercial and residential amenity are maintained or not unreasonably impacted.</p> <p>A condition requiring a noise management plan have been included to ensure noise emissions can be controlled</p>
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5.7.33 - Advertising, not otherwise exempt under Schedule 5	<i>(l) potential impact of an use incidental or ancillary to the Place of Worship use; and</i>	N/A	and are not unreasonable. The term meeting hall has been used, but is the same as a place of worship for the purposes of this assessment.
	<i>(m) ability to comply with all relevant acceptable solutions of the planning for bushfire protection guidelines or any successor document.</i>	BMP provided with application	Considered compliant with acceptable solutions
	<i>(a) not detract from or erode the visual qualities and character of a particular locality and/or transport corridor; and (b) be associated with the operation or business on the subject site; and (c) not be misleading or dangerous; and (d) be of a size and scale that is proportionate to the realistic needs of local commerce in the locality; and (e) be designed to minimise visual clutter.</i>	No advertising has been proposed as part of the proposal.	Any advertising that is not exempt will trigger the requirement for separate future approvals.
5.13 Development requirements for the Local Centre Zone			
Provision	Requirement	Proposal	Assessment
5.13.3 – Setbacks, plot ratio and site coverage	<i>Setbacks Front: 6m Secondary St: 3m Side and Rear: Nil or 3m abutting different zone</i>	Front: 12m Side: 12m Rear: 12m	Setbacks assessed based on the closest development – all compliant.

5.13.5 – Bin storage areas	<i>Site Cover: 50% Plot Ratio: 0.6</i> <i>(a) Located so as to be readily accessible by service vehicles (b) of sufficient size to accommodate rubbish generated by the use(s) on each property in the interval between rubbish collections; and (c) effectively screened from any street, public place and any adjacent residence.</i>	Site cover: 15% Plot ratio: 0.15 Bin stores have not been shown on the plans but are considered a requirement as the proposal is commercial.	Condition for a waste management plan that address this provision applies.
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Conclusion:

The proposal aligns with the location and design considerations expressed within the Shire's Local Planning Scheme No.4 and the *Planning and Development (Local Planning Schemes) Regulations 2015* (Schedule 2 – Deemed Provisions).

Childcare is an important community service which is proposed in an existing commercial hub close to services. A condition for a Noise Management Plan will serve to uphold the nearby residential amenity.

Whilst the use of the shop has been raised by some members of the community as being contentious (exclusivity), it is a permitted land-use, meaning it is deemed 'as of right', and it is the works component (built form, etc.), that is the matter before the decision maker. Considering the design is consistent with the local planning framework, the development will not have an adverse amenity impact on the existing and future character of the locality.

The proposed Place of Worship is relatively small, only accommodating up to 50 which is minor in the context the existing commercial area and its inter-relationship with the adjoining shop. The appearance of the structure is considered to be consistent with the existing and future streetscape amenity of the area.

Conditions are recommended to ensure the construction and ongoing operation of the site does not negatively affect the surrounding residential properties.

Approval with conditions is **therefore recommended**.

- Whilst every effort has been made to ensure the map's accuracy, no liability can be assumed for any errors in the information. Please report any errors to the GIS Section, IT Services, Shire of Mundaring, 7000 Great Eastern Highway Mundaring WA 6073 or e-mail shire@mundaring.wa.gov.au

PROJECT

PLANNING DEVELOPMENT FOR PROPOSED SHOP, HALL AND CHILDCARE FACILITY.

DWG N.	TITLE
A 0.0	COVER PAGE
A 1.0	LOCATION PLAN
A 2.0	CONCEPT SHOP FLOOR PLAN
A 2.1	CONCEPT HALL FLOOR PLAN
A 2.2	CONCEPT CHILDCARE CENTRE FLOOR PLAN
A 3.0	SHOP ELEVATIONS
A 3.1	HALL ELEVATIONS
A 3.2	CHILDCARE ELEVATIONS

STAGE	REV.	DESCRIPTION	DATE	<p>All dimensions on plan, new & existing, are nominal and to be checked on site prior to commencement of work or placing of orders. Any discrepancies on drawings to be reported to Designer immediately. Designer accepts no responsibility for expenses or costs incurred due to failure to comply with items above. All work to comply with BCA, Australian Standards and Local Government Authorities and to good building practice. Use figured dimensions in preference to scaled dimensions. All materials, fixtures, fittings and building components to be supplied and installed in accordance with manufacturer's specifications & details. All work to be carried out by qualified building tradesmen and under the supervision of a qualified Building Supervisor.</p>	<div></div> <p>PO Box 388 | Midland 6936 T: 08 9255 2258 | M: 0439 111 969 | M: 0407 255 221 admin@designsynergy.com.au www.designsynergy.com.au VITRUVIAN ELEMENT PTY LTD t/f Morris Family Trust|abn 70 356 286 124</p>	MUNDARING GOSPEL TRUST 7 HARDEY ROAD, GLEN FORREST COVER PAGE						
CP		CONCEPT LOCATION PLAN	06/10/23			PROJECT No 10650923						
	1	SHOP AREA MODIFICATIONS & 2 CAR BAYS ADDED	12/10/23			DESIGNED DS	CHECKED DS	DWG N°	REV			
	2	LOCATION PLAN OPTION B ADDED	16/10/23			SHEET SIZE A3	DATE 24/11/2023	A 0.0	6			
	3	LOCATION PLAN OPT C & D	26/10/23									
	4	SWEPT PATH ADDED TO SHOP PLAN FOR TRANSPORT DESIGN	08/11/23									
	5	STAGED NOTATIONS ADDED	09/11/23									
	6	FINAL NOTATION ADDED	24/11/23									

SHOP:

AREA DESIGNATED = 2050 m²
AREA SHOP = 313 m²

CAR PARKING CALCULATION:

○ 1 SPACE x 15 m² GLA IN LOCAL CENTRE
PARKING BAYS FOR SHOP = 21 BAYS (MINIMUM) + 1 ACCESSIBLE BAY MINIMUM

HALL:

AREA DESIGNATED = 1500 m²
AREA HALL = 175 m²

CAR PARKING CALCULATION:

○ 1 SPACE PER 4 PERSONS CAPABLE OF BEING ACCOMMODATED
PARKING BAYS FOR HALL = 13 BAYS(MINIMUM) + 1 ACCESSIBLE BAY MINIMUM

CHILD CARE:

AREA DESIGNATED = 2350 m²
AREA CHILD CARE = 394 m²

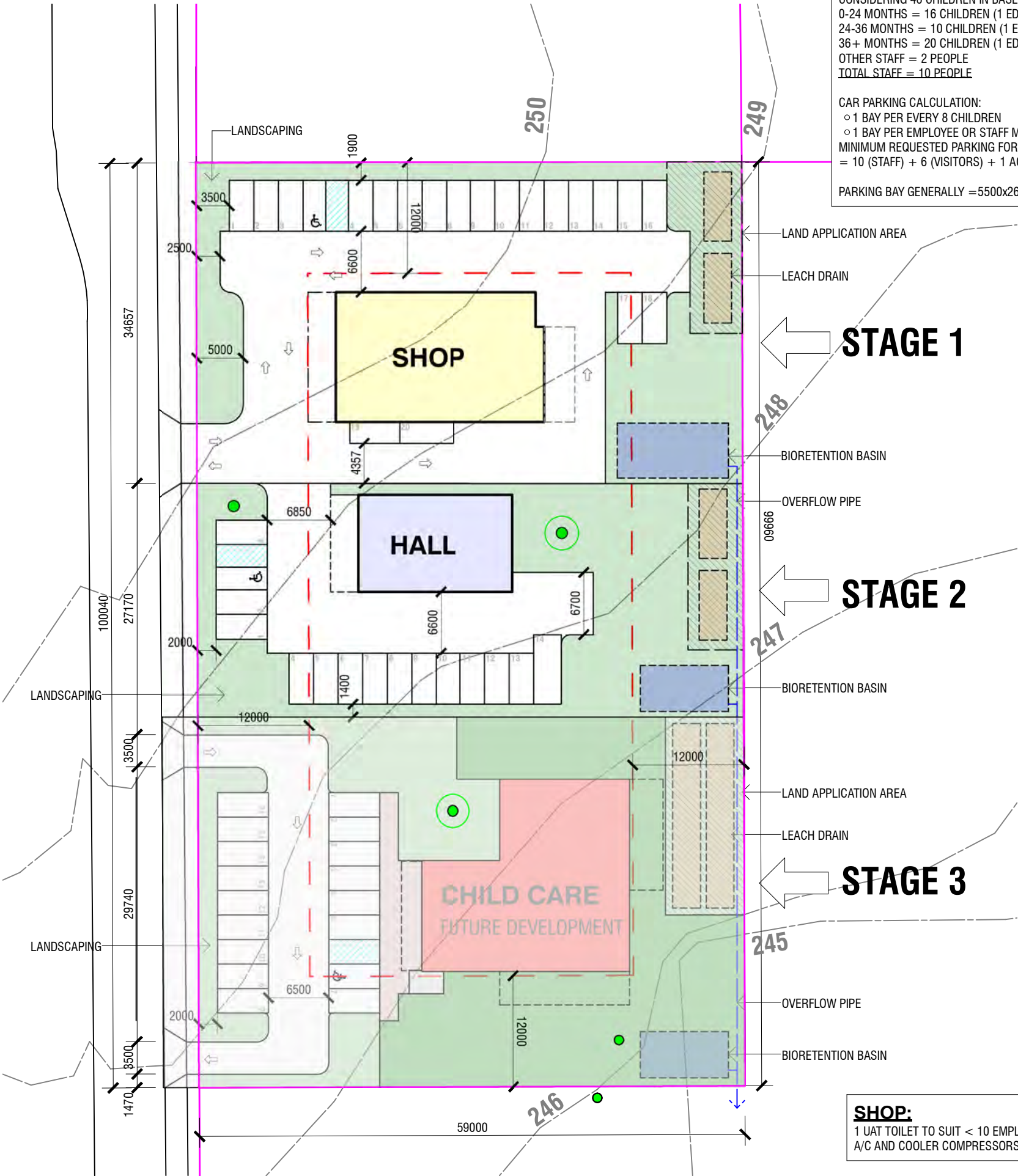
CONSIDERING 46 CHILDREN IN BASE OF THE AREA:

0-24 MONTHS = 16 CHILDREN (1 EDUCATOR PER 4 CHILDREN = 4 EDUCATORS)
24-36 MONTHS = 10 CHILDREN (1 EDUCATOR PER 5 CHILDREN = 2 EDUCATORS)
36+ MONTHS = 20 CHILDREN (1 EDUCATOR PER 10 CHILDREN = 2 EDUCATORS)
OTHER STAFF = 2 PEOPLE
TOTAL STAFF = 10 PEOPLE

CAR PARKING CALCULATION:

○ 1 BAY PER EVERY 8 CHILDREN
○ 1 BAY PER EMPLOYEE OR STAFF MEMBER
MINIMUM REQUESTED PARKING FOR CHILD CARE BUILDING =
= 10 (STAFF) + 6 (VISITORS) + 1 ACC BAY = 16 BAYS + 1 ACCESSIBLE BAY MINIMUM

PARKING BAY GENERALLY =5500x2600 mm



STAGE 1

STAGE 2

STAGE 3

SHOP:

1 UAT TOILET TO SUIT < 10 EMPLOYEES
A/C AND COOLER COMPRESSORS TO BE LOCATED AT EAST ELEVATION-ROOF MOUNTED

- POTENTIAL BLACK COCKATOO HABITAT TREE WITH HOLLOW
- POTENTIAL BLACK COCKATOO HABITAT TREE

LOCATION PLAN
SCALE 1:500



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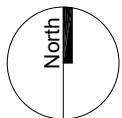
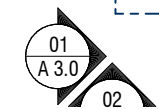
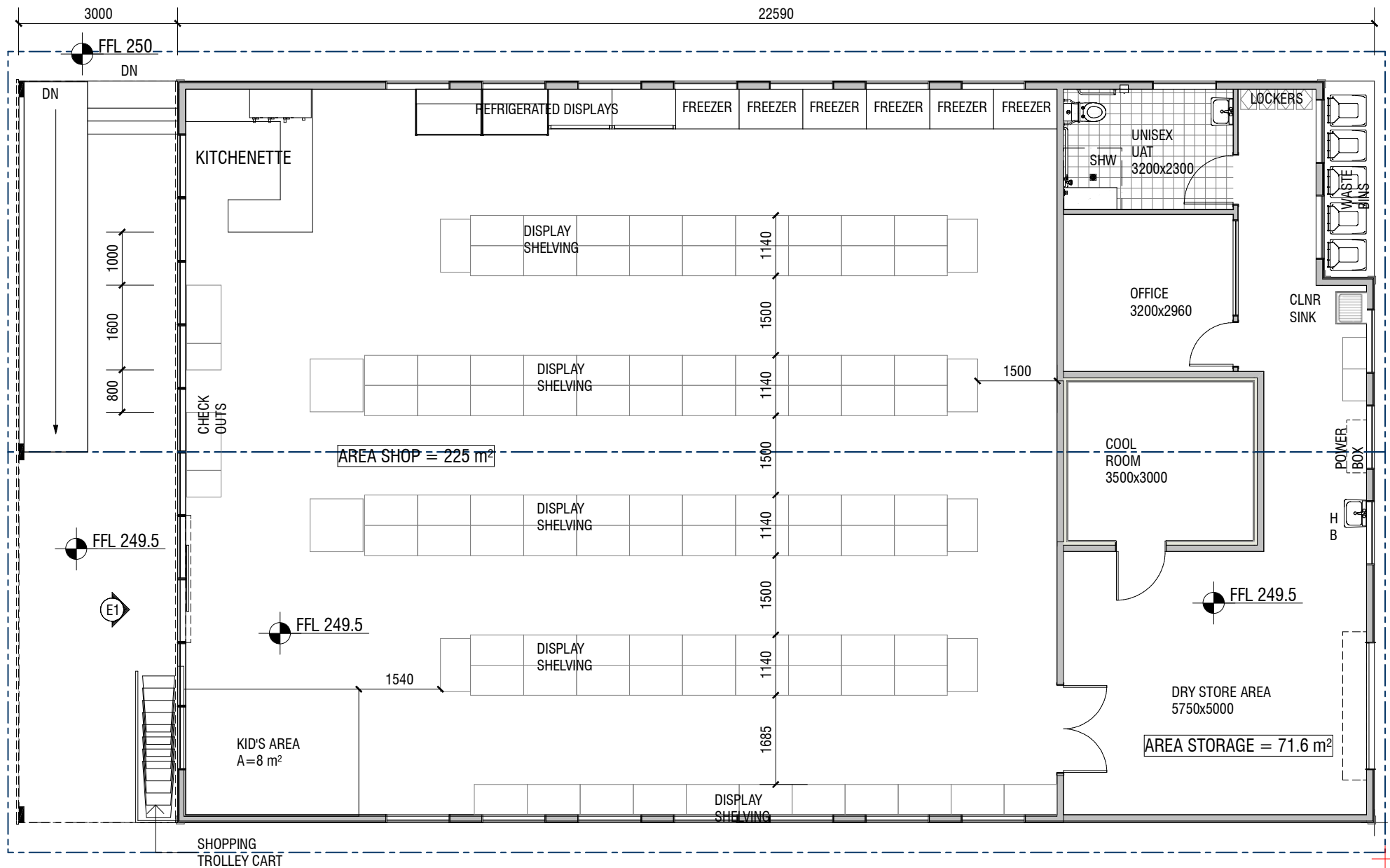
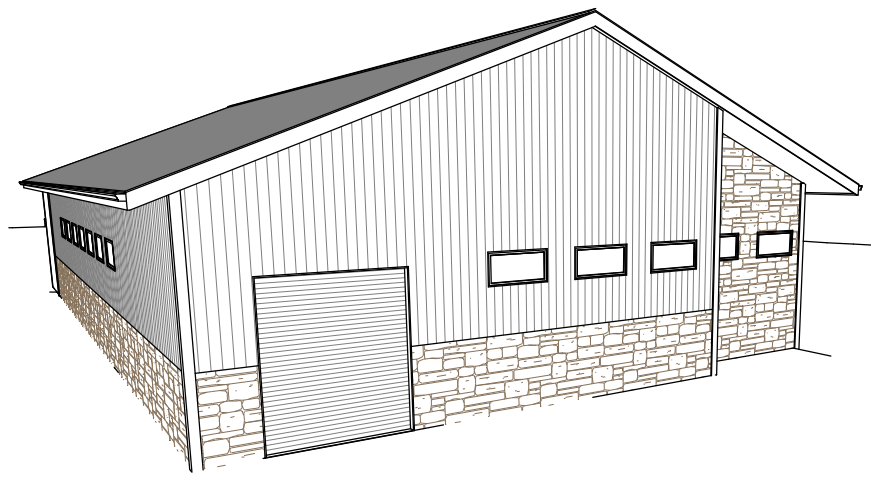
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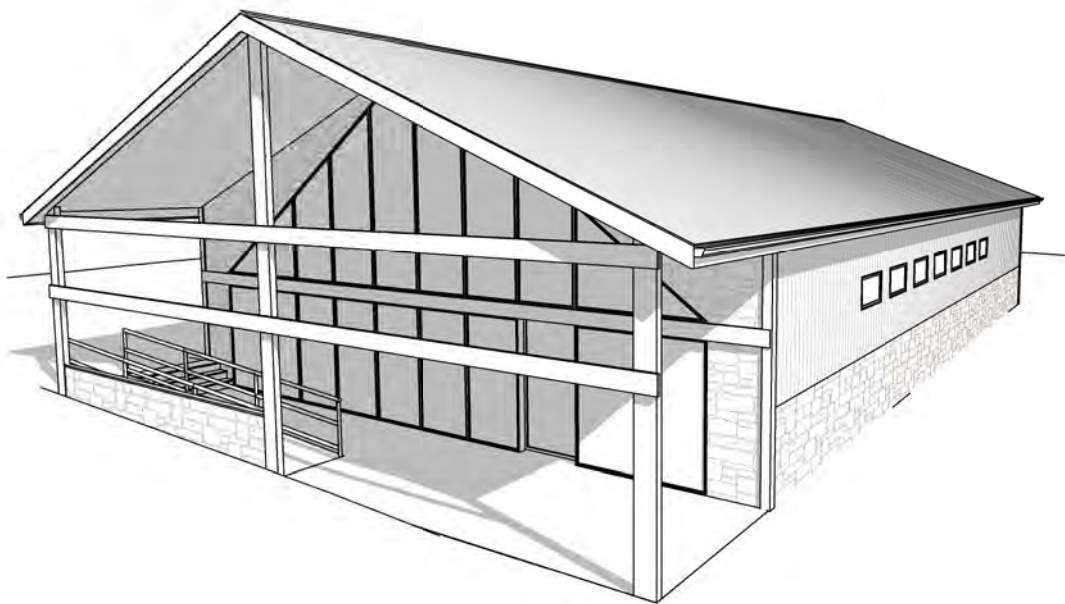
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MUNDARING GOSPEL TRUST
7 HARDEY ROAD,
GLEN FORREST
LOCATION PLAN

PROJECT No 10650923			
DESIGNED DS	CHECKED DS	DWG N°	REV
SHEET SIZE A3	DATE 24/11/2023	A 1.0	6



CONCEPT SHOP FLOOR PLAN
SCALE 1:100



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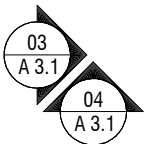
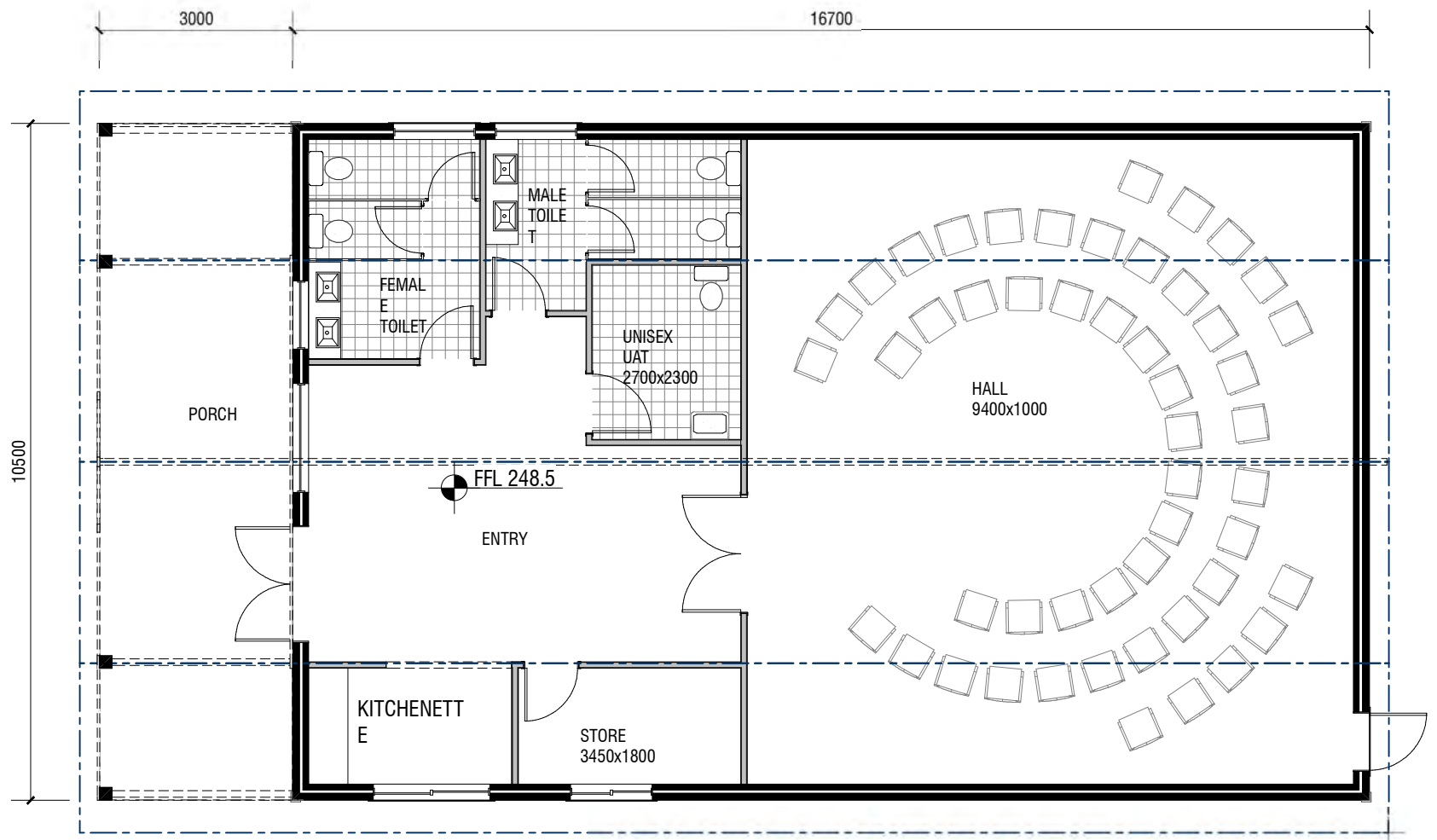
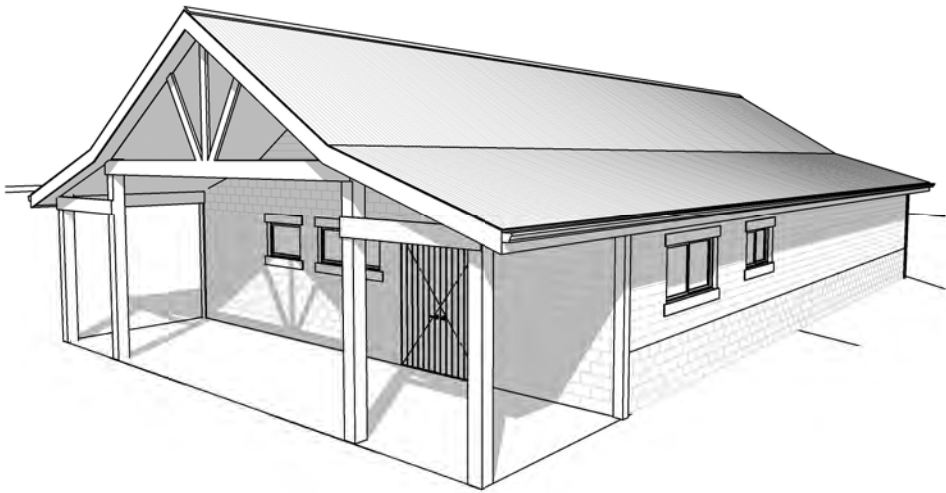
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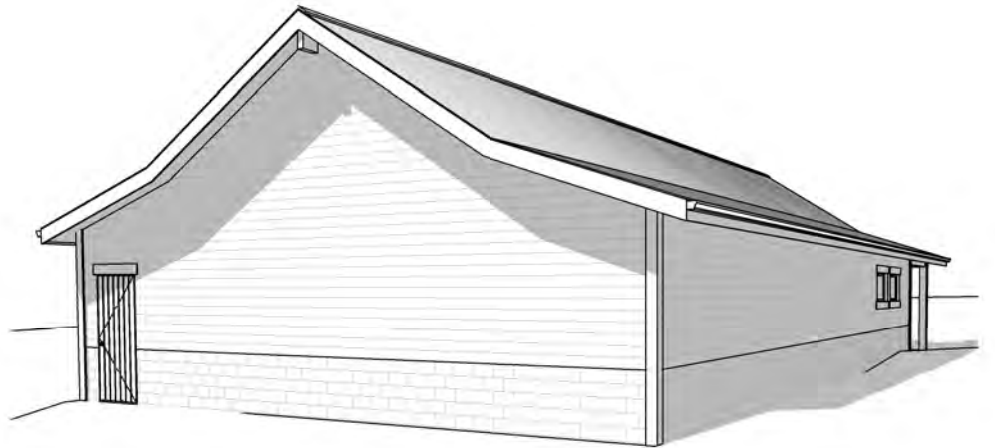
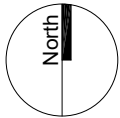
MUNDARING GOSPEL TRUST
7 HARDEY ROAD,
GLEN FORREST
CONCEPT SHOP FLOOR PLAN

PROJECT No 10650923			
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CONCEPT HALL FLOOR PLAN

SCALE 1:100



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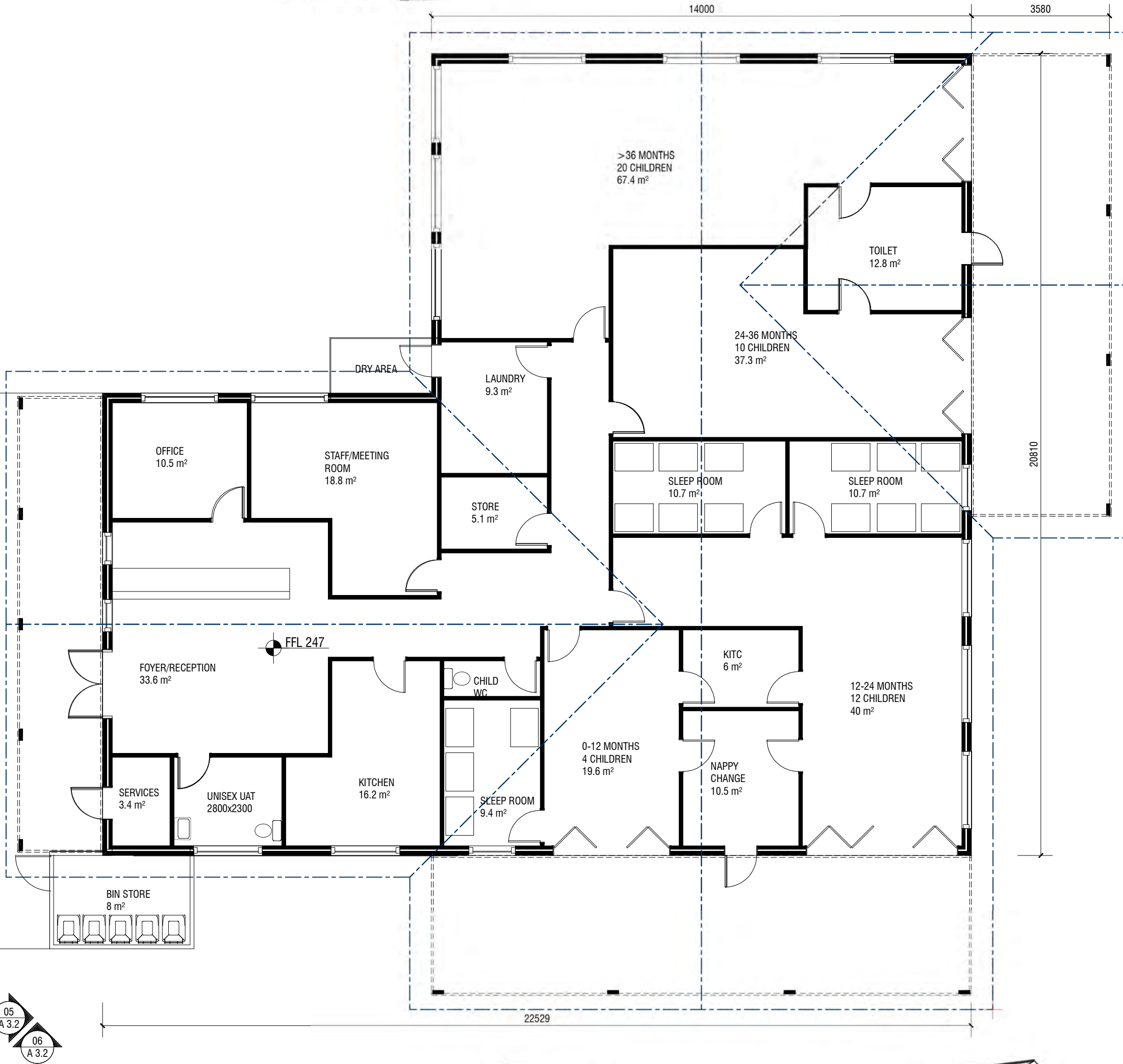


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CONCEPT HALL FLOOR PLAN

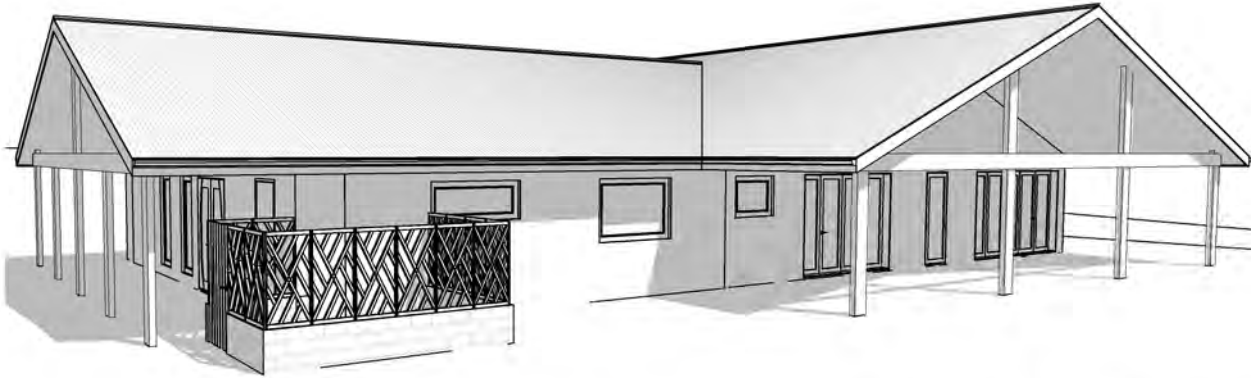
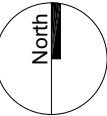
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CONCEPT CHILDCARE CENTRE FLOOR PLAN

SCALE 1:100



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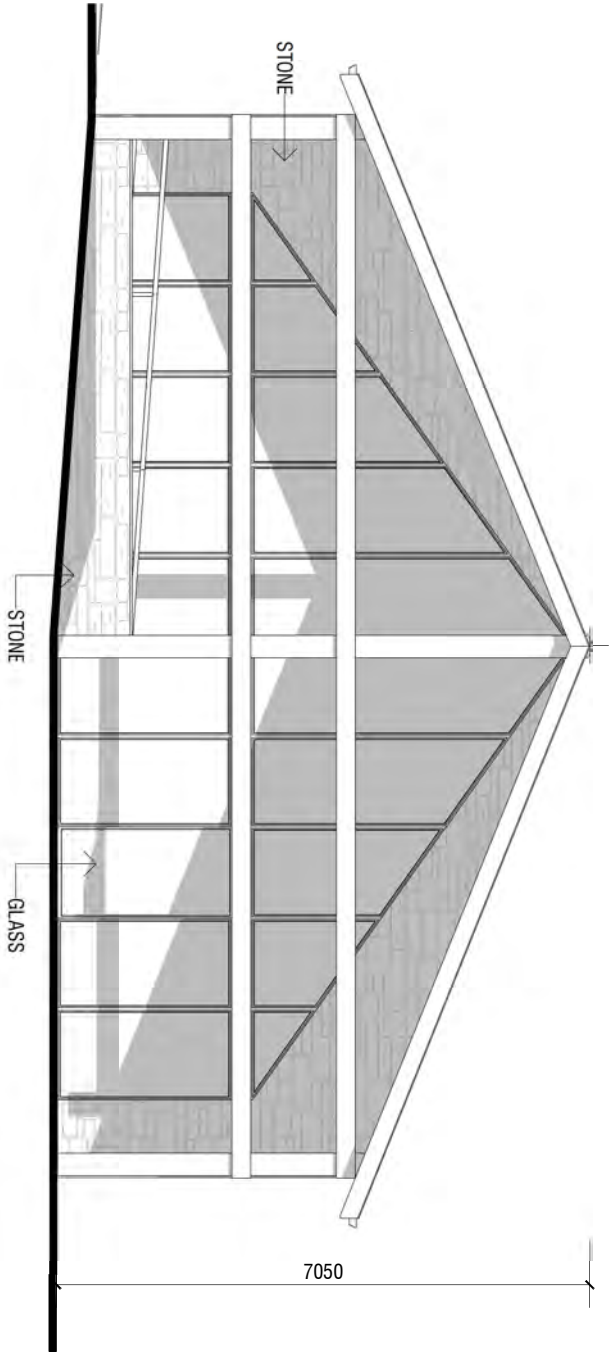
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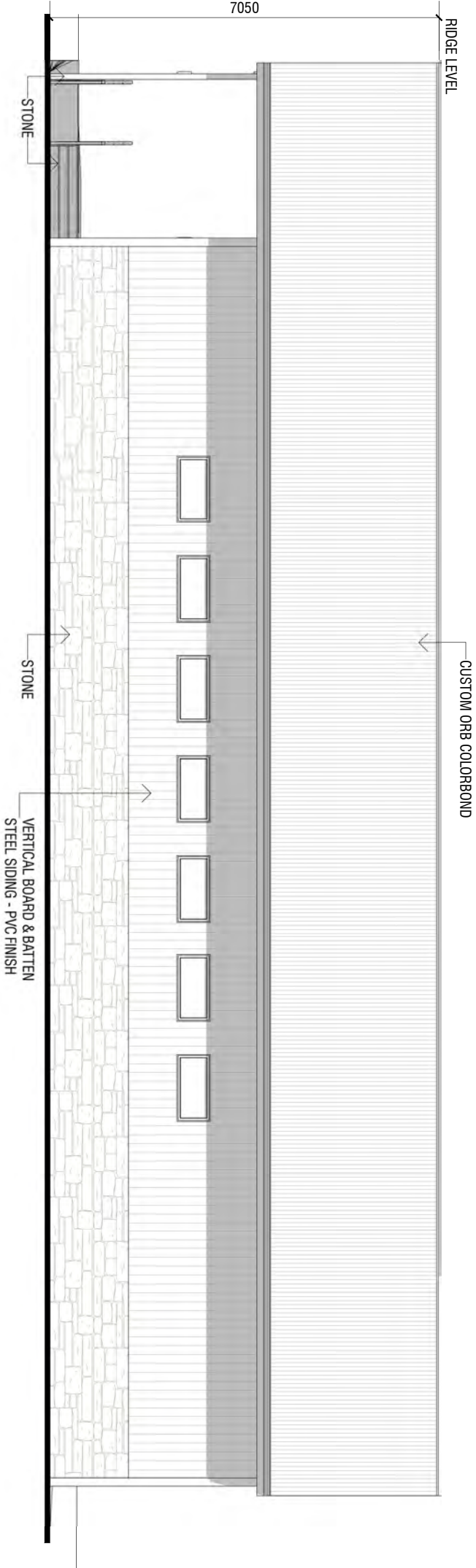
MUNDARING GOSPEL TRUST
7 HARDEY ROAD,
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CONCEPT CHILDCARE CENTRE FLOOR
PLAN

PROJECT No 10650923			
DESIGNED DS	CHECKED DS	DWG N°	REV
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CONCEPT SHOP ELEVATION 01

SCALE 1:100



CONCEPT SHOP ELEVATION 02

SCALE 1:100

MATERIAL /TEXTURES PALETTE	
	ROOF -CUSTOM ORB COLORBOND
	WALLS - RENDER
	WALLS - FIBRE CEMENT WEATHERBOARD
	WALLS - STONE
	WALLS - MASONRY
	WALLS - VERTICAL TIMBER CLADDING
	WALLS - VERTICAL BOARD & BATTEN STEEL SIDING - PVC FINISH
	OTHER - TIMBER POSTS/BEAMS
	OTHER - WINDOW/DOOR FRAMES
	OTHER - TIMBER WINDOW/DOOR FRAMES

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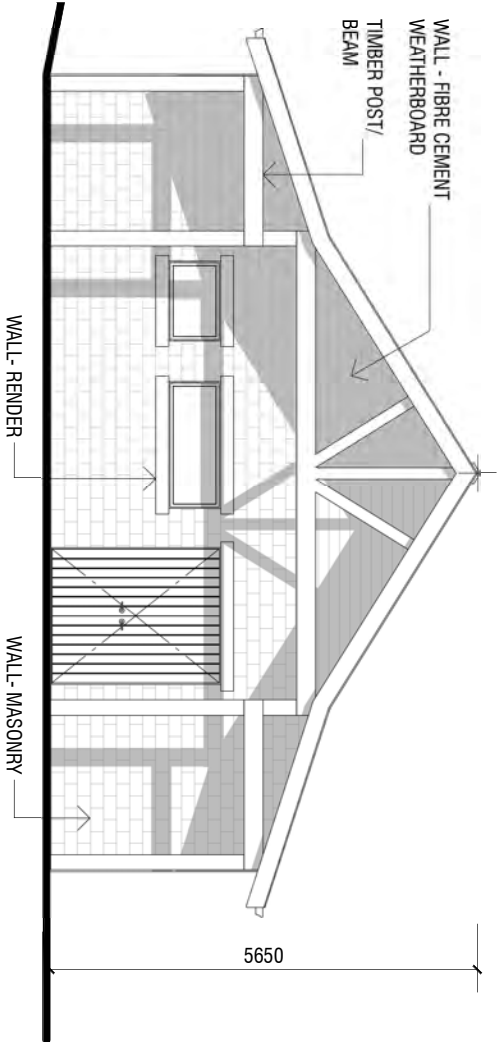


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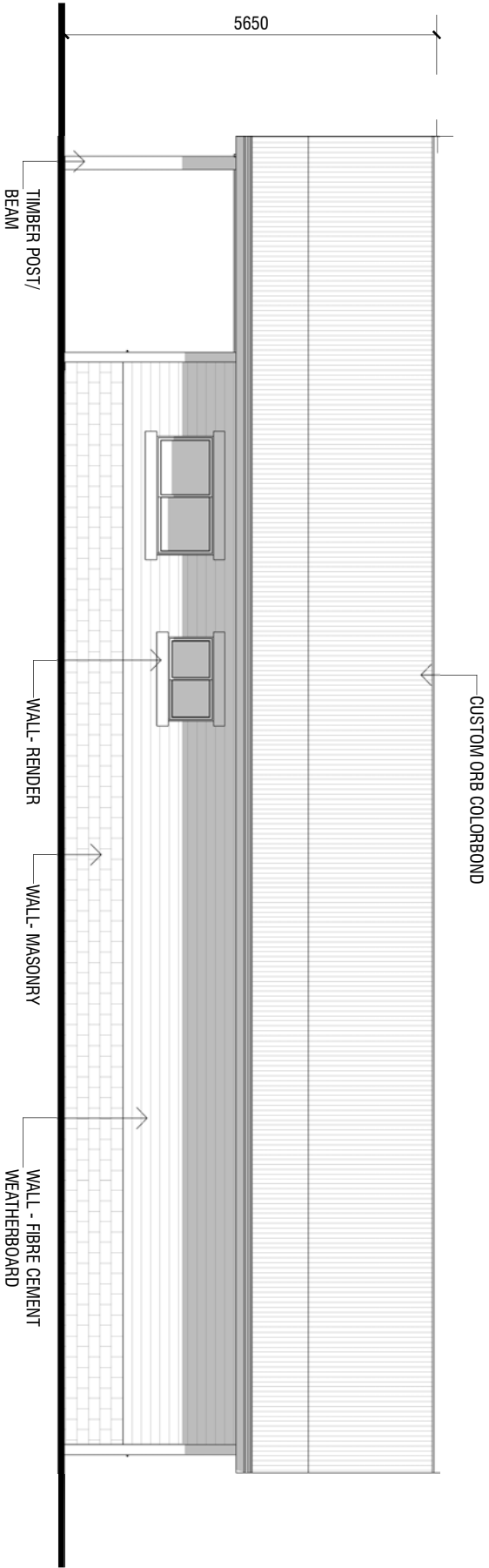
PROJECT No 10650923

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CONCEPT HALL ELEVATION 03

SCALE 1:100

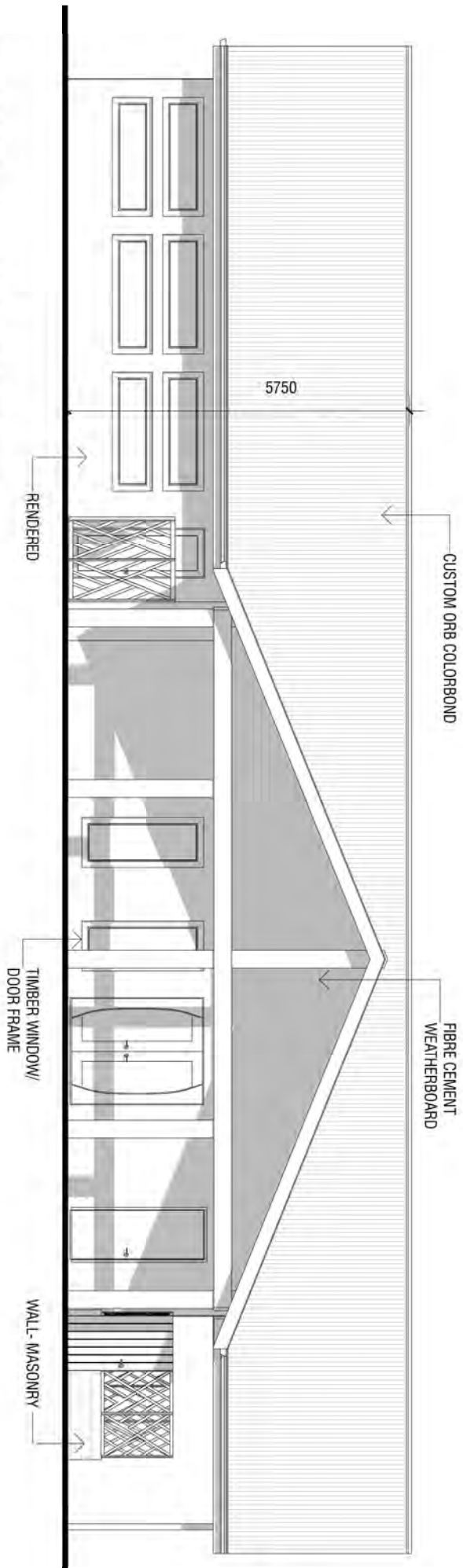


CONCEPT HALL ELEVATION 04

SCALE 1:100

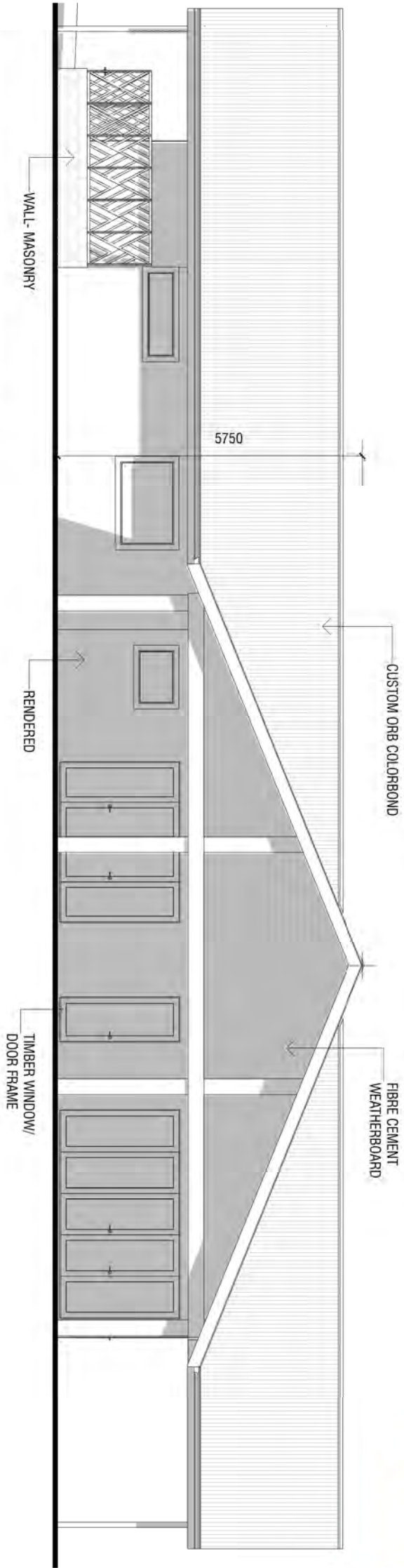
MATERIAL /TEXTURES PALETTE	
	ROOF -CUSTOM ORB COLORBOND
	WALLS - RENDER
	WALLS - FIBRE CEMENT WEATHERBOARD
	WALLS - STONE
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	OTHER - PVC WINDOW/DOOR FRAMES
	OTHER - TIMBER WINDOW/DOOR FRAMES

STAGE	REV.	DESCRIPTION	DATE	<p>All dimensions on plan, new & existing, are nominal and to be checked on site prior to commencement of work or placing of orders. Any discrepancies on drawings to be reported to Designer immediately. Designer accepts no responsibility for expenses or costs incurred due to failure to comply with items above. All work to comply with BCA, Australian Standards and Local Government Authorities and to good building practice. Use figured dimensions in preference to scaled dimensions. All materials, fixtures, fittings and building components to be supplied and installed in accordance with manufacturer's specifications & details. All work to be carried out by qualified building tradesmen and under the supervision of a qualified Building Supervisor.</p>	 <p>PO Box 388 Midland 6936 T: 08 9255 2258 M: 0439 111 969 M: 0407 255 221 admin@designsynergy.com.au www.designsynergy.com.au VITRUVIAN ELEMENT PTY LTD t/f Morris Family Trust abn 70 356 286 124</p>	MUNDARING GOSPEL TRUST			
CP		CONCEPT LOCATION PLAN	06/10/23			7 HARDEY ROAD,			
	1	SHOP AREA MODIFICATIONS & 2 CAR BAYS ADDED	12/10/23			GLEN FORREST			
	2	LOCATION PLAN OPTION B ADDED	16/10/23			HALL ELEVATIONS			
	3	LOCATION PLAN OPT C & D	26/10/23			PROJECT No 10650923			
	4	SWEPT PATH ADDED TO SHOP PLAN FOR TRANSPORT DESIGN	08/11/23			DESIGNED	CHECKED	DWG N°	REV
	5	STAGED NOTATIONS ADDED	09/11/23			DS	DS	A 3.1	6
	6	FINAL NOTATION ADDED	24/11/23			SHEET SIZE	DATE		
				A3	24/11/2023				



CONCEPT CHILDCARE ELEVATION 05

SCALE 1:100



CONCEPT CHILDCARE ELEVATION 06

SCALE 1:100

MATERIAL /TEXTURES PALETTE	
	ROOF -CUSTOM ORB COLORBOND
	WALLS - RENDER
	WALLS - FIBRE CEMENT WEATHERBOARD
	WALLS - STONE
	WALLS - MASONRY
	WALLS - VERTICAL TIMBER CLADDING
	WALLS - VERTICAL BOARD & BATTEN STEEL SIDING - PVC FINISH
	OTHER - TIMBER POSTS/BEAMS
	OTHER - PVC WINDOW/DOOR FRAMES
	OTHER - TIMBER WINDOW/DOOR FRAMES

STAGE	REV.	DESCRIPTION	DATE
CP		CONCEPT LOCATION PLAN	06/10/23
	1	SHOP AREA MODIFICATIONS & 2 CAR BAYS ADDED	12/10/23
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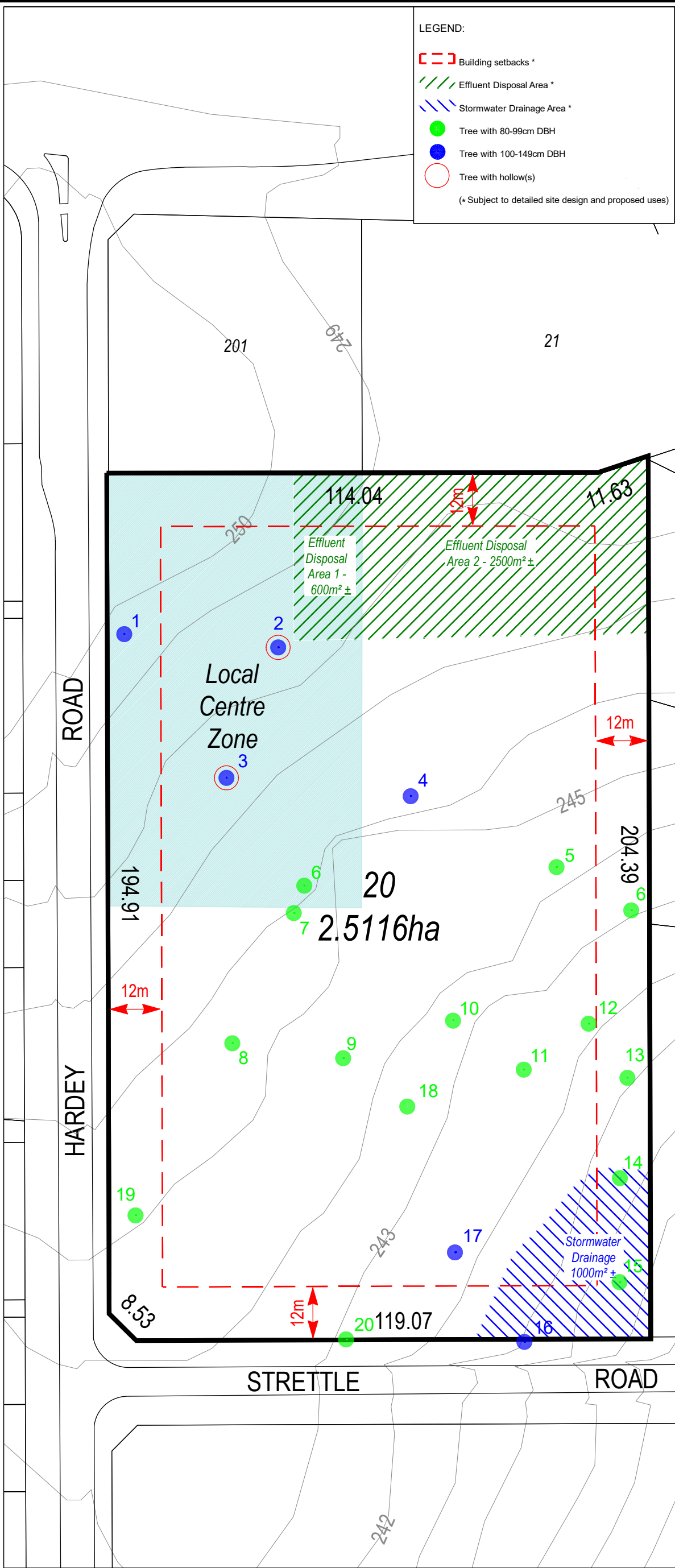


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MUNDARING GOSPEL TRUST
7 HARDEY ROAD,
GLEN FORREST
CHILDCARE ELEVATIONS

PROJECT No 10650923

DESIGNED DS	CHECKED DS	DWG N°	REV
SHEET SIZE A3	DATE 24/11/2023	A 3.2	6



LOCAL DEVELOPMENT PLAN PROVISIONS

This Local Development Plan (LDP) applies to Lot 20 (No. 7) Hardey Rd, Glen Forrest (the site). It encourages the following potential land uses:

On the Residential zoned land

- Nursing Home
- Independent Living Aged Persons Accommodation

On the Local Centre zoned land

- Incidental uses related to, and/or compatible with, the approved uses on the Residential zoned portion of the site.

On either zoned land

- Child Care Centre

Unless otherwise varied by this LDP, development of the site shall be in accordance with the Shire of Mundaring's Local Planning Scheme No. 4. The variations in this LDP include this text and any notations on the plan.

- Subject to any variations specified in this LDP, in assessing an application for development and/or subdivision, the Council shall have regard to the Glen Forrest Village Centre Precinct Plan.
- Unless otherwise specifically approved by Council, street frontage fencing shall be complementary to the desirable elements of the existing streetscape and will generally comprise: Hardey Rd:
 - No higher than 1.2m
 - Finished in natural colours sympathetic to the PrecinctStrettle Rd:
 - No higher than 1.2m unless required for privacy and/or security reasons to screen the rear yards of independent aged persons dwellings, in which case, no higher than 1.8m
 - Any fencing higher than 1.2m shall comprise brick or stone piers with visually permeable infills
 - Finished in natural colours sympathetic to the Precinct
- All dividing fences as per Shire of Mundaring local laws and negotiated between adjoining landowners.
- Buildings shall be set back a minimum of 12m from all property boundaries. This may be reduced to 8m if the setback relates to the rear of an independent living dwelling**.
- Residential buildings fronting Hardey Road shall address that road. Street setbacks may be reduced to 6m**.
- Earthworks shall generally not exceed 1.5m cut and/or fill. In relation to the Nursing Home, cut and/or fill may exceed 1.5m where it can be demonstrated that in doing so it produces a benefit in terms of retention of habitat trees, protects other key environmental assets, would not result in over-development of the site and is sympathetic / responsive to the landform in terms of building design.
- Pursuant to section 5.3.3 of LPS 4, the density of development of Aged Persons accommodation shall:
 - Demonstrate, through a Site and Soil Evaluation prepared in accordance with the Government Sewerage Policy, the proposals capacity to dispose of effluent on-site;
 - Be designed in a manner sympathetic to the natural landform;
 - Be designed to maximise the retention of habitat trees and protect key environmental features; and
 - The density of development of Aged or Dependent Persons accommodation (Nursing Home) shall guide the application of section 5.8.8.1 of LPS 4.
- Building height will be limited to two storeys and the 10m height limit may be varied where it can be demonstrated that in doing so it produces an improved design response in terms of retention of habitat trees, protects other key environmental assets, would not result in over-development of the site and is sympathetic / responsive to the landform.
- Vehicle and pedestrian access to and from the site will be informed by a Transport Impact Assessment to be prepared in support of a Development Application.
- Subdivision may be supported provided it is consistent with the subdivision requirements of the zone.
- Development is to be designed to maximise the retention of habitat trees and protect other key environmental assets.

** Bushfire requirements may result in greater setbacks and will take precedence.

This Local Development Plan has been approved by the Shire under clause 5.17.15 of the Shire of Mundaring Local Planning Scheme No 4

10/08/2021

Signature

Date

0 10 20 30 40m
SCALE 1:1000
ORIGINAL PLAN SIZE: A3



NORTH

Statewest Planning
Midland House

69 Great Northern Highway, Midland
PO Box 1377, Midland WA 6936
t. 9274 1363 m. 0418 932 792
e. simon.ohara@statewestplanning.com.au

DATE: 12.08.2021

LOCAL DEVELOPMENT PLAN

LOT 20 (No. 7) HARDEY ROAD
GLEN FORREST
Shire of Mundaring

**PROPOSED SHOP, MEETING HALL (PLACE OF WORSHIP) & CHILD CARE PREMISES (JDAP) –
7 (LOT 222) HARDEY ROAD, GLEN FORREST**

Schedule of Submissions

Shire of Mundaring officers acknowledge all submissions.

Note: Some submissions have been redacted to remove defamatory language

No.	Comment	Response from applicant (Statewest Planning)
1.	I wish to lodge my objection to the proposal for 7 hardy rd, glen Forrest. This was approved for aged care facility and independent living units and that is what we need more of in the hills. It should not be taken on by a group to do such as the current proposal for a worship centre, shop and child care. This is especially as it appears likely the group would be running both businesses for own members and not benefitting the community. Please reject this plan and seek a business who will provide the original purpose for aged care needs. Thank you.	The site is zoned "Local Centre" where the three uses are 'P' (Shop), 'D' Child Care Premises and 'A' Place of Worship. These are all uses that can be approved on the site.
2.	I'm writing to disagree with the proposed place of worship planned for Glen Forrest. An 800-seat hall is not something that should be developed in the place listed above. Child care or aged care would be a much better use of space. A small chapel next to an aged care home is much more appropriate vs large place of worship with 800 seats. Where will parking be, how can we house 800 more people in the space suggested, will this increase crime in the area. It's already a nice dark space if Glen Forrest what will this do to the already dwindling wildlife life with the addition of light. Being rezoned aged care or child care is not fitting with the place of worship proposed.	The proposed Place of Worship will have a maximum capacity of 50 people. Parking has been provided in accordance with the LPS 4. It is unclear why the submitter believes a Place of Worship will increase crime. No rezoning is being proposed – the land is already appropriately zoned to accommodate the proposed uses.
3.	I write to express my strong opposition to the proposed Mundaring Gospel Trust development in Glen Forrest. The group participates in anti-social behaviour, are in no way inclusive (also known as The Exclusive Brethren). Kevin Rudd has pointed out that the group discourages eating and drinking with non-believers, watching TV and attending mainstream universities. I cannot see how allowing them to establish a presence in Mundaring will bring anything other than detriment to our community. Allowing this group to operate a service in caring for the very young amongst us would be highly irresponsible.	Not Planning related matters.
4.	Just wondering why the Public Notice of Planning Application for Proposed Shop / Meeting Hall / Place of Worship / Child Care (7 (Lot 222) Hardey Road, Glen Forrest) isn't visible on the website.	This is a matter for the Council to respond to.

	<p>Can we please give this more visibility - Facebook Page and make the print out more widely available across Mundaring?</p> <p>A religious sect described by Kevin Rudd as wanting to establish a facility which includes services for the elderly and children requires significant community consultation. I'm displeased and frankly very concerned that the Shire is trying to keep the community in the dark while there's still time to stop this development.</p> <p>I've worked comms in LGA and State Gov in the past and am happy to help out with this one.</p>	
5.	<p>Will the proposed shop and childcare be accessible to the public? The owner's existing shop across the road is not accessible to the public.</p> <p>If it is not accessible to the public then I don't see how this development would benefit the majority of the community.</p>	<p>Membership based shopping is a long-established method of retailing around the world. Costco is a larger scale example. The application does not propose faith restrictions on the Childcare Centre.</p>
6.	<p>We're writing to formally express our objections to the proposed development at 7 (Lot 222) Hardey Road, Glen Forrest, which includes a shop, meeting hall (place of worship), and childcare premises.</p> <p>Our primary concern is regarding the place of worship component of this development. It is our understanding that this particular place of worship does not integrate or foster inclusivity within the broader Glen Forrest community. The exclusivity associated with this place of worship raises concerns about the inclusivity and cohesion of our community.</p> <p>Moreover, given the nature of this place of worship, there is a high likelihood that the associated childcare premises and any potential future aged care facilities will be directly affiliated with this place of worship. This affiliation could result in these services catering predominantly to members of the worship community, rather than serving the wider Glen Forrest population. Such an outcome would not benefit the broader community and may, in fact, create divisions within our local society.</p> <p>Furthermore, it is crucial that we prioritise the development of facilities that benefit the entire local community, rather than a specific, inconclusive minority group. Glen Forrest would greatly benefit from facilities that are accessible and welcoming to all residents, such as shops, childcare or parks. These types of developments foster a sense of unity, inclusiveness, and shared community spirit, which are essential for the wellbeing and growth of our area.</p> <p>In summary, we believe that the proposed development, particularly the meeting hall (place of worship) and the associated services, does not align with the</p>	<p>In response to this concern, which is common through the submissions, the Brethren have provided a statement which is reproduced below.</p> <p>Historically, The Plymouth Brethren Christian Church ('the Brethren') have been a part of the Mundaring community for over 100 years. The first Butcher shop, and the first Bakery were owned and operated by Brethren members in the early 1900's. Three streets are named after Brethren members. Dartnall, Richardson and Painter. Swan View and Parkerville were named by the Minister for lands A R Richardson, himself one of the Brethren. W W Dartnall was Chief engineer under CY O'Connor and worked on the Mundaring Weir and the famous Golden Pipeline. Dartnall was also a good friend of C Y O'Connor and was a pall bearer at his funeral. Dartnall was a Brethren member and his direct descendants are still a part of the Mundaring Brethren community today.</p> <p>Currently the brethren number over 200 in the shire and contribute substantially to the local community and economy by supporting all the local supermarkets, cafes, retail outlets and other facilities. Our junior children attend public schools and Brethren parents contribute generously to them.</p> <p>Our charitable activities in the Shire are well known. The Brethren run Bakery and Butchers shop's donated free</p>

	<p>inclusive and community-oriented values that Glen Forrest stands for. We urge the Shire of Mundaring to consider these concerns seriously and to reject the proposal in its current form.</p> <p>Thank you for considering our comments.</p>	<p>food and supplies to the soldiers in World War 1 and World War 2. Currently our charitable arm the RRT has supplied over 5500 meals at 19 events in the Mundaring Shire to date. This includes major support in the tragic bushfires in January 2014. In that particular event, over 2000 meals were provided to community members, families and the emergency services. In addition, power generators, fuel and other necessities were supplied</p> <p>The need for a place of worship is due to our expanding numbers and revolves around an important tenant of our faith. Brethren would be one of the largest practising religions in the Shire, if not the largest. In terms of planning, the most recent scheme amendment restricted the areas upon which a place of worship could be built to just 4 Blue roads in an area of 664 square kilometres. This restricts options and makes it almost impossible to find sites that could be approved.</p> <p>Whenever an application is made, it appears to be religious discrimination rather than planning laws that is the main objection from submitters. This is attested to by religion being mentioned in the majority of the 300 plus submissions. Some of these submissions were from outside the shire and even from outside the State and outside Australia.</p> <p>The school shop is set up to help fund private education. But that is not the only place Brethren shop. As per above, they shop at all other retail outlets in the Shire. This principle is no different to every public and private school who use various methods to raise funds for their school.</p> <p>The childcare centre is proposed as there is a need for childcare facilities in Mundaring and this development is typical of the Brethren community in searching out needs in the wider community and seeking to meet that need where we can. The positive response we have had regarding the childcare centre has taken us by surprise and will allow us to look at ways to bring forward this development.</p>
7.	<p>Concerned that the development will have no positive impact on the local community, in particular as the childcare component is set as stage 3. Concerned about the environmental impact and black cockatoo habitat. Additionally,</p>	<p>Refer to response to 6 above.</p> <p>The land has been specifically zoned to accommodate development, which means that vegetation will be lost.</p>

	increased traffic to the area and no revised plans for traffic management for a closed place of worship. I do not support this development proposal.	Potential black cockatoo habitat trees have been identified and will be retained under this proposal. Traffic management has been addressed with the TIS that forms part of the application.
8.	This development should not be allowed, a danger to the community.	Noted. No supporting justification provided to identify why the proposal would be a danger to the community.
9.	<p>I would like to register my concern and objection to the proposed development at 7 Hardey Road, Glen Forrest.</p> <p>The current block of natural bush is an asset to the community and wildlife in the area. I understand rezoning has already happened for this, and if the bush is to be lost it would be ideally something that can benefit the entire community. This proposal appears to be exclusively for the use of one small group, and it appears the inclusion of a childcare centre is merely to comply with the zoning intention of childcare/aged care facilities. This group is well known for being exclusionary, and their increasing presence in our community is at the detriment of those who support local businesses. Exclusionary facilities are not in keeping with other businesses in this part of Glen Forrest, which is otherwise retail or medical/health services available to everyone. Aged care is desperately needed in the hills, and I would be much more supportive of a development that focussed on this.</p>	<p>It is difficult to understand how this proposal will be a detriment to those who wish to support local businesses. The application can only be assessed against what is proposed, not against what other land uses may be permissible under the zoning. Refer to response to 6 above.</p>
10.	<p>I am concerned that the building plan is a negative, divisive proposal for our community.</p> <p>From my understanding the proposed buildings will create segregation by excluding use by the majority of the community, which detracts from the important 'village' values of connection, contribution and inclusion that we love about the hills.</p>	Refer to response 6 above.
11.	<p>I oppose this development as it will only benefit a small group within our community.</p> <p>The community will not benefit from an exclusive place of worship, a shop for members only or from a child care centre that is only available to people of a certain faith.</p> <p>There are already several empty shops in the centre directly across the road. I also have fears for the native wildlife that currently inhabit this bushland.</p>	Refer to responses 5 & 6 above.
12.	<p>I would like to strongly OBJECT to the Proposed shop, meeting hall and childcare application on 7 (Lot 222) Hardy Road Glen Forrest.</p> <p>These facilities will only be available to "members' of the group, and not to all residents.</p> <p>Of a much more whole community need, would be a facility for the aged residents of the area- open to everyone!</p>	Refer to responses to 6 & 9 above.

	We do NOT need a “closed” shop, meeting hall and childcare facility.	
13.	<p>I wish to provide feedback on the proposed development at 7 Hardy road Glen Forrest for a shop/meeting hall and proposed place of worship.</p> <p>We are not in favour of this development being allowed to proceed. We do not feel that this development would be in keeping with what our community need at this time, at this location,</p> <p>The increased traffic would be dangerous for this area and unacceptable.</p> <p>We would like to register our objection to this proposed development.</p>	<p>The application has been made because there are members in the community who require a place to worship and already have a shop but need to increase the size of that shop due to community demand.</p> <p>Traffic has been assessed in the TIS that formed part of the application.</p>
14.	<p>Don't agree or support this at all</p> <p>Glen Forrest is a lovely small community who are all there for each other</p> <p>How can a church, childcare and shop be developed and our community not be allowed use of them?</p>	Refer to responses to 11 & 13 above.
15.	<p>I am writing to submit my opposition to the proposed development of a place of worship, shop and meeting hall at 7 Hardey rd Glen Forrest.</p> <p>I strongly believe the proposed development will be detrimental to the community because the group behind the proposal are very segregated from the communities where they have infrastructure and have a concerning track record in a number of areas. I would support developing the area for other purposes that would be open to the community at large, and not just members of a religious group. I would love to see units, childcare, elderly care etc in the area.</p> <p>I am writing on behalf of myself and my husband, Stijn Dongelmans. We are home owners and residents of XXXXXXXX Glen Forrest. We hope you will reconsider approving this development.</p> <p>Thank you,</p>	Refer to responses to 6 & 9 above.
16.	Great addition to the Glen Forrest Town Centre. Looking forward to seeing some positive development locally.	Noted.
17.	In regards to Ha 9.7 Proposed shop/place of worship and childcare Hardey Rd Glen Forrest. As an owner of one of the units at 6/8 Hardey Rd, directly adjacent to the plot of land noted for this proposed development I have grave concerns for the elderly that reside in the unit complex that we own a unit in. We have had our 84 year old mother reside in unit 6 for the last 10 years and now have my mother of 74 years now residing in the complex. 5 of the 8 units have elderly residence whom are still driving and I fear that this development, if not designed better, will impact the road usage of these tenants/owners. Firstly can I suggest that the pathways of the opposite side of the road where you are allocating new proposed	<p>The TIS has determined that Hardey Rd is currently only at 50% of its traffic capacity. Am & pm peak hour traffic is currently at 362 & 430 vehicles respectively at the existing shopping area driveways and 301 & 322 vehicles respectively past the subject site. The proposed development is calculated to add 90 movements to this.</p> <p>The safety of the footpath and sight lines on the west side of the road (opposite the proposed development) is a matter to be resolved by Council.</p>

	<p>building is severely upgraded before any works goes ahead on the site. the pavement is a trip hazard waiting to happen and this is due to the large tree on the verge which is not only lifting all pavement but also blocking the view of the road making it hard for owners to see to the south of this road when exiting there home. My fear would be that a further development opposite this already congested intersection for shops and highway will only create further havoc for local residents. I have read the Road Management Strategy and although the intersection was monitored for two days I can tell you that it gets very congested for people trying to enter and leave the doctors surgery/dental surgery and IGA carpark ALOT! I am concerned that if there are elderly people mostly, and anyone else of us, that try and leave the IGA entrance when there is another shop competing with traffic close to the GEHwy exit then you will have quite a large issue! The trees require attention along this strip and the shire should spend some money to redo the entrance into the IGA parking bays before placing another shop in this vacinity. I also do believe that a roundabout, similar to Scott St Hovea would slow down the flow and allow for a better management of traffic.</p>	
18.	Not keen on a development that does not benefit the whole community and encourages segregation.	Refer to response to 6 above.
19.	<p>GLEN FORREST PRECINCT PLAN ATTACHED TO SUBMISSION</p> <p>I am voicing my opposition to the Proposed Shop, Meeting Hall Place of Worship and Child Care Premises 7 (Lot 222) Hardey Road, Glen Forrest.</p> <p>I refer to the proposal as submitted by Statewest Planning, which outlines the non-community intent of the Shop, Meeting Hall and Child Care Centre, which are to provide:</p> <p>SHOP</p> <p>Regular supermarket lines to MEMBERS. In order to patronise the shop you need to be a MEMBER.</p> <p>MEETING HALL PLACE OF WORSHIP</p> <p>It is proposed to build a new 175m2 Meeting Hall for MEMBERS of the Mundaring Gospel Trust congregation.</p> <p>CHILD CARE CENTRE</p> <p>46 place Child Care Centre. This doesn't mention members only, more information required.</p> <p>Upon reviewing the Glen Forrest Precinct Plan, I refer to following, which I consider to be in opposition to the plan</p>	<p>Refer to responses to 5 & 11 above.</p> <p>Local Centres</p> <p>The proposal is not contrary to this objective. The submitter appears to be concerned that the shop is not available to the whole community because it's membership based. This doesn't reduce the amount of retail floorspace available to the entire community.</p>

LOCAL CENTRES

PAGE v

Retail Size

C1: Hardey Road and Railway Parade Local Centres to be retained at their current retail floorspace level to service the everyday convenience shopping needs of the local community *(Planning)* *This is not a local community centre, rather, a non-inclusive religious organisation*

PAGE vi

C4: Any future expansion of the two Local Centres to occur in a co-ordinated manner addressing: building appearance, access arrangements, building setbacks, car parking, landscaping, **impact on adjoining land uses and any other matters as determined by Council.** *(Planning)* *What is the environmental impact?*

ENVIROMENTAL

PAGE vii

Environmental Management Strategy

E1: Any development proposed in the Precinct to be assessed against the Shire's Environmental Management Strategy. *(Engineering/Planning)*

Tree Preservation and Enhancement

E6: All landowners within the Precinct are encouraged to comply with the provisions of Town Planning Scheme No.3 Part V Division 1 - Tree Preservation and Enhancement, and particularly Clauses 5.1 to 5.3(b) and 5.3(d) to 5.4. *(Planning)*

3.0 PRECINCT CHARACTER

PAGE 3

3.0 PRECINCT CHARACTER ; To determine the character of the Precinct, a land use survey was conducted. This identified a range of characteristics that define the Precinct as a unique place within the hills. As a result, the following list of characteristics are considered to be the essence of the Glen Forrest Village Centre: **a village community within a bushland setting;** a population composition that: is mature with an average age of 35 years; is likely to remain stable with little fluctuations; is generally well educated; has low unemployment; and high home ownership that corresponds with a low number of rental accommodation; a residential area that: is low density, well established and

Development for any built form on this site will require the removal of vegetation. The buildings appearance, access, setbacks, car parking and landscaping, as well as adjoining uses has been addressed in the application.

Environmental

Councils Local Natural Area mapping identifies this site as Local Centre, acknowledging that it will be developed as such at some point. The vegetation is not mapped as Conservation, Protection or Retention.

In terms of tree preservation, a survey identified 4 potential black cockatoo habitat trees in the Local Centre zoned portion of the property. The site design will enable these to be retained.

Precinct Character

We submit that the proposal is consistent with the precinct characteristics in its architecture and providing a place for members of the community to shop (to shop members), worship (members of the church congregation) and place their children in care (open to anyone).

Aims & Objectives

The proposal will be a community focus for members of the shop (Shop), religious congregation (Place of Worship) and the whole of the community (Childcare Centre). I should not be forgotten that members of the Church are also members of the Glen Forrest community.

caters predominantly for single dwellings in a non suburban appearance; residents prefer to live on large lot sizes with a sense of tranquillity; is almost fully developed with anticipated minimal population growth; and has natural or earthy colours associated with the hills used on most crossovers and driveways (e.g. gravel); a leafy, open streetscape that is well vegetated, particularly with mature trees; has unobtrusive houses that are generally well screened from the road; has a lack of visible front fencing; and reinforces the perception of a low density residential environment that is non-suburban; public open space that collectively, is a large area compared to typical suburban areas; has a range of recreational, environmental and aesthetic uses; and contains areas which are of both local and regional significance; retention of indigenous vegetation on both public open spaces, road reserves and gardens provide a natural complexion suitable for a hills suburb; a robust community infrastructure base; two local centres that provide a range of services and promote a village atmosphere; contains a number of heritage listed places that have considerable historic value to the local community; a variety of road entries into the village centre; and a lack of land use uniformity with an ad hoc distribution of shopping, community and active recreational uses. It is apparent that the Glen Forrest Village Centre has strong community, environmental and historical themes. It is this sense of place that this Plan seeks to protect and enhance for the benefit of the local community. This non inclusive, members only development does not comply with "Village community" or "robust community infrastructure base"

4.2 AIM & OBJECTIVES

PAGE 4

Achieve a strong sense of place and community focus on the significant environmental, historic, social and commercial aspects of the Village Centre; This non inclusive, members only development does not comply with "environmental, historic, social and commercial aspects"

6

5.2 LOCAL CENTRES

PAGE 8

5.2.1 Commercial Size

The Shire's Local Commercial Strategy (LCS) designates both the Hardey Road and Railway Parade shopping areas as 'Local Commercial Centre (LC2)'. Whilst

Local Centres

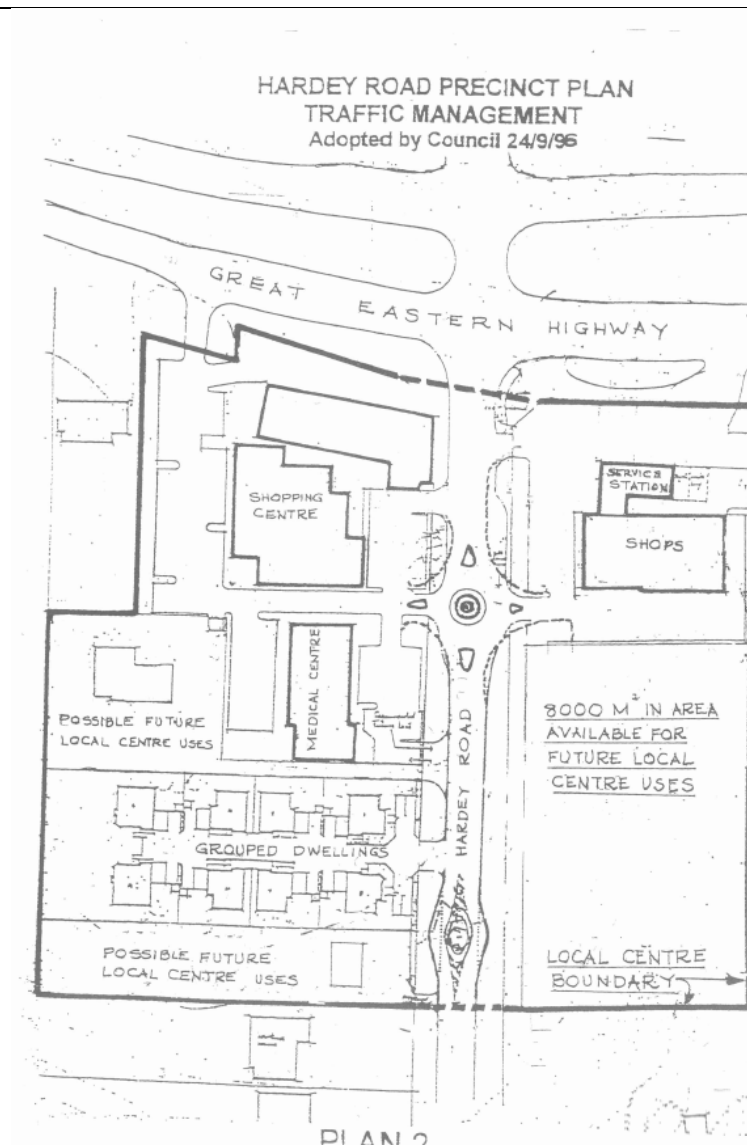
See response to Local Centres comment in this submission above.

Hardey Road Precinct Plan Traffic Management

Refer to response to 1 above.

Clearly there has been community consultation as this submission is a response to a community consultation exercise. The Mundaring Gospel Trust also asked to attend a Glen Forrest Residents and Ratepayers Association to

<p>both centres satisfy everyday and weekly shopping convenience needs of local residents, the LCS has determined that there is no justification for further retail development. This conclusion is based upon the existing oversupply of retail floor space, which will not be absorbed by the projected population growth of Glen Forrest.</p> <p>Guideline C1: <i>Hardey Road and Railway Parade Local Centres to be retained at their current retail floorspace space level to service the everyday convenience shopping needs of the local community (Planning). This non inclusive, members only development does not comply with the everyday convenience shopping needs of the local community (Planning)</i></p> <p><u>HARDY ROAD PRECINCT PLAN TRAFFIC MANAGEMENT</u></p> <p>8000m2 in area available for future local centre uses Clearly marked on map below, this is not for local centre, only for non inclusive Mundaring Gospel Trust congregation</p>	<p>present and discuss the proposal but they were refused permission to do so. Fortunately, some of the residents of Glen Forrest who are members of the congregation attended as Glen Forrest residents (not as proponents) and were able to answer questions raised at that forum.</p>
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I request that you consider the impact this development will have on the ratepayers and residents of the Glen Forrest Community.

There has been no community consultation, the Mundaring Gospel Trust congregation are secretive and non inclusive within our community, which is

	<p>against the very ethos of the Glen Forrest Community as outlined in the Glen Forrest Precinct Plan.</p> <p>They have purchased the land with intent on creating a private enclave for members only, in the area earmarked to be available for future local centre uses. This is not a future local centre.</p> <p>Currently they operate a supermarket next to JB Butchers in the Glen Forrest Shopping Centre with no signage, covered windows and rear entrance non public access.</p> <p>I will pass on your responses to the Glen Forrest Community</p>	
20.	<p>In regards to the proposed development on Hardey Rd Glen Forrest. I'm concerned that the proposed shop and daycare centre will be used exclusively for church members and ignore the majority of local residents. There is a very good opportunity to develop something new that the whole community could benefit from, and not just a select few who choose not to integrate with the local community by building their own members only facilities. The small church facilities do not concern me, but the restricted use of shops and daycare centre are a real concern.</p>	<p>Refer to response to 5 above.</p> <p>The application does not propose faith restrictions on the Childcare Centre.</p>
21.	<p>I am writing to formally register my objection to the proposed planning for 7 (LOT 222) Hardey Road, Glen Forrest submitted by Statewest Planning on behalf of Mundaring Gospel Trust for development of 7 (LOT 222) Hardey Road, Glen Forrest.</p> <p>After careful consideration of the plans and their potential impact, I believe that this development would have detrimental effects on our local community and the surrounding environment.</p> <p>Furthermore, it is my belief that the proposed development does not align with the local community values and does not encourage an inclusive environment for the community.</p> <p>I would like to highlight the following points for your consideration:</p> <ol style="list-style-type: none"> 1. Proposed shop would only be for 'members' only – this will not benefit the local community in Glen Forrest <p>"No signage is proposed on the application as it will be largely unnecessary for the Shop and Meeting Hall due to the proposed operations"</p> <ol style="list-style-type: none"> 2. Concerns the proposed Childcare centre would only also only be open for 'members' of the Mundaring Gospel Trust – this will not benefit the local community in Glen Forrest 3. The current 'members' already refuse to integrate with the rest the community 	<p>Refer to responses to 1, 5 & 6</p>

	<p>I respectfully urge you to review my objections and those of other concerned parties. I believe it is essential to preserve the inclusive character and community spirit of Glen Forrest, and this proposed development does not serve that purpose.</p> <p>Thank you for your attention to this matter.</p>	
22.	<p>I am writing today to express my concern and disapproval of the proposed use of 7 (Lot 222) Hardey Road, Glen Forrest regarding the proposed Shop, Meeting Hall (Place of Worship) and Child Care Premises. I hope that I may bring to your attention some of the negative impacts this may have on our local community. The entire development appears to be for exclusive use of Brethren Church members. The development would increase the shopping hub size by 60%, using prime public oriented land for exclusive religious facilities, contradicting the council's vision for inclusive community spaces. Additionally, the Plymouth Brethren Christian Church (whom the Mundaring Gospel Trust act on behalf of) has a controversial reputation that raises concerns about its impact on the community. This proposal continues the Trust's pattern of proposing developments with complete disregard to the local community impact.</p> <p>As per the proposal the "Stage 1 – Shop" will "Provide Regular Supermarket lines to members". This member exclusivity raises significant concern for a prime, public facing location, adjacent to Glen Forrest's largest public facing local business and shopping hub. The proposal attempts to minimize this concern with the statement "In order to patronize the shop you need to be a member, like Costco, albeit much smaller." This is highly misleading in that Costco membership is offered as a regular commercial product to the general public. The very fact that "It currently operates in this manner within the Glen Forrest Shopping Center" highlights that this shops membership offering is not like Costco, as I have been shopping there for years and was completely unaware that this even existed. The current shopfront out of the way and clearly non-public facing and there is no signage offering public participation. Additionally, the proposed new development has "No Signage proposed" indicating that they have no intention to change the approach. It is unwritten in the planning proposal, likely intentionally, so I am forced to make the assumption that the "membership" is tied to religious affiliation of the owner and is the same as the membership for the Meeting Hall, "the Mundaring Gospel Trust congregation".</p> <p>Additionally, the Child Care Center (something that the Glen Forrest community currently lack, and could benefit from) is not indicated to be exclusive to Mundaring Gospel Trust members. I think the assumption that this would indeed be exclusive is on strong grounds based on the clear intention to mislead through omission or false comparisons in the remainder of the proposal.</p>	Refer to responses to 1, 5 & 6 above.

The current size of the Glen Forrest shopping Hub on both sides of Hardey Rd is ~10,000m². This 5,900m² proposed development, represents a ~60% increase. In considering future growth of our community and the benefit of the general public, it would be disgraceful for the Mundaring Shire to approve this significant quantity of prime public facing land to be used for facilities that are restricted to use of exclusive religious based members.

In relation to the Place of Worship, cl.5.7.32, it is clear that the intention behind the clause is to create an accessible, conveniently located place of worship for the general public. I believe this clause to be misapplied in this specific case as the Mundaring Gospel Trust (acting on behalf of the Plymouth Brethren Christian Church) is not one that is open to a standard religious membership as one may expect for most Christian based religions. Instead, the group is known for "controlling all aspects of it's members lives" and is even known as a "Closed door church" (Redekop, Bill (10 May 2014). "The closed-door church: Inside the secretive and strict Plymouth Brethren sect in Manitoba"). I believe in this case, such a "closed door" place of worship should be located away from other public facilities as it provides no benefit to the general public. To be clear, I am not opposed to any planning approval for the proposed development, any religious group deserves to be able to have a place to gather. I am primarily opposed to the location and the stripping of any future use of this land that may have a positive benefit to our wider local community.

The Hardey Road Precinct Plan adopted by the Shire of Mundaring (24/09/1996) clearly indicates that the use of this area was intended for "Future Local Centre Uses". The current proposal restricts accessibility and benefits to the general public, contradicting the council's vision for inclusive community spaces. This exclusivity would monopolize prime land meant for broader public use, preventing more universally beneficial services from being established in the area.

In regards to the religious members that this exclusive premises will serve, the Plymouth Brethren Christian Church has been described by Kevin Rudd: "They split families and I am deeply concerned about their impact on communities across Australia." I am concerned by this warning that we would invite such a group to establish a significant premises in a public location in our community. Additionally, In recent weeks an accounting firm controlled by the Brethren Church has been raided by the ATO which raises further alarms.

As you may well be aware, this is not the first time the Mundaring Gospel Trust has attempted a significant development on behalf of the Brethren Church.

Obviously, this new proposal is completely different in nature however it shares in common a strong push on the boundaries of what the local community should and evidently does consider acceptable.

Outside of our shire, the Plymouth Brethren Christian Church has an endless string of proposals for similar developments, some successful, some unsuccessful. What they share in common is a negative impact on the local community. In summary of only some of these developments:

Sydney, Australia (2006): The PBCC proposed a large meeting hall in Sydney's suburb of Riverstone. The development faced significant opposition from local residents due to concerns about increased traffic, noise, and the impact on the rural character of the area. The New South Wales Land and Environment Court ultimately rejected the proposal, citing the adverse impact on the community and the environment.

(Reference: "Brethren Plans Turned Down," The Sydney Morning Herald, November 29, 2006)

Manitoba, Canada (2013): In Manitoba, the PBCC was involved in a controversy over the construction of a large meeting hall in the rural municipality of Rosser. Local residents expressed concerns about the secretive nature of the church, the potential for increased traffic, and the impact on property values. The local council initially approved the development, but public outcry and media coverage highlighted the community's unease and skepticism about the church's presence. (Reference: "Church Project Faces Opposition," Winnipeg Free Press, September 4, 2013.)

Gisborne, New Zealand (2005): The PBCC faced opposition when it sought to expand its meeting hall in Gisborne. Residents were concerned about the scale of the development, its impact on the landscape, and the church's secretive practices. The local council received numerous objections, and the development's approval process became a contentious issue in the community. (Reference: "Residents Oppose Church Expansion," Gisborne Herald, August 9, 2005.)

Horsmonden, England (2004): In the village of Horsmonden in Kent, the PBCC proposed building a large meeting hall. The proposal faced fierce opposition from local residents who were concerned about the potential for increased traffic, noise, and the loss of green space. The local planning authority eventually rejected the proposal, citing the significant negative impact on the rural community.

(Reference: "Planning Appeal Lost by Exclusive Brethren," BBC News, September 30, 2004.)

Melbourne, Australia (2012): The PBCC faced backlash over a proposal to build a large school and meeting hall in Melbourne's outer suburb of Melton. Local residents were concerned about the size of the development, increased traffic congestion, and the church's exclusionary practices. Despite significant opposition, the local council initially approved the development, leading to ongoing disputes and appeals.

(Reference: "Brethren Development Gets Go-Ahead," The Age, February 7, 2012.)

Cambridge, New Zealand (2010): In Cambridge, the PBCC proposed constructing a new meeting hall, which was met with resistance from the local community. Residents were worried about the impact on the rural character of the area, increased traffic, and the potential for noise pollution. The proposal generated substantial public debate and opposition, highlighting the community's reluctance to accommodate the development.

(Reference: "Brethren Plan for Cambridge," Waikato Times, April 17, 2010.)

Auckland, New Zealand (2008): The PBCC's proposal for a large meeting hall in Auckland's suburb of Manurewa was highly controversial. Residents raised concerns about the size of the building, its impact on local infrastructure, and the church's secretive nature. The development was seen as inconsistent with the residential character of the area, leading to significant community opposition and media scrutiny.

(Reference: "Brethren Hall Plan Rejected," New Zealand Herald, June 18, 2008.)

Dartford, England (2007): In Dartford, Kent, the PBCC faced opposition when it proposed a large new meeting hall. Local residents and planning authorities were concerned about the scale of the project, its impact on local traffic, and the loss of green space. The proposal led to heated debates within the community and was eventually modified to address some of the concerns, although it still left many residents dissatisfied.

(Reference: "Exclusive Brethren Temple Set for Approval," Kent Online, August 21, 2007.)

Toowoomba, Australia (2009): The PBCC's plan to build a large meeting hall in the regional city of Toowoomba was met with strong resistance from local residents. Concerns centered around increased traffic, the size and scale of the development, and the exclusive nature of the church. The proposal went through

	<p>several rounds of public consultations and planning reviews, highlighting the community's ongoing unease. (Reference: "Brethren Hall Plan Angers Neighbors," Toowoomba Chronicle, July 2, 2009.)</p> <p>These examples demonstrate a pattern of contentious developments proposed by the PBCC, often characterized by community opposition due to concerns about the church's secretive nature, potential environmental impact, and disruption to local life. These historical cases underscore the importance of considering the broader community's interests and the long-term implications of such developments. It is undoubtedly clear that this proposal will be met with public backlash and if approved, the public will continue to express concerns on the negative impacts to the local community. The shire would be wise to listen to its residents now, rather than dealing with ongoing issues.</p> <p>Given these concerns, I urge the Mundaring Shire Planning Services to carefully reconsider the approval of this proposal. It is crucial to prioritize developments that align with the council's vision for inclusive community spaces and that benefit the general public. Approving this exclusive development would not only contradict these principles but also risk alienating and impacting the broader community negatively. I hope the council will take into account the long-term implications for Glen Forrest and ensure that any new developments contribute positively to the area's growth and inclusivity.</p> <p>Thank you for your attention to this matter.</p>	
23.	As a frequent user of the Glen Forrest Shopping complex, I fully support the proposed development at Lot 222 Hardy Road Gen Forrest. The proposed building designs suit and will blend in with the environment and will greatly enhance the existing complex. Such development is much needed to cater for the existing needs of the local community.	Noted.
24.	As a local resident in Hovea I support the development at Lot 222 Hardey Rd Glen Forrest. The buildings will blend into the surrounding area and the addition of a child care centre will benefit the community.	Noted.
25.	This is an area that already has a high flow of traffic to the Glen Forrest IGA and surrounding shops, the Glen Forrest medical Centre, the Glen Forrest Physiotherapy, Bakery and Optometrist. Traffic and parking conditions are often complicated already. The turn in off the Highway to Hardey Rd and the one way turn from Hardey Rd on to the Highway compound the complexity. It would be very inadvisable to add more danger to the heavy traffic conditions already found	Refer to response to 17 above.

	in this compact area. There is no need for an additional shop as the area is well serviced by the existing shops and medical facilities.	
26.	This area already has vehicle congestion problems and this would simply add to it.	Refer to response to 17 above.
27.	I live in the area and I support the plans for the development of lot 222 as there is a great need for more Childcare in the area. From the plans, the building looks like it fits in with the surroundings and would be a great addition to the community.	Noted.
28.	<p>My wife and I hold very serious concerns regarding this application. It states that to attend the shop you must be a 'member' (like Costco) but the proponent is a religious group. This is a very serious red flag. It works directly against the inclusive, cohesive and progressive attitude that our community enjoys, in the Shire of Mundaring.</p> <p>A religious group 'member only' shop, dominating the commercial zone of Glen Forrest is certainly not a positive for the community in any respect. It does not clarify, but if only the children of so called 'members' can attend the proposed child care, then very serious questions regarding this religious group needs to be asked and unmasked for the entire Mundaring Shire community to properly consider.</p> <p>Personally, I believe that such proposals have no place in any community. The use of such prime and forested land in the commercial hub of Glen Forrest should be reserved for a proposal that serves all of the community and be in the best long term interest of the community.</p> <p>We call upon the elected members to oppose this planned proposal in all of its forms.</p>	<p>Refer to responses to 1 & 5 above.</p> <p>It would be difficult to argue that the proposed 300m2 shop would dominate the commercial zone that already comprises approximately 3,000m2 of shops and medical centre plus a service station.</p>
29.	<p>We have both resided in Glen Forrest for over 40 years. We respectfully object to the proposal due to the additional traffic which would be generated in the area. Great Eastern Hwy/Hardey rd is already a dangerous intersection, and additional traffic in the vicinity would cause more serious problems.</p> <p>We had been advised the area may have been developed for an over 55/s type living facility or retirement village with access off Strettle rd. Many elderly residents who are considering downsizing current properties in Glen Forrest are looking to remain in the area and have access to all present local facilities. The type of activity under consideration should be located away from a busy shopping precinct and have suitable vehicle/pedestrian access.</p>	Refer to responses to 1 & 17 above.
30.	<p>Subject: OPPOSAL OF PROPOSED CHILD CARE CENTRE, GOSPEL HALL & SHOP AT GLEN FORREST</p> <p>My family and I oppose the PROPOSED CHILD CARE CENTRE, GOSPEL HALL & SHOP building proposal as it does not fit in with the Mundaring Shire Glen Forrest community that is community focused, supports each other and has built</p>	Refer to responses to 1, 17 & 19 above.

	<p>relationships with families, schools, retirees and community groups. As per the Transport Impact Statement submitted to the council it is clear that none of the proposed facilities will be open to the general public and Glen Forrest Community. Their profits do not go back to the community they go back to the church and their member, they employ their members and only members will be eligible to enter their premises.</p> <p>TRANSPORT IMPACT STATEMENT: PART LOT 20 (7) HARDEY ROAD, GLEN FORREST (SHIRE OF MUNDARING) Proposed Child Care Centre and Gospel Hall: *The proponent has indicated that “the shop will be operated on a subscription member model where it is not open to the general public as such but members only (similar to the Costco model).</p> <p>The establishment of Town Planning Scheme Codes for specific precincts enables the community to develop localised standards and guidelines for land use and development, within the parameters set by the Town Planning Scheme. In this way the local community can identify, protect and enhance those attributes that contribute to the character, function and identity of their local precinct.</p> <p>The Future Planning in the Present Plan Glen Forrest indicate that the space will be for the local community:</p> <p>LOCAL CENTRES</p> <p>Retail Size</p> <p>C1: Hardey Road and Railway Parade Local Centres to be retained at their current retail floorspace level to service the everyday convenience shopping needs of the local community (Planning)</p> <p>C2: Future expansion of the two Local Centres to be directed in the following manner:</p> <p>a) Hardey Road, emphasis to be on complementary commercial business other than retail; and</p> <p>b) Railway Parade, emphasis to be on social/community facilities and other associated low key commercial activities that recognise it as part of the traditional heart of Glen Forrest (Planning).</p> <p>Shire of Mundaring Local Commercial Strategy February 2018.</p> <p>Objective 3: Ensure activity centres in the Shire of Mundaring are well-designed places where people enjoy shopping, doing business, and participating in community activities.</p>	
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	<p>Objective 4: Maximise local economic development and employment opportunities in the Shire's activity centres and employment precincts.</p> <p>State Planning Policy 4.2 (SPP 4.2) is the main planning framework guiding the development and renewal activity centres in Perth and Peel.</p> <p>Aspects of SPP 4.2 that relate more specifically to centre development in the Shire of Mundaring are as follows:</p> <ul style="list-style-type: none"> • Activity centre development should be planned and developed according to a hierarchy of centre roles and characteristics • Activity centres are acknowledged as having an important role as a location for social and community interaction, and as places where retail, business and other services can co-locate in order to generate productivity gains • Retail, commercial, health, education, entertainment, cultural, recreational and community facilities and higher-density housing should be concentrated in centres with a compact urban form • Activity centres are priority locations for employment generating activities. <p>Please consider the local community that work together to thrive in supporting each other. I moved to this beautiful location for the sense of community. This proposal is against the Future Planning and Strategic Planning of the Shire.</p>	
31.	<p>As a resident of the Mundaring Shire I am writing in support of the proposed development at Lot 222 Hardey Rd Glen Forrest. The area is in need of new infrastructure and there currently is a shortage of childcare facilities in the area. The proposed building designs complement the local architecture and the limited operating hours of the proposed church mean it will not adversely affect the neighborhood. I support the development.</p>	Noted.
32.	<p>I believe this application should be treated as three separate decisions.</p> <p>Glen Forrest does not need another shop; we currently have shops empty directly over the road from this proposed development.</p> <p>Glen Forrest has seen no increase in population[1] to warrant the need for a new shop, and the idea of destroying bushland to create a new structure to duplicate the purpose of existing structures and businesses does not make sense.</p> <p>Glen Forrest does need a childcare centre, but it would be preferable if this were opened in an existing dwelling or structure. The nearest full-time childcare is in Mundaring, which can be in the opposite direction of travel for a worker.</p>	The personal views of this submission are noted.

	<p>Australia's child care availability is well-documented [2]. Aside from the question of staffing the childcare centre, this part of the development does fill a need within the community.</p> <p>Lastly, an Exclusive Brethren Church would be provide benefit only to the builders. It would be preferable to if the bush were not to be removed to create another church. The world needs more trees and less churches.</p> <p>[1] * 2011 census: https://www.abs.gov.au/census/find-census-data/quickstats/2011/SSC50288 * 2883 people. * 2016 census: https://www.abs.gov.au/census/find-census-data/quickstats/2016/SSC50550 * 2776 people. * 2021 census: https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL50552 * 2789 people.</p> <p>[2] * https://www.abc.net.au/news/2023-11-24/child-care-availability-report-suggests-solutions-shortage/103129906 * https://www.theguardian.com/australia-news/2023/oct/25/australia-childcare-crisis-whats-wrong-how-to-fix-it-rising-fees-staff-shortages</p>	
33.	<p>I do not believe that this development will benefit the community. It seems to be for a small exclusive group of people that is not going to be of benefit to the community of Glen Forest as a whole.</p> <p>The exclusive brethren are not inclusive and actively discourage interaction with mainstream population.</p> <p>I Object to this development.</p>	Refer to responses to 6 & 7 above.
34.	As a resident of Mahogany Creek I am in support of this proposed development at Lot 222 Hardey Rd Glen Forrest and the new facilities it will bring to the area.	Noted.
35.	<p>I am one of the owners of Glen Forrest Physiotherapy which occupies Unit 1-2, 5 Hardey Road in Glen Forrest. Our building is adjacent to the site which currently has a planning application from the Plymouth Brethren to build facilities including a shop; day-care centre and a community hall.</p> <p>My understanding is that these facilities will have EXCLUSIVE access by the Brethren community, not the larger community of Glen Forrest and surrounds.</p>	Refer to responses to 6 & 17 above.

	<p>The site is very close to the Hardey Road junction at Great Eastern Highway. This intersection has a long history of catastrophic road accidents and remains a traffic hazard with large numbers of cars already using this intersection.</p> <p>To build a facility which is not for the whole community, but will greatly increase the traffic and infrastructure burden, is not in the best interests of our local community.</p> <p>In addition to increased traffic, our own building already has issues with regards to electricity drop-outs; internet drop-outs and water access. To add the impact of a large privately owned community facility before these issues are resolved seems ridiculous.</p> <p>We object strongly to the proposal.</p>	
36.	<p>If this goes ahead it will destroy the sense of community that everyone loved about Glen Forrest. Not to mention the beautiful aesthetic of greenery Glen Forrest has. My husband grew up in Marnie Road and returned with myself and our daughter for both the community and the bush. If the proposed goes ahead it would ruin what do many love about Glen Forrest.</p>	Refer to responses to 1, 6 & 7 above.
37.	<p>As a resident of Glen Forrest, I STRONGLY OPPOSE the development proposal for the shop, meeting hall and childcare premises at Lot 222 Hardy Road, Glen Forrest for a number of reasons.</p> <p>1) It does not support the objectives of the Glen Forrest Village Centre Precinct as set out in the current Town Planning Scheme Code 2001.</p> <p>2) The development is not community inclusive, which goes against the nature of the Glen Forrest Community in fostering a 'community for all to be a part of and enjoy'.</p> <p>3) It has very little interest in preserving and protecting the existing bushland and the Precinct's village atmosphere within a bush land setting; as evident in the site / building plans;</p> <p>4) It does not protect and enhance the quality of life for residents because it is an exclusive shop for 'members' only and excludes the general public;</p> <p>5) The place of Worship will be used twice a week and be vacant every other day, but the footprint on the land is enormous to construct such a hall;</p> <p>6) The same faith / place of Worship already has a church/hall not more than 10 minutes away from the proposed new site;</p> <p>7) There is no evidence to suggest the Child Care Facility will be open and inclusive for all Glen Forrest residents, again exercising exclusivity to one group of people who may not even be residents of Glen Forrest;</p> <p>8) It will not be a low density-built environment that does not dominate the streetscape; in fact it will create MAJOR traffic congestion and increase the level</p>	<p>In relation to each of the points listed in the submission:</p> <ol style="list-style-type: none"> 1) Refer to response 19. 2) Response 6 3) 19. 4) The proposed shop is to replace an existing shop that needs to expand. This is evidence that members of the community are members of the shop and it is popular with them. 5) 1. 6) Correct. This Hall is for the growing congregation in the local community. 7) 5. 8) 17. 9) A BMP has been prepared for the proposal that demonstrates that it is compliant with SPP 3.7. There are multiple means of access and escape in all directions. 10) Not sure what this means. 11) The BMP requires an emergency evacuation plan to be provided as part of the implementation of the BMP should approval be granted for the development.

<p>of danger that already exists at that portion of the road and within the current shopping precinct.</p> <p>9) This area is in a fire prone region with a high fire risk rating. There are not enough escape routes for current residents in the area - Great Eastern Highway is a MAJOR fire hazard trap and MAJOR traffic congested road and is not a reliable means of escape from fire should it erupt in Glen Forrest or nearby neighbourhoods.</p> <p>10) This is a problem for the whole of the Shire of Mundaring and needs to be seriously considered.</p> <p>11) In regard to the Child Care Centre and safety of the children - will a bus be provided to transport children away from a potential fire emergency, otherwise the traffic congestion of parents trying to retrieve their children from the centre in an emergency will create a much higher fatality risk and many major emergency issues.</p> <p>12) The Glen Forrest Fire Brigade uses Hardy Road to attend to fire emergencies and a development of this kind at an intersection that is already DANGEROUS and hard to negotiate oncoming traffic from both directions, will further compound their ability to respond quickly to any emergency.</p> <p>13) Under the Town Planning Scheme Code 2001</p> <p>9.</p> <p>Improve the safety, circulation and integration of the road network with surrounding land uses, to achieve pedestrian / vehicular segregation where practicable; the proposed development does not meet the current criteria or requirements for that particular part of Hardy Road.</p> <p>14) The development will not be one that minimises noise and environmental pollution;</p> <p>15) The development will not maintain and consolidate services provided at the existing local centres.</p> <p>16) The development is exclusive for a particular group of people / associations NOT a community inclusive concept at all.</p> <p>17) Only a portion of this land is proposed for development at this stage (with inevitable further development proposals) and therefore the proponent has avoided any Environmental Impact Assessments required. Not good enough in this day and age!</p> <p>18) An independent environment impact assessment is needed as it is a bushland that houses many native fauna and flora species including endangered Cockatoo species who nest and feed in this area.</p> <p>19) Many years ago an Aged Care facility was discussed for the Glen Forrest area to accommodate its aging residents who have called this area home for many years, sometimes generations. Nothing has ever progressed for this age group of residents, and this is far more important than a group of buildings servicing the</p>	<p>12) The Glen Forrest Fire Brigade is located <500m from the subject site.</p> <p>13) The 2001 Code contains a number of proposals to improve circulation. It proposed to do these in 2002/03 but nothing has been done. Main Roads accident figures for the 5 year period ending 31/12/22 show one minor property damage accident in the driveway in front of the Pharmacy in 2022. The road system appears to be functioning well. If it was a dangerous system it would be reasonable to expect that the Shire would have acted on the 2001 Code design options before now. We would note that the proposal is south of the existing commercial developments.</p> <p>14) Noise has been assessed and complies with requirements.</p> <p>15) The site is immediately adjoining the existing commercial development.</p> <p>16) 6.</p> <p>17) A potential black cockatoo habitat tree survey was conducted as part of the LDP assessment. All identified trees have been protected. The application covers the whole of the Local Centre zoned portion of Lot 20.</p> <p>18) As per 17 above and response to 19 above.</p> <p>19) Noted. Refer responses to 1 & 9 above.</p>
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	needs of a very small group of mostly non-residential clients, and without any benefit to the existing community because it does not promote inclusiveness. IT'S DEFINITELY A NO FOR THIS DEVELOPMENT!	
38.	<p>I wholeheartedly oppose this development.</p> <p>This development application by the Mundaring Gospel Trust are an exclusive conservative Christian Group. The values of this insular community group are not aligned to the values and attitudes of the surrounding community members who advocate and live an inclusive community minded attitude. The intention of the development's exclusivity can be demonstrated by the proposal of the Mundaring Gospel Trust to open a shop whereby you are required to be a member of their congregation in order to qualify to be a customer. I would like to see the figures on how many residents are in fact congregation members/Bretheren we have in Glen Forrest. This land is zoned for community use and the use of this development will service a very small minority who are probably not even residents of Glen Forrest. Considering that Glen Forrest is only a small community with limited facilities, those we do have should benefit the WHOLE community, not just a very small percentage. Additionally, the profits from the shop are intended to go directly back to members of the congregation, so there is no community benefit there either.</p> <p>The size of this development is substantial in size and will likely match the size of the supermarket and businesses across the road, effectively making 50% of that end of Glen Forrest unusable to most residents - only for the few - most of who will likely NOT be residents.</p> <p>Please listen to the residents of Glen Forrest. We are a very supportive community, however this development is conducive with our values and how we like to interact as residents. We are too small a community to sustain such a large proportion of it being for exclusive use and not contributing to the wider community as so many of the current businesses do. I do not see any benefit for the residents in any way, shape or form.</p>	Refer to responses to 1 & 6 above.
39.	As residents in Darlington,I wish to comment on the new development. I am in favor of such a development. It will blend in with the surroundings and the proposed buildings are much needed by the community. A child care centre in Mundaring will be a great asset fulfilling a need in the area.	Noted.
40.	<p>I wish to register my disapproval of the current proposal for this site.</p> <p>Not only is it not beneficial to the community, the structure and car parking facilities will wipe out a great many of the surviving habitat trees and remnant bushland in this spot. We are all aware of the black cockatoo situation, for one</p>	Refer to responses to 6 &19 above.

	<p>thing, and any mass of trees we can leave alone, should be our responsibility to the future.</p> <p>Whatever that tin shed structure and parking lot that has been allowed in Seabourne Street is a disgrace to planning.</p> <p>Please be reminded of the very poignant words from the song, Big Yellow Taxi....</p> <p>"They paved paradise and put up a parking lot...."</p> <p>That song says it all.</p>	
41.	<p>Proposed Development at 7 (Lot 222) Hardey Road, Glen Forrest</p> <p>I would like to oppose the above proposed development.</p> <p>I have lived and worked in the local community for the last 12 years.</p> <p>The proposed development is for and limited to the patrons of the Mundaring Gospel Trust and would not benefit the local community (as per the shop that is already in operation in the village).</p> <p>The proposed Shop, Hall & Child Care Centre would create excess traffic to an area that is already extremely busy. There would need to be a plan for the possibility of a bushfire in this area, for the evacuation of frightened children. The entrance would definitely be better for all to come off Strettle Road.</p> <p>The local community have been of the understanding that this area had been purchased, with the suggestion of building a Nursing Home/ Independent Living/ Aged Care Accommodation, as approved by the Shire of Mundaring on 10/08//2021.</p> <p>The Glen Forrest Community has a large assortment of businesses that would compliment the development of a Nursing Home/ Independent Living/ Aged Care Accommodation, all in walking distance or with the use of mobility scooters.</p> <p>In our community we have over 30 local businesses and amenities and many more that are operating from their homes.</p>	<p>Refer to responses to 6, 17 & 37(9) above.</p> <p>Nursing Home / Independent Living / Aged Care was part of an approved LDP and related to the Residential zoned portion of Lot 20. This proposal doesn't extend into that area.</p>
42.	<p>I think this is an excellent development, providing additional childcare capacity in the shire which is critical!</p> <p>The current Glen Forrest shopping centre is old, so a new complex will greatly improve the area and its amenity.</p>	Noted.
43.	<p>I believe this proposed development does not support or benefit the small community of Glen Forrest</p> <p>It is only to serve a very small conservative group of people, who do not like "outsiders"</p> <p>They already have a location in Mundaring, why another?</p>	Refer to response to 6 above.
44.	<p>I would like to express my strong objection to the proposed development on lot 222 Hardey Road Glen Forrest.</p> <p>My wife and I have lived in Glen Forrest for 36 years and we love the community spirit and bush lifestyle of the area.</p> <p>Our opposition to the development is based on a number of factors.</p>	<p>1) Refer to response to 17 above.</p> <p>2) Response 6.</p> <p>3) 19.</p> <p>4) 37(9).</p>

	<p>1. Traffic hazard - that area is already a traffic hazard - and a dangerous one - with cars exiting Gt Eastern Highway, the shopping centre, the doctors surgery, service station,, and physio/bakery/pathology centre. This new development will create a far greater traffic snarl.</p> <p>2. Exclusivity - The meeting hall, shop and child care centre will be for the exclusive use of members of the Brethren Church. So they will be of no benefit to the community of Glen Forrest. This exclusion is in direct contrast to the wonderful community spirit we love being part of in Glen Forrest.</p> <p>3. Environmental - a lot of trees will be removed to make way for this development, destroying the natural habitat of our local birds.</p> <p>4. Bushfire risks - in the event of a bushfire, many residents could have to use Hardey Rd as an escape route. This development will only add to that traffic snarl and according to the plans, the child care centre has room for 46 children. Imagine if a bushfire forces the evacuation of the child care centre, with the potential for around 40 cars all trying to get into the centre to rescue their children in an area where there is already a traffic problem.</p> <p>Summary - this development will be of no benefit to any of the thousands Glen Forrest residents (apart from a very small group of Brethren members) so you must reject the proposal. New developments should be for EVERY member of the community.</p>	
45.	I live in Hovea and support the proposed development at Lot 222 Hardey Rd Glen Forrest. The buildings are much needed in the community, look well designed and blend in with the surroundings. I fully support the proposed development.	Noted.
46.	I am in full support of the proposed development at Lot 222 Hardey Rd, Glen Forrest. The buildings are thoughtfully designed, harmonize with the surroundings nicely. It really is complementary to the local environment. Our community greatly needs these new facilities, particularly the additional childcare places, which are in high demand within the Mundaring Shire. I strongly endorse this development proposal.	Noted.
47.	I'm a resident in Glen Forrest and support the proposed development at Lot 222 Hardey Rd Glen Forrest. The buildings look well designed, blend in with the surroundings and the proposed buildings are much needed in the community. There is a particular need for additional childcare places in the Mundaring Shire. I fully support the proposed development.	Noted.
48.	I support the proposed development. Having reviewed the development documents, I feel that this project has been thoughtfully designed to suit the local context and benefits the amenity of the area.	Noted.

	<p>As a long-term resident of the Shire of Mundaring for 20 years and a homeowner in Hovea for the past 13 years, I have a vested interest in the improvement of our community.</p> <p>As a father of two young children, I am particularly pleased about the inclusion of a new childcare centre. Finding childcare in the area has been a challenge, and this development will greatly benefit young families like mine.</p> <p>Currently, the Glen Forrest "IGA" shopping and medical complex on the corner of Hardey and GEH is our closest shopping facility, and we frequent the IGA, and our family GP is at the medical centre, and the pharmacy is the best in the whole area.</p> <p>Despite its convenience, the Glen Forrest shopping and medical complex is quite run down and aesthetically lacking. Additionally, the cramped carpark is dangerous.</p> <p>In contrast, the proposed development is modern, safe, and visually appealing. This development will not only improve the local infrastructure but also enhance the overall aesthetic, and hopefully spur some interest in upgrading the Glen Forrest shopping centre.</p> <p>In conclusion, providing that the project meets all relevant bushfire and building codes, there is no reason why this development would not be approved.</p>	
49.	As a resident of this area and a family that has children I'm excited to know there is an extra childcare center getting built!! I'm in full support. This also value adds to the area due to the development.	Noted.
50.	I live in Parkerville and have lived within the shire for the past 20+ years. I wholly support the proposed development at Lot 222 Hardey Rd Glen Forrest. The buildings look well designed, blend in with the surroundings and the proposed buildings are much needed in the community. There is a particular need for additional childcare places in the Mundaring Shire. I fully support the proposed development.	Noted.
51.	<p>As a homeowner with children who resides in the suburb of Parkerville, I fully support the the proposed development at Lot 222 Hardey Rd Glen Forrest.</p> <p>The buildings appear to blend in with the local surroundings and the proposed buildings are much needed in the community.</p> <p>I believe there is a desired need for additional childcare facilities in the Mundaring Shire.</p>	Noted.

52.	<p>I live in Parkerville and support the proposed development at Lot 222 Hardey Rd Glen Forrest.</p> <p>The proposed buildings look well designed, a major improvement to the area and are much needed in the community.</p> <p>With the desire to raise our children in the Shire of Mundaring, There is a particular need for additional childcare facilities in our area.</p> <p>I fully support the proposed developments.</p>	Noted.
53.	<p>Great to see some local development in the area. Hope it get's approved and I hope this type of development inspires others to continue improving the amenities and facilities in the area. We've been a part of the amazing Hills community for over 20 years but sometimes the lack of amenities such as local shops and childcare availability can be frustrating. We do believe developments should comply with required laws etc and thankfully this one is well designed and thoughtfully considered with high quality materials and good design to blend in well with the hills environment.</p>	Noted.
54.	<p>I am writing as a local resident living in Mundaring regarding the proposed development at Lot 222 Hardy Rd, Glen Forrest. The proposed development looks very well designed and fitting to blend with local surroundings. This type of development is a refreshing site for Glen Forrest and would be a welcome addition/upgrade to the area and something that would be a great asset to the local community. The current IGA building's need an upgrade and this proposed development might help to improve the whole area/precinct. I have 2 children both that require childcare and the options in Mundaring and local areas are very limited so this will be a great addition and well situated. The proposed 'Hall' doesn't look out of place and would blend in well with the development and be a great location for this type of building given the close proximity to shops so would not be something out of place. I think this is a perfect type of Development for the vacant land and is located perfectly in great proximity to other public spaces, and will have very minimal impact on any housing or residences. I 100% support this proposal and look forward to seeing it progress further.</p>	Noted.
55.	<p>I would like to submit comment on the application for proposed development on 7 Hardy Rd, Glen Forrest for a shop, child care centre and place of worship.</p> <p>This proposal would mean that the larger community of residents and rate payers would be excluded from the use of the property and any benefits would be for a very select few.</p> <p>Glen Forrest has minimal facilities and services in place for community use and developing community type land for purposes that will not be inclusive of the greater community would be detrimental for the majority of residents.</p>	Refer to responses to 1 & 6 above.

	<p>Glen Forrest needs development that will improve the lifestyle and local economy for existing residents, schools and businesses as opposed to development that has the opposite effect.</p> <p>Glen Forrest is a place that currently holds a reputation as a deeply supportive community for all residents and proudly displays an all-encompassing village lifestyle that makes it such an attractive and sought after place to live. Any exclusive development such as that being proposed would be highly detrimental to this lifestyle that has grown over many decades and kept residents here for so long.</p>	
56.	<p>Hello,</p> <p>I strongly oppose the proposed development. I am not anti-development! But this one makes no sense and does nothing for the community.</p> <p>First and foremost, the development poses a huge safety issue/threat. The area is already heavily trafficked and is near major highway. The shire/Main Roads has already had to amend the road/intersection at Hardey Road and Great Eastern Highway due to the number of accidents and deaths. To add three more driveways and exponentially increase vehicle and pedestrian traffic is downright dangerous. Many elderly and impaired people use that area to visit the doctor, physio and dentist. There is also a retirement home close by. None of these factors have been taken into consideration. I note that no safety measures for pedestrians, provisions for growth in pedestrian and vehicle traffic or set down areas have been included in the plan. I also could not locate any studies on accidents, traffic movements etc.</p> <p>My second concern is that it is not a community-based development. The plans are for member only commercial developments. Not only is this divisive for a very close-knit community, but it does not provide any benefit to the local community. While it would bring a large number of people to the area, there is no incentive for them to be involved or give back to the community. It could also result in a loss of business to the businesses already established in the area. If it gets too busy/hard to park or visit, locals will take alternative routes and avoid the area altogether - or find alternative providers. We have seen this happen before.</p> <p>The fact that the area is bushfire prone is also a concern. The ability to separate the proposed buildings from the native vegetation is constrained and I note there is no evacuation plan included in the proposal. Another issue is that the bushfire plan does not consider the State Forest or the ample amount of bushland nearby.</p>	Refer to responses to 6, 17, 19, 37(9) & 37(17) above.

	<p>And finally, the Proposal does not have an Environmental Impact Assessment. The inadequate desktop assessment did not look at any fauna survey data of the area.</p> <p>FYR, I believe the planning legislation below govern my concerns:</p> <ul style="list-style-type: none"> o Planning and development Regulations 2015 o Glen Forrest Precinct Plan 2001 o Shire of Mundaring Local Planning Scheme No 4 	
57.	<p>I do not support the proposed development at 7 Hardey Rd Glen Forrest for the following reasons:</p> <ul style="list-style-type: none"> • I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 • The proposal does not support the community at large, as it is being developed by a private group who will limit access to only a few members of the community. • The private group has sought to appease the shire planning rules by proposing a Childcare Centre. This is Stage 3 of the development and is indicated to occur at “sometime in the future”. The proponent has committed to building the Shop (immediately) and Worship Hall (within 12 months) but does not appear to have the same level of commitment to the Childcare Centre. Is the addition of a Childcare Centre a ruse to have the two exclusive developments pushed through? • Even if this child care centre is built – will it be open to the general community or just to the private land owners? • It is disappointing that this proposed development has an ‘exclusive to a privileged few’ element because it is “for use by only a few people for a few short hours per week”, rather than benefitting the community as a whole. 	Refer to responses to 5, 6 & 19 above.
58.	<p>I wish to object to the proposed building and land clearing of 7 Hardey Road, Glen Forrest.</p> <p>1: Inadequate clearing of the land is viewing and not enough trees are being left. 2: This plot of land should be for aged care housing which is sadly lacking, it is close to the highway for public transport and access to the doctors surgery, chemist and shopping centre. 3: A private religious company should not have access to public space that will compromise Hardey Road when it comes to parking due to insufficient bays. 4: The child care centre does not appear to be fully accessible by non religious residents and is it government funded to allow this?</p>	<p>Refer to responses to 5, 19 & 41 above. Parking is as per LPS 4 requirements and entirely on private land.</p>

	<p>5: Member only shop is a totally biased building that should be available to all public members and also needs to list it's stock and access hours as we already have shops that do not need to have their viability compromised by a private business.</p> <p>6: The Mundaring Shire should advertise and promote their interest in public aged care residents structures that also compliment the land clearing requirements for a hills property.</p>	
59.	<p>I do not support the proposed development at 7 Hardey Rd, Glen Forrest. I believe this is against the Glen Forrest Precinct Plan (2001). The proposal does not contribute to the current sense of community Glen Forrest has. It will be a purpose built centre for the exclusive use of the Mundaring Gospel Trust, also known as the Exclusive Brethren or Plymouth Brethren Christian Church. The Exclusive Brethren maintain the doctrine of uncompromising separation from world.</p> <p>Although another Childcare Centre is a much needed amenity in the Shire of Mundaring, the Mundaring Gospel Trust does not cater to the needs of the wider community. The Childcare Centre is also flagged as a "possible" future development, so no promise of alleviating current Childcare needs for families in the area.</p> <p>The Proposed Shop is not needed, as there are currently vacant retail shops in Glen Forrest.</p> <p>This large commercial infrastructure will also impede on the current environment and the aesthetics of Glen Forrest. Has a fauna survey been carried out to protect our native animals? Particularly the endangered Red-tailed Black Cockatoo.</p> <p>Will a large infrastructure, such as this, on a main thoroughfare into Glen Forrest, impact upon how Glen Forrest is seen and reduce it's current attraction?</p>	Refer to responses to 5, 6 & 19 above.
60.	<p>I OPPOSE the proposed development at 7 Hardey Road Glen Forrest.</p> <p>I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways: Amenity • Two exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the development and its members. • This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by only a few people for a few short hours per week. • The Glen Forrest Precinct Plan endorses complimentary commercial use of this site "other than retail" and states that it has been "determined that there is no justification for further retail development" basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing</p>	Refer to responses to 1, 6, 19 above.

	shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development. • The Proposal states the Childcare Centre is Stage 3 of the development and is indicated to occur at “sometime in the future”. The proponent has committed to building the Shop (immediately) and Worship Hall (within 12 months) but does not appear to have the same level of commitment to the Childcare Centre. Is the addition of a Childcare Centre a ruse to have the two exclusive developments pushed through?	
61.	I live in Mundaring and support the proposed development at Lot 222 Hardey Rd Glen Forrest. The buildings look well designed, blend in with the surroundings and the proposed buildings are much needed in the community. There is a particular need for additional childcare places in the Mundaring Shire. I fully support the proposed development. This is also a reasonable location for a place of worship as its in Commercial type area, and doesnt impact neighbours.	Noted.
62.	<p>lost opportunity by the Shire of Mundaring.</p> <p>The site, 222 Hardey Rd, Glen Forrest is ideal for housing aging hills residents as it is opposite a doctors and dentists surgery, pharmacy, supermarket, butcher, restaurant, baker, pathology clinic, pilates and physiotherapist. It is close to a petrol station and busstop. What a missed opportunity to include older folk.</p> <p>An objection to the proposed development may be approached from P.O.D (L.P.S) Reg 2015 - Schedule 2 V which states "the potential loss of any community service or benefit resulting from the development....."</p> <p>We are unaware of any other area in the Hovea, Glen Forrest, Parkerville, Stoneville or Mt Idleness regions that would provide such an ideal site for the development of villas for aged folk who would like to spend their twilight years in a familiar hills environment.</p> <p>One of the ideals of the Shire is inclusiveness. This proposal could not be less inclusive. Even if the developers have signed a commitment to include children outside their sect there are ways</p>	Refer to responses to 6 & 41 above.

	<p>to overcome this undertaking. (Child care centre) Can anyone from the community purchase from this shop? Why is a worship hall required when the group have constructed an extensive worship hall in Seaburne Rd Portwille? One is rather suspicious that the inclusion of a worship hall is to comply with charity classification in order to comply for favourable treatment regarding rates and to blur the line between profit from their shop and child care centre and worship hall. We do not believe this proposed development aligns with the ethos of the Shire of Mundaring.</p>	
63.	<p>I would like to formally register my objection to the proposed development at 7 Hardey Rd.</p> <p>I do not believe it is in the communities interest and in a central community development area to have an exclusionary project built. This new build is a members only use.</p> <p>I would rather a commercial use of this land aligned with planning and development guidelines that benefit the whole community. Glen Forrest is in desperate need of childcare shops and housing for the whole community. Members only developments do not align with planning laws and do not serve our community as a whole.</p>	Refer to responses to 6 & 9 above.
64.	<p>I oppose the proposed development at 7 Hardey Rd Glen Forrest as I believe it does not comply with or align with:</p> <ol style="list-style-type: none"> 1. Glen Forrest Precinct Plan 2001 2. Shire of Mundaring Local Planning Scheme No 4 <p>Two exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the development and its members.</p> <p>This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by only a few people for a few short hours per week.</p>	Refer to responses to 6, 17, 19, 37(13) above.

	<p>The Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” and states that it has been “determined that there is no justification for further retail development” basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development.</p> <p>Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal.</p> <p>Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy.</p> <p>Two exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the development and its members.</p> <p>This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by only a few people for a few short hours per week.</p> <p>The Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” and states that it has been “determined that there is no justification for further retail development” basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development.</p>	
65.	<p>I OPPOSE the proposed development at 7 Hardey Road Glen Forrest.</p> <p>I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Environmental -</p> <ul style="list-style-type: none"> • Assessment must be done by a person qualified in black cockatoo assessment. <p>The proposal does not adequately count for the three species of endangered and</p>	Refer to responses to 6 & 19 above.

	<p>vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area</p> <p>And amenity -</p> <ul style="list-style-type: none"> • Too exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the development and its members. 	
66.	<p>I live in Darlington and fully support the proposed development at Lot 222 Hardey Rd Glen Forrest. The proposed developments look well designed, blend in with the surroundings and the proposed buildings are much needed in the community. There is a particular need for additional childcare places in the Mundaring Shire - I moved here nearly 2 years ago and couldn't get my children in anywhere for childcare. I 100% support the proposed development.</p>	Noted.
67.	<p>To whom it may concern, I live in Glen Forrest and have reviewed the proposed development in detail. The three buildings are both well constructed and clearly serve a need in the community. I fully support the development and look forward to seeing it underway soon.</p>	Noted.
68.	<p>I do not support the proposed development at 7 Hardey Rd Glen Forrest. I am emailing to express my concern regarding the proposed development for the above address.</p> <p>I am against these buildings going ahead for the following reasons:</p> <ol style="list-style-type: none"> 1. I feel the parking will be inadequate for the proposed hall thereby causing traffic congestion along Hardey Road. I also feel that this could be a potential fire risk. 2. I have concerns that the proposed development going is for an "exclusive group". Therefore, the shop, the childcare and the meeting hall would not be open to the Community of Glen Forrest nor the wider community of the Shire of Mundaring.. This does not encapsulate what the Glen Forrest Community and indeed the Shire of Mundaring community is about. It is not community focused and indeed offers no prospects of local community employment or profits coming into the community. 	<p>1) Refer to response to 58 above.</p> <p>2) Responses 5 & 6 above.</p>
69.	<p>I do not support the proposed development of 7 Hardey Rd, Glen Forrest. Too exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest. This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by a select few for only a few hours each week.</p>	Refer to responses to 6, 19, 37(9) & 37(13) above.

	<p>The Proposal has not comprehensively addressed the potential impacts of consequential fires.</p> <p>The Child Care Centre is a worry when considering the fire risks.</p> <p>Pedestrian crossing safety is a concern and increased traffic will only increase this significantly.</p> <p>The destruction of native vegetation will impact irreversibly the biodynamic nature of the area - Cockatoos frequent the area, along with many other native species.</p> <p>The proposal does not have an Environmental Impact Assessment.</p> <p>First Nations are not consulted on the Proposal.</p>	
70.	<p>I am emailing to express my concern regarding the proposed development for the above address. I am against these buildings going ahead for the following reasons.</p> <p>1. I feel the parking will be inadequate for the proposed hall thereby causing traffic congestion along Hardey Road. I also feel that this could be a potential fire risk.</p> <p>2. I have concerns that the proposed development going is for an “exclusive group”. Therefore, the shop, the childcare and the meeting hall would not be open to the Community of Glen Forrest nor the wider community of the Shire of Mundaring. This does not encapsulate what the Glen Forrest Community and indeed the Shire of Mundaring community is about. It is not community focused and indeed offers no prospects of local community employment or profits coming into the community.</p>	<p>1) Refer to responses to 37(9) & 58 above.</p> <p>2) Responses 5 & 6.</p>
71.	<p>I am concerned that demolition of bushland on this lot will negatively impact the wildlife that lives in the area.</p> <p>Secondly, the exclusive shop and hall and potential childcare centre, on this lot, would cause an increase in traffic and congestion in this area. It is already a high traffic area for Glen Forrest and the GEH/ Harvey Road intersection is dangerous enough</p>	Refer to responses to 6, 17 & 19 above.
72.	<p>I OPPOSE the proposed 'development' at 7 Hardey Rd Glen Forrest.</p> <p>I believe it is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No.4 in the following ways:</p> <p>This is not a development which benefits anyone in Glen Forrest other than a small exclusive minority of people who have no wish to be part of our community. Glen Forrest is a small inclusive community orientated village and as such it is hard to believe that this proposal is being contemplated !</p>	Refer to responses to 13, 17, 19, 37(9) & 37(13) above.

	<p>There is no justification for further retail development in this area. There are already existing shops which have had vacancies for a number of years. And an exclusive shop would only deter others retailers from moving to this area. This intersection is already heavily congested with a number of fatalities in the last few years. Adding extra retail/traffic to this zone would be hazardous, especially for the many schoolchildren and elderly who frequent this area. This is already a bushfire risk zone and further development would only compound this highly sensitive environment – not to mention the destruction of wildlife habitat.</p> <p>Is it not time to consider and prioritise communities and environment over a few self interested individuals be it for financial or ideological gain!</p>	
73.	<p>I OPPOSE the proposed development at 7 Hardey Road Glen Forrest. I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Amenity</p> <ul style="list-style-type: none"> · Two exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the development and its members. · This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by only a few people for a few short hours per week. · The Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” and states that it has been “determined that there is no justification for further retail development” basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development. · The Proposal states the Childcare Centre is Stage 3 of the development and is indicated to occur at “sometime in the future”. The proponent has committed to building the Shop (immediately) and Worship Hall (within 12 months) but does not appear to have the same level of commitment to the Childcare Centre. · Is the addition of a Childcare Centre a ruse to have the two exclusive developments pushed through? <p>Bushfire Risk</p>	Refer to responses to 1, 5, 6, 17, 19, 37(9) & 37(13) above.

- The Proposal's Bushfire Management Plan (BMP) has not comprehensively addressed the potential broader landscape bushfire threat, the high load ember attacks into the site and the potential impacts of consequential fires. The BMP only evaluates the threat up to 150 meters away from the development and does not consider the State Forrest and other bushland nearby.
- The ability to create sufficient separation between native vegetation and the proposed building within the Proposal is severely constrained by the presence of forest on adjoining private land. The proponent has no control over removing or maintaining the vegetation adjoining the site.
- The Child Care Centre and Worship Hall are considered a vulnerable land use due to it being proposed in a bushfire prone area and require an evacuation plan to be considered. An evacuation plan for this development has not been submitted with this Proposal.

Traffic and Pedestrian Safety

- Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal.
- Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy.
- The verge outside Lot 20 is heavily utilized for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While we know this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads and driveways.
- The weekly Rubbish pickup service occurs directly outside 4 Hardey Rd. The bins for 4 Hardey Rd consist of 6x rubbish and 3x recycling at a minimum. Due to the volume of bins, the rubbish truck is semi-stationary for an extended period, which means motorists inevitably go around the trucks. This causes another major pedestrian safety issue and potential traffic accidents points, particularly during peak hours.
- No set down area has been designated in the proposal, which is a requirement of LPS No4.
- The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area.

	<p>Environment</p> <ul style="list-style-type: none"> · The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEE) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEE for assessment. · The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent. · The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development. · Assessment must be done by a person qualified in black cockatoo assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area 	
74.	<p>I do not support the development at 7 Hardey road as it is not community orientated.</p> <p>After reading the proposal I see it as grossly unfair to the whole community, as such a central area close to the shopping and medical centres should be exclusive to few people who may not even live in Glen Forrest. It should be for the open community, building community. On the precinct plan and Sof M Local planning scheme, it was relegated for an older people's complex so they could end their lives where they have lived most of it, in smaller residences. It says it is not to be used for retail! Building a shop there is retail.</p> <p>I used to work as a postie, delivering parcels in Glen Forrest. The highway was always a problem, and scary pulling over with huge trucks on my tail. Coming into Hardey Rd, foggy days limited the vision often in the winter months and there are lots of driveways at the top and I had many near misses, I considered it a very dangerous area. There are also lots of school children going to buses in the morning, and buses waiting on Hardey road before they start their run to pick kids up. Often the big delivery trucks blocked the road while trying to reverse in or wait for the loading bays to be clear. Tradies and trucks often parked along the road verges when they duck in for food or toilet breaks. Parking was often an issue when I had to make drop offs at the shops. To add to this congestion seems a bit stupid - do you really believe they would never overflow their parking bays and use the current parking areas? Their place of worship now often has overflowing</p>	Refer to responses to 6, 17, 19, 37(13), 41 & 58 above.

	<p>onto the road verges and double parking in the bays. Adding to the flow when they leave in a group rings alarm bells for me.</p> <p>Has anyone checked to see if the flora and fauna will be affected? There are so many beautiful and rare orchids in the bush.</p> <p>The land should be for enhancing the whole community.</p>	
75.	<p>Please accept this email as my written objection to the proposed development on 7 Hardey Rd, Glen Forrest. I do NOT support this development.</p> <p>The proposed development is in direct conflict with the Glen Forrest Village Precinct Plan (2001) and will have detrimental impacts on the community as a result.</p> <p>The objectives of the Glen Forrest Village Centre Precinct are to:</p> <ol style="list-style-type: none"> 1. Protect and enhance the Precinct's village atmosphere within a bush land setting; 2. Protect and enhance the quality of life for residents; 3. Identify, protect and enhance the significant historical, environmental, aesthetic and recreational components of the Precinct; 4. Maintain a low density built environment that does not dominate the streetscape; 5. All development to complement the Precinct's bushland setting; 6. Achieve a strong sense of place and community focus on the significant environmental, historic, social and commercial aspects of the Village Centre; 7. Promote that all buildings and surrounds are maintained to a high standard; 8. Maintain and improve the streetscape; 9. Improve the safety, circulation and integration of the road network with surrounding land uses, to achieve pedestrian / vehicular segregation where practicable; 10. Rehabilitate degraded areas, utilising local community resources; 11. Minimise noise and environmental pollution; and 12. Maintain and consolidate services provided at the existing local centres. <p>Violations:</p> <ol style="list-style-type: none"> 1. The proposed development will not add or fit into the inclusive community of Glen Forrest as the planned development is for religious members only, reducing the 'village atmosphere'. 2. The development is not beneficial for ALL Glen Forrest residents, so this is not enhancing the inclusive nature of the community. 3. Removing almost all of the bushland in this area is NOT supporting the environmental components of the community. 4. The proposed development WILL dominate the streetscape. 5. The proposed development WILL remove bushland. 	<ol style="list-style-type: none"> 1) Refer to response to 6 above. 2) Response 6 above. 3) 19. 4) The site is zoned Local Centre. This involves the erection of buildings that will alter the streetscape. The buildings have been designed to complement hills style buildings. 5) 19. 6) 13. 7) No comment so presume no objection. 8) We disagree that the buildings should be described as huge. The shop is less than half the size of the existing Medical Centre, the Place of Worship less than one-third its size and the Childcare Centre two-thirds the size of the Medical Centre. 9) 17 & 37(13). 10) Not sure what this statement means. 11) 19 & 37(14). 12) No comment so presume no objection.

	<p>6. A 'members only' shop and place of worship that is not inclusive to Glen Forrest Community Members, does not develop a strong sense of community focus.</p> <p>8. Adding huge buildings, including a shop (when Glen Forrest already has several shop areas that remain empty) serves no purpose to the Glen Forrest Community and will not be add to the current streetscape of the community.</p> <p>9. I have numerous concerns about the huge impact that large gatherings and more people moving within this location will have on the traffic congestion and pedestrian safety in this area.</p> <p>10. No community resources will be utilised as this is not a development that will benefit the community.</p> <p>11. This development will add to noise and environmental pollution.</p> <p>I entirely object to this development and I hope that this written submission will be considered in the planning considerations.</p> <p>I believe that allowing this development to go ahead will destroy the native fauna, the streetscape, cause problems with traffic and pedestrian safety and the 'members only' buildings will have a long-lasting, detrimental impact on the community.</p>	
76.	<p>I OPPOSE the proposed development at 7 Hardey Road Glen Forrest.</p> <p>I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal.</p> <p>Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy.</p> <p>The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area.</p>	Refer to responses to 19, 37(13) above.
77.	<p>I absolutely do NOT support this development.</p> <p>The proposed development is in direct conflict with the Glen Forrest Village Precinct Plan (2001) and will have detrimental impacts on the community as a result.</p>	Refer to responses to 6, 13, 19 & 37(9) above.

	<p>The proposed development will not add or fit into the inclusive community of Glen Forrest as the planned development is for religious members only.</p> <p>The development is not beneficial for the vast majority of Glen Forrest residents, so this is not enhancing the community.</p> <p>Removing almost all of the bushland in this area is NOT in keeping with the area and will dominate the streetscape.</p> <p>A 'members only' shop and place of worship does not benefit the Glen Forrest Community.</p> <p>There are already enough empty shops, there is no need to add any more. This does not benefit the Glen Forrest Community.</p> <p>Given that the majority of members are not part of the Glen Forrest Community. Any large gatherings will mean more people moving to this location which will have a detrimental impact on the traffic congestion and pedestrian safety in this area. With this also comes a BUSHFIRE RISK.</p> <p>I entirely object to this development and I hope that this written submission will be considered in the planning considerations. I believe that allowing this development to go ahead will destroy the native fauna, the streetscape, cause problems with traffic and pedestrian safety and the 'members only' buildings will have a long-lasting, detrimental impact on the community.</p>	
78.	<p>I OPPOSE the proposed 'development' at 7 Hardey Rd Glen Forrest.</p> <p>I believe it is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No.4 in the following ways:</p> <p>This 'development' does nothing to benefit the Glen Forrest and hills community. The initial shops planned are for the exclusive use of a tiny number of people. It will not benefit the community financially or socially. The childcare centre has not been prioritised and may not eventuate. I question the ideological framework of a childcare centre being run by this group of people whose female members are segregated from the wider community, and as a group these people choose not to interact with the community.</p>	Refer to responses to 1, 5, 17, 19, 37(9) & 37(13) above.

	<p>There are bushfire risks that have not been adequately addressed by the proposal.</p> <p>Pedestrian safety is of concern at this site. There have already been fatalities on GEH in this area, and this development will add extra risk to pedestrians and traffic at Hardey Rd/GEH.</p> <p>I OPPOSE any development of that block of land. I would not describe it as 'remnant bush.' Rather, it is a vibrant ecosystem inhabited by a plethora of native flora and fauna. It is a vitally important habitat for our dwindling, near extinct three species of black cockatoos, who cannot speak for themselves and so we must stand up for them.</p> <p>Has a properly qualified professional done an impact study on the effect on the black cockatoos?</p> <p>I understand all but 4 trees would be razed. That is deplorable, and should be illegal. Nothing can continue to live there. It is crucially important that we preserve all remaining bush. Once it is gone we can never get it back. Too much land has been cleared already.</p> <p>It is environmental vandalism to continue to clear bushland, especially large trees that have taken tens and hundreds of years to grow. They cannot be replaced. In addition to the tragically low number of black cockatoos that rely on the bush for food and nesting, quendas and other marsupials thrive in this bushland, as well as 28 parrots and galahs, and many other birds and insects.</p> <p>The bush is also vitally important for the mental health of the whole community. Studies have shown that birdsong enhances mental health. We are so fortunate to be able to walk in the bush and breathe fresh air. Our children thrive in wild spaces where they can explore and play and interact with their environment.</p>	
79.	As a resident of Helena Valley, I support the proposed development at 7 Hardey Rd Glen Forrest. The proposed buildings are needed in the community, in keeping with the area, look well designed and there is a real need for additional childcare facilities in the Mundaring Shire.	Noted.
80.	<p>I do not support the proposed development at 7 Hardey Rd Glen Forrest:</p> <p>I OPPOSE the proposed development at 7 Hardey Road Glen Forrest. I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p>	Refer to responses to 6, 17, 19, 37(9) & 37(13) above.

	<ul style="list-style-type: none"> - Two exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest. - This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by only a few people for a few short hours per week. - The Proposal's Bushfire Management Plan (BMP) has not comprehensively addressed the potential broader landscape bushfire threat, the high load ember attacks into the site and the potential impacts of consequential fires. The BMP only evaluates the threat up to 150 meters away from the development and does not consider the State Forrest and other bushland nearby. - The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While we know this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads and driveways. - The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area. - The Proposal does not have an Environmental Impact Assessment. Only an inadequate "desktop assessment" was undertaken by the proponent. - The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development. - Assessment must be done by a person qualified in black cockatoo assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area. 	
81.	Just writing to say I live in Hovea, and I support the proposed development at Lot 222 Hardey Road, Glen Forrest. As a mother of 2 children, I would fully support the inclusion of a Child Care centre as this is definitely needed within the Shire. I also think this is a suitable location for a Place of worship.	Noted.
82.	<p>This is a poor development that tries to meet the requirement.</p> <p>1 lousy shop??</p> <p>1 hall??</p> <p>And everyones new favorite investment, a childcare center!!</p>	Refer to response 9 above.

	<p>The Glen Forrest community deserves better than this. The Glen Forrest village guidelines were put in place for something better than this.</p> <p>The shire should reject this or make the owner improve the development to something better for the community!</p>	
83.	<p>Separatist place of worship, shops and child care services.</p> <p>1. There are plenty of places of worship available in the Mundaring Shire. For a community, it would be positive, if everyone learned to accept one another and not find the need, to find ways to be decisive. This enterprise sounds exclusive, ie only 50 places, for a conservative Christian group. Only allowing the people to use the services who are members of their 'community'.. It is hard enough for people of all ages to find community today. I believe Mundaring Shire will be doing everyone a disservice, if they support this type of exclusive, inegalitarian project.</p> <p>A divisive group, which does not allow their children to mix with other children or to go to mainstream universities. Why would this want to be encouraged? This project has been rejected at least twice before.</p> <p>Why is it being considered now?</p> <p>2. The property contains remnant bushland and will be the habitat of native flora and fauna, including endangered species. The Forest red tailed cockatoos (<i>Calptorhynchus banksii naso</i>), the Caraby's cocatoo (<i>Zanda latirostris</i>) and the Baudin's cockatoo (<i>Zanda baudinii</i>), more loss of their habitat. As well as many other species fauna and flora which will be affected.</p> <p>I also wanted to add to my previous comment that I have heard there was to be aged care homes in this area? This seems to be far more egalitarian and supportive of the overall community. I also heard the aged-care proposal was committed to 50 50 bush/ building.</p> <p>Please do not allow this to happen.</p>	<p>1) Refer to response to 6 above.</p> <p>2) Responses 19 & 41.</p>
84.	<p>Not needed, taking beautiful space and habitat from our local wildlife and the Shire could put this money into so many better things for Perth Hills let alone Glen Forrest.</p>	<p>Refer to response 1 above.</p>
85.	<p>I strongly oppose the proposal.</p> <p>I have been a resident of Glen Forrest for over 25 years and have been trying to build the community, being involved in the Ratepayers group, Inventing the first</p>	<p>The actions of this submitter are commended. This proposal will do nothing to stop these and further activities that benefit the members of the community who wish to take part in them.</p>

<p>dog festival "Bark in the Park", researching dog water fountains and getting the one at Burkinshaw Oval, being a member of the fire brigade for over 14 years, building their auxiliary team to encompass gardening, catering and cleaning.</p> <p>It was the hope of many of the residents that we would be using the last commercial bit of land, 7 Hardey Rd, as a centre for aged care. It is disappointing this has not eventuated, as it is something that is needed in the community, less needed, but still would add value to the area, is a community child care centre. Allowing a secular group to obtain and build solely for their exclusive use on prime town centre land is wrong. The LPS 4 says no more retail buildings in that area, yet the applicant's first intent is to build a shop. Not only that, the general community will be excluded from it. This is not building community, nor will it add to the local economy. If this was away from the town centre I wouldn't be so upset.</p> <p>The area is notorious for motor vehicle accidents, before and after the road upgrade. Just today there was another one that ignited a bushfire at the corner of Hardey and GEH. Hardey Road has always been a nightmare with all of the entry and exits, adding more there will create more chaos, and possible deaths. Being on a hill will hinder visibility (someone speeding down Hardey, which is common) when multiple cars are leaving the premises. Parking could also be an issue, if their parking fills up, as no doubt it will on occasions, the shopping and physio parking areas will get taken. As it is, I often can't find any parking there, as it is full.</p> <p>The videos that they provided of traffic movement in peak hours, are not true and correct of times they claim they will be using the premises. The physio has classes where there are lots of people coming and going, parents go shopping after dropping kids off to school, not at 7.30am.</p> <p>They would not be paying rates, being a religious group, even though they would have a retail shop. That too is wrong. Why should a group of people, most not even residents of the immediate area, who are rich enough to be buying up land, building places of worship and a shop, take advantage of the ratepayers services?</p> <p>I haven't delved into the cockatoo habitat, I believe no real survey was done by anyone qualified to do it. I am sure that if 4 trees have been identified there are more that need to be there. Just the odd tree with buildings around it is not going to be a safe place for birds to breed. This will wipe out that breeding area. What about the other wildlife, flora and fauna in the area? There are lots of orchids in the area. Has anyone been consulted about that?</p>	<p>Refer to responses to 5, 17, 19, 37(13), 58 above.</p>
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	<p>Their development plan states the easement for drainage has been agreed by the purchaser and vendor to go onto the residential part of lot 20. If the residential part of lot 20 is sold off after construction, what happens to the easement for drainage on the residential block?</p> <p>There are too many loose threads and false information in this proposal. I am against it.</p>	<p>The drainage has been designed so that the basins on site will be able to retain sufficient stormwater that post-development flow rates will be maintained at pre-development rates.</p>
86.	<p>Thank you for the opportunity to comment on the above proposal. My concerns are predominantly regarding traffic control and congestion.</p> <p>1) the Proposed Shop access and exit is situated very close to the existing Physio, Bakery etc. on the east side of Hardy Rd and the shopping centre, doctors surgery, Chemist on the West side of Hardy Rd. (approx. 35 metres) Already this area has traffic congestion and the proposed placement of the Proposed Shop accessway will only multiply this issue on Hardy Rd. I suggest that the Proposed Shop accessway be moved South on Hardy Rd to twice the present distance to reduce congestion..</p> <p>2)The Child Care Premises has its Exit located very close to the Strettle /Hardy Rd Junction. Again I consider this will become a congestion point with traffic entering and exiting Strettle Rd. Possibly a better and safer resolution would be to move the Child Care Premises exit further North to combine with the above already suggested repositioning of the Proposed Shop exit. Or a further option would be to move this exit to the SE corner of the Location and have it exit directly onto Strettle Rd.</p>	<p>1) Refer to response to 17 above.</p> <p>2) The Childcare centre crossover closest to Strettle Rd is approximately 95m away from that intersection. In terms of combining the Childcare access with the proposed development to the north, the TIS recommends separated access to maximise safety for parents and children.</p>
87.	<p>Good to see some modern facilities coming to the area.</p> <p>Fully endorse the proposal and encourage all church groups to upgrade and expand their facilities.</p> <p>These facilities are an asset to the Shire.</p>	<p>Noted.</p>
88.	<p>I am a resident of Glen Forrest, on holiday at present and have just been made aware of the so called commercial development of 7 Hardy Road. This proposed development seems to comprise of three identities for a very select group of people and not for the communities benefit. My recollection is that this address was a domestic property and not for commercial use, of course I could be incorrect but has the title changed from domestic to commercial?</p> <p>As for access, the junction on the Great Eastern is quite confronting and with extra traffic turning onto Hardy and again into the garage area crossing Hardy would create traffic problems of a concerning nature.</p>	<p>Refer to responses to 1, 6 & 17 above.</p>

	<p>You may have gathered that from this letter my feelings towards the proposed development are negative.</p>	
89.	<p>I hope this email finds you well. I am writing to express the concerns of our community regarding the proposed construction of a new Brethren Church facility at lot 222 Hardey road, Glen Forrest. As a long time resident of this beautiful community, I believe it is important to share my perspective on this matter. Firstly, I want to acknowledge and respect the Brethren community's desire to have a place of worship. However, my main concern revolves around the location and the impact it could have on our town's unique character, as well as further developments in addition to a place of worship.</p> <p>Glen Forrest is cherished for its historical charm and natural beauty, including our magnificent 100 plus year old trees that line our streets and land. These trees are not only a visual delight but also provide essential environmental benefits, serving as habitats for diverse flora and fauna and contribute significantly to our town's identity.</p> <p>With recent housing developments already encroaching on their habitat, our local wildlife, such as kangaroos and bandicoots, are increasingly at risk of harm, including road accidents. If this beautiful piece of land is not protected or redeveloped responsibly we are going to see increased carnage and decline of the flora and fauna of which all Glen Forrest residents peacefully coexist with. The proposed plan to remove these trees to accommodate a large church, shop, childcare centre and parking lot raises serious concerns among the town's residents. Apart from the loss of our historical trees, the increased traffic and congestion could disrupt the peaceful atmosphere that defines our community. The proposed location at the intersection of the busy Great Eastern Highway and quiet Hardey Road in Glen Forrest is also a significant concern. The highway, connecting Western Australia to the Eastern states of Australia, carries a speed limit of 80 kilometres per hour passing the intersection at Hardey Road. Already, this intersection has seen numerous traffic incidents, some resulting in serious injury and death. The additional traffic generated by the proposed development could exacerbate these issues, further endangering residents and commuters alike.</p> <p>Furthermore, I am not aware of any residents of Brethren faith currently residing in Glen Forrest. While I welcome and encourage diversity, I believe that any new development should integrate harmoniously with the existing community fabric. A large scale project like this, without consultation with Glen Forrest residence, may inadvertently create division rather than fostering unity.</p> <p>In light of these considerations, I respectfully urge you to reconsider the location and scale of the proposed church development. I believe there are alternative</p>	<p>Aerial photography back to 1961 shows that the subject site was cleared and developed as a poultry farm in the early '60's. In the late 80's the poultry farm sheds were removed. For a period in the '90's and early 2000's it was used as a commercial firewood yard. Through the 70's and 80's the site revegetated so that it now provides a bushland backdrop to the Hardey Rd commercial area. It has been zoned for Local Centre development, but undeveloped, since 1994 when it was introduced in Town Planning Scheme No 3. Its zoning was maintained with the adoption of LPS 4 in 2014. It remains private land with a Local Centre zoning over the 5,900m2 north-western corner.</p> <p>Refer to responses to 6, 17, 19 & 37(13) above.</p> <p>From a Planning perspective there are very few locations better placed or zoned for this type of development. A Shop, for example, is only allowed in the Local Centre or Town Centre zones. A Childcare centre is restricted to Local Centre, Town Centre, Service Commercial or Residential zones. The Shire of Mundaring has expressed concerns about the numerous applications in Residential zones due to impacts on neighbouring residential properties, which are much closer than those in this situation. Places of Worship can be approved in any zone but have very specific requirements including, inter alia, only being allowed on Primary Regional Road Reserves if located in the Rural Residential zone (cl.5.7.32.2), proximity to an activity centre [cl.5.7.32.1(a)] and potential for impacts on sensitive land uses, principally residential. This means that they are better located in the Local Centre zone.</p>

	<p>locations that could better accommodate the needs of the Brethren community without compromising the character and environment of our beloved town.</p> <p>I would be grateful for an opportunity to discuss these concerns further and explore potential solutions that could satisfy both the aspirations of the Brethren community and the wellbeing of Glen Forrest as a whole.</p> <p>Thank you for considering my viewpoint on this important matter. I look forward to a constructive dialogue and hope for a mutually agreeable resolution.</p>	
90.	<p>I OPPOSE the proposed development at 7 Hardey Rd. Glen Forrest.</p> <ol style="list-style-type: none"> 1. The proposed plan does not comply with the Glen Forrest Village Centre Precinct Plan. 2. The area would be denuded and predominantly carpark & bitumen. Not conducive with the environment & the wildlife. 3. The use of all the buildings would be exclusive & would not include locals. No contribution to the local society at all. 	<ol style="list-style-type: none"> 1) Refer to response to 19 above. 2) Response 19 also. 3) 6.
91.	<p>I am completely against proposed development for the following reasons;</p> <p>1. We already have a supermarket which caters for residents and to put another supermarket in same vicinity is neither warranted or fair to the owner of IGA and their staff.</p> <p>2. A place of worship is not necessary as we have one in Glen Forrest and Darlington and Mundaring. It would just add to the traffic hazards.</p> <p>3. The thought of a Child Care Centre would be not only completely irresponsible, it would be dangerous. The traffic in that area is already fairly hazardous with entry and exits from the shopping centres on both sides of the road, plus the service stations, plus the traffic entering from The Great Eastern Highway and local traffic exiting onto to Great Eastern Highway. And with our Italian Restaurant adding to the traffic problems, I find it quite ludicrous that a proposed child care centre would even be considered!</p>	<ol style="list-style-type: none"> 1) Commercial competition is acknowledged in Planning as not a justification for refusing an application. 2) Refer to response to 6 above. 3) Response 17.
92.	<p>Against.</p> <p>although there with the possibility of being for the development with the conditions for if but not limited to; the proposed developments is given access for all public and wider community and surrounds, will not be exclusive to members of the meeting place. Shop is against and will only be for if but not limited to if Shop any person of the public, wider community, and surrounds to work there and shop there and supply there. Should most preferably be local.</p> <p>there should be more factors around the environmental equity of the development leaving more than 65% of the lands original form there. impacting no more than 25% of the natural landscape.</p>	<p>Refer to responses to 5 & 19 above.</p>

	<p>there will not be a for this if these are not considered and adjusted to be but lot limited to the conditions.</p> <p>the childcare must be fully accessible for all members of the public and not restricted to / subjected to, only members of the proposed meeting hall. this will only be accepted if the childcare should facilitate the entire local community and surrounds. the government regulations including cost and education and access to the facility, regulations and infrastructure of the wellbeing of children having a standardised childcare experience the same for all. any monies made by the childcare should not be to the meeting place group and will be against if there is any 'contribution to' this. The development is against unless there is a new proposed plan and the development new plan needs to be extended further than and not before the original due date.</p>	
93.	<p>I am emailing to express my concern regarding the proposed development for the above address. I am against these buildings going ahead for the following reasons.</p> <p>1. I have concerns that the proposed development going is for an “exclusive group” Therefore, the shop, the childcare and the meeting hall would not be open to the Community of Glen Forrest nor the wider community of the Shire of Mundaring.. This does not encapsulate what the Glen Forrest Community and indeed the Shire of Mundaring community is about. It is not community focused and indeed offers no prospects of local community.</p>	Refer to responses to 5 & 6 above.
94.	<p>I do not support the Proposal that is the Proposed Development at 7 Hardey Rd I don't believe Commercial zoned land in such a small-town site where it is limited should be used for the public and benefit the public and not be locked up for members only organisation. (Where you must belong to a certain race, collar, religious group)</p> <p>Glen Forrest Precinct Plan 2001 Shire of Mundaring Local Planning Scheme No 4</p>	Refer to responses to 6 & 19 above.
95.	<p>I live in Helena Valley and support the proposed development at Lot 222 Hardey Rd Glen Forrest. The buildings appear well thought out and blend in with the surroundings and I think the proposed buildings are much needed in the community. I feel there is a strong case for additional childcare places in the Mundaring Shire. I fully support the proposed development.</p>	Noted.
96.	<p>I am a resident in Parkerville and support the proposed development at Lot 222 Hardey Rd Glen Forrest. This sort of development is particularly needed in our community in view of being able to support the raising of a family in the area, with</p>	Noted.

	childcare places very much needed. The design also looks to be in keeping with the amenity of the area currently.	
97.	<p>Below is my objection to the planning application</p> <p>The major concerns I have are two; First is that these buildings will be exclusively for the use of Plymouth Brethren only. This aspect alone should rule out the application.</p> <p>Second, while the application will have parking areas and a traffic plan provided, this area from the site to Great Eastern Highway on both sides of the road is a traffic hazard already, and the number of cars is increasing, adding to the hazards. Entrances and exits to the shopping centre, the garage, the Physio, Cake shop etc. are dangerous.</p>	Refer to responses to 1, 6 & 17 above.
98.	<p>I am concerned that the proposed development on 7 Hardey Road has not been adequately advertised.</p> <p>If I had not been walking from the shops (most people drive to and from) and taken the time to walk across the road to look at the tiny sign I would have had no idea that there was a radical departure from the previous suggestions for this site. Perhaps the sign meets legal requirements but when you compare the visibility to signs for Rotary functions or Council elections it seems designed not to be seen. I have spoken with a number of residents who were unaware of the proposal so I suggest that the consultation period is demonstrably inadequate and needs to be extended.</p> <p>I will be struggling to provide my considered objection in the remaining time.</p>	Noted.
99.	<p>Hello, I am a Mundaring resident and support the proposed development at Lot 222 Hardey Rd Glen Forrest. The buildings look well-designed and blend in with the surroundings, and the proposed buildings are much needed in the community. There is a particular need for additional childcare places in the Mundaring Shire. I fully support the proposed development.</p>	Noted.
100	<p>I have reviewed the proposed development at Lot 222 Hardey Rd Glen Forrest and being a resident in Parkerville support this development. The community is in great need of a development like this, which will fit in well with the surroundings and is a great design. Having a young family has made me acutely aware of the need for additional childcare facilities in the Mundaring Shire. This proposed development has my full support.</p>	Noted.
101	<p>I live in Stoneville and I fully support the proposed development at Lot 222 Hardey Rd Glen Forrest. The buildings look well designed, blend in with the surroundings and the proposed buildings are much needed in the community. There is a particular need for additional childcare places in the Mundaring Shire. I fully support the proposed development & really think it will be a great improvement to the area.</p>	Noted.

102	I live in Glen Forrest and support the proposed development at Lot 222 Hardey Rd Glen Forrest. The buildings look well designed, blend in with the surroundings and the proposed buildings are much needed in the community. There is a particular need for additional childcare places in the Mundaring Shire. I fully support the proposed development.	Noted.
103	<p>Submission guide against proposed development at 7 Hardey Rd Glen Forrest</p> <p>This is a submission AGAINST the proposed development. Please contemplate the following:</p> <p>The 'township' area (commercial zone) should be reserved/used for facilities that all the community can benefit from and use.</p> <p>It seems the 'shop' will be 'member only' use. Worship places halls can be placed in other areas that will be less affected by periodical large volume traffic movements over short time-spans. These private member facilities would undoubtedly also draw on existing car parking and therefore further reduce the function of the existing facilities to the general public and all ratepayers.</p> <p>It is laughable to expect that isolated 'black cockatoo' trees will serve as habitat among the proposed infrastructure - the comments in the letter to Mundaring Shire / Statewest Planning (dated 22 April 2024 Re- Lot 20 (No 7) Hardey Rd, Glen Forrest) serves as a disingenuous and 'ego-stroking' device to lull the inattentive reader into agreement/acceptance (probably applies to much or most of the document actually). Another way to put it is the letter signed by Simon O'Hara is replete with humbug.</p>	Refer to responses to 5, 6, 19 & 58 above.
104	I live in Greenmount and support the proposed development at Lot 222 Hardey Rd Glen Forrest. The buildings look well designed, blend in with the surroundings and the proposed buildings are much needed in the community. There is a particular need for additional childcare places in the Mundaring Shire. I fully support the proposed development.	Noted.
105	I live in Helena Valley and support the proposed development at Lot 222 Hardey Rd Glen Forrest. The buildings look well designed, blend in with the surroundings and the proposed buildings are much needed in the community. There is a particular need for additional childcare places in the Mundaring Shire. I fully support the proposed development.	Noted.
106	<p>I live in Mahogany Creek and Support the proposed development at Lot 222 Hardy Road, Glen Forrest.</p> <p>The Buildings look of good design, (Better than what is currently in the area).</p> <p>Proposed buildings will be good to have in the area, Especially the Child Care.</p>	Noted.

	<p>I believe it is very important for our young Dads and Mums have a place to keep their children safe and close to home when trying to make a living in these current financial stressful times.</p> <p>I fully support the proposed development.</p>	
107	<p>My submission against this proposed development is based on issues relating to:</p> <p>* Environment- No environmental impact assessment. The 3 species of Black Cockatoo regularly forage, roost and nest on this site and anyone who parks in this area sees them regularly. Removal of all but 4 trees will not render any development safe but will adversely affect the survival of these endangered species. EP Act 3.38. DCCEEW should assess</p> <p>*loss of green canopy will result in elevated temperatures in the area. Already affected by the Highway the area will be much hotter and a 'heat island' affect will be an issue.</p> <p>*Traffic and Pedestrian Safety- This area is already dangerous with vehicles exiting GE Highway mixing with shopping centre, petrol station , bakery and Glen Forrest Physio driveway traffic. One more will be unacceptably dangerous. Parking is already inadequate and this proposal does nothing to address what will be an increased problem</p> <p>*Glen Forrest Precinct Plan- The local shopping Centre is already struggling and this proposal will exacerbate this issue</p> <p>*Bushfire Risk- Sufficient separation cannot be created by this proposal. Ember attack could make the risk to people using these facilities. An evacuation plan has not been produced.</p>	Refer to responses to 17, 19, 37(9) & 58 above.
108	<p>Hello, I am thinking about moving to the area and I heard from my friend of this proposal. It is not appropriate having such a discriminatory place being built in the residential areas and to be viewed every time we drive down hill. It is as inappropriate as putting a giant church or mosque at the entrance to the suburb. How is this even being considered? This has nothing to do with improving the culture of the area. Strongly disapprove!!!</p>	Refer to response to 1 above.
109	<p>As a local with two young children, we would support this type of application as this is so necessary in the hills areas. Good Shopping with car parking and a quality childcare centre would be ideal. The colour schemes need to be</p>	Noted.

	modernised, the Green roof is terrible.... It's good to see these developments happening in the hills.	
110	<p>I fully endorse the proposed development at Lot 222 Hardey Rd, Glen Forrest. As a 13-year resident of Glen Forrest, with two young adult sons who have also invested in the area, we are committed to the long-term growth and development of our community. The architectural design of the buildings is commendable, harmonizing with the environment while preserving some of the natural flora. This development is a boon to our community, addressing the acute need for more childcare options within the Mundaring Shire. I eagerly anticipate the benefits these facilities will bring to my community and family, reinforcing the area's reputation as a family-oriented place. It is vital for us to be recognized as a forward-thinking, inclusive community that supports the aspirations of future generations.</p> <p>I am aware that this development is a precursor to the subsequent opening of adjacent land for a nursing home or over 55 living.</p> <p>I reiterate my strong support for this progressive development.</p>	Noted. Refer also to response to 9 above.
111	I reside in the Mundaring area and wholeheartedly endorse the proposed development at Lot 222 Hardey Rd in Glen Forrest. The architectural design of the buildings seamlessly integrates with the natural surroundings, and their presence is essential for our community. Specifically, there is a pressing demand for additional childcare facilities within the Mundaring Shire. I am in full support of this proposed development.	Noted.
112	<p>I am writing to object the proposed development at 7 (Lot 222) Hardey Road as I believe this is a very exclusive use for the space as will provide no net benefit to the community.</p> <p>I also believe this will lead to more traffic concerns to the area, which is already a problem.</p>	Refer to responses to 6 & 17 above.
113	<p>I DO NOT support the proposed development at 7 Harday Road in Glen Forrest.</p> <p>I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Amenity</p> <p>Two exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the development and its members.</p>	Refer to responses to 6, 17, 19, 37(9), 37(13) & 89 above.

<p>This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by only a few people for a few short hours per week.</p> <p>The Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” and states that it has been “determined that there is no justification for further retail development” basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development.</p> <p>The Proposal states the Childcare Centre is Stage 3 of the development and is indicated to occur at “sometime in the future”. The proponent has committed to building the Shop (immediately) and Worship Hall (within 12 months) but does not appear to have the same level of commitment to the Childcare Centre. Is the addition of a Childcare Centre a ruse to have the two exclusive developments pushed through?</p> <p>Bushfire Risk</p> <p>The Proposal’s Bushfire Management Plan (BMP) has not comprehensively addressed the potential broader landscape bushfire threat, the high load ember attacks into the site and the potential impacts of consequential fires. The BMP only evaluates the threat up to 150 meters away from the development and does not consider the State Forrest and other bushland nearby.</p> <p>The ability to create sufficient separation between native vegetation and the proposed buildings within the Proposal is severely constrained by the presence of forest on adjoining private land. The proponent has no control over removing or maintaining the vegetation adjoining the site.</p> <p>The Child Care Centre and Worship Hall are considered a vulnerable land use due to it being proposed in a bushfire prone area and require an evacuation plan to be considered. An evacuation plan for this development has not been submitted with this Proposal.</p> <p>Traffic and Pedestrian Safety</p> <p>Pedestrian crossing safety is, and has been, an issue of note since it was</p>	
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addressed in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal.

Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy.

The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While we know this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads and driveways.

The weekly Rubbish pickup service occurs directly outside 4 Hardey Rd. The bins for 4 Hardey Rd consist of 6x rubbish and 3x recycling at a minimum. Due to the volume of bins, the rubbish truck is semi-stationary for an extended period, which means motorists inevitably go around the trucks. This causes another major pedestrian safety issue and potential traffic accidents points, particularly during peak hours.

No set down area has been designated in the proposal, which is a requirement of LPS No4.

The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area.

Environment

The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment.

The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent.

	<p>The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development.</p> <p>Assessment must be done by a person qualified in black cockatoo assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area.</p>	
114	<p>I live in Parkerville and support the proposed development at Lot 222 Hardey Rd Glen Forrest. The buildings look well designed and blend in very well with the surrounding landscape.</p> <p>The proposed buildings are much needed in the community, particularly the need for additional childcare places in the Mundaring Shire.</p> <p>I fully support the proposed development.</p>	Noted.
115	<p>I oppose the proposed development at 7 Hardey Road, Glen Forest. I believe that such land development should be done with the entire community in mind, not a select few with exclusive access.</p> <p>This development is of no benefit to the community as a whole either, financially, socially or environmentally.</p> <p>The land should be developed with the entire community in mind for as much use as possible, not a small part of the community for very short periods of time during the week.</p> <p>I am also concerned with traffic and pedestrian safety should this development be approved, the already existing driveways are already heavily used and close to the junction of GEH which at peak times gets very congested and banks back past the existing driveways, if a childcare centre is actually going to be added then this area will be unworkable from a traffic perspective at peak hours, it is already very dangerous for pedestrians to cross Hardey Road, this would be a recipe for disaster.</p>	Refer to responses to 6, 17 & 37(13) above.
116	<p>I OPPOSE the proposed development at 7 Hardey Rd, Glen Forrest</p> <p>I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Environment</p>	Refer to response to 19 above.

	<ul style="list-style-type: none"> • The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP act. The Shire should forward this Proposal to the DCCEEW for assessment. • The Proposal does not have an Environmental Impact Assessment. Only an inadequate "desktop assessment" was undertaken by the proponent. • The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development. <p>- Assessment must be done by a person qualified in Black Cockatoo assessment. The proposal does not adequately count for the three species of endangered and vulnerable Black Cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the Black Cockatoo habitat of this site as no birds will nest or roost in such an area.</p>	
117	<p>As a ratepayer, I objected to the planned development of a shop, meeting hall and child care facility in Hardy Road, Glen Forrest for the exclusive use by the Bretheren organisation referred to in this plan as Everup Nominees Pty. Ltd.</p> <p>This development is not for our community's benefit but will only be available to Bretheren members as their existing shop and meeting halls have already shown.</p> <p>The Shire of Mundaring encourages inclusion and strong community support which is clearly displayed in its community groups such as Mundaring Learning and the Hub and its many sporting groups and extensive facilities which is available to all.</p> <p>I have never seen any community support shown by the Bretheren group as it's members shun any social or community participation, even on a very basic personal level.</p>	Refer to response to 6 above.
118	<p>As a Mundaring Shire resident and frequent user of facilities in Glen Forrest (Physio, Sports Club, hairdresser, chemist, IGA, butcher) I have grave concerns about the suitability of the Plymouth Brethern proposed development.</p> <p>All the facilities, meeting hall, shop and child care centre, will be for the exclusive use of the brethern, therefore not adding to the vibrancy of the Glen Forrest community. I would go as far as to say, indeed, detracting from it as these people do not interact with the wider community. They will not be attending Pilates sessions, or even frequenting the local shops if they can avoid it. Indeed, that is why they are proposing to build their own, which will only cater for their members. Brethern meeting halls typically have no windows. They look like big barns. Hardly aesthetically appealing in the community of Glen Forrest.</p>	Refer to responses to 5, 6 & 17 above.

	<p>There is also the issue of increased traffic in the area, and the proximity of the car park to the already accident prone highway intersection and the entries to the shops on both sides of Hardy Road.</p> <p>I strongly oppose the development as inappropriate for the Glen Forrest Community.</p>	
119	<p>I strongly oppose the proposed development.</p> <p>I believe that this development goes against the Glen Forrest Precinct Plan (2001) and the Shire of Mundaring Local Planning Scheme No 4 in many ways that are already covered in a submission by the Glen Forrest Residents and Ratepayers Association.</p> <p>Most of the community who live and work in Glen Forrest do not want two exclusive member-only commercial developments on that site.</p> <p>Commercial real estate is at a premium in Glen Forrest and it would not be right to grant exclusive use to an exclusive members only development when the land would be much better used for a commercial development that supports the Shire's economic and tourism development strategy and which everyone in the community can benefit from.</p> <p>Please do not approve this development.</p>	Refer to responses to 19 & 89 above.
120	<p>I strongly OPPOSE the proposed development.</p> <p>The proposed development does not have an Environmental Impact Assessment, it does not consider roosting and foraging of black cockatoos and it will effectively destroy more black cockatoo habitat.</p> <p>The proposed development does not align with the Glen Forrest Precinct Plan or the Mundaring LPS.</p> <p>The proposed development is strongly opposed by the local community and ratepayers who do NOT want to be excluded from another exclusive members-only facility in their own community.</p>	Refer to responses to 6 & 19 above.
121	<p>I DO NOT SUPPORT the proposed development at 7 Hardey Road, Glen Forrest for environmental reasons.</p> <p>I am very concerned that the Proposal does not appear to have had an Environmental Impact Assessment. Only an inadequate "desktop assessment" was undertaken by the proponent.</p>	Refer to response to 19 above.

	<p>The desktop assessment did not appear to look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development and this would severely impact their survival.</p> <p>Any assessment done must be carried out by a person qualified in black cockatoo assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area.</p>	
122	<p>I OPPOSE the proposed development at 7 Hardey Road Glen Forrest. I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <ul style="list-style-type: none"> - There is no justification for further retail development since there is an existing over-supply with long term vacancies in the existing shopping centre immediately opposite the proposed shop. - The proposed development will exacerbate the existing traffic safety concerns for vehicles and pedestrians using Hardey Rd and accessing the existing commercial area. - The potential impact on the local flora and fauna is unacceptable. The environmental assessment is clearly inadequate, with no consideration for the impact on native animals or the black cockatoo habitat. 	Refer to responses to 1, 17 & 19 above.
123	<p>I have tried unsuccessfully to submit a form via your website. I'm unsure why so am formally emailing a response to the above shop proposal by the Exclusive Brethren.</p> <p>I am 100% against this proposal as I feel this group is not inclusive to the community and it will not benefit the local community by offering a service aimed at the locals. I have no issues with any religious group per se if they wish to follow their beliefs but it does feel like there is an insidious expansion with a number of Brethren churches developed and in the process of being built in a relatively small area. I see the shop proposed includes a membership to use which in itself is unusual. We are hardly talking about a multi National supermarket chain such a Costco. Please stop this erosion of the hills community which has historically been such an inclusive one.</p>	Refer to responses to 5 & 6 above.

124	<p>I am a past resident of Glen Forrest and my daughter and her family live in Glen Forrest. I am a regular user of both the bottom and top shops at Glen Forrest namely the coffee shop, hair saloon, IGA, pharmacy, medical centre, dentist and butcher. I am also a member of the Glen Forrest Sports Club.</p> <p>I am opposed to the proposed shop, meeting hall and childcare centre at this location as it will be for the exclusive use of members of the Plymouth Brethren. The brethren do not mix with non-brethren people which will detract from the community atmosphere which exist in Glen Forrest. Development at this location should be one that is inclusive and adds to vibrance of the area and not exclusive. The Plymouth Brethren are already present at the Glen Forrest shops and their current facility is very uninviting and excludes the community.</p>	Refer to response to 6 above.
125	<p>I am writing to express my strong opposition to the proposed redevelopment of 7 (Lot 222) Hardey Rd, Glen Forrest into a Brethren shop, church, and child care facility. As a concerned member of the community, I believe that this development raises several critical issues that must be addressed before any decisions are made.</p> <p>First and foremost, I am deeply concerned about the potential noise disturbances that could result from the frequent gatherings and activities associated with the proposed church and childcare centre. The prospect of at least two meetings per week in our quiet residential area is concerning, as it threatens to disrupt the peace and tranquility that we cherish in our neighborhood. Such disruptions could have a significant negative impact on the well-being and quality of life of local residents.</p> <p>Furthermore, the nature of the proposed development is at odds with the existing tight-knit community. The fact that the hall is intended for individuals who "refuse to associate with the neighbours" and are exclusive in their interactions does not align with the inclusive and welcoming spirit that defines our community. This could lead to a sense of division and isolation among residents, undermining the sense of unity and cohesion that we have worked hard to foster.</p> <p>Another pressing concern is the potential traffic upheaval that would result from the redevelopment. Given that Hardey Road serves as the only access point to the site, the increased flow of vehicles associated with the church and childcare activities could lead to congestion and safety hazards for both residents and visitors alike. This poses a serious risk to public safety and must be addressed with the utmost urgency.</p> <p>Moreover, the proposed design of the facility, with its lack of windows and heavily fortified perimeter, raises further questions about its suitability for our community. Not only do these features detract from the aesthetic appeal of the area, but they also create an impression of exclusivity and seclusion that is deeply troubling. It is essential that any development be in harmony with the existing built environment and contribute positively to the overall character of the neighbourhood.</p>	<p>Refer to responses to 1, 5, 6, 9, 17, 19, 37(9) & 37(14) above.</p> <p>All proposed buildings have windows in the frontages. The shop frontage is almost completely glass. The Place of Worship has no windows to the hall part of the building for privacy and the Childcare Centre has many windows.</p>

	<p>In addition to these concerns, I am deeply worried about the potential fire risk posed by large gatherings of people in a high fire-prone area. Limiting access to escape routes in such circumstances could have catastrophic consequences and must be carefully considered before any development plans are finalized.</p> <p>It should also be noted that the proposed redevelopment would interfere with multiple potential tree hollows, which serve as the native habitat of black cockatoos. As a result, there are serious environmental concerns regarding the impact of the development on local wildlife and ecosystems.</p> <p>Finally, I am troubled by the prospect that the facility may not be open to local residents due to its exclusive nature. If the church is indeed as exclusive as it appears, it would deprive the broader community of the opportunity to utilise and benefit from the facilities and services offered on the site.</p> <p>In light of these concerns, I urge the council to reconsider the proposed redevelopment and explore alternative options that are more compatible with the needs and values of our community. It is essential that any development be undertaken in a manner that respects the interests and well-being of all residents and contributes positively to the overall vitality and cohesion of our neighbourhood.</p> <p>Thank you for taking the time to consider my objections. I trust that you will give due consideration to the concerns raised and make a decision that reflects the best interests of the community as a whole.</p>	
126	<p>This proposal concerns me so much that I do not support the development at 7 Hardey Road Glen Forrest. I believe that the following planning legislation applies: Glen Forrest Precinct Plan 2001; Shire of Mundaring Local Planning Scheme No 4; Planning and Development Regulations 2015. My concerns are — Entry and exit to/from Great Eastern Highway and Hardey Road is already a problem especially with the number of driveways onto Hardey Road. This development will only increase congestion especially as the verge on the eastern side of Hardey Road often has cars and trucks parked on it. Cars and trucks already have difficulty entering and exiting both sides of Hardey Road and crossing this road as a pedestrian is already a challenge. I experience both driving and walking issues on a regular basis.</p> <p>Native flora and fauna already exist on this site and I wonder if a full environmental assessment has been undertaken. The endangered black cockatoo population regularly use this area for nesting and feeding and this development will destroy their habitat.</p> <p>This development is in an area that does pose a bushfire risk as there is State Forest and bushland nearby, some of it private with questionable mitigation. This is a bushfire prone area and I consider any future required evacuation would be a nightmare especially considering the traffic problems already stated.</p>	Refer to responses to 17, 19 & 37(9) above.

	<p>I consider this a private retail development which is not justified as it will further affect the existing retail area and create a 'them' and 'us' atmosphere. This designated commercial area should be used for a purpose that benefits the whole community.</p> <p>As a resident of Glen Forrest for over 25 years, I totally oppose this proposed development.</p>	
127	<p>I am opposed to this development in this key community area of Glen Forrest Township.</p> <p>The area concerned is a significant commercial development zone serving the current and future needs of the local population in the area of the township of Glen Forrest within Mundaring Shire.</p> <p>Objections:</p> <p>The exclusive nature of the proposal will lock the wider Glen Forrest and Hills Community out of benefiting from upgrading and planning for the future needs of their Community. I note that this area has been designated as an area suitable for the future development of the current Glen Forrest Townsite.</p> <p>Mundaring Town planning schemes from the 1980's to current day have consistently identified this area of flat land opposite a general practitioner and retail outlets as suitable and desirable for future aged care development.</p> <p>The Glen Forrest precinct plan and the Mundaring Shire Strategy plan clearly states the need to conserve remnant native vegetation which act as food source and habitat for native wildlife across the Shire. This proposal would only retain 3 possible habitat trees for the black cockatoo population within a built up complex. This development would see the removal of significant native vegetation.</p> <p>With the pressure of environmental constraints, bush fire management and the recent 'Whole of Shire' strategic planning review across the Shire it is vital that future development of all 'Townships' within the Shire is Shire & Community led, as in the case of the proposed new development of Mundaring Townsite. Adhoc developments that only serve the interests and needs of a select group does not support this aim.</p> <p>Claims made to the effect that the supermarket outlet would be 'members' only just like Costco is disingenuous and does not make it an attractive/acceptable option to either the local community or to the Community it is being developed to serve.</p>	Refer to responses to 1, 5, 6, 19 & 89 above.

	Likewise the childcare facility proposed will not be open to and integrated within the wider community.	
128	I reside in Mundaring and am in favor of the proposed development at Lot 222 Hardey Rd, Glen Forrest. The architectural design of the buildings is impressive, harmonizing well with the local environment. This development is highly necessary for our community, especially as there is a significant demand for more childcare facilities in the Mundaring Shire. I wholeheartedly endorse this proposal.	Noted.
129	<p>I OPPOSE the proposed development at 7 Hardey Road Glen Forrest. I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Amenity</p> <ul style="list-style-type: none"> • Two exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the development and its members. <p>This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by only a few people for a few short hours per week.</p> <p>The Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” and states that it has been “determined that there is no justification for further retail development” basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development.</p> <p>The Proposal states the Childcare Centre is Stage 3 of the development and is indicated to occur at “sometime in the future”. The proponent has committed to building the Shop (immediately) and Worship Hall (within 12 months) but does not appear to have the same level of commitment to the Childcare Centre. Is the addition of a Childcare Centre a ruse to have the two exclusive developments pushed through?</p> <p>Bushfire Risk</p> <ul style="list-style-type: none"> • 	Refer to responses to 6, 17, 19, 37(9), 37(13) & 89 above.

The Proposal's Bushfire Management Plan (BMP) has not comprehensively addressed the potential broader landscape bushfire threat, the high load ember attacks into the site and the potential impacts of consequential fires. The BMP only evaluates the threat up to 150 meters away from the development and does not consider the State Forrest and other bushland nearby.

The ability to create sufficient separation between native vegetation and the proposed buildings within the Proposal is severely constrained by the presence of forest on adjoining private land. The proponent has no control over removing or maintaining the vegetation adjoining the site.

The Child Care Centre and Worship Hall are considered a vulnerable land use due to it being proposed in a bushfire prone area and require an evacuation plan to be considered. An evacuation plan for this development has not been submitted with this Proposal.

Traffic and Pedestrian Safety

Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal.

Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy.

The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While we know this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads and driveways.

The weekly Rubbish pickup service occurs directly outside 4 Hardey Rd. The bins for 4 Hardey Rd consist of 6x rubbish and 3x recycling at a minimum. Due to the volume of bins, the rubbish truck is semi-stationary for an extended period, which means motorists inevitably go around the trucks. This causes another major pedestrian safety issue and potential traffic accidents points, particularly during peak hours.

	<p>No set down area has been designated in the proposal, which is a requirement of LPS No4.</p> <p>The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area.</p> <p>Environment</p> <p>The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment.</p> <p>The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent.</p> <p>The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development.</p> <p>Assessment must be done by a person qualified in black cockatoo assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area.</p>	
130	<p>I OPPOSE the proposed development at 7 Hardey Road Glen Forrest. I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Amenity: The area the development is slated to be built upon is some of the last vacant land in Glen Forrest. The community has already accepted that this land will be developed but has clearly indicated the need for that to be developed both practically and with sensitivity to the environment, the existing community and the safety of those in the area. There has not as far as I can see been any environmental review other than a desktop one. A comprehensive environmental review not just desk top, needs to be done before anyone develops this site.</p>	Refer to responses to 6, 17, 19, 37(9) & 37(13) above.

Traffic

I should also mention the existing traffic and accessibility issues getting into the Dr and dental offices and the existing businesses both sides of Hardey road which are already strained. This will make those entering these places even more vulnerable to traffic related incidence whether on foot or in vehicles.

The intersection of Hardey road and the highway is already a high risk area despite the upgrade with a number of accidents and near misses. Increased traffic will only worsen the situation.

Added to the risks on Hardey road the increasing traffic in the area will potentially lead to drivers doing "rat runs" ie using local side streets to avoid the Hardey road intersection and hence increase the risk to those using and living on these currently quiet streets. As there are 2 schools in the close by area the traffic is already significant at school drop off and pick ups and the risk is more of this will be driven into the surrounding streets further adding to the human and infrastructure risks.

Bushfire risk

The risk of bushfire does not seem to have been addressed. This is a bushfire vulnerable site in a high bushfire risk area and the failure to adequately address how they would mitigate this risk borders on the surreal. What makes it worse is that if they do not address it and the worst happens the whole Glen Forrest community plus the thousands who use the highway will be put at risk. Surely a robust fire risk management plan should be number one on any development proposed in any area deemed a high bushfire risk area.

This is a particular risk for the stage 2 and 3 although it is noted there is no time frame on these occurring. However as they are declared as part of the development the bushfire planning should be presented and be robust.

The Hills community is demonstrated to be dedicated, vocal and persistent in its objection to any development that fails to take mitigation of bushfire risk and appropriate planning to incorporate that into developments. Eg the ongoing and upheld objections on bushfire risk grounds against the proposed Parkerville developments.

Comment

I am sceptical regarding the stated priorities as reflected by the Stage priorities. The shop, which like the Worship Centre will exclude locals not part of the organisation, has a higher priority than the Worship centre. A somewhat strange occurrence given this is a faith based community. The childcare centre has no

	<p>exclusion of locals as far as I can see but seems to have no time commitment for its development. Is the child care centre a Trojan horse to get the all important shop and worship centre?</p> <p>Glen Forrest is a small but open and inclusive community where working as and supporting community members and organisations is an underpinning precept and what makes this community so special. Eg the community garden, music and art fairs, Gourmet in the Park etc.</p> <p>The concept of any group or organisation which intends to isolate itself intentionally from the current community is anathema. Glen Forrest is not about exclusivity it is about a sharing community. The world is full of examples of the negative outcomes of exclusivity based on wealth, religion or race. We need to foster community and inclusion. This development does not support either and in fact increases risk to the current community.</p> <p>This development proposal brings no benefit practical or social to the existing community of Glen Forrest. It does however come with significant unmitigated risks including access issues to existing businesses, personal and vehicular risk to those including children and the elderly using the existing businesses, fire risk and changes in traffic flow that may drive traffic onto local roads not designed for this and increasing road degradation as a result.</p>	
131	<p>I OPPOSE the proposed development at 7 Hardey Rd.</p> <p>I believe the development is against the Glen Forrest Precinct Planning (2001) Planning and Development Regulations (2015) and Shire of Mundaring Local Planning Scheme No 4 in the following ways.</p> <ul style="list-style-type: none"> I have concerns re: increase high traffic load turning into proposed driveways. If cars are entering or exiting place of worship/shop I am concerned that cars entering Hardey Rd left from highway may be 'banked up' due to high traffic number of cars entering carpark close to highway corner. Cars trying to turn into Bakery carpark from southern end of Hardey Rd may be held up by cars coming off the highway, slowing down to enter proposed driveway Does not contribute to local economy and takes last commercial piece of land in the Local Centre for use by only a few people for a few short hours a week. 	<p>Refer to responses to 17 & 19 above.</p> <p>The proposed Place of Worship is a meeting hall for the local Brethren community. The Parkerville Hall provides a regional facility where the local groups gather to worship. The need for this Hall is because of the growth of Brethren in the community.</p>

	<ul style="list-style-type: none"> • A significantly larger premise is located in Parkerville connected to same Church which is 5 min by car from Glen Forrest. Why the need for another in a high traffic, commercial area. • Pedestrian crossing is an issue now crossing from Bakery side to IGA side, let alone increased traffic slowing down to enter driveway of proposed premises. • Assessment of land must be done by person qualified in black cockatoo assessment. 	
132	<p>I have lived in Parkerville for over 20 years. There is a general shortage of well-designed facilities that service the needs of the local communities. I have reviewed the attached planning documentation and believe it would improve the amenity of the area. It is in an ideal location where the small increase in traffic would be insignificant and could be easily accommodated. I am fully in support of the proposed development.</p>	Noted.
133	<p>I DO NOT SUPPORT THE PROPOSED DEVELOPMENT AT 7 HARDEY ROAD GLEN FORREST</p> <p>I believe this development is against the Glen Forrest Precinct plan (2001), planning and development regulations (2015), and the shire of mundaring local planning scheme no4 in the following ways.</p> <p>AMENITY the two commercial developments are exclusive to brethren members only which will effect the sense of community that we currently have. It is not supporting local business. there is no need for more retail development as we currently have shops vacant and one of them would be added to this list if the current proposed retail store moves across the road. Who will the local childcare centre be for? Will it also be inclusive to this exclusive community proposing the development? If it is open to the general community, it is likely to not be utilised by them unless they follow the religion.</p> <p>Is there an evacuation plan for the proposed premises in the case of bushfire? This will put further strains on the glen forrest community, the roads are already conjested at the proposed site.</p> <p>TRAFFIC AND PEDESTRIAN SAFETY This area of Hardey Road is already conjested especially at peak times. More driveway entry/exit points will place much more conjestion on this site. If a child</p>	Refer to responses to 5, 6, 17, 19, 37(9), 37(13) & 58 above.

	<p>care centre goes ahead asell, the impact on pedestrian and vehicle safety will be significant.</p> <p>There is already issues with entering and exiting the current shopping centre at glen forrest. In recent years the Hwy/hardey rd intersection was upgraded in an attempt to make it safer.</p> <p>As you can no longer turn right onto GTEaster Hwy from Hardey Rd, many vehicles are now coming down Hardey Road and turning left into Thomas Road to avoid the inconvenience of the intersection, due to having to head west then turn back to go east towards mundaring. I live on thomas road and the impact has been great to our local traffic. Thomas road was already extremely busy, got busier after the intersection upgrades and the proposal for Lot 7 hardey road will impact again.</p> <p>Also it is unreasonable to expect that the "members" will park only in the car bays on that site. The carpark at IGA is already too small. The local Doctor, dentist, pathology, physiotherapy and optician will also be impacted by this 'exclusive' member site proposal if they choose to park elsewhere but 7 hardey road. The surgery parking is already being utilised by shoppers .</p> <p>ENVIRONMENT</p> <p>Well,,, we could go on and on about this one. Our poor native animals dont get a say in this, its up to us locals and noone seems to listen or care. The proposal will retain 4 trees!!! This is not enough to sustain the black cockatoo environment and the bushland cleared will effect the ground dwelling marsupials and others also.</p> <p>I am 100% against this proposal, it goes against the local hills lifestyle, we are very community orientated and if this goes ahead we will have something that divides the community due to religious beliefs and the inclusive (or exclusive) nature of these buildings. It will take up more space than our existing and understrain infrastructure.</p>	
134	<p>I am writing to deny the proposal of Lot 222 Hardey Road, as a local community member and I also currently work in the shopping precinct of Glen Forrest located on Hardey Road.</p> <p>I have a number of concerns regarding the proposal mainly on a return to the community aspect. The proposed building brings no return to the community. The people that are concerned, and wanting this establishment do not contribute to our local community. It is a exclusive and religious gathering of people that already have a number of establishment throughout Mundaring and Parkerville. Some of these are still being built, why do they need another? The proposal for the "shop" they already have their "secret supermarket" within Glen Forrest Shopping centre. We are already also facing more traffic and parking issues</p>	Refer to responses to 6, 17, 19 & 58 above.

	<p>within the area due to the coming and goings of there supermarket. It is causing issues for our community members trying to access parking to visit the Doctors Surgery, Dental Surgery and surrounding business within the building.</p> <p>I am also concern about the increase of traffic flow around the area of building proposal. We already have too many driveways in such a close proximity to the Highway, and on rubbish collection days it is a danger for traffic coming up to the shops from the bottom of Hardey Road.</p> <p>And my last concern is the impact to our local already under threat wildlife. This area is a large area where mainly Red Tail Black Cockatoos come to feed all year round and there will be not much if anything left for this species to feed on if planning goes ahead.</p> <p>Please I strongly object to the proposal.</p>	
135	<p>I DO NOT SUPPORT THE PROPOSED DEVELOPMENT OF 7 HARDEY ROAD GLEN FORREST</p> <p>I am an elderly lady living with my daughter and son in law. I have watched the local shopping/health hub become more conjested in recent years. The Hardey road/ GT eastern Hwy upgrades have helped with the accidents but not eased the conjestion as there are already 4 drive way entry/exit points in this vicinity. It is currently very dangerous in this area, especially in peak times and I now choose not to walk to the shops at certain times of the day for safety reasons (in regards to the traffic conjestion at this area) I am also very concerned about the 'members only' proposed shop and church. I understand that this will be a paid membership, supposedly for anyone to utilise, but it does not give out that feeling and it goes against the community spirit here. There is no segregation. And finally, has there been a proper enquiry into the bushland and the effects it will have on the flora and fauna on that site. This is a roosting site for endangered birds. My road is already conjested due to being used as a 'rat run' to Mundaring, more so since the modifications at the top of hardey road. The current proposal will most definately impact this further. I AM AGAINST THIS GOING FORWARD</p>	Refer to responses to 6, 17 & 19 above.
136	<p>I do not support the proposed development at 7 Hardey Rd Glen Forrest. My reasons are as follows:</p>	Refer to responses to 6, 17, 19 & 37(13) above.

	<ul style="list-style-type: none"> • This is an exclusive, members only development which would negatively impact the sense of community in Glen Forrest. This does not contribute to the local economy and would be in use by only a few people for a few hours per week. • The development will significantly increase traffic and activity in an already busy area on the side of a busy highway. This causes another major pedestrian safety issue and potential traffic accidents points, particularly during peak hours . • Environmental impact on flora and fauna in the area. <p>This will have no positive effect on the community and should not go ahead</p>	
137	<p>I DO NOT SUPPORT THE PROPOSED DEVELOPMENT AT 7 HARDEY ROAD</p> <p>The exclusive brethren commercial developments will have a negative effect on the sense of community in our suburb and more widely, shire of Mundaring. The roads are very congested in that area with only 4 driveways servicing the shopping precinct and medical services. ie Dr, pathology, dentist, physiotherapy, optometrist and pharmacy.</p> <p>More entry/exit points will put further strain on this area, with safety becoming a bigger problem for pedestrians and vehicles.</p> <p>The Australia Post mailbox is also on the existing commercial site where cars stop on the verge to post. trailers and trucks also utilise the verge as there is nowhere else to park.</p> <p>Will the proposed carpark be the only place the 'members' park their cars? Potentially not, the medical amenities will have added load on the already small carparks and the local community will have added difficulties accessing these buildings when unwell and in need of care.</p> <p>I live on thomas road and the traffic load has increased dramatically since the hardey road/Gt Eastern Hwy upgrade was done as many people now choose to drive down hardey road and turn left into thomas road (to commute to mundaring and suburbs further east) This is easier/convenient for many as if they exit at the top of hardey road, (already congested) they then have to go down great eastern hwy and turn around to go back up the highway towards mundaring. More traffic, more parking, more people, creates yet again, more traffic on Thomas Road. Not to mention the member exclusive community who would choose to drive up thomas road from mundaring to access hardey road and lot 7 if it goes ahead, which it should not.</p> <p>As for the local bush on that site, the black cockatoos roost here, the bandicoots reside and breed and there is a proposal to leave only 4 trees. Has this been researched by the relevant bodies who are trained and have knowledge to do so???</p> <p>Overall, not happy, this will effect our very community orientated and inclusive suburb.</p>	Refer to responses to 6, 17, 19, 37(13) & 58 above.

	I OPPOSE THIS DEVELOPMENT GOING FORWARD	
138	Oppose the proposed “member” shops, daycare and place of worship. Put something in that the whole community can benefit from, without ties to religion.	Refer to responses to 5 & 6 above.
139	<p>We DO NOT support the proposed development at 7 Hardey Road Glen Forrest.</p> <p>The planning legislation that governs our concerns includes the Planning and development Regulations 2015, Glen Forrest Precinct Plan 2001 and the Shire of Mundaring Local Planning Scheme No 4.</p> <p>This proposal does not contribute adequately to the local economy (profits from the shop go to a School in Willetton - not in our area) or sense of community, and in fact takes the last commercial piece of land in the Local Centre for use by a limited number of people for a short time each week.</p> <p>The Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” and states that it has been “determined that there is no justification for further retail development” basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development.</p> <p>The lack of transparent information about the timeline for the childcare development and also it's intended use is concerning. Will the childcare also be 'member based' for the people in the church only? How would they ensure diversity and inclusion for this part of the development to ensure the space is used for the better of the local community?</p> <p>The Child Care Centre and Worship Hall are considered a vulnerable land use due to it being proposed in a bushfire prone area and require an evacuation plan to be considered. An evacuation plan for this development has not been submitted with this Proposal.</p> <p>Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy. No set down area has been designated in the proposal, which is a requirement of LPS No4. The Proposal neglects to consider the</p>	Refer to responses to 5, 17, 19, 37(9), 37(13) & 89 above.

	<p>frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area.</p> <p>The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent. The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development.</p> <p>Assessment must be done by a person qualified in black cockatoo assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space.</p> <p>Given the above, we DO NOT support the proposed development at 7 Hardey Road Glen Forrest.</p>	
140	<p>A development of such nature is not appropriate for this location. Known for being a quiet residential street is it unreasonable to see why an establishment that could host upwards of 500 persons would be deemed appropriate on a ‘no through road.’ This type of development also needs to consider the environmental implications it would have on local flora and fauna, level of increased traffic and noise pollution.</p> <p>This development has the potential to destroy the highly regarded reputation Glen Forrest boasts - which is also what attracts many families and residents to the area.</p> <p>Alternate locations should be explored for suitability as I do not believe this site is fit for purpose.</p>	<p>Hardey Rd is identified in LPS 4 as an ‘Important Local Road’. It has the Local Centre zone straddling it with a Medical Centre, Shopping Centre, Service Station and commercial building. The proposal is within the Local Centre zone. It is not a quiet residential street. The proposed uses would not host upwards of 500 people. The Hall will have up to 50 people twice a week outside peak hours. The Childcare Centre will have a capacity of 46 places. Numbers for the Shop are anticipated to be small and spread through the day with peak am and pm numbers of 26 & 52 trips respectively. Refer to responses to 1, 17, 19 & 37(14) above.</p>
141	<p>These people promote hatred and do not share the values of the munding community. Discrimination of any type is not tolerated and will not provide and value to the community.</p>	<p>Refer to response to 6 above.</p>
142	<p>I have real concerns regarding the planning application for 7(lot 222), Hardy Road Glen Forrest. I am against such a proposal firstly because of the traffic congestion it will cause along Hardy Road. We already have a shop that serves our community very well. Also, an exclusive group will not serve the already formed local community.</p>	<p>Refer to responses to 6 & 17 above.</p>
143	<p>I do not support a non inclusive church nor proposed shop. The church has a massive building underway in Parkerville which is suffice. I do not think we should be introducing a member pays shop as it will not inclusive due to people not paying a membership. For the record, I am not a member of Costco for that reason.</p>	<p>Refer to responses to 5 & 6 above.</p>

144	<p>My wife and I have lived on Owen Road in Darlington for 22 years and raised our children in this lovely location.</p> <p>When we first heard a church group was buying the former Freemasons Hall, then the Montessori School Senior school room, immediately next door to us in 2015 we had concerns and questions regarding the level of activity and potential noise this new usage would entail in our quiet section of the street.</p> <p>Now nearly 9 years later we have found the Brethren to be excellent neighbors.</p> <p>Soon after they concluded the purchase we met and agreed a natural vegetation screen between our properties was adequate for their needs and preserved the ambience of the neighborhood.</p> <p>Subsequently we have found them to be consistently polite and friendly, they maintain their property extremely well and we've had no issues with agreeing tree pruning from time to time that effect our respective properties.</p> <p>Most importantly of all for us, we are invariably not aware when they are even using the church, there being no amplified music or other noise more typical of a family household.</p> <p>In short, we consider them to be ideal neighbors.</p> <p>We make no comment on the nature of the Hardy Road development application and confirm we have no association with the Brethren church and have no commercial interests between us.</p>	Noted.
145	<p>I oppose the proposed development in its current form due to the following reasons.</p> <p>There is limited information about the proponents of the development, even with an internet search. Which Christian denomination is proposing the place of worship eg catholic, anglican? "Members only" shop? Members of what? Why the secrecy? Our local community and ratepayers have the right to know more about this organisation.</p> <p>The area is already dangerous for both traffic and pedestrians, especially at peak times, due to several driveways and the busy highway nearby. Parking is already difficult near the pathology clinic currently. A development at the neighbouring site would attract more cars and exacerbate the poor safety.</p> <p>Given the poor safety for pedestrians, and the local high fire risk, it is surprising that a childcare centre is even being considered for this location.</p> <p>There is no justification for development of a new retail site when there are nearby vacant shops for lease. There already is a supermarket across the road.</p> <p>In summary, the proposal does comply with the Glen Forrest Precinct Plan 2001.</p>	Refer to responses to 5, 6, 17, 19, 37(9) & 58 above.
146	<p>There is no direct benefit to the community from these proposed facilities, which are being developed to support an insular group of people who hold values opposed to that of our general community (female oppression, homophobia) and</p>	Refer to responses to 6 & 19 above.

	<p>are exempt from contributing to the broader community through the payment of taxes.</p> <p>Clearing land and established native trees, home to native animals and endangered black cockatoos, should be taken extremely seriously and only permitted where there is overwhelming benefit to the broader community. I object on social and environmental grounds.</p>	
147	<p>We do NOT support the proposed development at 7 Hardy road Glen Forrest , Due to planning and development regulations 2015, the Glen Forrest precinct plan 2001 and the Shires local planning scheme number 4 .</p> <p>I think this site would be better utilised for a whole community development, retirement/aged care facility, or a day care centre are two that the shire has limited or no availability and this needs to be available to everyone in the community not just one select organisation</p>	Refer to responses to 5, 6, 9 & 19 above.
148	<p>I do not support the proposal. The proposal fails to address several planning issues relating to traffic, bushfire preparedness and environmental impact (specifically to the endangered black cockatoos). However, it is of utmost importance to myself and my family that the proposed development breaches a great number of aspects of the Glen Forrest Village Centre Precinct Plan (2001), the Planning and Development (Local Planning Schemes) Regulations 2015, Shire of Mundaring Local Planning Scheme No 4, and the Shire of Mundaring Local Commercial Strategy, with respect to:</p> <ul style="list-style-type: none"> further retail space within the precinct the compatibility of the development within the precinct social impacts on the community <p>I would also like to note that this is the only remaining portion of land zoned Local Zone within the precinct. The proposed development will not stimulate the local economy.</p>	Refer to responses to 17, 19, 37(9) & 89 above.
149	<p>I OPPOSE the proposed development at 7 Hardey Rd, Glen Forrest</p> <p>I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Environment</p> <ul style="list-style-type: none"> The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP act. The Shire should forward this Proposal to the DCCEEW for assessment. The Proposal does not have an Environmental Impact Assessment. Only an inadequate "desktop assessment" was undertaken by the proponent. 	Refer to response to 19 above.

	<ul style="list-style-type: none"> • The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development. o Assessment must be done by a person qualified in Black Cockatoo assessment. The proposal does not adequately count for the three species of endangered and vulnerable Black Cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the Black Cockatoo habitat of this site as no birds will nest or roost in such an area. 	
150	<p>I DO NOT SUPPORT THE PROPOSAL,</p> <p>My reasons are on the grounds primarily based on the existing traffic at that site the existing parking at the dual shopping areas and the petroleum station at many times during the day make it difficult to negotiate with safety.</p> <p>As is well known before the modifications to the main road intersection with Great Eastern Highway many accidents including deaths have been recorded at that site.</p> <p>A major shop and a church at that site is out of the question a more suitable site should be found in the Mundaring or the Midland town sites, Glen Forrest does not lend itself to this proposal a much better use for that location is increased parking for existing retailers in that area and not another retail center, I have noted that empty shops have existed for many years on the existing complex.</p> <p>I believe this development would lower my quality of life as I live on a corner block facing Hardey Road.</p> <p>I am a Mundaring ratepayer living at XXXXXXXXXX and my name is John Hall-Freeman PS I think that some consideration should be given to aged people who have been clearing the verges from highly flammable tall grass for over 32 years, a verge clean once a year for the over 80's would be much appreciated.</p>	Refer to responses to 17, 28 & 37(13) above.
151	This development is not community friendly and inclusive of the hill's population.	Refer to response to 6 above.
152	<p>I OPPOSE the proposed development at 7 Hardey Road Glen Forrest.</p> <p>I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Amenity</p> <ul style="list-style-type: none"> • Two exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the development and its members. • This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by only a few people for a few short hours per week. 	Refer to responses to 6, 19 & 89 above.

	<ul style="list-style-type: none"> • The Glen Forrest Precinct Plan endorses complimentary commercial use of this site "other than retail" and states that it has been "determined that there is no justification for further retail development" basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development. • The Proposal states the Childcare Centre is Stage 3 of the development and is indicated to occur at "sometime in the future". The proponent has committed to building the Shop (immediately) and Worship Hall (within 12 months) but does not appear to have the same level of commitment to the Childcare Centre. Is the addition of a Childcare Centre a ruse to have the two exclusive developments pushed through? 	
153	I live in Stoneville and support the proposed development at Lot 222 Hardey Rd Glen Forrest. The buildings look well designed, blend in with the surroundings and the proposed buildings are much needed in the community. There is a particular need for additional childcare places in the Mundaring Shire. I fully support the proposed development.	Noted.
154	<p>I do not support the proposed development at 7 Hardy Rd Glen Forrest.</p> <p>1) Planning and development regulations 2015 2) Glen Forest Precinct Plan 2001</p> <p>This proposal does not help the residents of Glen Forrest, it excludes our community in a negative way, everything that has been submitted is for a select community. We need to conserve the last lot of acreage for further development that would benefit all the ratepayers. Also, the shops that have worked hard to service all the community will lose business, it will be an oversupply the shops are already suffering trying to get shop spaces filled. When this commercial block is gone, we cannot expand to benefit our community, we need to secure the future for family's that will move into Glen Forrest in the near future and for existing families that have chosen to make it their home. Childcare Centre doesn't seem to have the same level of commitment.</p> <p>2) I have been a resident of Glen Forrest for nearly 30 years and can testify to Hardy Rd would be not suitable for another added 4 driveways and the extra traffic, we are already navigating around Buses, Trucks and, Cars with trailers not to mention pedestrians, in my time here there has been a lot of traffic accidents, No set down area has been designated in the proposal LPS No4.</p>	Refer to responses to 6, 17, 19, 37(13) & 89 above.
155	I welcome any form of additional infrastructure in the Mundaring Shire, this childcare facility would be ideal for commuters and a valuable asset.	Noted.

156	I oppose the above development as it is not shared with the Glen Forrest Community, I and several other residents were looking forward to the aged care facility and Aged Units being built, why should this be for their Church members only, there is a huge groundswell in the Community against this development	Refer to responses to 6, 9 & 41 above.
157	The site has good vegetation of jarrah-marri woodland, and indicator species of Hakea, Xanthorrhoea, and Persoonia which indicate that it is free of dieback. There is some weed on the edges, but this is bushland in good condition and needs to be retained as such. Areas at the top of the catchment, such as this site, are important for water infiltration to maintain the aquifers. The site provides food and habitat to threatened species such as the Carnaby Cockatoo and the Red-tailed Cockatoo. The site needs to be surveyed for flora and fauna, such as the threatened quenda and other birds, animal and reptiles that would be on the site and using it for food and habitat. This area forms part of a wildlife corridor connecting John Forrest National Park and the adjacent reserve, and these corridors are becoming increasingly important with the warming and drying climate we are experiencing. Developments need to be placed on cleared land, not destroying more of the bushland that remains and is important not just to wildlife, but nature is crucial to human health. This is an inappropriate development for this site.	Refer to response to 19 above.
158	I have concerns about this proposed development. The exclusion of the larger community is one major cause for concern, segregating the Glen Forrest community by a religious group. The other main concern is the proposed utilisation of a parcel of land, of which open space is already limited in the suburb, for a facility which duplicates the one already being built in Parkerville.	Refer to responses to 1 & 6 above.
159	<p>OPPOSE</p> <p>I have numerous concerns</p> <ul style="list-style-type: none"> - loss of trees - highway safety - traffic generation - impact on native animals - devaluation of my property as the applicants are not regarded well in the community (as per past and recent media reports) - potential future problems if use changes - hours of work and environment damage during construction - increase in fire hazard <p>Regardless of the above, there does not seem to be a proven need for the facility given there are many others within the vicinity.</p>	Refer to responses to 17, 19, 37(9) above.

	<p>As a resident on Hardey Road for the past 20 years and within walking distance of this proposed development I have been witness to increased traffic on Hardey Road and seen several near misses at the corner of Strettle Road particularly in the last 2 years.</p> <p>I do not believe this development is a suitable use for the land or the community</p>	
160	<p>I oppose the proposed development at 7 Hardey Road Glen Forrest.</p> <p>I believe this development is not in line with parts of the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Amenity</p> <ul style="list-style-type: none"> The Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” however I believe it can be argued that a hall does not meet this criteria, a hall for gatherings, religious or otherwise is not complementary to retail. When there already exists a hall in the local area I do not believe this is a necessity or appropriate use of this land when it has been determined to be for complementary commercial use. As there is limited land designated for this purpose in the Glen Forrest Precinct I believe it would be a huge disservice to the community to allow the land to be developed in the way it has been proposed. As the Glen Forrest Precinct Plan outlines that this land is for commercial use “other than retail” I do not believe the construction of a shop as part of the development aligns with the Plan. <p>Traffic and Pedestrian Safety</p> <ul style="list-style-type: none"> Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. The addition of a development of this type, especially a hall which would have a number of people gathering and leaving at the same time, would put additional foot traffic into the area and increase vehicle and pedestrian interactions. Additionally, the location of this location at the crest of a hill and a short distance from a main road is of concern. There are no adequate pedestrian safety measures addressed in this proposal. Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy. 	<p>Refer to responses to 1, 17, 19, 37(13) & 89 above.</p>

	<ul style="list-style-type: none"> • The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While I understand that this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads, driveways and verges. • No set down area has been designated in the proposal, which is a requirement of LPS No4. • The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area <p>Environment</p> <ul style="list-style-type: none"> • The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment. • The Proposal does not have an Environmental Impact Assessment. Only a desktop assessment was undertaken by the applicant. • The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are also present on the land of the proposed development. • Assessment must be done by a person qualified in black cockatoo habitat assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area. 	
161	This is to register my strong disapproval of this application. A private shop in the Glen Forrest shopping precinct is divisive and inappropriate . The destruction of more trees is wrong. This organisation has a record of stripping an area of all plants wildlife and putting up ugly structures.	Refer to responses to 1, 5 & 19 above.
162	I would like to state my strong objection to the proposed development at 7 Hardey Road. This proposal for a proposed shop/church/childcare centre that would	

	<p>primarily benefit members of a church is astonishing. It goes against the principles of the Glen Forrest Precinct Plan and the Shire of Mundaring Local Planning Scheme No 4 and Planning and development Regulations 2015 and I believe is widely rejected by the community. To site three developments such as this on what is the last commercial land in the Local Centre is not acceptable and would certainly add to the already dangerous traffic situation that exists at present at the junction of Hardy Rd and the Great Eastern Highway. It would also unfairly impact the existing shops across the road at a time when retail stores are struggling with cost of living pressures. I have many friends living in Glen Forrest and I understand there is an urgent need for a low key retirement accommodation that would not significantly add to traffic pressures in this area, would be welcomed by the community and would preserve some of the natural environment and local bird life that are a feature of this attractive Hills village.</p> <p>Mundaring is blessed with uniquely attractive villages that must be carefully preserved and sensitively developed. This proposal does nothing to add to the amenity of Glen Forrest.</p>	
163	<p>Please note that a proposal of development has been admitted against which I object at 7 Hardey Road, Glenforrest.</p> <p>On the grounds of environmental and community impact.</p>	Refer to responses to 6 & 19 above.
164	<p>Please note that a proposal of development has been admitted against which I object at 7 Hardey Road, Glenforrest.</p> <p>On the grounds of environmental and community impact.</p>	As per 163 above.
165	<p>I am writing as a resident of Glen Forrest that I do NOT support the proposal at 7 Hardey Road Glen Forrest.</p> <p>I believe this this development is against the Glen Forrest Precinct plan (2001), Planning and Development regulations (2015), and Shire of Mundaring local planning scheme No 4 in the following ways:</p> <p>Amenity The member only commercial developments impacts negatively on the community of Glen Forrest. These amenities are for the use of a certain religious sect and does not sit with the values of the community. Being inclusive is a strong part of the Glen Forrest community ethos. This proposal does not add to the local economy as only those who are members can use these facilities, there is no financial input into the community. It also takes</p>	Refer to responses 5, 6, 17, 19, 37(9), 37(13) & 89 above.

the final piece of commercial land available in the area that in future could be developed by people who will employ people and put back into the community. The group who want to develop this land use volunteers from their group to manage the shop and the proceeds are given to a school in Wiliton. The Glen Forrest precinct plan endorses complimentary commercial use of this site "other than retail" and it states that it has been "determined that there is no justification for further retail development" based upon their conclusion on existing over supply, which still exists today, and predicted population growth. It has been noted that the existing shops have had a number of vacancies for a number of years which will be exacerbated as one of these shops which is currently occupied by the group and is only available for their members and run by volunteers, as per one of the members at a recent community meeting, will become vacant.

The childcare centre is Stage 3 of the development and is indicated to occur at "sometime in the future". The proponent has committed to building the shop immediately and hall of worship within 12 months but does not appear to have the same commitment to the childcare centre. Is the ruse of the childcare centre a ruse to have the two exclusive developments pushed through. Also at a residents meeting we were told the child care was for the exclusive use of the sect which also goes against the community inclusiveness.

Bushfire risk:

The proposal's Bushfire management Plan (BMP) has not addressed the potential broader landscape bush fire threat, high load ember attacks into the site and impacts of consequential fires. The BMP only evaluates the threat up to 150m away from the development and does not consider the state Forrest and other nearby bush land.

The ability to create sufficient separation between native vegetation and the proposed buildings within the proposal is severely constrained by the presence of Forrest on adjoining private land. They have no say on how this vegetation is maintained.

The childcare centre and worship halls reconsidered a vulnerable land use due to it being in proposed in a bush fire prone area and require an evacuation plan to be considered. This has not been submitted with this proposal.

Traffic and pedestrian safety:

Safety of pedestrians has been noted since it was addressed in the Glen Forrest precinct plan. There are no adequate pedestrian safety measures considered in this proposal.

Hardey road/Great eastern highway intersection is a busy intersection especially at peak times, school pick up/drop off. When entering Hardey road there is

immediately 4 driveways that service the commercial premises. I personally have witnessed accidents at this intersection and have had some near misses turning into Hardey road from people turning into or out of these driveways. The proposal adds another 3 driveways to contend with. This will put added pressure onto the users of this road.

I note a traffic assessment was done but I must stress that the number of vehicles using the intersection doesn't show the true nature and risks the present driveways present to the community.

Although not a permitted use the verge outside lot 20 has become a parking place for various vehicles who can't park in the small car parks due to size.

These vehicles are waiting to drop off at the current shops/businesses but there is no choice or other option for parking, there is no suitable alternative at present.

The weekly rubbish pick up outside 4 Hardey Road because of the number of bins being picked up weekly (due to increase with roll out of the FOGO system) causes big issues for traffic as it's stationary for some period of time meaning cars over take increasing the potential of an accident either pedestrian or vehicle.

No set down area has been designated in the proposal which is a requirement of LPS No4.

This proposal neglects to consider the frequent numbers of accidents in the local centre and the difficulties this intersection presents when negotiating access to the existing commercial area.

Environment:

The proposal is part of a larger lot (Lot20-2.5 hectares) currently on one title which requires assessment by the Department of climate change, energy, environment and water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this proposal to the DCCEEW for assessment.

This proposal does not have an Environmental Impact Assessment. Only an inadequate "desktop assessment" was undertaken by the proponent.

The desktop assessment did not look at any fauna survey data of the area.

Quenda and other native animals are present in the area of proposed development.

Assessment must be done by a person qualified in black cockatoo assessment.

The proposal does not adequately account for the 3 species of endangered and vulnerable black cockatoos that forage, roost and nest in this space.

Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black cockatoo habitat of this site as no birds will rest or nest in such an area.

I thank you for taking into consideration my concerns about the proposed development of this site.

	<p>I live in Glen Forrest and I use the medical businesses, the shop, the pharmacy, the servo and the bakery. These businesses serve and give to the community the people who want this development do not give to the community.</p> <p>This group has 3 other worship halls in the area, Darlington, Mundaring and Parkerville.</p> <p>They have a shop already and this doesn't need extra driveways.</p> <p>This proposal should not go a head as outlined in my email.</p>	
166	<p>I oppose the proposed development at 7 Hardey Road Glen Forrest.</p> <p>Given the very small size of the Glen Forrest Village precinct, I believe a development in the village precinct should offer amenities for a broad range of residents and not be exclusive by design.</p> <p>In addition to this I believe this development is not in line with parts of the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Amenity</p> <ul style="list-style-type: none"> • The Glen Forrest Precinct Plan endorses complimentary commercial use of this site "other than retail" however I believe it can be argued that a hall does not meet this criteria, a hall for gatherings, religious or otherwise is not complementary to retail. When there already exists a hall in the local area I do not believe this is a necessity or appropriate use of this land when it has been determined to be for complementary commercial use. As there is limited land designated for this purpose in the Glen Forrest Precinct I believe it would be a huge disservice to the community to allow the land to be developed in the way it has been proposed. • As the Glen Forrest Precinct Plan outlines that this land is for commercial use "other than retail" I do not believe the construction of a shop as part of the development aligns with the Plan. <p>Traffic and Pedestrian Safety</p> <ul style="list-style-type: none"> • Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. The addition of a development of this type, especially a hall which would have a number of people gathering and leaving at the same time, would put additional foot traffic into the area and increase vehicle and pedestrian interactions. Additionally, the location of this location at the crest of a hill and a short distance from a main road is of concern. There are no adequate pedestrian safety measures addressed in this proposal. • Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points 	<p>Refer to responses to 1, 6, 17, 19 & 37(13) above.</p>

	<p>into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy.</p> <ul style="list-style-type: none"> • The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While I understand that this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads, driveways and verges. • No set down area has been designated in the proposal, which is a requirement of LPS No4. • The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area <p>Environment</p> <ul style="list-style-type: none"> • The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment. • The Proposal does not have an Environmental Impact Assessment. Only a desktop assessment was undertaken by the applicant. • The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are also present on the land of the proposed development. • Assessment must be done by a person qualified in black cockatoo habitat assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area. 	
167		Refer to responses to 1, 6, 17, 19, 37(9), 37(13) & 41 above.

I OPPOSE the proposed development at 7 Hardey Road Glen Forrest.

I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:

- The Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” and states that it has been “determined that there is no justification for further retail development” basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development.
- The Proposal states the Childcare Centre is Stage 3 of the development and is indicated to occur at “sometime in the future”. The proponent has committed to building the Shop (immediately) and Worship Hall (within 12 months) but does not appear to have the same level of commitment to the Childcare Centre. Is the addition of a Childcare Centre a ruse to have the two exclusive developments pushed through?
- The Proposal’s Bushfire Management Plan (BMP) has not comprehensively addressed the potential broader landscape bushfire threat, the high load ember attacks into the site and the potential impacts of consequential fires. The BMP only evaluates the threat up to 150 meters away from the development and does not consider the State Forrest and other bushland nearby.
- The ability to create sufficient separation between native vegetation and the proposed buildings within the Proposal is severely constrained by the presence of forest on adjoining private land. The proponent has no control over removing or maintaining the vegetation adjoining the site.
- The Child Care Centre and Worship Hall are considered a vulnerable land use due to it being proposed in a bushfire prone area and require an evacuation plan to be considered. An evacuation plan for this development has not been submitted with this Proposal.
- Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal. The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment.
- The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent.

	<p>- The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development.</p> <p>Not only in our community there is no place for exclusive and members only commercial development, this proposal does also not contribute to the local community, there is no justification for further and certainly not for this type of development accessible for a sect / selected members only. The destination of this block of land was for the people of Glen Forrest, facilities for elderly people was a main destination.</p> <p>On the website of the Plymouth Brethren Brothers is a community of over 50,000 members across Australia, New Zealand, Europe, the Americas (including the Caribbean) and the UK. And less than 2000 live in WA.</p> <p>Why do we need more closed and members exclusive Brethren Brothers facilities in our small communities? There are already local facilities in the area and to the great disappointment of many in the hills the Shire already allowed the Brethren Brothers to build a very big shed type of church on Seabourne road in Parkerville.</p> <p>There should not be need for more facilities of this type in the Hills.</p> <p>Community means having common cultural and historical heritage and interests, having facilities where everybody of the community is welcome and where every community member can participate in activities and share. Welcome for everybody, whatever your belief is.</p> <p>There are many more reasons, as mentioned above, safety, access, parking, bushfire, environment etc. that are not correctly accessed in the proposal. An Environmental Impact Assessment is not with the proposal.</p> <p>The whole project should be refused, and the community and the Shire should come together and work on a project that is safe in the environment and accessible for all members of the Glen Forrest and Hills Community. The idea of a facility for the elderly people should be priority ONE.</p>	
168		As per 167 above.

I OPPOSE the proposed development at 7 Hardey Road Glen Forrest.

I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:

- The Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” and states that it has been “determined that there is no justification for further retail development” basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development.

- The Proposal states the Childcare Centre is Stage 3 of the development and is indicated to occur at “sometime in the future”. The proponent has committed to building the Shop (immediately) and Worship Hall (within 12 months) but does not appear to have the same level of commitment to the Childcare Centre. Is the addition of a Childcare Centre a ruse to have the two exclusive developments pushed through?

- The Proposal’s Bushfire Management Plan (BMP) has not comprehensively addressed the potential broader landscape bushfire threat, the high load ember attacks into the site and the potential impacts of consequential fires. The BMP only evaluates the threat up to 150 meters away from the development and does not consider the State Forrest and other bushland nearby.

- The ability to create sufficient separation between native vegetation and the proposed buildings within the Proposal is severely constrained by the presence of forest on adjoining private land. The proponent has no control over removing or maintaining the vegetation adjoining the site.

- The Child Care Centre and Worship Hall are considered a vulnerable land use due to it being proposed in a bushfire prone area and require an evacuation plan to be considered. An evacuation plan for this development has not been submitted with this Proposal.

- Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal. The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment.

- The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent.

	<p>- The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development.</p> <p>Not only in our community there is no place for exclusive and members only commercial development, this proposal does also not contribute to the local community, there is no justification for further and certainly not for this type of development accessible for a sect / selected members only. The destination of this block of land was for the people of Glen Forrest, facilities for elderly people was a main destination.</p> <p>On the website of the Plymouth Brethren Brothers is a community of over 50,000 members across Australia, New Zealand, Europe, the Americas (including the Caribbean) and the UK. And less than 2000 live in WA.</p> <p>Why do we need more closed and members exclusive Brethren Brothers facilities in our small communities? There are already local facilities in the area and to the great disappointment of many in the hills the Shire already allowed the Brethren Brothers to build a very big shed type of church on Seabourne road in Parkerville.</p> <p>There should not be need for more facilities of this type in the Hills.</p> <p>Community means having common cultural and historical heritage and interests, having facilities where everybody of the community is welcome and where every community member can participate in activities and share. Welcome for everybody, whatever your belief is.</p> <p>There are many more reasons, as mentioned above, safety, access, parking, bushfire, environment etc. that are not correctly accessed in the proposal. An Environmental Impact Assessment is not with the proposal.</p> <p>The whole project should be refused, and the community and the Shire should come together and work on a project that is safe in the environment and accessible for all members of the Glen Forrest and Hills Community. The idea of a facility for the elderly people should be priority ONE.</p>	
169	<p>This proposed development will not benefit the Perth Hills community. This is not an inclusive venue and will also lead to environmentally destructive development, and won't contribute to the economic, social or recreational amenity of our Perth Hills community. The development of this site is not in the communities best interests.</p>	<p>Refer to responses to 6 & 19 above.</p>
170	<p>I am writing to express my concerns regarding the proposed construction of a private worship center for the brethren in our community. While I respect the right to practice one's faith, I believe that this particular project may have negative implications for our community, due to the private nature of the brethren which deems a promenant space within the community as exclusive and the construction of which is only to benefit a small group of the community.</p> <p>One of the main issues I have with this proposal is that the land in question was previously set aside for aged care which would benefit the community far more with our aging populations as well as the areas close proximity to both general care, medical care and amenities such as the grocery store and public transport. I</p>	<p>Refer to responses to 6, 41 & 125 above.</p> <p>No overshadowing will occur as the site is surrounded by vacant land to the east and south, a car park to the north and a road to the west.</p>

	<p>also appose this based on exclusive nature if the place of worship and by definition of the religious groups views its non participation in the greater community.</p> <p>Furthermore, the size, windowless aesthetic and scale of the proposed worship center may not be in line with the character of our community. The building could overshadow neighboring properties and detract from the overall appeal of our neighborhood.</p> <p>I am also concerned about the impact of the worship center on property values. Studies have shown that the presence of religious facilities can sometimes have a negative effect on nearby property prices, which could be detrimental to homeowners in the vicinity especially when it's not embracing of the greater community.</p> <p>In light of these concerns, I urge the community board to reconsider the approval of this proposal and explore alternative locations that may be more suitable for the construction of a private worship center.</p>	
171	I am concerned about this type of development as it dose not fit with the local community values. Excluding people who do not agree to join and attracting people who may be vulnerable.	Refer to response to 6 above.
172	<p>I oppose the proposed development at 7 Hardey Road, Glen Forrest.</p> <p>I believe this development is not in line with parts of the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Amenity</p> <p>The Glen Forrest Precinct Plan endorses complimentary commercial use of this site "other than retail" however I believe it can be argued that a hall does not meet this criteria, a hall for gatherings, religious or otherwise is not complementary to retail. When there already exists a hall in the local area I do not believe this is a necessity or appropriate use of this land when it has been determined to be for complementary commercial use. As there is limited land designated for this purpose in the Glen Forrest Precinct I believe it would be a huge disservice to the community to allow the land to be developed in the way it has been proposed. As the Glen Forrest Precinct Plan outlines that this land is for commercial use "other than retail" I do not believe the construction of a shop as part of the development aligns with the Plan.</p>	Refer to responses to 1, 17, 19, 37(13) & 89 above.

Traffic and Pedestrian Safety

Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. The addition of a development of this type, especially a hall which would have a number of people gathering and leaving at the same time, would put additional foot traffic into the area and increase vehicle and pedestrian interactions. Additionally, the location of this location at the crest of a hill and a short distance from a main road is of concern. There are no adequate pedestrian safety measures addressed in this proposal. Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy.

The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While I understand that this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads, driveways and verges.

No set down area has been designated in the proposal, which is a requirement of LPS No4.

The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area

Environment

The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment.

The Proposal does not have an Environmental Impact Assessment. Only a desktop assessment was undertaken by the applicant.

The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are also present on the land of the proposed development.

Assessment must be done by a person qualified in black cockatoo habitat assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL

	requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area.	
173	I oppose this development, as it doesn't serve the local community as a whole. While I understand worship groups need a place to gather, or even community groups in general, I believe this group in particular already have sufficient places of worship in close proximity, and the land could be put to better use to serve the greater community.	Refer to response to 9 above.
174	<p>I OPPOSE the proposed development at 7 Hardey Road Glen Forrest.</p> <p>I believe this development is contrary to the Local Glen Forrest community character and spirit and that of the wider Hills community. Furthermore, I believe this development is against a number of existing instruments, namely: The Glen Forrest Precinct Plan (2001), The Planning and Development Regulations (2015), and The Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p><u>1. Amenities</u></p> <p>1.1 Two exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the development and its members.</p> <p>1.2 This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by only a few people for a few short hours per week.</p> <p>1.3 The Glen Forrest Precinct Plan endorses complimentary commercial use of this site "other than retail" and states that it has been "determined that there is no justification for further retail development" basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development.</p> <p>1.4 The Proposal states the Childcare Centre is Stage 3 of the development and is indicated to occur at "sometime in the future". The proponent has committed to building the Shop (immediately) and Worship Hall (within 12 months) but does not appear to have the same level of commitment to the Childcare Centre. I feel the addition of a Childcare Centre a ruse to have the two exclusive developments pushed through.</p> <p><u>2. Bushfire Risk</u></p> <p>2.1 The Proposal's Bushfire Management Plan (BMP) has not comprehensively addressed the potential broader landscape bushfire threat, the high load ember attacks into the site and the potential impacts of consequential fires. The BMP only evaluates the threat up to 150 meters away from the development and does not consider the State Forrest and other bushland nearby.</p> <p>2.2 The ability to create sufficient separation between native vegetation and the proposed buildings within the Proposal is severely constrained by the presence of forest on adjoining private land. The proponent has no control over removing or maintaining the vegetation adjoining the site.</p> <p>2.3 The Child Care Centre and Worship Hall are considered a vulnerable land use due to it being proposed in a bushfire prone area and require an evacuation plan to be considered. An evacuation plan for this development has not been submitted with this Proposal.</p>	Refer to responses to 6, 17, 19, 37(9) & 37(13) above.

	<p><u>3. Traffic and Pedestrian Safety</u></p> <p>3.1 Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal.</p> <p>3.2 Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy.</p> <p>3.3 The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While we know this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads and driveways.</p> <p>3.4 The weekly Rubbish pickup service occurs directly outside 4 Hardey Rd. The bins for 4 Hardey Rd consist of 6x rubbish and 3x recycling at a minimum. Due to the volume of bins, the rubbish truck is semi-stationary for an extended period, which means motorists inevitably go around the trucks. This causes another major pedestrian safety issue and potential traffic accidents points, particularly during peak hours.</p> <p>3.5 No set down area has been designated in the proposal, which is a requirement of LPS No4.</p> <p>3.6 The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area.</p> <p><u>4. Environment</u></p> <p>4.1 The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment.</p> <p>4.2 The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent.</p> <p>4.3 The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development.</p> <p>4.4 Assessment must be done by a person qualified in black cockatoo assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area.</p>	
175	<p>We’re writing to formally express our objections to the proposed development at 7 (Lot 222) Hardey Road, Glen Forrest, which includes a shop, meeting hall (place of worship), and childcare premises.</p>	<p>Refer to responses to 5 & 6 above.</p>

	<p>Our primary concern is regarding the place of worship component of this development. It is our understanding that this particular place of worship does not integrate or foster inclusivity within the broader Glen Forrest community. The exclusivity associated with this place of worship raises concerns about the inclusivity and cohesion of our community.</p> <p>Moreover, given the nature of this place of worship, there is a high likelihood that the associated childcare premises and any potential future aged care facilities will be directly affiliated with this place of worship. This affiliation could result in these services catering predominantly to members of the worship community, rather than serving the wider Glen Forrest population. Such an outcome would not benefit the broader community and may, in fact, create divisions within our local society.</p> <p>Furthermore, it is crucial that we prioritise the development of facilities that benefit the entire local community, rather than a specific, inconclusive minority group. Glen Forrest would greatly benefit from facilities that are accessible and welcoming to all residents, such as shops, childcare or parks. These types of developments foster a sense of unity, inclusiveness, and shared community spirit, which are essential for the wellbeing and growth of our area.</p> <p>In summary, we believe that the proposed development, particularly the meeting hall (place of worship) and the associated services, does not align with the inclusive and community-oriented values that Glen Forrest stands for. We urge the Shire of Mundaring to consider these concerns seriously and to reject the proposal in its current form.</p>	
176	The Exclusive Brethren have several facilities in the Perth Hills including the 600 person facility in Parkerville, very close to Glen Forrest therefore unnecessary to have another. As well, the shop excludes all others besides members of the church, definitely not inclusive of the greater Hills community.	Refer to responses to 6 & 131 above.
177	<p>There is such a limited amount of commercial space in this part of the hills, that I would prefer to explore options for the site that would service the entire community, not just a small selection of members of a church that does not welcome outsiders.</p> <p>Their proposal talks about a members only shop "like Costco", but neglects to mention that people outside of their church community are not permitted to become members, unlike Costco.</p> <p>I assume the childcare centre would be similarly members only, and therefore not accessible to the wider community, and on these grounds I would vote that the proposal be rejected.</p>	Refer to responses to 5 & 6 above.
178	My concern is this bushland is a home to the endangered Cockatoos and it should be left as bushland. The second is there are numerous driveways in close	Refer to responses to 17 & 19 above.

	<p>proximity and also the traffic coming off Great Eastern Highway, plus an aged housing estate. I imagine the traffic at drop off times for a child care facility would greatly increase the danger that already happens at drop off and pick up at the Primary school in Smith Street where I live.</p>	
179	<p>This is to advise my strong objection to this proposed development. This is a busy public shopping area, to place a large church, private shop and possible day care there would be ridiculous. The increase in traffic on an already busy road would be wrong . Especially when the shop proposed is for church members.</p> <p>The established trees there would have to be destroyed at a time when we need more not fewer trees. This organisation has already destroyed many large areas of bush and wildlife habitat in the hills and their record in this is poor. Their developments certainly do not improve the areas they are in.</p>	Refer to responses to 1, 6 & 19 above.
180	<p>This has no value or contribution to the hills or glen forrest community and does not fit the general population of the Mundaring shire. To have this exclusive and divisive group expand only benefits a divisive and not inclusive group of people who do not fit the general population views and concepts.</p>	Refer to response to 6 above.
181	<p>We are opposed to the development for the following reasons:</p> <ul style="list-style-type: none"> - not in accordance with the glen Forrest precinct plan. - it limits use to a select few and not the wider community. - traffic concerns. The church would result in car movements at the same time. The area already struggles with traffic and is hazardous, led a lone what would occur when a gathering was leaving. - proposed buildings are basic and unattractive and do not contribute to the built environment. - an alternate use such as retirement living or aged care would be more suitable to current demands. - child care is stage 3. No commitment to build. Furthermore it would likely to be exclusive use only and not in the wider communities interest. 	<p>Refer to responses to 5, 6, 9, 17 & 19 above.</p> <p>We would note that gatherings at the Place of Worship are outside peak traffic times.</p>
182	<p>We're writing to formally express our objections to the proposed development at 7 (Lot 222) Hardey Road, Glen Forrest, which includes a shop, meeting hall (place of worship), and childcare premises.</p> <p>Our primary concern is regarding the place of worship component of this development. It is our understanding that this particular place of worship does not integrate or foster inclusivity within the broader Glen Forrest community. The exclusivity associated with this place of worship raises concerns about the inclusivity and cohesion of our community.</p> <p>Moreover, given the nature of this place of worship, there is a high likelihood that the associated childcare premises and any potential future aged care facilities will be directly affiliated with this place of worship. This affiliation could result in these services catering predominantly to members of the worship community, rather</p>	Refer to responses to 5 & 6 above.

	<p>than serving the wider Glen Forrest population. Such an outcome would not benefit the broader community and may, in fact, create divisions within our local society.</p> <p>Furthermore, it is crucial that we prioritise the development of facilities that benefit the entire local community, rather than a specific, inconclusive minority group. Glen Forrest would greatly benefit from facilities that are accessible and welcoming to all residents, such as shops, childcare or parks. These types of developments foster a sense of unity, inclusiveness, and shared community spirit, which are essential for the wellbeing and growth of our area.</p> <p>In summary, we believe that the proposed development, particularly the meeting hall (place of worship) and the associated services, does not align with the inclusive and community-oriented values that Glen Forrest stands for. We urge the Shire of Mundaring to consider these concerns seriously and to reject the proposal in its current form.</p>	
183	<p>Anyone with an understanding of the Brethren church would realise that its values run deeply contradictory to the warmth and respect of the Hills culture. By definition they do not tolerate outsiders which is one of many reasons granting them an exclusive space and shop is ostracising other members of our community- in particular, women, who they express are not to be in authority or to be part of decision making processes.</p>	Refer to responses to 6 & 13 above.
184	<p>Opposed to this submission which divides our community and creates religious division.</p>	Refer to response to 6 above.
185	<p>I do not see this development to benefit the community only the brethren church community which is not open to associating with others outside of their sect. This last piece of commercial land in this precinct should be something we can all use. The brethren community already have a many number other worship halls and shops in the area.</p>	Refer to responses to 1, 6 & 89 above.
186	<p>This project is aimed at a minority of Glen Forrest community members. This community is aging and there is desperate need for a local aged care facility which this location is suited for being opposite shops, and a an excellent medical facility.</p> <p>Building an exclusive members only “place of worship”, shops and child care does not benefit the greater community.</p> <p>The members only requirement and exclusivity of this establishment plus discriminatory values of this house of worship group church doesn’t align with the Glen Forrest “community” value, and would ultimately disqualify members of the Glen Forrest community from being able to use the facility.</p> <p>The community is desperate for aged care and child care.</p>	Refer to responses to 6 & 9 above.

	<p>If this was a community targeted project the child care would be stage one as the priority, not left to stage 3 which is not guaranteed to go ahead if the budget blows out.</p> <p>The members only shop designed to raise funds for a school located in willetton, again this has no greater benefit to the Glen Forrest or hills community. I object to this proposal and do not support any stage being approved.</p>	
187	<p>We wish to state our objection to this proposed development. We are concerned about the increase in vehicle traffic in Strettle Rd which is adjacent to the proposed Hardey Road development. With the proposed development there will be increased traffic in the general area and on this minor suburban road. To access this commercial site vehicles will use Strettle Rd to avoid the highway. This minor road is not suitable for increased traffic.</p>	The proposal has no access proposed onto Strettle Rd.
188	<p>Proposal for a building that houses a child care centre, shop and worship that excludes community should not be considered.</p> <p>The hall on Steven's Street should have never been allowed in a residential area. The Brethren community speeds around those streets and ridiculous speeds and I'm</p> <p>Surprised no one has been hurt.</p> <p>Why does one religious, tax free enterprise need another place of worship (making it 5 !) in such a small area?</p>	Refer to responses to 5 & 131 above.
189	<p>I strongly oppose this proposed development. This group is exclusive and will not contribute to the lovely area. The shop for members only is very devisive & not an improvement for the suburb. Also, the additional traffic concerns me, it is already a tricky corner with traffic coming from multiple directions. I've had some close calls coming out of the petrol station and IGA carpark with cars turning into Hardey Rd at great speed. This proposal will divide the suburb and only create animosity in what is a very lovely area of the hills.</p>	<p>Refer to responses to 6 & 17 above.</p> <p>The proposed development is not located on the referenced corner. The crossover closest to the intersection is approximately 95m distant.</p>
190	<p>We are against another big religious development in the hills. Traffic is a huge problem and they are only self serving and don't support the greater community</p>	Refer to responses to 6 & 17 above.
191	<p>The current zoning, "Independent living aged care"(?), is more appropriate for this location, being close to local amenities and public transport routes. Future housing options for older residents, needing to downsize from larger properties that they are no longer able to maintain, is critical and retains those persons within their local community.</p> <p>There is no local community value in allowing an exclusive group access to this prime land. There would be other suitable locations within the shire, or elsewhere, that do not remove the availability of this land for aged persons use.</p> <p>For the above reason I am against the proposed development.</p>	Refer to responses to 1, 6, 9 & 41 above.
192	<p>I fully endorse this Proposed Development at Lot 222 Hardey Rd, Glen Forrest.</p>	

	<p>I have lived for 10yrs in Glen Forrest and have been resident in Darlington now for 2 yrs, I also have two young adult sons who have also invested in the area. We are committed to the long-term growth and development of our community. The architectural design of the buildings is commendable, harmonizing with the environment while preserving some of the natural flora.</p> <p>This development will be a great asset to our community, addressing the acute need for more childcare options within the Mundaring Shire. I eagerly anticipate the benefits these facilities will bring to my community and family, reinforcing the area's reputation as a family-oriented place. It is vital for us to be recognized as a forward-thinking, inclusive community that supports the aspirations of future generations.</p>	
193	<p>These premises are a 'members only' facility and is not going to be for the benefit of the wider community. This will create division within the community. Increased traffic in the area will hinder the flow with multiple 'members' accessing this private facility. They have a number of worship places already and Glen Forrest already has a shopping precinct.</p> <p>As an active shopper and facilities user in Glen Forrest, I oppose this application. Build something for the whole community.</p>	Refer to responses to 6, 9 & 17 above.
194	<p>I am writing to express my strong support for the proposed development at 7 (Lot 222) Hardey Road, Glen Forrest, which includes a shop, meeting hall (place of worship), and child care premises. As a resident living within 800 metres of the proposed development, I believe this project will bring significant benefits to our community and aligns well with our planning objectives.</p> <p>Firstly, the proposed child care premises would be a fantastic addition for families in Glen Forrest. Currently, many families struggle to secure spots in existing child care centres, which are often full. The addition of a new child care facility will help to alleviate this pressure, providing more options for parents and contributing to the well-being of our youngest residents. Access to quality child care is essential for supporting working parents and ensuring that children receive the early education and socialization opportunities they need.</p> <p>Furthermore, the inclusion of a place of public worship in the development is a positive and valuable addition to the area. The right to practice one's faith and have accessible places of worship is a fundamental aspect of our society. Ensuring that people have the opportunity to worship freely and conveniently is essential.</p> <p>The proposed development appears to tick all the planning boxes, adhering to relevant zoning regulations and community planning guidelines. It promises to enhance the livability of Glen Forrest by providing essential services and amenities that cater to the needs of our growing community.</p> <p>I fully support the proposed development at 7 (Lot 222) Hardey Road, Glen Forrest, and believe it will be a valuable asset to our neighborhood. I urge the</p>	Noted.

	JDAP to approve this application, recognizing the significant positive impact it will have on local families in Glen Forrest.	
195	This development does not benefit the community as a whole. There is already a Brethren place of worship on Seabourne Rd, there is no need for another one.	Refer to responses to 6 & 131 above.
196	The proposal is destructive of black cockatoo habitat utilised by red tail and carnaby cockatoos for foraging and nesting. The group already has sufficient cleared property and facilities in the area to accommodate their requirements for expansion without removing more bush land and decimating a new area. The development is not inclusive or engaged with the local community	Refer to responses to 6 & 19 above.
197	I object as it doesn't serve the greater community, and considering there are other gathering places nearby they are sufficiently catered for already. The land would be better used for something that caters to the majority	Refer to responses to 6 above.
198	I OBJECT to the above proposal. As a long term hills resident I have seen these developments in a number of different areas. I believe this is inappropriate in the centre of a small, social community like Glen Forrest. These buildings are not usually fitting with hills milieu and local residents work hard to create and maintain a small hills gentle undeveloped areas which they prefer to urban citified buildings. The extra traffic for child care centre, the exclusive style of the group making proposal make this unsuitable for a small community centre like Glen Forrest. Please refuse this proposal.	Refer to responses to 1, 6 & 17 above.
199	Not keen on having an exclusive club in the area. The Hills is about community. If it's for the brethren, their church on seabourne copped down all the trees on the block. The Hills is about trees. Finally, if they don't pay taxes or rates but use the services, that pushes up my rates. I don't want it.	Refer to response to 6 above. We note that the Seaborne Rd building is being built on a cleared paddock. A review of aerial photography shows that the trees on this property for many years prior to construction, are located on the perimeter and at the rear of the property. Almost all of the trees have been retained.
200	I wish to oppose the proposed shop, meeting hall and child care premises at 7 Hardey Rd, Glen Forrest. The demolition of more trees and wildlife for a purpose that will not serve the betterment of the community does not belong in Glen Forrest or any surrounding suburbs.	Refer to response to 19 above.
201	I oppose the proposed development at 7 Hardey Road, Glen Forrest. I believe this development is not in line with parts of the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:	Refer to responses to 1, 13, 17, 19 & 89 above. The subject land has been zoned for 30 years without being developed.

Amenity

The Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” however I believe it can be argued that a hall does not meet this criteria, a hall for gatherings, religious or otherwise is not complementary to retail. When there already exists a hall in the local area I do not believe this is a necessity or appropriate use of this land when it has been determined to be for complementary commercial use. As there is limited land designated for this purpose in the Glen Forrest Precinct I believe it would be a huge disservice to the community to allow the land to be developed in the way it has been proposed. As the Glen Forrest Precinct Plan outlines that this land is for commercial use “other than retail” I do not believe the construction of a shop as part of the development aligns with the Plan.

Traffic and Pedestrian Safety

Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. The addition of a development of this type, especially a hall which would have a number of people gathering and leaving at the same time, would put additional foot traffic into the area and increase vehicle and pedestrian interactions. Additionally, the location of this location at the crest of a hill and a short distance from a main road is of concern. There are no adequate pedestrian safety measures addressed in this proposal. Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy.

The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While I understand that this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads, driveways and verges.

No set down area has been designated in the proposal, which is a requirement of LPS No4.

The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area

Environment

	<p>The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment.</p> <p>The Proposal does not have an Environmental Impact Assessment. Only a desktop assessment was undertaken by the applicant.</p> <p>The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are also present on the land of the proposed development.</p> <p>Assessment must be done by a person qualified in black cockatoo habitat assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area.</p>	
202	<p>To whom it may concern,</p> <p>I object to the proposed development at 7 Hardey Road, Glen Forrest. I believe this development contradicts the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Environmental Concerns</p> <p>As a local who live close to Lot 7, the proposal, part of a larger lot requiring assessment under the EP Act, should be forwarded to the DCCEEW for review. An Environmental Impact Assessment was not conducted, failure to consider fauna survey data, including the presence of quendas, bobtail goannas and other native animals.</p> <p>Insufficient evaluation by a qualified expert on black cockatoo habitats, risking destruction of critical habitat by removing trees necessary for nesting and roosting. The remaining trees will probably die. Putting in the power box has already killed one tree that was near the trench.</p> <p>Bushfire Risk</p> <p>The Bushfire Management Plan (BMP) in the proposal inadequately addresses the broader landscape bushfire threat and potential ember attacks from nearby State Forest and bushland.</p> <p>Due to adjacent forested private land, creating sufficient buffer zones between native vegetation and proposed buildings is severely limited, with no control over vegetation maintenance by the proponent. This is already a high traffic zone and</p>	Refer to responses to 9, 13, 19 & 37(9) above.

	<p>adding the proposed Childcare Centre and Worship Hall in a bushfire-prone area without an adequate evacuation plan.</p> <p>In conclusion, the proposed development at 7 Hardey Road, Glen Forrest, is incompatible with local planning guidelines. This area is to be developed to compliment the local community, an integrated seniors village would be more community minded for the aging population, the lack of professional assessments presents significant environmental risks, and fails to adequately address community and safety concerns.</p>	
203	<p>I am opposed to the proposed shop, hall and child care premises. This development would cause the destruction of native black cockatoo nesting area. It would also create traffic hazards and congestion in the area. This would also be a danger in a fire prone area with limited access, putting lives at risk in the event of a fire.</p>	Refer to responses to 19 & 37(9) above.
204	<p>I urge decision makers to carefully consider this application and reject it for the following reason/comments: I agree with statements made that the I have lived in Glen Forrest for almost 50 years. Was welcomed into the community (as an immigrant from Denmark) and have since myself welcomed many others to Glen Forrest who embrace the tolerance and care for our local community (regardless of religion, race and political preference). To allow the use to establish right in the center of our community will ruin the harmony and destroy the community. Too many reasons to mention, but here a few: imagine my/yours children/grandchildren to be "cared for" in their "Child Care Premises" run by a religious group? - To establish a (Place of Worship) where 'anti other religions are preached (I myself is a non believer).</p>	Refer to responses to 5 & 6 above.
205	<p>I strongly object to the above application as it is totally inappropriate for the Glen Forrest area .</p> <p>It would require the destruction of several trees .</p> <p>The proposed area is in the central shopping area of Glen Forrest and a shop that is not open to the general public to use is divisive and unnecessary.</p>	Refer to responses to 6 & 19 above.
206	<p>I do not support the proposed development at 7 Hardey Rd Glen Forrest. I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <ul style="list-style-type: none"> - Two exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the development and its members. 	Refer to responses to 6, 17, 19, 37(9) & 37(13) above.

	<ul style="list-style-type: none"> - This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development. - The Child Care Centre and Worship Hall are considered a vulnerable land use due to it being proposed in a bushfire prone area and require an evacuation plan to be considered. An evacuation plan for this development has not been submitted with this Proposal. - Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal. - The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area. - The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent. 	
207	<p>I oppose the proposed development at 7 Hardey Road Glen Forrest. I believe this development is not in line with parts of the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Amenity The Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” however I believe it can be argued that a hall does not meet this criteria, a hall for gatherings, religious or otherwise is not complementary to retail. When there already exists a hall in the local area I do not believe this is a necessity or appropriate use of this land when it has been determined to be for complementary commercial use. As there is limited land designated for this purpose in the Glen Forrest Precinct I believe it would be a huge disservice to the community to allow the land to be developed in the way it has been proposed. As the Glen Forrest Precinct Plan outlines that this land is for commercial use “other than retail” I do not believe the construction of a shop as part of the development aligns with the Plan.</p> <p>Traffic and Pedestrian Safety · Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. The addition of a development of this type, especially a hall which would have a number of people gathering and leaving at the same time, would put additional foot traffic into the area and increase vehicle and pedestrian interactions. Additionally, the location of this location at the crest of a hill and a short distance from a main road is of concern. There are no adequate pedestrian safety measures addressed in this proposal.</p>	Refer to responses to 9, 17, 19, 37(13), 89 & 131 above.

	<ul style="list-style-type: none"> · Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy. · The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While I understand that this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads, driveways and verges. · No set down area has been designated in the proposal, which is a requirement of LPS No4. · The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area <p>Environment</p> <p>The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment.</p> <p>The Proposal does not have an Environmental Impact Assessment. Only a desktop assessment was undertaken by the applicant.</p> <p>The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are also present on the land of the proposed development.</p> <p>Assessment must be done by a person qualified in black cockatoo habitat assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area.</p>	
208	<p>I believe there are a number of concerns if the proposed development goes ahead.</p> <p>1. Obviously, the more trees we push over, the worse our planet will be. People come to the hills because the air is clean, and we value our environment. Unfortunately, once we have pushed too many trees over, it is too late – we can't suddenly re-instate them. In this case, one hand doesn't know what the other is</p>	Refer to responses to 6, 13, 19, 89 & 199 above.

	<p>doing. The Shire of Mundaring may agree to this development, and the trees on this virgin block go, but other people are also killing trees, and the sum is too much for the planet to try and accommodate. In a cyclical system, such as this ecosystem, many factors work together for the good, or in this case for the bad. As the Earth is drying, trees are dying, which adds to the number of trees lost. Less trees means less rainfall. I feel sad for the next generation, and I wonder what you will say, when they ask, why you let the trees die.</p> <p>2. Once the trees are gone, we can't put them back. Planting trees takes more time than we have, by the time they get old enough to sequester carbon. As we saw in the recent storm, most of the trees that fell, were planted. Trees that propagate naturally are always stronger. Who can forget the long dry summer we have just had; this is a result of Climate Change – each tree loss contributes to this and contributes to overall fire risk. With less trees this will get worse and worse. Is this a legacy we want to leave our children?</p> <p>3. There is a Brethren shop in the Glen Forrest shops already. Unless you are Brethren, you are not allowed to use, or even enter this shop. Therefore, allowing another Brethren establishment in Glen Forrest, is the opposite of community. We talk about Glen Forrest as a community, surely, if some are excluded from this new development, this is opposing what so many of us value in the hills.</p> <p>4. Allowing some shops in the existing shopping centre, or in this development, where only 'the chosen' can go, is divisive; the atmosphere of the shops will suffer, meaning less and less people may use our community shops, because there are shops that are 'off limits' to the majority of the public.</p> <p>5. There is a Brethren development at Parkerville. This Development has taken every tree on the block. Why would we allow a similar development in our community. They have shown us how they 'value' the biodiversity we have in the hills. Their church (or meeting hall) in Parkerville, is a scar on the landscape. No one is saying the Brethren can't have their buildings – just not here, not on a virgin bush block, where the applicants have an environmental record of wanton clearing. Once it's gone, it's gone. Please think carefully about this development. Once the development is there, it will be really hard to rein in any provisos about who can access the site.</p>	
209	<p>This property is a bush property and known nesting place of Black Cockatoos. Every single tree will be bulldozed if this goes ahead. It is also for exclusive use for a group of people and does not benefit the community in any way. Childcare centres that ban anyone of a different religious belief / upbringing / sexuality should never be allowed in this day and age.</p>	Refer to responses to 5, 6 & 19 above.

210	<p>I oppose the proposed development at 7 Hardey Road Glen Forrest.</p> <p>I believe this development is not in line with parts of the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Amenity The Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” however I believe it can be argued that a hall does not meet this criteria, a hall for gatherings, religious or otherwise is not complementary to retail. When there already exists a hall in the local area I do not believe this is a necessity or appropriate use of this land when it has been determined to be for complementary commercial use. As there is limited land designated for this purpose in the Glen Forrest Precinct I believe it would be a huge disservice to the community to allow the land to be developed in the way it has been proposed. As the Glen Forrest Precinct Plan outlines that this land is for commercial use “other than retail” I do not believe the construction of a shop as part of the development aligns with the Plan.</p> <p>Traffic and Pedestrian Safety</p> <ul style="list-style-type: none"> · Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. The addition of a development of this type, especially a hall which would have a number of people gathering and leaving at the same time, would put additional foot traffic into the area and increase vehicle and pedestrian interactions. Additionally, the location of this location at the crest of a hill and a short distance from a main road is of concern. There are no adequate pedestrian safety measures addressed in this proposal. · Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy. · The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While I understand that this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads, driveways and verges. · No set down area has been designated in the proposal, which is a requirement of LPS No4. 	Refer to responses to 17, 19, 37(13) & 89 above.
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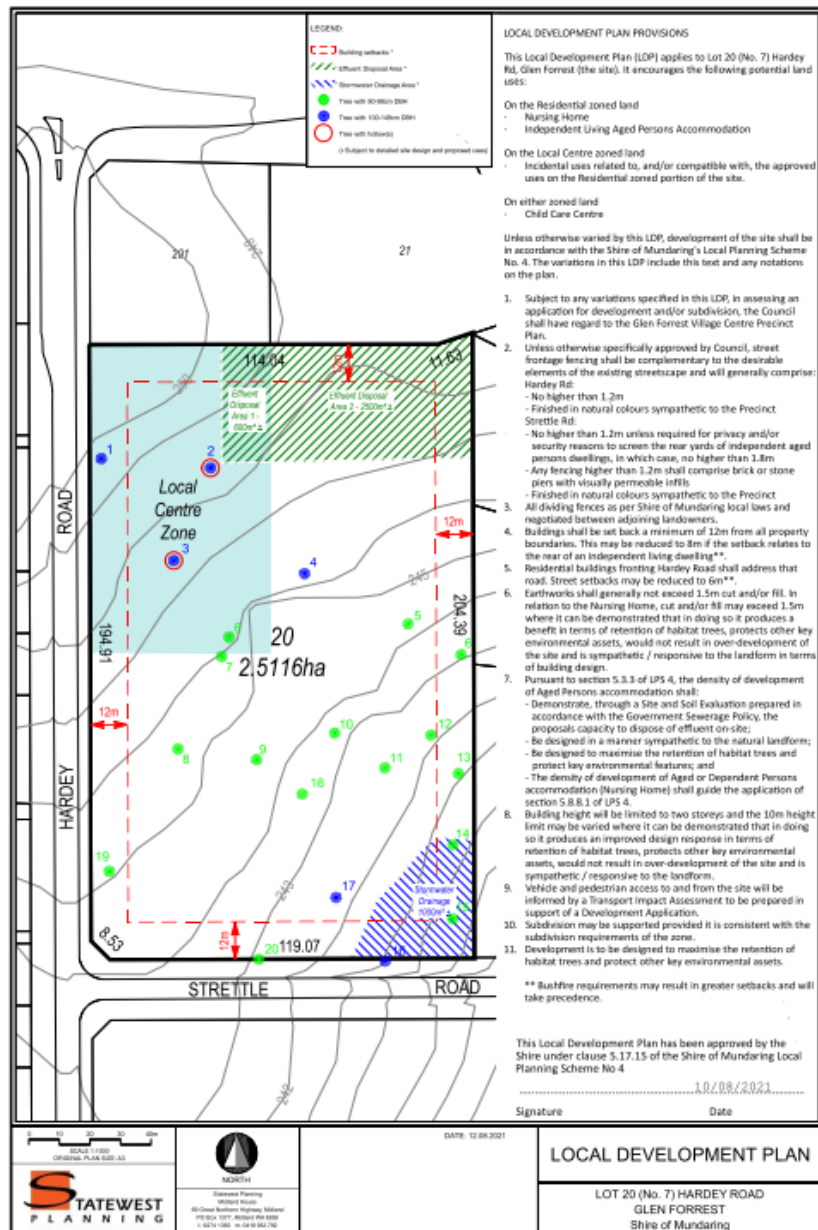
	<p>· The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area</p> <p>Environment</p> <p>The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment.</p> <p>The Proposal does not have an Environmental Impact Assessment. Only a desktop assessment was undertaken by the applicant.</p> <p>The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are also present on the land of the proposed development.</p> <p>Assessment must be done by a person qualified in black cockatoo habitat assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area.</p>	
211	<p>"I do not support the proposed development at 7 Hardey Rd Glen Forrest". I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways: Amenity • Two exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the</p>	Refer to responses to 6, 17, 19, 37(9) & 37(13) above.

development and its members. • This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by only a few people for a few short hours per week. • The Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” and states that it has been “determined that there is no justification for further retail development” basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development. • The Proposal states the Childcare Centre is Stage 3 of the development and is indicated to occur at “sometime in the future”. The proponent has committed to building the Shop (immediately) and Worship Hall (within 12 months) but does not appear to have the same level of commitment to the Childcare Centre. Is the addition of a Childcare Centre a ruse to have the two exclusive developments pushed through? Bushfire Risk • The Proposal’s Bushfire Management Plan (BMP) has not comprehensively addressed the potential broader landscape bushfire threat, the high load ember attacks into the site and the potential impacts of consequential fires. The BMP only evaluates the threat up to 150 meters away from the development and does not consider the State Forrest and other bushland nearby. • The ability to create sufficient separation between native vegetation and the proposed buildings within the Proposal is severely constrained by the presence of forest on adjoining private land. The proponent has no control over removing or maintaining the vegetation adjoining the site. • The Child Care Centre and Worship Hall are considered a vulnerable land use due to it being proposed in a bushfire prone area and require an evacuation plan to be considered. An evacuation plan for this development has not been submitted with this Proposal. 3 Glen Forrest Residents and Ratepayers Association gfrpa@hotmail.com Traffic and Pedestrian Safety • Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal. • Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy. • The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While we know this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current

	<p>utilisation of the Local Centre roads and driveways. • The weekly Rubbish pickup service occurs directly outside 4 Hardey Rd. The bins for 4 Hardey Rd consist of 6x rubbish and 3x recycling at a minimum. Due to the volume of bins, the rubbish truck is semi-stationary for an extended period, which means motorists inevitably go around the trucks. This causes another major pedestrian safety issue and potential traffic accidents points, particularly during peak hours. • No set down area has been designated in the proposal, which is a requirement of LPS No4. • The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area. Environment • The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment. • The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent. • The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development. • Assessment must be done by a person qualified in black cockatoo assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area.</p>	
212	<p>I wish to lodge my strong objection to the planning application for a Shop, Meeting Hall and Child Care Centre for Lot 20, 7 Hardey Rd, in Glen Forrest.</p> <p>The application by the Mundaring Gospel Trust which is a subsidiary of the Plymouth Brethren Christian Church clearly indicates that the Shop and Meeting Hall are exclusively for the use of their members only. It is reasonable to assume that the same exclusivity will prevail for the Child Care Centre, should it ever be built.</p> <p>The church currently operates a shop in the Glen Forrest Shopping Centre which has no shop front access to residents, but only a rear entrance with electronic access exclusively for their members. This adds no value to the Glen Forrest community. I have been a resident of Glen Forrest for over 30 years and I take pride in the diversity and inclusivity of our community.</p> <p>In 2021 the Shire of Mundaring approved a Local Development Plan for Lot 20 Hardey Road, Glen Forrest under the Local Planning Scheme No 4 (attached). This plan specifies that the Lot is zoned for a Nursing Home or Independent Living Aged Persons Accommodation along with a Local Centre Zone to be used for</p>	Refer to responses to 5, 6, 9 & 41 above.

	<p>developments related to or compatible with the aged residential portion of the site. A Child Care Centre is also zoned on either portion.</p> <p>The application by the Mundaring Gospel Trust is not related to, or compatible with, the aged residential portion of the site and will offer no benefit to the future aged residents. In fact this application, were it successful, will devalue the intended aged residential zoning of the whole of Lot 20 by precluding any compatible aged services on the Local Centre Zone. This may jeopardise any future aged residential development on the Lot which would be a tragedy for the whole Glen Forrest community.</p> <p>The aging residents of our area deserve to have residential options within their community, and this should not be jeopardised by granting approval to a development intended only for an exclusive few.</p> <p>I would also request that the shire impose strict requirements on any future developments, for the maximum retention of not just the trees on this valuable block, but areas of surrounding habitat for our native animals.</p> <p>I implore the Shire of Mundaring and the Metro Outer JDAP to refuse this development application as unsuitable for both the site zoning and the wider Glen Forrest community.</p>	
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213 I am opposed to the proposed development

A fundamental requirement of planning and development, both legal and moral, is that any development must be of direct or indirect benefit to the community at

Refer to responses to 1, 5, 6 & 17 above.

	<p>large, whether that be at a Federal, State or local level. A development, other than a residential one, that benefits only one person or organisation is an immoral and I believe illegal development.</p> <p>The proposed development at 7 (lot 222) Hardey Road Glen Forrest is for the exclusive benefit of just one organisation, the Plymouth Brethren Christian Church, which several sources including the Sydney Morning Herald and Wikipedia describe as a “closed organisation”. Information on Brethren web sites indicate that all profits from the will be used for charitable purposes and seem to indicate that the main beneficiary will be exclusive Brethren schools, all of which are too far from Glen Forrest to be of benefit to residents of Glen Forrest.</p> <p>My main opposition to the development is to the inclusion of a shop. There is already more than adequate retail space in Glen Forrest.</p> <p>I’m also concerned about the impact of the proposed development on road safety.</p>	
214	<p>We would like to add our disapproval and opposition to the buildings on this site. We have lived in Glen Forrest for 53 years, have seen many changes but this is a step too far. Apart from the congestion that will ensue, lack of parking that is already a concern and the frequency of motor vehicle accidents on the corner of Gt. Eastern Highway and Hardy Road, this proposed structure would be an act of lunacy. Please let common sense prevail.</p>	Refer to responses to 17 & 58 above.
215	<p>I note with interest the proposed development and must put in my objections for this futile and frivolous development.</p> <p>Nothing complements what is required, and what the Nation, and community need and expect, Houses,Houses,and Houses.</p> <p>This is a necessity the Developer has completely overlooked and something the Mundaring Shire should have made them known from inception.</p> <p>With such a large area involved this development should be put into the upcoming town planning scheme for the whole of the community to debate.</p> <p>There are numerous Child care centers in Mundaring and surrounding areas as well as after school care, you don’t have to reinvent the wheel they are there already.</p> <p>Is the child care center going to be for members only, a privileged minority, as of the shop?</p> <p>A shop of which is for members only is what will divide the communities of Mundaring.</p>	Refer to responses to 1, 5, 9, 13, 17, 19 & 89 above.

	<p>Adjacent and up the road, are heaps of them as well as down the hill we have one of the largest shopping centers</p> <p>The area in question is ideal for housing, Glen Forrest Medical Centre opposite, a Pharmacy, supermarket, and restaurant as well as numerous shops and medical support facilities.</p> <p>With over 3000 cars will create congestion for anyone entering or exiting Hardy Road as it is now.</p> <p>There are no Pedestrian access across Hardy road and with the establishment of blister islands and roundabouts who foots the bill the rate payers or the developer?</p> <p>I don't believe there is enough road reserve to accommodate what ever is proposed without disadvantaging existing business thoroughfare and creating more congestion</p> <p>Development is only going to destroy existing food sources for Black cockatoos, bandicoots and all wildlife who are in this large area "to be determined/ negotiated " is not what I would deem</p> <p>Environmentally friendly relaying on out of date TPS 4 mapping where is the Biodiversity study?</p> <p>Little or no thought has been put into the environmental impact this development will create.</p> <p>I strongly recommend that this development does go no further than just an application.</p>	
216	<p>I do not support the Proposal for a Development at 7 Hardey Rd, Glen Forrest, which I note has been put forward as a single project (estimated cost \$2.3 million).</p> <p>However, the details of the proposal (including time-lines) make it clear that there are actually 3 separate proposals for developments (buildings and associated facilities) on the land, planned to be developed at different times, in sequence. First is a "Shop" for exclusive use of "Members"; then (a year later) a "Meeting Hall" (in effect, a Church, again, for exclusive use of Members); then (at an unspecified time in the future) a Child-Care Centre (which may or may not ever be built). Further, the proceeds of the shop appear to be earmarked for a Private School in Willetton.</p> <p>I am concerned about the Proposed Development at 7 Hardey Rd, for a number of reasons. I am aware of concerns alerted by the Glen Forrest Residents and</p>	<p>Refer to responses to 6 & 131 above.</p> <p>Staging of developments is a common practice. The complete project has been included in one application to give a complete picture. Lodging one application after another could be seen by some as a less transparent way to approach.</p>

	<p>Ratepayers Association (under headings of Amenity, Bushfire Risk, Traffic and Pedestrian Safety, and Environment), and I share those concerns.</p> <p>In addition, I am concerned that, because the estimated cost of the total project exceeds \$2 million, I understand that the seeking of approval can bypass full scrutiny by the Shire of Mundaring Council and pass directly to the State Government body: "Development Assessment Panel" (DAP).</p> <p>Had a 3-phase set of proposals been submitted, this would have been more transparent, and each proposal would have been subject to full scrutiny by the Shire Council. That this was not done lends itself to (1) a possible view that the Proponents may have wished to avoid such scrutiny, and (2) to a possible view that secrecy and subterfuge may be at play. An additional "advantage" of that single proposal would be that the inclusion of a Child-Care Centre (the only non-exclusive stage) would appear more palatable to those assessing the proposal.</p> <p>It is my understanding that the group behind the proposal is a Christian Denomination noted for its Fundamentalist Conservatism, with Patriarchal Family dynamics which are out of step with today's emphasis on Gender Equality and Mental Health. The associated Private School is unlikely to support that modern Ethos; rather, it may indoctrinate children in Patriarchal conservatism. This is, to my mind, a disturbing possibility.</p> <p>A further concern is that this development (which has little, if any, benefit for the Glen Forrest Community) is only one of several already in existence in the "Perth Hills" east of Midland, all owned by the same Organisation; others exist in Mundaring, Parkerville, Darlington and Kalamunda. There seems no need for yet another in such close proximity to most of those, especially given that lack of benefit to the general Community. It begs the question; what motives lay lie behind such a series of projects/proposals? This may warrant further investigation.</p>	
217	<p>I support this development 100%. It will greatly improve this area of Glen Forrest which is long overdue. Time for a whole new revamp of this area to bring up to standard of Mundaring Village.</p> <p>Much needed work opportunities for local Builders and tradies all under cost-of-living pressures. Good news people are prepared to spend money to improve Glen Forrest. Service station on corner has helped tremendously and hopefully more new development will be infectious. Adequate laws in force to take care of Bush Fires, Vegetation and Cockatoo's.</p> <p>Child care centre would be fantastic for my 11 Grandkids and hopefully Great Grandkids. Trust this will Go Ahead,</p>	Noted.

218	<p>I strongly do not support the proposed planning for 7 Hardey Rd Glen Forrest</p> <p>Reference to Planning Dev. Reg. 2015 Glen Forrest Precinct Plan 2001 Shire of Mundaring Local Planning No 4</p> <p>There are many reasons this proposal should be stopped. As noted above also habitat destruction, road issues, lack of inclusivity, restricted use. As stated this proposal should be stopped.</p>	Refer to responses to 6, 17 & 19 above.
219	<p>I oppose the proposed development of 7 Hardey Road for the same reasons outlined in the Glen Forrest Ratepayers Association leaflet.</p> <p>In particular I am concerned about environmental (both wildlife and traffic control) and fire issues. Having lived in Glen Forrest for 35 years I am very familiar with the current shopping precinct and even now we have traffic congestion. Adoption of The proposal is almost certainly going to add to the current congestion using the simple equation – more cars, same road, emergency situation = more panic, increased congestion. With the ever present fire risk during the long summer period I am very worried about ingress and egress during critical times.</p> <p>I am confused about statements in the proposal which indicate that a shop is already operating in Glen Forrest, the same shop they are proposing to build at 7 Hardey Road. In all the years I have lived in Glen Forrest, I have heard of no such shop. If it operates under a “costco” like model, why is this so? It suggests a secrecy and sectarian discrimination that I am uncomfortable with.</p> <p>I am also aware that the purposes behind the proposed buildings, being largely exclusionary and secretive, are not at all in keeping with current community standards of inclusivity.</p> <p>I have NO objection to the erection of buildings whose stated purposes potentially serve the community in its entirety. This proposal patently does not achieve this, with the possible exception of the child care centre. I note, however, that the building of this centre has no time frame and may or may not be built. I am of the cynical view that its inclusion might be “a sweetener” to make the proposal more palatable.</p> <p>I’d further like to point out that similar buildings already exist in several surrounding precincts, including Parkerville, Mundaring, Darlington, Kalamunda and now Glen Forrest if it is allowed to go ahead. I wonder why another building is deemed necessary.</p> <p>I cannot overstate my dismay that such a proposal is being considered. The current site is native vegetation, trees, wildlife. If we must lose such precious land in the interests of “progress”, let it be for PROGRESS for the entire community, in keeping with a hills lifestyle, inclusion based and potentially for all.</p>	<p>Refer to responses to 5, 6, 17, 19 & 37(9) above.</p> <p>We note the objection to the clearing of vegetation, unless the buildings are available to all members of the community.</p>

220	<p>Please accept this email as my written objection to the proposed development on 7 Hardey Rd.</p> <p>I believe people have the right to worship, but I dont think a church and segregated shop is appropriate in an area that is;</p> <ul style="list-style-type: none"> • already busy and congested with traffic, • is a precinct for commercial enterprise, • an inclusive hub for the community. <p>The Hardey Rd and Great Eastern Highway intersection is already very busy with traffic and has a carpark that struggles to cope with the increase demand of the new Italian restaurant and busy times at the IGA. This is NOT an appropriate space for a childcare centre with young children exposed to the dangers and busyness of the area.</p> <p>There is probably a more appropriate space near the Town hall or Octagon hall that are used for community gatherings away from the commercial centre. The exclusivity of the church would also be less obvious or impacting away from the central hub.</p> <p>Perhaps the supermarket could use existing facilities that are already available in the commercial precinct of Glen Forrest. That way no more fauna and flora there need to be bulldozed to make way for construction.</p> <p>I object to this development and I hope that this written submission will be considered in the planning considerations.</p>	Refer to responses to 1, 6, 9, 17, 19 & 89 above.
221	<p>Proposed Development, 7 Hardey Road, Glen Forrest (Part Lot 20)</p> <p>I OPPOSE the proposed development of part of Lot 20, Hardy Road</p> <p>The development plan appear does not to comply with the Glen Forrest Precinct Plan (2001) or the Planning and Development Regulations (2015) in my opinion.</p> <p>The area concerned has been allocated a commercial zone- A commercial business, by definition, is an entity that integrates with the local population for commercial purposes- The users of the Worship Hall fundamentally does not.</p> <p>The Glen Forrest Plan endorses complimentary use of the site other than retail, but this proposal is not complementary to the community as the proponents exclude the population by the very insular nature of their organisation. There already is an existing hall facility that mirrors the Proponent's proposal within a short distance within the Shire.</p> <p>The proposed Day Care Centre has no timeline with no compunction to build the facility. The proposed site is close to existing commercial businesses where heavy congestion and documented dangerous traffic conditions apply. Vehicles coming</p>	Refer to responses to 6, 13, 17 & 19 above.

	<p>up the hill on Hardey Road from the south and the intersection with the Great Eastern Highway contribute to the known difficulties. I believe the site remains an inappropriate location for a Child Care facility.</p> <p>The proposal does not have an Environment Impact Assessment. Removal of all but 4 trees, to meet the BAL would effectively destroy much of the habitat in the area. As part of a 2.5-hectare site, the proposal should require an assessment by the Department of Climate Change, Energy, Environment and Water under 3.38 of the EP Act. The Shire should forward the Proposal to this relevant authority for assessment.</p> <p>With these types of development proposals, the Community does not seem to be considered. We rely on the Shire to ensure much of the proposed building complies with their regulations. Community concerns are more diverse, but just as important. The Glen Forrest community is a hub within the Shire of Mundaring that relies on the integration of numerous organisations through its even more numerous volunteers to ensure our suburb is an attractive place to live. Although it conforms with regulations, it must drive itself from within through all its' volunteering community. The Proponent of this proposal is an organisation that does not do this. From my experiences in other parts of the State, they play virtually no part within the community to make it a desirable location and a special place for our children to grow up in.</p> <p>There are no Rules and Regulations that determine community values that can be assessed objectively-</p> <p>A subjective assessment should be considered in this submission.</p>	
222	<p>I oppose the proposed development at 7 Hardey Road Glen Forrest.</p> <p>I believe this development is not in line with parts of the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Amenity</p> <ul style="list-style-type: none"> • The Glen Forrest Precinct Plan endorses complimentary commercial use of this site "other than retail" however I believe it can be argued that a hall does not meet this criteria, a hall for gatherings, religious or otherwise is not complementary to retail. When there already exists a hall in the local area I do not believe this is a necessity or appropriate use of this land when it has been determined to be for complementary commercial use. As there is limited land designated for this purpose in the Glen Forrest Precinct I believe it would be a huge disservice to the community to allow the land to be developed in the way it has been proposed. 	Refer to responses to 17, 19 & 37(13) above.

- As the Glen Forrest Precinct Plan outlines that this land is for commercial use “other than retail” I do not believe the construction of a shop as part of the development aligns with the Plan.

Traffic and Pedestrian Safety

- Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. The addition of a development of this type, especially a hall which would have a number of people gathering and leaving at the same time, would put additional foot traffic into the area and increase vehicle and pedestrian interactions. Additionally, the location of this location at the crest of a hill and a short distance from a main road is of concern. There are no adequate pedestrian safety measures addressed in this proposal.

- Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy.

- The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While I understand that this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads, driveways and verges.

- No set down area has been designated in the proposal, which is a requirement of LPS No4.

- The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area

Environment

- The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment.

- The Proposal does not have an Environmental Impact Assessment. Only a desktop assessment was undertaken by the applicant.

- The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are also present on the land of the proposed development.

	<ul style="list-style-type: none"> Assessment must be done by a person qualified in black cockatoo habitat assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area. 	
223	<p>I am writing to state that I do not support the Proposed Shop, Meeting Place and Childcare premises application at 7 (lot 222) Hardey Road Glen Forrest. I am concerned that it does not comply with the Glen Forrest Precinct Plan 2001 and I refer to these issues specifically,</p> <p>The Executive Summary (page 3)- point 6 Achieve a strong sense of place and community focus - The use by a small exclusive group would not appear to support this.</p> <p>Local Centres (page 5) C1: Hardey Road and Railway Parade Local Centres to be retained at their current retail floorspace level to service the everyday convenience shopping needs of the local community (Planning)</p> <p>C2: Future expansion of the two Local Centres to be directed in the following manner: a) Hardey Road, emphasis to be on complementary commercial business other than retail; (Planning)</p> <p>The current proposal is inconsistent with these guidelines as it expands the current commercial footprint which is currently not warranted given at least one vacancy exists in the existing commercial tenancies.</p> <p>None of the proposed buildings would benefit the wider community and it appears, from the application, that the meeting hall will be unused and closed for a large portion of each week.</p> <p>Further, as also identified as an issue in the Precinct plan is the safety of pedestrians accessing the relevant commercial sites and crossing Hardey Road. This proposal does not address that issue and could further complicate traffic movement by introducing further entry and exit points onto Hardey Road. Stated quite simply, the proposal as presented is not in keeping with the stated goal of achieving a strong sense of place and community for all residents as it will only benefit a small, select group.</p>	Refer to responses to 6, 17, 19 & 41 above.

	<p>When the block of land was originally sold it was envisaged that any development would be complimentary to the existing amenities potentially including aged care or retirement housing. This would be a far more suitable use of what is arguably one of the last larger land parcels in Glen Forrest available for development.</p>	
224	<p>object to the proposed development at 7 Hardey Road, Glen Forrest. I am a neighbouring property on Hardey Road which lies directly opposite the proposed development and I am certain we will be negatively impacted by the increased traffic specifically with noise and traffic as a result of 6am hall meetings on a Sunday morning. No other shop in the precinct is open at this time apart from the fuel station which lies some distance from any houses.</p> <p>In keeping with the look of the hills suburb, I would expect that trees lining the front of the property should be preserved to avoid the look of a suburban shopping car park.</p> <p>I believe this development contradicts the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Traffic and Pedestrian Safety</p> <ul style="list-style-type: none"> • Traffic study performed showing 3000 cars over a 10 hour period for 2 days is unreliable as no specifics were given relating to the times or days of the study. A traffic study done nearly 40 years ago in 1985 by Ove Arup and Partners found that Hardey Road carried up to 2,400 vehicles per day. Further reliable traffic study is required to be performed and published prior to approval of the planned development. • Pedestrian safety concerns, highlighted in the Glen Forrest Precinct Plan, are not adequately addressed in the proposal. • Proposed upgrades to the shopping precinct of Hardey Road have not been implemented, including roundabout or pedestrian crossing. Although this is not the responsibility of the proponent, it needs to be taken into consideration. • Addition of three driveways and increased vehicle traffic without sufficient assessment of their impact on Hardey Road and surrounding areas, especially during peak hours. • Lack of designated set-down areas, contrary to LPS No. 4 requirements, further exacerbates traffic and safety issues. • Existing issues with rubbish collection outside 4 Hardey Rd pose additional safety risks, particularly during peak traffic times. <p>Community Impact</p>	<p>Refer to responses to 6, 17, 19, 37(13), 37(14) & 89 above.</p>

	<ul style="list-style-type: none"> • The introduction of two exclusive, members-only commercial developments would negatively affect the sense of community in Glen Forrest, marginalizing local residents from participating in these facilities. • This proposal fails to contribute positively to the local economy and instead appropriates the last remaining commercial land in the Local Centre for limited use by a small group of people for brief periods each week. • According to the Glen Forrest Precinct Plan, alternative commercial uses are endorsed for this site excluding retail, citing an existing oversupply and anticipated population growth. Current vacancies in the local shops further indicate a lack of justification for additional retail space. If approved, this development would likely increase vacancies in the existing shopping centre as the proponent moves their current retail store to the new location. <p>Having the presence of an organisation which excludes the general public will create a sense of divide in Glen Forrest which is well-known as an inclusive village style community. Our children attend the local primary school and I have already seen the new division of brethren and non-brethren children and having obviously, heard the concerns of parents raised over the current issues, have decided to exclude those who are choosing to exclude them. This will negatively impact young children who are from the church and also attend the primary school.</p> <p>In conclusion, the proposed development at 7 Hardey Road, Glen Forrest, is incompatible with local planning guidelines, presents significant environmental risks, and fails to adequately address community and safety concerns.</p>	
225	<p>MRRPA OPPOSE the proposed development at 7 Hardey Road Glen Forrest.</p> <p>MRRPA believes our concerns are supported by the following legislation. Planning and development Regulations 2015 Glen Forrest Precinct Plan 2001 Shire of Mundaring Local Planning Scheme No 4</p> <p>MRRPA is concerned that the last remaining Commercial land is to be withheld from the greater portion of local residents. The comparison to Costco membership is deliberately misleading. Anyone at all can be a Costco member; there is no exclusivity of any sort. In this application, only members of the Mundaring Gospel Trust will have exclusive right to shop, use the child care, use the Church, and use the car park spaces. This is not a level playing field.</p>	Refer to responses to 1, 6, 13, 19, 37(9) & 37(13) above.

MRRPA is also concerned as to how the land at 7 Hardey Road Glen Forrest is allocated.

Is it all Commercial, or part Commercial and part Residential?

Will the Mundaring Gospel Trust use their “Church” status to avoid paying the usual Rates and Taxes on the Commercial and or the Residential parts. All other ratepayers pay their way to support the community via the Mundaring Shire rates.

MRRPA supports the following from the Glen Forrest Residents and Ratepayers Association

Proposed Development at 7 Hardey Rd Glen Forrest

I OPPOSE the proposed development at 7 Hardey Road Glen Forrest.

I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and

Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:

Amenity

- Too exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the development and its members.
- This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by only a few people for a few short hours per week.
- The Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” and states that it has been “determined that there is no justification for further retail development” basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development.
- The Proposal states the Childcare Centre is Stage 3 of the development and is indicated to occur at “sometime in the future”. The proponent has committed to building the Shop (immediately) and Worship Hall (within 12 months) but does not appear to have the same level of commitment to the Childcare Centre. Is the addition of a Childcare Centre a ruse to have the two exclusive developments pushed through?

Bushfire Risk

- The Proposal's Bushfire Management Plan (BMP) has not comprehensively addressed the potential broader landscape bushfire threat, the high load ember attacks into the site and the potential impacts of consequential fires. The BMP only evaluates the threat up to 150 meters away from the development and does not consider the State Forrest and other bushland nearby.
- The ability to create sufficient separation between native vegetation and the proposed buildings within the Proposal is severely constrained by the presence of forest on adjoining private land. The proponent has no control over removing or maintaining the vegetation adjoining the site.
- The Child Care Centre and Worship Hall are considered a vulnerable land use due to it being proposed in a bushfire prone area and require an evacuation plan to be considered. An evacuation plan for this development has not been submitted with this Proposal.

Traffic and Pedestrian Safety

- Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal.
- Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy.
- The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While we know this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads and driveways.
- The weekly Rubbish pickup service occurs directly outside 4 Hardey Rd. The bins for 4 Hardey Rd consist of 6x rubbish and 3x recycling at a minimum. Due to the volume of bins, the rubbish truck is semi-stationary for an extended period, which means motorists inevitably go around the trucks. This causes another major pedestrian safety issue and potential traffic accidents points, particularly during peak hours.
- No set down area has been designated in the proposal, which is a requirement of LPS No4.
- The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area.

	<p>Environment</p> <ul style="list-style-type: none"> • The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment. • The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent. • The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development. • Assessment must be done by a person qualified in black cockatoo assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area. 	
226	<p>I oppose the proposed development at 7 Hardey Rd Glen Forrest.</p> <p>It does not comply with the Glen Forrest Precinct Plan (2015) and the Shire of Mundaring Local Planning Scheme No 4 as indicated below:</p> <ul style="list-style-type: none"> * The Precinct Plan endorses complimentary commercial use of the site “other than retail” and states that it has been “determined that there is no justification for further retail development”. * The proposed buildings are “for members only” . What does this entail or imply? * There is little if any consideration given to traffic matters. <p>There is no proposed drop-off area. No allowance for pedestrian transit or safety The roadway bordering the buildings is a single carriageway carrying heavy traffic at times The additional driveways into the precinct will cause further traffic congestion. The number of parking bays servicing the area appears to be insufficient</p> <ul style="list-style-type: none"> * Many of the assessments required of a building proposal are inadequate or missing, e.g: Evacuation planning (fire) Environmental Impact Assessment (the area is a valuable habitat for the endangered black cockatoos) 	Refer to responses to 13, 17, 19 & 37(9) above.

	<p>DCCEEW assessment (Climate Change, Energy, Environment and Water) – to be forwarded by the Shire.</p> <p>* The proposed childcare centre is listed as “sometime in the future”. This is rather misleading.</p> <p>In summary, I believe this development would further erode the style of life we desire in our shire and request that you reject the proposal.</p>	
227	<p>I OPPOSE the proposed development at 7 Hardey Road Glen Forrest</p> <p>I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <ul style="list-style-type: none"> • Department of Planning, Land and Heritage (DPLH) in Draft – Position Statement : Child Care Premises (November 2022) recommends to avoid Child Care Centres in bushfire prone areas. • The development does not have a full Environmental Impact Assessment only a desktop assessment in the Bushfire Management Plan (BMP). The Bushfire consultant states:“This ‘desktop’ assessment must not be considered as a replacement for a full Environmental Impact Assessment. • The desktop environmental assessment in the BMP did not account for fauna at the site and the three WA threatened Black Cockatoo species that roost and feed on the site. • The proposal must be assessed in context of Local Development plan of lot 20 Hardey Rd, Glen Forrest a total of 2.5 hectares put forward by Statewest Planning in 2021. The residential zoned land is proposed for development as a nursing home and independent aged persons accommodation. • This site at lot 20 Hardey Rd, Glen Forrest needs to be referred under the Act to the Federal Minister. The site contains at least 1 hectare of high quality foraging habitat, potential Black Cockatoo nesting trees, a number of trees with 300-500 mm DBH which would need protection. • Without Federal environmental approval there can be no certainty that the removal of native bush on and in proximity of the proposed site, to achieve the required BAL ratings, can be achieved. • The BMP has not addressed potential broader landscape bushfire threat to the site. The DPLH has recognised the broader landscape bushfire threat in their Position Statement: Planning in bushfire prone areas – Demonstrating Element 1 states:‘Consideration should be given to the site context, where ‘area’ is the land within and adjoining the subject site. The hazards remaining within the site should not be considered in isolation of the hazards adjoining the site’. 	<p>Refer to responses to 19, 37(9) & 41 above.</p> <p>We note that the SWAE is a roughly triangular area south-west of a line between Shark Bay and the WA border with South Australia. We also note that the area of reserves (excluding road reserves) within the Shire of Mundaring comprises 84.5% (approx. 54,420ha) of the total area of the municipality (SoM Local Biodiversity Strategy).</p> <p>Please note, the statement that Statewest owns the property is incorrect.</p>

• State Planning Policy SPP 3.7 policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values. Clause 5.4 of SPP 3.7 and Clause 2.3 of the Guidelines provide the following limitation: ‘In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.’

• A bushfire evacuation plan for a vulnerable land use building like a Child Care Centre or Hall of Worship is a statutory requirement for this site but has NOT been made available to the public or the Shire officers. An emergency evacuation plan would need to account for the possibility of having to shelter in place as a last resort which would require a very different building for Child Care Centre or Hall of Worship.

Child Care premises

Department of Planning, Land and Heritage (DPLH) in Draft – Position Statement : Child Care Premises (November 2022) item:

5.5 ‘Undesirable characteristics for childcare premises site’ states child care premises should be avoided if the:

• The site is in a river floodway/flood fringe or bushfire prone area

This site is in an extreme bushfire prone location surrounded by native forest and bush land within 2 kms of the proposed Child Care Centre.

The DPLH position statement is clear: high bushfire prone areas should be avoided.

Environmental Assessment

The development does not have an Environmental Impact Assessment.

The only environmental consideration was a desktop assessment in the Bushfire Management Plan under section 2.1 ‘Environmental Considerations- ‘Desktop’ Assessment. There has been no ground truthing of the environmental impact of the development. The Bushfire consultant states:

“This ‘desktop’ assessment must not be considered as a replacement for a full Environmental Impact Assessment. It is a summary of potential environmental values at the subject site, inferred from information contained in listed datasets and/or reports, which are only current to the date of last modification.”

The current development proposal (Local Centre Zoned Portion) is only a small portion of Statewest’s ‘ Local Development Plan’ for the entire 2.5 hectares of the property at lot 20 Hardey Rd, Glen Forrest. The 2 hectares of residential zoned

	<p>land is planned to be developed as an Independent Living Aged Care Centre in due course(see Map Appendix A)</p> <p>The proposed development is not suitable for the location within a bush setting of ecological value within a biodiversity hotspot. The Southwest Australia Ecoregion (SWAE) is Australia's only Global Biodiversity hotspots and is home to a variety of unique flora and fauna which are under serious threat.</p> <p>In fact, this area has the highest concentration of rare and endangered species in Australia. Perth Hills is unique by being contained in the Global Biodiversity Hotspot and it has managed to retain much of its bushland cover and biodiversity. The 2023-24 Summer was the hottest and driest on record and there are substantial areas through the Southwest including the Perth Hills where trees have died are under tremendous stress due to the heat and lack of water, including many trees in the nearby Greenmount National Park just a few Kilometres away. Climate change and devastating bushfire coupled with land clearing are driving the three West Australian Black Cockatoos to extinction. Every remnant of Black Cockatoo habitat has become vital to their survival. There is no reference to the known Black Cockatoo species in the BMP desktop assessment. The endangered Carnaby's black cockatoo, critically endangered Baudin's black cockatoo and the vulnerable Forest red-railed black cockatoo use this area for foraging, roosting and potential breeding.</p> <p>The BMP acknowledges that the majority of the Native vegetation will be removed for bushfire protection and to achieve the required BAL rating-29 or better. Excessive removal of native bush for bushfire protection is discussed in the section below. The report has identified 4 potential Black Cockatoo trees that will be saved although all the other trees will be removed and be replaced by buildings and car park areas. This will affectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area.</p> <p>The desktop assessment did not even look at the fauna survey data of the area, The Federal Environmental Protection and Biodiversity Conservation (EPBC) Act 1999 (Act) requires matters of National Environmental Significance to be referred to the Federal Minister of Environment. This site is part of the natural roosting, foraging and nesting habitat for the endangered Carnaby Cockatoo and Critically endangered Baudin's Cockatoo. Actions likely to require referral</p> <ul style="list-style-type: none">o Loss of any potential nesting habitato Loss of greater than 1 hectare of high - quality foraging habitato Removal of any part of a known night roosting siteo Indirect impacts like increased risk of habitat quality due to fire or mortality due to vehicle strike	
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	<p>o Need to protect nesting trees that have potential to provide hollows into the future i.e . 300-500mm DBH (diameter at breast height)</p> <p>Assessment must be done by a person qualified in black cockatoo assessment. This site at lot 20 Hardey Rd, Glen Forrest contains at least 1 hectare of high quality foraging habitat , potential Black Cockatoo nesting trees, a number of trees with 300500 mm DBH which would need protection. Therefore, the plan needs to be referred under the Act to the Federal Minister.</p> <p>The community will refer the proposal to the Department of Climate Change, Energy, the Environmental and Water (DCCEE) under 3.38 of the EP Act. The proponent will be contacted by the Department.</p>	
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Lot 20 is a 25,116 m² Lot on the northeast corner of Hardey Rd and Strette Rd that contains a single residential dwelling and outbuildings, as shown in Figure 1 below.



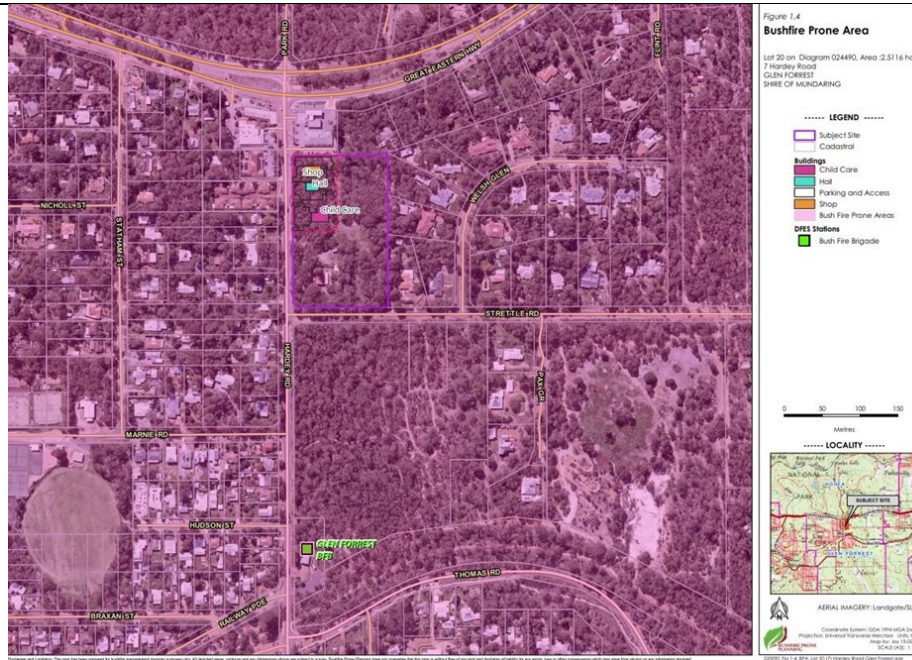
Figure 1 – Annotated aerial photograph showing Lot 20 and proposed Development Site

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Bushfire Management Plan (BMP)

1) Broader Landscape Threat

The BMP has not comprehensively addressed potential broader landscape bushfire threat, the high load ember attacks into the site and the potential impacts of consequential fires. The BMP only evaluates the threat up to 150 meters away from the development. However, there is a policy requirement to consider the DPLH's Position Statement: Planning in Bushfire Prone areas.



Position Statement: Planning in bushfire prone areas – Demonstrating Element 1 states:

‘Consideration should be given to the site context, where ‘area’ is the land within and adjoining the subject site. The hazards remaining within the site should not be considered in isolation of the hazards adjoining the site’.

The position statement is a precursor to the Bushfire planning reforms due for release in 2024 (The reform package has passed through the WAPC statutory process and will soon proceed for Gazettal).

The most significant Bushfire Planning Reform’s this decade is due to be released late 2024.

Therefore, the panel must give due regard and associated weighting to their decision based on these critical bushfire planning reforms. The key recommendations of this reform package are:

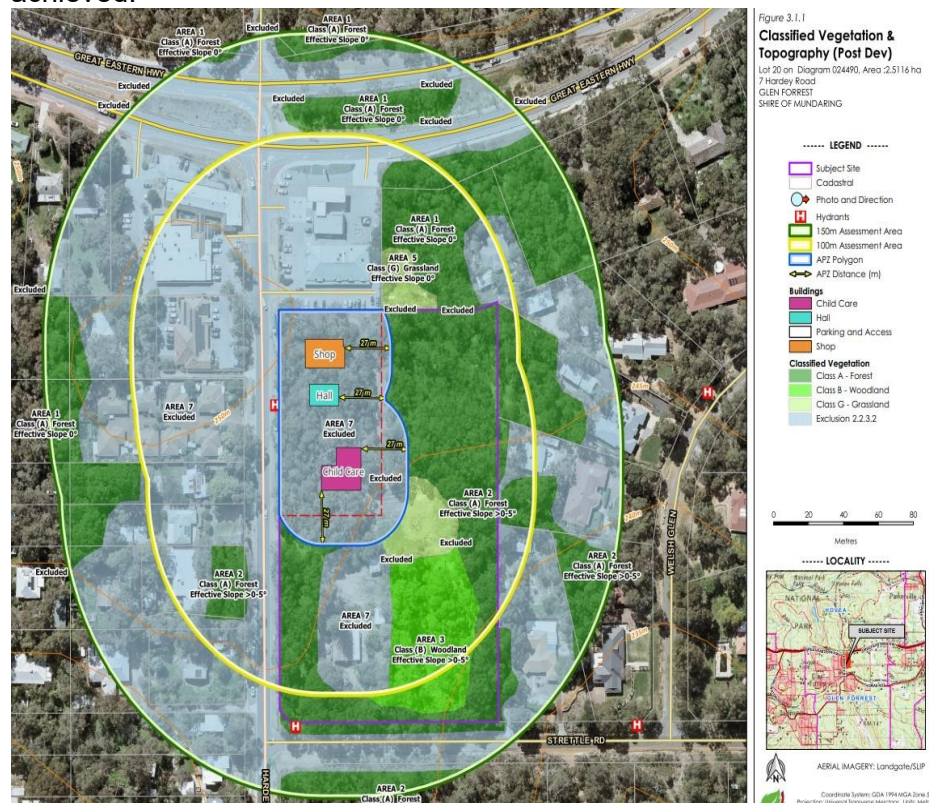
- Strengthen the emphasis of the primacy of human life and avoidance of development in extreme Bushfire prone areas.

- Recognising the importance of locational context and associated risk.

Contextual risk considers the broader landscape and its ability to generate a significant fire front, access to road networks for evacuation. This includes an assessment of contextual area not less than 2kms in extreme bushfire prone areas like Glen Forrest.

Notwithstanding the contextual area bushfire risk of this site the only reliable site bushfire risk reduction can be achieved by eliminating the threat beyond a distance that can cause harm or damage to the potential receiver. (80% of houses lost to fire occurs within the first 100 m of a forest and the total loss of houses (effectively) occurs within 700 m of a forest).

The ability to create sufficient separation between native vegetation and the proposed buildings within the study area, is severely constrained by the presence of forest on adjoining private land. (Figure 3.1.1 from BMP report)The proponent has no control over removing or maintaining the vegetation adjoining the site. Statewest owns the entire area 2.5 hectares on lot 20 but they are required to refer the site as controlled activity to seek Federal environmental approval to remove any native bush under the Federal Environmental Protection and Biodiversity Conservation (EPBC) Act 1999 (Act). Without Federal environmental approval there can be no certainty that the removal of native bush on and in proximity of the proposed site to achieve the required BAL ratings can be achieved.



2) Bushfire Management & Biodiversity Conservation

SPP 3.7 policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values.

Clauses 5.4 of SPP 3.7 and 2.3 of the Guidelines Planning in Bushfire Prone Areas provide the following limitation:

- ‘In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.’

3) Bushfire Evacuation Plan Requirement

State Planning Policy SPP 3.7 - Item 6.6 'Vulnerable or high-risk land uses'

6.6.1 In areas where BAL-12.5 to BAL-29 applies

Subdivision and development applications for vulnerable or high-risk land uses in areas between BAL-12.5 to BAL-29 will not be supported unless they are accompanied by a Bushfire Management Plan jointly endorsed by the relevant local government and the State authority for emergency services.

Subdivision applications should make provision for emergency evacuation.

Development applications should include an emergency evacuation plan for proposed occupants and/or a risk management plan for any flammable on-site hazards.

The BMP needs to be accompanied by a Bushfire Emergency Evacuation Plan (BEEP) developed in line with 'A Guide to developing a Bushfire Emergency Evacuation Plan' (WAPC 2019) to support the Development Application to construct the proposed Childcare Centre.

From BMP for the Development Application

"Bushfire Emergency Plan: An operational document presenting prevent, prepare, respond and recover procedures and associated actions. As necessary, supporting information to justify determinations is included. (YES)

Summary Statement: The Childcare centre and Hall have been identified as vulnerable land uses and therefore require an evacuation plan for the event of a bushfire. As both developments will be supervised, a plan can be implemented by the person in charge."

It appears from Table 1.4 that a Bushfire Emergency Plan exists- But is NOT presented for the public or decision makers. Without the BEEP the DAP members cannot make an informed decision regarding the risks of the development and MUST apply the precautionary principle.

Table 1.4: Other relevant documents that may influence threat assessments and development of protection measures.

RELEVANT DOCUMENTS					
Document	Relevant	Currently Exists	To Be Developed	Copy Provided by Proponent / Developer	Title
Structure Plan	No	No	No	N/A	-
Bushfire Management Plan	Yes	Yes	No	N/A	220090 – 7 Hardey Road Glen Forrest (BMP) – Produced by BPP Feb 2024
Implications for this BMP: None					
Bushfire Emergency Plan or Information	Yes	Yes	No	N/A	220090 – 7 Hardey Road Glen Forrest Childcare Centre (BEP) – Produced by BPP Feb 2024 220090 – 7 Hardey Road Glen Forrest Hall (BEP) – Produced by BPP Feb 2024
Implications for this BMP: The BEP is mentioned in the responsibilities section of this report (Section 6).					
Bushfire Risk Assessment and Management Report	No	No	No	N/A	-
Environmental Asset or Vegetation Survey	No	No	No	N/A	-

220090 - 7 Hardey Road Glen Forrest (BMP) v1.0

12

A bushfire evacuation plan for a vulnerable land use building like a Child Care Centre or Hall of Worship is required and would need to account for the possibility of having to shelter in place as a last resort.

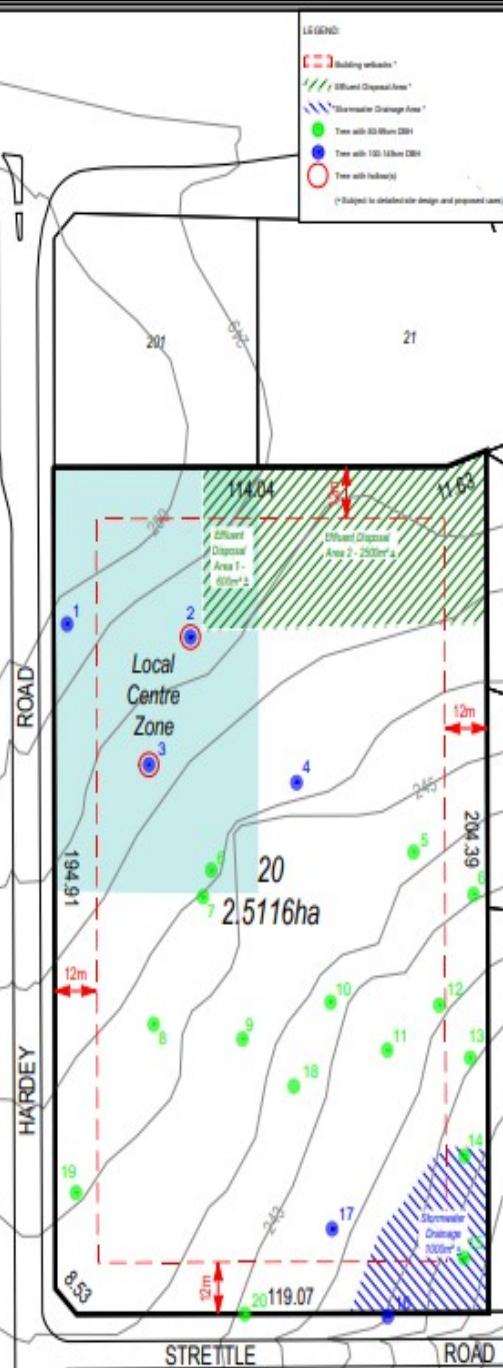
The Australian Construction Code draft is proposing that the performance requirements for a Class 9 building – Child Care Centre’ to be constructed to be a bushfire shelter to withstand a 1:200 year event not a 1:50 year event which is the current requirement. Has this been considered?

There has been no account in the BMP of a petrol station located within 100 meters of the Child Care Centre. This would present a substantial risk in the case of a bushfire emergency with a fire coming from the direction of John Forrest National Park or Green Mount National Park.

4) Bushfire Evacuation Traffic Considerations

There is no right turn onto GEH from Hardey Rd which would present major issues if a fire approached from the West or Southwest which have high probability (Parkerville 2008 and Stoneville 2014 bushfires both started on westerly wind and changed to south-westerly - destroying 58 homes)

	<p>The area around the current Glen Forrest shopping centre at the intersection of GEH and Hardey Road is at the best of times dangerous with several of exits converging in a small area. Adding more traffic and exits to the area during a bushfire evacuation would make the situation more chaotic and dangerous.</p> <p>Appendix A</p>	
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LOCAL DEVELOPMENT PLAN PROVISIONS

This Local Development Plan (LDP) applies to Lot 20 (No. 7) Hardey Rd, Glen Forrest (the site). It encourages the following potential land uses:

- On the Residential zoned land
 - Nursing Home
 - Independent Living Aged Persons Accommodation

- On the Local Centre zoned land
 - Incidental uses related to, and/or compatible with, the approved uses on the Residential zoned portion of the site.

- On either zoned land
 - Child Care Centre

Unless otherwise varied by this LDP, development of the site shall be in accordance with the Shire of Mundaring's Local Planning Scheme No. 4. The variations in this LDP include this text and any notations on the plan.

- Subject to any variations specified in this LDP, in assessing an application for development and/or subdivision, the Council shall have regard to the Glen Forrest Village Centre Precinct Plan.
- Unless otherwise specifically approved by Council, street frontage fencing shall be complementary to the desirable elements of the existing streetscape and will generally comprise:
 - Hardey Rd:
 - No higher than 1.2m
 - Finished in natural colours sympathetic to the Precinct
 - Strettle Rd:
 - No higher than 1.2m unless required for privacy and/or security reasons to screen the rear yards of independent aged persons dwellings, in which case, no higher than 1.8m
 - Any fencing higher than 1.2m shall comprise brick or stone piers with visually permeable infills
 - Finished in natural colours sympathetic to the Precinct
- All dividing fences as per Shire of Mundaring local laws and negotiated between adjoining landowners.
- Buildings shall be set back a minimum of 12m from all property boundaries. This may be reduced to 8m if the setback relates to the rear of an independent living dwelling**.
- Residential buildings fronting Hardey Road shall address that road. Street setbacks may be reduced to 6m**.
- Earthworks shall generally not exceed 1.5m cut and/or fill in relation to the Nursing Home, cut and/or fill may exceed 1.5m where it can be demonstrated that in doing so it produces a benefit in terms of retention of habitat trees, protects other key environmental assets, would not result in over-development of the site and is sympathetic / responsive to the landform in terms of building design.
- Pursuant to section 5.3.3 of LPS 4, the density of development of Aged Persons accommodation shall:
 - Demonstrate, through a Site and Soil Evaluation prepared in accordance with the Government Sewerage Policy, the proposals capacity to dispose of effluent on-site;
 - be designed in a manner sympathetic to the natural landform;
 - be designed to maximise the retention of habitat trees and protect key environmental features; and
 - The density of development of Aged or Dependent Persons accommodation (Nursing Home) shall guide the application of section 5.8.8.1 of LPS 4.
- Building height will be limited to two storeys and the 10m height limit may be varied where it can be demonstrated that in doing so it produces an improved design response in terms of retention of habitat trees, protects other key environmental assets, would not result in over-development of the site and is sympathetic / responsive to the landform.
- Vehicle and pedestrian access to and from the site will be informed by a Transport Impact Assessment to be prepared in support of a Development Application.
- Subdivision may be supported provided it is consistent with the subdivision requirements of the zone.
- Development is to be designed to maximise the retention of habitat trees and protect other key environmental assets.

** Bushfire requirements may result in greater setbacks and will take precedence.

This Local Development Plan has been approved by the Shire under clause 5.17.15 of the Shire of Mundaring Local Planning Scheme No 4

228	<p>I do not support approval of the application due to the following objections.</p> <p>The Glen Forrest Village Centre Precinct (August 2001) specifically states that Harvey Road Local Centre development “Emphasis to be on complementary commercial business other than retail” (C2).</p> <ul style="list-style-type: none"> - The shop portion of the proposal is considered retail and would directly compete with the local IGA therefore not being complementary. - The place of worship is not a complementary commercial business. - The shop area retail space proposed would be equivalent to the exiting IGA development that currently exists creating an unnecessary redundancy in contravention to precinct plan. - Approving this development would not permit a complementary commercial business to occupy the land as intended and deny the local community quality of life improvements as intended. <p>The Traffic Plan states that the proposed development would only be utilised by 30 local households once a week. The number of households in Glen Forrest, Mahogany Creek, Hovea, Parkerville and Darlington (suburbs in proximity to the proposed development) number approximately 3000. The allocation of 20% of the Harvey Road Local Centre to be exclusively utilised by only 1% of residents is not fair and equitable use of the resource.</p> <p>The proposal appears to present a number of false representations, omissions or designed in order to secure approval and maintain exclusivity.</p> <p>The proposer claims it utilises a membership model similar to Costco. This is a misrepresentation. Any member of the general public may purchase a Costco membership. Membership to the proposed shop (Campus&Co) is based on a membership policy that is not publicly available and rarely awarded to public members who are not followers or not associated with the Exclusive Brethren faith. This amounts to religious conviction discrimination under the Equal Opportunity Act 1984 and would not permit a majority of local residents access to membership. If a similar model of membership/availability model is intended for users of the proposed childcare facility, this development would be an exclusive benefit for access by less than 1% of the local community.</p> <p>The cover letter and disclosures throughout the supplied documents admit that signage to the public is unnecessary for shop and meeting hall (and by</p>	<p>Refer to responses to 5, 19 & 37(9) above.</p> <p>Commercial competition is not a Planning assessment criteria.</p>

	<p>association the child care centre) “due to the nature of its operations” which is an indication of its intent to remain exclusive and privileged and not of benefit to the wider community.</p> <p>The "proposed" child care facility is conveyed as a trojan horse. It is the only part of the proposal that provides any complementary commercial business as prescribed by the precinct plan. The August 2021 Local Development Plan highlighted a desire for the provision of a child care centre on the proposed lot however the supplied documentation is also authored to willingly sacrifice the child care centre if needed to assure approval. The shop and worship hall are the key components of this development seeking approval at this time but the childcare facility is an optional component for enticement. There are notable issues with the design and location of the child care centre and its feasibility of operation in meeting fire planning standards (see below) although the other two buildings are conveniently compliant.</p> <p>The Bushfire Management Plan for the childcare facility component indicates a BAL29 rating requiring a 20m asset protection zone(APZ). The manageable APZ for the eastern edge of the facility to the lot boundary is 12m and does not meet the APZ requirements.</p> <p>The dataset used in Bushfire Management Plan for determination of protected species in the area specifically does not contain data for the Glen Forrest locality. The assessment based on this dataset is not valid. An alternative dataset that contains the protected species habitats should be considered prior to approval.</p> <p>An assurance should be sought by the council to inform their decision making particularly:</p> <ul style="list-style-type: none"> - What are the shop and child care facility membership and access conditions - will general public be permitted equal and fair membership, what are the conditions of that membership to ensure it benefits the local community. - Commitment to follow through with the development of the child care centre if approval is provided. 	
229	<p>I OPPOSE the proposed development at 7 Hardey Road Glen Forrest. I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Environment</p>	Refer to responses to 6, 17, 19, 37(9) & 37(13) above.

• The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title. Clearing of vegetation and fauna habitat is likely to require assessment under Part V of the State Environmental Protection Act 1986 and the Commonwealth's Environment Protection and Biodiversity Conservation Act 1999. Potential impacts include loss of habitat for Carnaby's black Cockatoo, a threatened species under State and Commonwealth legislation.

• The Proposal does not have a comprehensive Environmental Impact Assessment attached, only an inadequate "desktop assessment" undertaken by the proponent. This "assessment" does not include a Biological Survey of the flora and fauna living in the area and therefore the area should not be classed as 'vacant' land.

Bushfire Risk

• The Proposal's Bushfire Management Plan (BMP) has not comprehensively addressed the potential broader landscape bushfire threat, the high load ember attacks into the site and the potential impacts of consequential fires. The BMP only evaluates the threat up to 150 meters away from the development and does not consider the State Forrest and other bushland nearby.

• The ability to create sufficient separation between native vegetation and the proposed buildings within the Proposal is severely constrained by the presence of forest on adjoining private land. The proponent has no control over removing or maintaining the vegetation adjoining the site.

• The Child Care Centre and Worship Hall are considered a vulnerable land use due to it being proposed in a bushfire prone area and require an evacuation plan to be considered. An evacuation plan for this development has not been submitted with this Proposal.

Amenity and Impacts on Local Economy

• Two exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the development and its members.

• This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by only a few people for a few short hours per week.

• The Glen Forrest Precinct Plan endorses complimentary commercial use of this site "other than retail" and states that it has been "determined that there is no justification for further retail development" basing their conclusion on existing oversupply, which still exists today and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing

	<p>shopping centre as the proponent would move their current retail store to the proposed development.</p> <ul style="list-style-type: none"> The Proposal states the Childcare Centre is Stage 3 of the development and is indicated to occur at “sometime in the future”. The proponent has committed to building the Shop (immediately) and Worship Hall (within 12 months) but does not appear to have the same level of commitment to the Childcare Centre. Is the addition of a Childcare Centre a ruse to have the two exclusive developments pushed through? <p>Traffic and Pedestrian Safety</p> <ul style="list-style-type: none"> Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal. Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy. The weekly Rubbish pickup service occurs directly outside 4 Hardey Rd. The bins for 4 Hardey Rd consist of 6x rubbish and 3x recycling at a minimum. Due to the volume of bins, the rubbish truck is semi-stationary for an extended period, which means motorists inevitably go around the trucks. This causes another major pedestrian safety issue and potential traffic accidents points, particularly during peak hours. No set down area has been designated in the proposal, which is a requirement of LPS No4. The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area. 	
230	<p>I oppose the proposed development at 7 Hardey Road Glen Forrest.</p> <p>I believe this development is not in the best interest of the community as a whole and it would seem to be exclusive to a small number of residents and not inclusive to the majority of residents of Glen Forrest.</p> <p>Other factors need to be considered as per the following:</p> <p>Amenity</p> <ul style="list-style-type: none"> The Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” however I believe it can be argued that a hall does not meet this criteria, a hall for gatherings, religious or otherwise is not 	Refer to responses to 6, 17, 19 & 37(13) above.

complementary to retail. When there already exists a hall in the local area I do not believe this is a necessity or appropriate use of this land when it has been determined to be for complementary commercial use. As there is limited land designated for this purpose in the Glen Forrest Precinct I believe it would be a huge disservice to the community to allow the land to be developed in the way it has been proposed.

- As the Glen Forrest Precinct Plan outlines that this land is for commercial use “other than retail” I do not believe the construction of a shop as part of the development aligns with the Plan.

Traffic and Pedestrian Safety

- Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. The addition of a development of this type, especially a hall which would have a number of people gathering and leaving at the same time, would put additional foot traffic into the area and increase vehicle and pedestrian interactions. Additionally, the location of this location at the crest of a hill and a short distance from a main road is of concern. There are no adequate pedestrian safety measures addressed in this proposal.

- Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy.

- The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While I understand that this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads, driveways and verges.

- No set down area has been designated in the proposal, which is a requirement of LPS No4.

- The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area

Environment

- The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment.

	<ul style="list-style-type: none"> • The Proposal does not have an Environmental Impact Assessment. Only a desktop assessment was undertaken by the applicant. • The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are also present on the land of the proposed development. • Assessment must be done by a person qualified in black cockatoo habitat assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area. 	
231	<p>I DO NOT SUPPORT THE PROPOSED DEVELOPMENT AT 7 HARDEY ROAD PART OF LOT 20 HARDEY ROAD GLEN FORREST</p> <p>Submission in Response to Lot 20 (No 7) Hardey Rd GLEN FORREST</p> <p>Originally the Mundaring Shire had discussions with the Glen Forrest Residents and Ratepayers (Inc) on this location some years ago in what may be the best options or suggestions for the property originally owned by Mrs Horoure. The poultry side (North Side) of the property was demolished shortly after the passing of the owner and the business ceased thus leaving an open area of the land. The property was designated as a poultry farm with a medium facility for hen egg laying poultry and also where sales of eggs were made from a small 'office' building in proximity to the residence (maybe still on site) but as I understand was subdivided or segregated from the house portion of the property. The discussions revolved around ideas of;</p> <ul style="list-style-type: none"> . Seniors living style unit/s . Small housing for (granny flat) style or similar . Small but limited businesses style operations . There was a protective fire burn (prescription burn) some 20 - 25 odd years ago on this property by the Glen Forrest Volunteer Bush Fire Brigade <p>There was also further suggestions of a seniors complex or life style type of units in Strettle Rd just east of Pax Grove around the same time as that the property was also reasonably close to (which may be and alterative site for this application):</p> <ul style="list-style-type: none"> . public transport . local shopping centres . medical centre . community based and close to other facilities i.e service station <p>OBJECTIONS to the current proposal are:</p> <ul style="list-style-type: none"> . TRAFFIC CONGESTION on and around Hardey Rd area as there are already 4 (four) entrances and exits from local facilities Medical centre, service station, shops on either side of Hardey Rd and at busy times can be congestive (there have been some close 'shaves'). Current thinking and comments are that there is 	<p>The submitter is accurate in that the site was a poultry farm with a sales area (refer 89 above), but this area has not been subdivided from the balance of the property.</p> <p>Refer to responses to 6, 17, 19, 37(9), 41, 58 & 131 above.</p> <p>A Site & Soil Evaluation was included with the application that demonstrated how drainage would be managed to ensure post development flows do not exceed pre-development flows.</p>

<p>'chaos' with traffic in the vicinity of the shopping / restaurant/ medical centre/service station and the coffee hut at the rear of the GF shops. Congestion is now even more at various times with the restaurant now in operation. It is difficult to obtain parking for the chemist, flower shop, butcher and IGA. There have already been several close incidents within the proximity of the current shops, service station on the 4 inlet and exits onto Hardey Rd / Great Eastern Hwy intersection.</p> <ul style="list-style-type: none">. with an extra entrance or entrances to and from Hardey Rd there is the potential for a major traffic incident to occur. This also may occur if the entrance and exit is off Strettle Rd and at the proximity of the intersection of Hardey Rd now that Strettle Rd has been reopened as a through road.. It appears that the operation by (Mundaring Gospel Trust) is a CLOSED shop/facility operation which means that it WILL NOT be available to the residents and community of Glen Forrest and surrounding areas but to a select group of persons.. Appears to be a substantially large number of vehicle parking bays for the suggested number of persons that may use the facility.. There is (as it is understood) that the group have several facilities around the Mundaring Shire and are currently in the process of developing a substantially large complex in Seaborne Rd Parkerville at which concerns are indicated to major traffic problems when in operation. <p>ENVIRONMENT</p> <ul style="list-style-type: none">. environmental damage, destruction and reduction of and to the current trees, that are many years old, and land as it is understood that the trees are a source of transit and food for the seasonal migration of the Black Cockatoo's and other bird life that frequent the Glen Forrest Locality (Comment in the application - 'Maximise retention of potential black cockatoo habitat trees' appears to be a misnomer as past experience on many an occasion when development is made many trees and vegetation is removed thus a reduction of the local environment no matter what restrictions are placed on the developer and where generally no action is taken by the local authority to prosecute for breaches of environmental damage. The plan shows only 3 trees left for the cockatoos.. The property does not contain remnant bush as suggested as the current trees are and have been on the location for many a long year. 50 plus years that I am aware of. There may be some remnant bush on site where the poultry shed was located but all the surrounding trees are natural to the current local environment.. it appears that a bush fire management plan has not been submitted as it is suggested and it understood that Glen Forrest may be/is in a 'bush fire' prone area being in close proximity to John Forrest National Park. There has not been any major bush fires in the locality because of substantial management of the area.	
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	<p>. suggestion of fencing is made in the proposal - what type of fencing is envisaged, and will the area be secured for private use (appears to be a closed operation) although the plan suggests little or no fencing.</p> <p>. it would appear to be substantial parking paving indicated for the area thus generating substantial water runoff and heat generating from the surface thus potentially negating the local requirements of a more green type environment throughout the shire</p> <p>. what is the security aspects and lighting going to be and will (if any) going to effect the surrounding properties.</p> <p>SUMMERIZING</p> <p>. substantial traffic concerns and congestion and the potential for incidents occurring as was indicated for a similar project envisaged in recent times for the Coppin Rd proposal.</p> <p>. environmental loss of habitat (native tree loss) effecting the animal and bird life cycle and migrating habits of the 3 species of Black Cockatoos (including the Carnaby's and Red Tail's).</p> <p>. No use of and by the general community (closed shop principle) of any of the facilities envisaged by the applicant.</p> <p>. waste and effluent disposal potential for biological and air pollutant hazard (pungent smell from effluent disposal) My concerns, is the application consistent with; . Planning and development Regulations2015 . Glen Forrest Precinct Plan 2001</p> <p>. Shire of Mundaring Local Planning Scheme No 4</p>	
232	<p>I strongly do not support the proposed planning for 7 Hardey Rd, Glen Forrest.</p> <p>Reference to Planning Dev.Reg.2015</p> <p>Glen Forrest Precinct Plan 2001</p> <p>Shire of Mundaring Local Planning No 4</p> <p>There are many reasons this proposal should be stopped. Habitat destruction, road issues in that area, lack of community inclusivity and restricted use by there members only.</p> <p>As stated this proposal should be stopped.</p>	Refer to responses to 6 & 19 above.
233	<p>The proposal to construct a church, meeting hall, shop, and childcare center on Hardy Road, Glen Forrest, WA, exclusively for church members, raises significant concerns. As a resident invested in the growth and inclusivity of our community, I believe this development could hinder our collective progress. Here are the primary reasons why this proposal should be reconsidered.</p> <p>1. Restricting Community Access to Key Facilities</p> <p>The development of facilities that are only accessible to church members inherently limits their utility for the broader Glen Forrest community. Key resources such as childcare, retail shops, and meeting spaces should serve all</p>	<p>1) Refer to responses to 5 & 6</p> <p>2) Response 89</p> <p>3) 131.</p> <p>4) 6.</p> <p>5) 1, 17 & 19</p>

residents, not just a specific group. By reserving these services for church members, we exclude a large portion of our community from essential services, which could otherwise foster community cohesion and support.

2. Limiting Commercial Growth Opportunities

Glen Forrest is a growing community with increasing demands for commercial spaces that serve diverse needs. Allocating valuable commercial land to a church members-only facility significantly restricts opportunities for new businesses that could benefit the entire community. Local entrepreneurs and small businesses are vital for economic growth, job creation, and providing a variety of services to residents. Prioritizing a multi-use facility open to all would better support Glen Forrest's economic development and vibrancy.

3. Redundancy of Religious Facilities

The area already hosts several churches in nearby suburbs, ensuring that religious needs are well catered to within reasonable proximity. Adding another church facility, particularly one with exclusive access, duplicates existing services without addressing the broader needs of the community. Instead, we should focus on diversifying available services to meet the varied and growing needs of all residents.

4. Impact on Community Inclusivity and Cohesion

Building facilities that cater exclusively to a specific group undermines the principles of inclusivity and equality that are crucial for a harmonious community. In a diverse suburb like Glen Forrest, it is important to foster spaces that welcome everyone, regardless of their affiliations. A community center, open-access childcare, or public meeting spaces would better serve this purpose, promoting a sense of unity and shared belonging.

5. Potential Traffic and Environmental Concerns

The proposed development on Hardy Road could lead to increased traffic and environmental strain in a residential area. This impact might be exacerbated if the facility only serves a limited group, causing frustration among residents who do not benefit from the development. A community-oriented project, however, would justify the additional infrastructure by providing widespread benefits, thus gaining broader community support.

Conclusion

While the intention to build a church, meeting hall, shop, and childcare center might come from a place of community service, the exclusive nature of the proposed facilities on Hardy Road does not align with the inclusive and growth-oriented vision for Glen Forrest. We need developments that serve the entire community, fostering economic growth, inclusivity, and shared resources. I urge decision-makers to reconsider this proposal in favor of projects that benefit all residents and support the thriving, inclusive community we aspire to be.

234	<p>No definitely not we dont want these sorts of people up here they already have one in Parkerville</p> <p>We dont want them polluting our beautiful quiet neighbour . They are loud and obnoxious arrongant people and we dont need there presence up here. dont think the shire has this thought very well smell a rat here.</p>	Personal comments noted.
235	<p>I OPPOSE the proposed development at 7 Hardey Road Glen Forrest.</p> <p>I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal.</p> <p>Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy.</p> <p>The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area.</p>	Refer to responses to 17, 19 & 37(13) above.
236	<p>I protest against the proposed deveopment on 7 (Lot 222) HARDEY ROAD, GLEN FORREST.</p> <p>This site is zoned "Local Centre" under Local Planning Scheme No. 4.</p> <p>I consider myself both democratic and ethical and normally would not protest against the above proposed development. However, there are specific serious community issues relating to this particular site development, Some of my reasons - and there are more than these - for protesting against the above development of the shop, hall et cetera on this site are that:</p> <ol style="list-style-type: none"> 1. that the group practices and businesses (e.g. the shop) including the place of worship (the hall) will be exclusive: not open to all (*100%) Glen Forrest residents;* 2, the traffic load on Hardey Street and at the corner of Great Easter Highway will be greatly increased and so create a danger to residents usually using these roads and the local business area; 3.. it appears from the plan that most of the trees on this site are trees which should be protected, and these trees in the main will be removed to make for clear areas around the buildings. 	<ol style="list-style-type: none"> 1) Refer to response to 6 above. 2) Response 1. 3) 19.

	<p>* Please note that: while my home, for example, is private and private property, it is not exclusive in the sense that I do not limit access to everyone and I allow visiting including friends, family and other people who are not of similar thoughts and beliefs to myself. I socialise with my neighbours, I support/use the local shops and medical centre. That is what being a member of a community is about. However, that, to my understanding, is NOT what those who would build at 7 Hardey Street, Glen Forrest, would do.</p>	
237	<p>I very much object to the proposed development at 7 Hardy Road.</p> <p>I do not believe that the development is, in any way, of benefit the wider Glen Forrest community. This is because the buildings are for the use of only a very small, select group of people. This means that the e wider community will be prohibited from taking advantage of any development on Glen Forrest community land.</p> <p>This is the last area of commercial land available in the area and the Glen Forrest Precinct Plan endorses complimentary commercial use of this site "other than retail". Therefore, any retail development is contrary to that plan.</p> <p>The proposed development does not benefit the local economy and, in fact, takes business away from the existing shops as well as creating another retail outlet vacancy which will be difficult to fill as there are currently vacant premises which have not been filled for years.</p> <p>It is likely that places at the "sometime in the future" proposed childcare centre will not be offered to majority of Glen Forrest children. If a childcare facility is a good idea on the site, then it must be available to all Glen Forrest children not just a select few.</p> <p>The bushfire issue seems to have been very much skirted over. There is little, or no, consideration given the potential fire threat and the incumbent vulnerability of any public buildings in such a fire prone area.</p> <p>It would also appear that little, or no, consideration has been given to the environmental issues associated with this development. The destruction of flora and the impact on native wildlife seems to have been ignored. No relevant assessments have been undertaken and I feel this is an indication of the indifference to local issues this development presents.</p> <p>I believe this development is not in the interests of the community as a whole and is beneficial only to members of an organisation which shuns community integration and disregards anyone who is not a member of their sect.</p>	Refer to responses to 5, 6, 19, 37(9) & 89 above.
238	<p>I am against the proposed construction for the primary reason that a Environmental Impact study has not been completed as it has been identified, and recognised, that the area proposed for the construction of the Shop, Hall and Daycare is in Australian Black Cockatoo (threatened/endangered species) habitat. This includes Forest Red-tailed, Carnaby's and Baudin's. Habitat modification is one of the main threats to these species in W.A.</p>	Refer to responses to 6 & 19 above.

	<p>I am aware that multiple places of worship already exist for The Brethren members and question the requirement for another establishment to be built. It would be very unethical for the proposed construction to be drawing construction resources from those working to reduce the State/National residential housing issue.</p> <p>Native vegetation will need to be cleared for the purpose of fire protection as the proposed construction is in a fire prone area. It would be socially divisive to see fire resources used to protect assets that are not of benefit to the greater community as well as greater destruction of native vegetation/habitat.</p> <p>The proposal appears to be to the benefit of The Brethren Members only and permits use by members only. I cannot see how this proposal benefits the greater community and will detract business from existing Grocery Shops (i.e. the IGA Grocery immediately opposite & others in Mundaring) and potentially cause social division/segregation within the greater community.</p>	
239	<p>I VEHEMENTLY OPPOSE the proposed development at 7 Hardey Road Glen Forrest.</p> <p>I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Amenity</p> <ul style="list-style-type: none"> • Two exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the development and its members. • This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by only a few people for a few short hours per week. • The Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” and states that it has been “determined that there is no justification for further retail development” basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development. • The Proposal states the Childcare Centre is Stage 3 of the development and is indicated to occur at “sometime in the future” . The proponent has committed to building the Shop (immediately) and Worship Hall (within 12 months) but does not appear to have the same level of commitment to the Childcare Centre. Is the 	Refer to responses to 6, 17, 19, 37(9) & 37(13) above.

addition of a Childcare Centre a ruse to have the two exclusive developments pushed through?

Bushfire Risk

- The Proposal's Bushfire Management Plan (BMP) has not comprehensively addressed the potential broader landscape bushfire threat, the high load ember attacks into the site and the potential impacts of consequential fires. The BMP only evaluates the threat up to 150 meters away from the development and does not consider the State Forrest and other bushland nearby.
- The ability to create sufficient separation between native vegetation and the proposed buildings within the Proposal is severely constrained by the presence of forest on adjoining private land. The proponent has no control over removing or maintaining the vegetation adjoining the site.
- The Child Care Centre and Worship Hall are considered a vulnerable land use due to it being proposed in a bushfire prone area and require an evacuation plan to be considered. An evacuation plan for this development has not been submitted with this Proposal.

Traffic and Pedestrian Safety

- Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal.
- Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy.
- The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While we know this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads and driveways.
- The weekly Rubbish pickup service occurs directly outside 4 Hardey Rd. The bins for 4 Hardey Rd consist of 6x rubbish and 3x recycling at a minimum. Due to the volume of bins, the rubbish truck is semi-stationary for an extended period, which means motorists inevitably go around the trucks. This causes another major pedestrian safety issue and potential traffic accidents points, particularly during peak hours.
- No set down area has been designated in the proposal, which is a requirement of LPS No4.

	<ul style="list-style-type: none"> • The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area. <p>Environment</p> <ul style="list-style-type: none"> • The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEE) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEE for assessment. • The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent. • The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development. • Assessment must be done by a person qualified in black cockatoo assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area. <p>For the above reasons I strongly oppose the development submission.</p>	
240	<p>I DO NOT SUPPORT THE PROPOSED development at 7 Hardey Road.</p> <p>These are the reasons I do not support.</p> <p>Amenity</p> <ul style="list-style-type: none"> • Two exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the development and its members. • This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by only a few people for a few short hours per week. • The Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” and states that it has been “determined that there is no justification for further retail development” basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development. 	Refer to responses to 6, 17, 19, 37(9) & 37(13) above.

• The Proposal states the Childcare Centre is Stage 3 of the development and is indicated to occur at “sometime in the future” . The proponent has committed to building the Shop (immediately) and Worship Hall (within 12 months) but does not appear to have the same level of commitment to the Childcare Centre. Is the addition of a Childcare Centre a ruse to have the two exclusive developments pushed through?

Bushfire Risk

- The Proposal’s Bushfire Management Plan (BMP) has not comprehensively addressed the potential broader landscape bushfire threat, the high load ember attacks into the site and the potential impacts of consequential fires. The BMP only evaluates the threat up to 150 meters away from the development and does not consider the State Forrest and other bushland nearby.
- The ability to create sufficient separation between native vegetation and the proposed buildings within the Proposal is severely constrained by the presence of forest on adjoining private land. The proponent has no control over removing or maintaining the vegetation adjoining the site.
- The Child Care Centre and Worship Hall are considered a vulnerable land use due to it being proposed in a bushfire prone area and require an evacuation plan to be considered. An evacuation plan for this development has not been submitted with this Proposal.

Traffic and Pedestrian Safety

- Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal.
- Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy.
- The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While we know this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads and driveways.
- The weekly Rubbish pickup service occurs directly outside 4 Hardey Rd. The bins for 4 Hardey Rd consist of 6x rubbish and 3x recycling at a minimum. Due to the volume of bins, the rubbish truck is semi-stationary for an extended period, which means motorists inevitably go around the trucks. This causes another major pedestrian safety issue and potential traffic accidents points, particularly during peak hours.

	<ul style="list-style-type: none"> • No set down area has been designated in the proposal, which is a requirement of LPS No4. • The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area. <p>Environment</p> <ul style="list-style-type: none"> • The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment. • The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent. • The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development. • Assessment must be done by a person qualified in black cockatoo assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area. 	
241	<p>I VEHEMENTLY OPPOSE the proposed development at 7 Hardey Road Glen Forrest.</p> <p>I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Amenity</p> <ul style="list-style-type: none"> • Two exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the development and its members. • This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by only a few people for a few short hours per week. 	Refer to responses to 6, 17, 19, 37(9) & 37(13) above.

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- No set down area has been designated in the proposal, which is a requirement of LPS No4.
- The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area.

Environment

- The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment.
 - The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent.
 - The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development.
 - Assessment must be done by a person qualified in black cockatoo assessment.
- The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area.

	For the above reasons I strongly oppose the development submission.	
242	<p>I object to the proposed development at 7 Hardey Road, Glen Forrest. We are a neighbouring property on Hardey Road which lies directly opposite the proposed development and I am concerned that we will be negatively impacted by the increased traffic. Hardey Road is already a busy road with complex access from the highway for traffic coming from the west. There is already a lot of congestion around the existing entrances/exits to the shopping centre, medical centre, bakery, physiotherapist, fuel station and pathology.</p> <p>The proposed small supermarket is unlike Costco, as membership is exclusive to church members and therefore of no benefit to the wider community.</p> <p>At a time when we are desperate to keep our natural bushland for the wildlife, and as large trees are an attractor of rain, it is unbelievable that the shire planners would consider decimating the bush for a purpose that does not benefit the Glen Forrest wider community and will only be a source of segregation and non-inclusivity.</p> <p>The black cockatoos are not going to remain or thrive where their larger environment is cleared away, it is ridiculous to believe otherwise.</p> <p>I believe this development contradicts the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Traffic and Pedestrian Safety</p> <ul style="list-style-type: none"> • Hardey Road is an “important local road” and is also a main access road for the volunteer bush fire brigade, emergency services accessing the wider Glen Forrest suburb and through to Mundaring using Thomas Road. Both the local primary school and Helena College students, collectively over 1000, also use Hardey Road. Several private school buses also collect/deliver students from further afield. • Traffic study performed showing 3000 cars over a 10-hour period for 2 days is unreliable as no specifics were given relating to the times or days of the study. • Pedestrian safety concerns, highlighted in the Glen Forrest Precinct Plan, are not adequately addressed in the proposal. • Addition of three driveways and increased vehicle traffic without sufficient assessment of their impact on Hardey Road and surrounding areas, especially during peak hours. • Lack of designated set-down areas, contrary to LPS No. 4 requirements, further exacerbates traffic and safety issues. • Existing issues with rubbish collection outside 4 Hardey Rd pose additional safety risks, particularly during peak traffic times. <p>Community Impact</p>	Refer to responses to 6, 13, 17 & 19 above.

	<ul style="list-style-type: none"> • This proposal fails to contribute positively to the local economy and instead appropriates the last remaining commercial land in the Local Centre for limited use by a small group of people for brief periods each week. A perfectly good hall is being underused on Marnie Hall which is in a much safer position with ample parking. • The introduction of two exclusive, members-only commercial developments would negatively affect the sense of community in Glen Forrest, marginalizing local residents from participating in these facilities. • According to the Glen Forrest Precinct Plan, alternative commercial uses are endorsed for this site excluding retail, citing an existing oversupply and anticipated population growth. Current vacancies in the local shops further indicate a lack of justification for additional retail space. If approved, this development would likely increase vacancies in the existing shopping centre as the proponent moves their current retail store to the new location. <p>In conclusion, the proposed development at 7 Hardey Road, Glen Forrest, is incompatible with local planning guidelines, presents significant environmental risks, and fails to adequately address community and safety concerns.</p>	
243	<p>I wish to lodge my strong objections to the proposed development for lot 20, 7 Hardey Rd, Glen Forrest by the Mundaring Gospel Trust (a subsidiary of the Plymouth Brethren Christian Church). I have been a resident of Glen forest for over 30 years, and in that time have lived and worked as a teacher in the community. Though I currently reside in Stoneville, I continue to have strong ties to Glen Forrest through numerous family and friends who reside there, along with continuing relationships with the sports, business and community organisations in Glen Forrest.</p> <p>I wish to strongly object on the following grounds:</p> <p>1. Destruction of pristine forest in an environmentally sensitive area: When you drive down Hardey Road, one of the first things that strikes you is the steep decent with extensive forest on the left side of the road, which includes Lot 20 on the corner of Strettle Street. Were this forest to be cleared for the proposed development, there would be significant run off as rainfall is shed by the heavy clay soil, in the absence of a rooted sub-soil structure which currently absorbs and filters the rain and other run off. The destruction of a significant number of mature trees and bushland also raises questions as to the Shire's seriousness in reducing its carbon footprint and stated aims to conserve our uniquely forested lands. Aside from the obvious (and I would propose unnecessary) destruction of habitat, the proposed development is adjacent to the environmentally sensitive wetlands, home to numerous small mammal, bird and reptile species. Currently the bushland on Lot 20 offers a protective buffer protecting these fragile wetlands.</p>	<p>1) Refer to responses to 19, 231 above. The site is not adjacent to any wetlands. The closest wetland would be Nyaania Creek which is located approximately 500m south and separated from the creek by a bush reserve or a former claypit to the south east similarly separated from the subject site.</p> <p>2) Comments noted.</p> <p>3) Response 6.</p> <p>4) 41.</p>

Make no mistake, once this forested area is cleared for the proposed development, it will remain cleared forever. Not for 10 years nor 20, but when our great grand children drive passed Lot 20 it will still be devoid of native forest. Decisions made today will outlast our lifetimes: there will be no going back. It is often said that the best predictor of future behaviour is past behaviour. When I observed the clearing with resigned regret of again pristine forest in Stevens Street Mundaring by the Mundaring Gospel Trust several years ago for their Mundaring facility the activity of the developers resulted in the utter and complete destruction of the forest on their lot: it was as if the forest there had never existed. The entire lot is now covered by buildings and tarmac for the use of cars and visitors. Given the terrain of lot 20 in Hardy Road Glen Forrest with its lack of on street parking, there is every expectation that this behaviour would be repeated by the proposed developers. That is, the complete and irreversible destruction of pristine bushland. It needs to be remembered that we don't inherit the land from our ancestors, we borrow it from our children. As the current guardians of Lot 20 Hardey Road, I implore you to proceed with caution.

2. Inconsistency with the aesthetic expectations of the community: I first moved to Glen Forrest in 1987, from country Narrogin where I worked as a teacher. I also remembered Glen Forrest as a child when I grew up in Darlington in the 1960s, often riding my bike on the bush tracks and roads of Glen Forrest, due mostly to the lack of suitably inclined roads for riding in Darlington. The point is that I have clear memories of Glen Forest, including Hardy Road, stretching back over almost 60 years and what has always attracted me and I believe many others is the way that Glen Forrest has remained mostly unchanged- a small community in what is predominantly bushland. In fact, the most common comment by our visitors is "there's so many trees". After all, it has the word "Forrest" in its name, and that is the primary reason people choose to live there. To turn it into hilly suburbia by removing large forested areas would not be in keeping with community expectations. This is especially true at the Hardy Road entrance to Glen Forrest, which includes the proposed development at Lot 20, which is effectively a major gateway to Glen Forrest.

3. Exclusivity of use dividing the community: Having a significant development in a such a central location at the entrance to Glen Forrest that is for the exclusive use of a comparatively small group, rather than providing facilities for public use is likely to divide the community. Other land use along Hardey Road currently includes retail businesses at the top of the hill, the Bush Fire Brigade Premises and the recently upgraded Train Park and community garden. These are all provided to augment the services to both the Glen Forrest and wider community: that is, to benefit everyone. They are not for the exclusive use of a small minority

	<p>of any special club or clique. There are no places of worship anywhere near the proposal's location. It does not fit in with the currently available community services nor planning purposes that currently populate Hardy Road. Thus it is more likely to divide the community, rather than support it.</p> <p>4. Failure to meet the previously published Local Development Plan for lot 20, 7 Hardey Rd, Glen Forrest: In 2021 the Shire of Mundaring approved a Local Development Plan for Lot 20, 7 Hardy Road under Local Planning Scheme 4. This approved proposal was for an Aged Care Residence or Independent Living Aged Persons Accommodation. The current proposal has nothing to do with this previously published approval. The proposed development by the Mundaring Gospel Trust would be for the exclusive use of their private group, which would not benefit the entire community irrespective of belief system, as facilities for an Aged Care Residence would. Nor would the current proposal provide support for a broadly based community Aged Care facility.</p> <p>It is for these reasons that I believe the current proposal before you is inconsistent with the environmental, community and planning expectations and aspirations of the Shire of Mundaring. As such, I implore you to reject this current proposal.</p>	
244	<p>I OPPOSE the proposed development at 7 Hardey Road, Glen Forrest.</p> <p>I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Amenity</p> <ul style="list-style-type: none"> Two exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the development and its members. <p>Traffic and Pedestrian Safety</p> <ul style="list-style-type: none"> Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan, There are no adequate pedestrian safety measures considered in this proposal. Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy. 	Refer to responses to 6, 17, 19 & 37(13) above.

	<ul style="list-style-type: none"> • The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-services buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While we know this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads and driveways. • The weekly Rubbish pickup service occurs directly outside 4 Hardey Road. The bins for 4 Hardey Road consist of 6x rubbish and 3x recycling at a minimum. Due to the volume of bins, the rubbish truck is semi-stationary for an extended period, which means motorists inevitably go around the trucks. This causes another major pedestrian safety issue and potential traffic accidents points, particularly during peak hours. • No set down area has been designated in the proposal, which is a requirement for the LPS No4. • The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area. • I have had numerous near misses at the top of Hardey Road near the shops as I use this road everyday to get to work 	
245	<p>The proposed site is not suitable for the development.</p> <p>The existing services in the area serve the wider community, whereas the proposed development is for the purpose of serving a select few of religious 'member' nature. As such, it is a community model not in keeping with the surroundings.</p> <p>Furthermore, the proposed site is currently home to several trees and bushes and native fauna, including black cockatoos and quendas, which would otherwise be forced to find a different place to live, something becoming all too common for them in Mundaring. Replacing the beautiful surroundings, which are a pleasure to walk through, with buildings that would, not be frequently used at high capacity, seems a pointless, needless, and heartless thing to do.</p> <p>Glen Forrest is a beautiful and welcoming community. I strongly fear this development would feel much like an impediment to its culture, and create a sense of segregation and hostility or resentment. That would be a great shame; a regrettable outcome that would be long-lasting.</p>	Refer to responses to 6 & 19 above.

246	<p>I OPPOSE the proposed development at 7 Hardey Road Glen Forrest. I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 due to the following ways:</p> <p>Environment:</p> <ul style="list-style-type: none"> • The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEE) under 3.38 of the EP Act. • I note there has only been a desktop assessment for the Environmental Impact Assessment in the proposal rather than a full assessment. There are a number of native animals such as the quenda that thrive in the area which need to be considered. • Concerns over the Black cockatoo population, as nearly all of the bush/ trees will be removed with bare minimum of trees left, effectively destroying the area so that the cockatoos will no longer forage or nest in the area. There are a number of species (3) that inhabit the area, and this proposal has not sought expert advice on the full effect on these endangered species. <p>Amenity:</p> <ul style="list-style-type: none"> • The Glen Forrest Precinct Plan endorses complimentary commercial use of this site "other than retail" and states that it has been "determined that there is no justification for further retail development" basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development. • This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by only a few people for a few short hours per week. <p>Bushfire risk:</p> <ul style="list-style-type: none"> • The Proposal's Bushfire Management Plan (BMP) has not comprehensively addressed the potential broader landscape bushfire threat, the high load ember attacks into the site and the potential impacts of consequential fires. The BMP only evaluates the threat up to 150 meters away from the development and does not consider the State Forrest and other bushland nearby. • There is inadequate separation between this proposed development and the adjoining natural bushland on private property. <p>Pedestrian and Traffic Management:</p> <ul style="list-style-type: none"> • Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy. 	Refer to responses to 17,19, 37(9) & 37(13) above.
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	<ul style="list-style-type: none"> • Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal. • The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area. • The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads and driveways. 	
247	<p>I am writing to register my support of the Glen Forrest community in their resolution against the proposed subdivision and development of Lot 20 (No7) Hardey Road Glen Forrest.</p> <p>The proposal to construct the buildings for three different but exclusive land uses is contrary to guidelines set in the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 and does not consider the Shires percent for art scheme.</p> <ul style="list-style-type: none"> • The development proposal by Everup Nominees Pty Ltd and Mundaring Gospel Trust is exclusive, member only commercial developments appropriate for this local area that will not contribute to the local community. • This proposal uses the last commercial piece of land in the Local Centre for use by an exclusive organization to be used by members only. • The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent. • Traffic and Pedestrian Safety • Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal. • Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy. • The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While we know this is not a permitted use, no suitable alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads and driveways. • The Shire of Mundaring public art policy is not considered in this application. 	Refer to responses to 5, 13, 17, 19 & 89 above.

	There is adequate meeting venues at the local Hall, and sufficient retail in the existing shopping to meet local needs.	
248	Highly against this development occurring in our community. The development is taking up a significant amount of land and will negatively impact the environment, affecting our local wildlife. The development doesn't support the general community of Glen Forrest and isn't inclusive of the broad population that resides in the hills. This development doesn't plan mindfully and logically for the long term future of our community and Glen Forrest.	Refer to responses to 6, 19 & 89 above.
249	<p>I am against the proposed Brethren building on Hardey road, I live further down this street, we have had traffic management issues around that area for years.</p> <p>It will simply add to traffic confusion, create unnecessary congestion and at to an already high risk junction onto the Gt Eastern Highway, were accidents are common.</p> <p>My vote is a clear NO.</p>	Refer to response to 17 above.
250	<p>I VEHEMENTLY OPPOSE the proposed development at 7 Hardey Road Glen Forrest.</p> <p>I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Amenity</p> <ul style="list-style-type: none"> • Two exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the development and its members. • This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by only a few people for a few short hours per week. • The Glen Forrest Precinct Plan endorses complimentary commercial use of this site "other than retail" and states that it has been "determined that there is no justification for further retail development" basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development. 	Refer to responses to 6, 17, 19, 37(9), 37(13) & 89 above.

• The Proposal states the Childcare Centre is Stage 3 of the development and is indicated to occur at “sometime in the future” . The proponent has committed to building the Shop (immediately) and Worship Hall (within 12 months) but does not appear to have the same level of commitment to the Childcare Centre. Is the addition of a Childcare Centre a ruse to have the two exclusive developments pushed through?

Bushfire Risk

• The Proposal’s Bushfire Management Plan (BMP) has not comprehensively addressed the potential broader landscape bushfire threat, the high load ember attacks into the site and the potential impacts of consequential fires. The BMP only evaluates the threat up to 150 meters away from the development and does not consider the State Forrest and other bushland nearby.

• The ability to create sufficient separation between native vegetation and the proposed buildings within the Proposal is severely constrained by the presence of forest on adjoining private land. The proponent has no control over removing or maintaining the vegetation adjoining the site.

• The Child Care Centre and Worship Hall are considered a vulnerable land use due to it being proposed in a bushfire prone area and require an evacuation plan to be considered. An evacuation plan for this development has not been submitted with this Proposal.

Traffic and Pedestrian Safety

• Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal.

• Four driveways exist for the commercial premises already, two on each side of the road. The Proposal adds a further three driveways and multiple vehicles using them without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway. During peak hours this intersection is very busy.

• The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While we know this is not a permitted use, no suitable

	<p>alternative exists. The proposal lacks consideration for the provision for growth, and the current utilisation of the Local Centre roads and driveways.</p> <ul style="list-style-type: none"> • The weekly Rubbish pickup service occurs directly outside 4 Hardey Rd. The bins for 4 Hardey Rd consist of 6x rubbish and 3x recycling at a minimum. Due to the volume of bins, the rubbish truck is semi-stationary for an extended period, which means motorists inevitably go around the trucks. This causes another major pedestrian safety issue and potential traffic accidents points, particularly during peak hours. • No set down area has been designated in the proposal, which is a requirement of LPS No4. • The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area. <p>Environment</p> <ul style="list-style-type: none"> • The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment. • The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent. • The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development. • Assessment must be done by a person qualified in black cockatoo assessment. <p>The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area.</p> <p>For the above reasons I strongly oppose the development submission</p>	
251	<p>I am writing to register my opposition to the State Planning Commission submission regarding the proposed uses of land at 7 (lot 222) Hardey rd, Glen Forrest.</p> <p>My concerns are these:</p> <ul style="list-style-type: none"> - road access at an already busy intersection 	Refer to responses to 6, 17 & 58 above.

	<ul style="list-style-type: none"> - lack of parking already evident will be exacerbated by the proposed development - lack of access for the local community at large to proposed facilities - the last designated commercial space available in Glen Forrest will be for the exclusive use of a closed group with no desire for interaction or integration into the local community - the proposal is not in keeping with the values of the local Glen Forrest community. My experience in moving into this community has been one of welcoming, openness and community spirit. I feel that this proposal goes against these values. <p>For these reasons I would like to register my opposition to the proposed development.</p>	
252	<p>I have major concerns about the proposed development of a new meeting hall, shop and childcare centre on currently undeveloped land in Glen Forest. Development of facilities (shop, childcare, meeting hall) that are not accessible to the public and for the sole use of a single religious organisation is exclusive and serves to have no positive impact on the local community.</p> <p>It will not improve access to childcare services which currently are not available in Glen Forrest. This is a major concern as there is evidence of a growing young population demonstrated by two full classes required at the community kindergarten last year due to demand and two full pre-primary classes at Glen Forrest Primary School this year.</p> <p>We already have a local shop and there is no need to add another to this location. Australia is in a housing crisis, there are requests every few weeks on the local GF community Facebook group for people who want to live in the area but cannot find a place to rent. Including those that already rent and have had to leave their accommodation and are desperate to stay in the area.</p> <p>This is a wonderful opportunity to allow development of badly needed new houses in this area. It is close to a GP and Dental practice, shop with bus links down to Midland and access to a local primary school.</p> <p>On a personal note, as a Public Heal Physician and Clinical Forensic Physician who is the current clinical lead of a family and domestic violence (FDV) service I am concerned about Mundaring Shire supporting an organisation which perpetuates gender inequality which is a key driver of violence against women. Restricting women's education and employment opportunities is a form of coercive control.</p> <p>As a Shire we she be doing everything we can to tackle gender inequality and violence against women which is a current priority of State and National Government.</p>	Refer to responses to 5, 6 & 9 above.

253	<p>I oppose the proposed development at 7 Hardey Rd Glen Forrest. The legislation that governs my concerns pertain to Planning and development Regulations 2015, Glen Forrest Precinct Plan 2001 and Shire of Mundaring Local Planning Scheme No 4. My two main areas of concern in relation to this proposed development are bushfire risk and the environment. Reasons for this include:</p> <p>The Environment:</p> <ol style="list-style-type: none"> 1. The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment. 2. The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent. 3. The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development. 4. Assessment must be done by a person qualified in Black Cockatoo assessment. The proposal does not adequately count for the three species of endangered and vulnerable Black Cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the Black Cockatoo habitat of this site as no birds will nest or roost in such an area. and; <p>The Bushfire Risk:</p> <ol style="list-style-type: none"> 1. The Proposal’s Bushfire Management Plan (BMP) has not comprehensively addressed the potential broader landscape bushfire threat, the high load ember attacks into the site and the potential impacts of consequential fires. The BMP only evaluates the threat up to 150 meters away from the development and does not consider the State Forrest and other bushland nearby. 2. The Child Care Centre and Worship Hall are considered a vulnerable land use due to it being proposed in a bushfire prone area and require an evacuation plan to be considered. An evacuation plan for this development has not been submitted with this Proposal. 	Refer to responses to 19 & 37(9) above.
254	I do not support the proposal for the proposed development at Hardey Rd, Glen Forrest.	Refer to responses to 6 & 13 above.

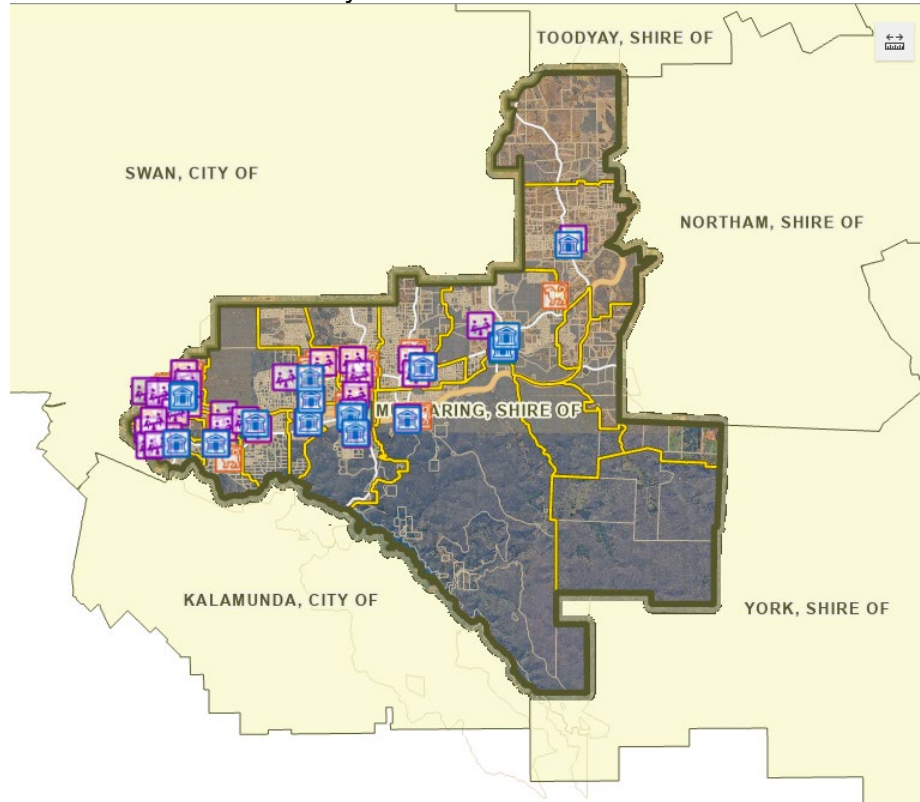
	<p>The proposal does not contribute to the local economy, being proposed to become a members-exclusively used area. Even though, I believe, that every member of the community should have their place in society, Glen Forrest has been an especially great place to grow and watch gentle interaction between the inhabitants and the environment. However I do not support religious extremism and the fact, that the proposed structure will not in any way support local inhabitants, but might even put a negative spin on our current environment of being non judgemental and inclusive, by being the opposite, exclusive and non tolerant to other believes.</p>	
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255	<p>I do not support the proposed development at 7 Hardey Rd Glen Forrest".</p> <p>This proposed development is in breach of several important guiding planning legislation -</p> <ul style="list-style-type: none"> o Planning and development Regulations 2015 o Glen Forrest Precinct Plan 2001 o Shire of Mundaring Local Planning Scheme No 4 <ul style="list-style-type: none"> • I feel the daycare, the only part of the development that might benefit the whole Glen Forrest community, is unlikely to eventuate. The Proposal states the Childcare Centre is Stage 3 of the development and is indicated to occur at "sometime in the future". The proponent has committed to building the Shop (immediately) and Worship Hall (within 12 months) but does not appear to have the same level of commitment to the Childcare Centre. Is the addition of a Childcare Centre a ruse to have the two exclusive developments pushed through? • The Glen Forrest precinct plan states use of this site should be "other than retail" and states that it has been "determined that there is no justification for further retail development" basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development. • Pedestrian crossing safety is, and has always been, an issue since it was noted in the Glen Forrest Precinct Plan. There are no adequate pedestrian safety measures considered in this proposal. Four driveways exist for the commercial premises already, two on each side of the road, navigating these can be difficult as they all occur in a small area and traffic moves through and across all day. Adding more cars and driveways is likely to increase accidents and put at risk pedestrians trying to cross the road. This area is also a drop off and pick up point for school buses, with students crossing the road and peak times of the day. The proponent stated that there has only been 1 car accident in the area, which is simply not true. There might have been only 1 recorded car accident however this area often has car accidents in the existing commercial area and the entry to Hardey Rd from Great Eastern hwy. Just last weekend there was an accident at this intersection with fire and other services attending. A few months ago a motorcyclists lost their life there. • Environment – the proposed development opts to keep 4 trees that are used currently for endangered black cockatoos to roost and nest in. Unfortunately, cockatoos wont roost in a single tree in the midst of car park and buildings. Effectively the proponents will clear the entire block like they did in the Seabourne St development, destroying this site for the native animals and birds. 	Refer to responses to 5, 6, 13, 17, 19, 37(9) & 37(13) above.
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	<ul style="list-style-type: none"> • This commercial site is part of the Larger Lot 20, currently on one title. As such The Shire should refer the proposal to the Department of Climate Change, Energy, Environment and Water (DCCEE) under 3.38 of the EP Act. • The Bushfire Management Plan (BMP) attached to <i>The Proposal</i> has not comprehensively addressed the potential broader landscape bushfire threat, the high load ember attacks into the site and the potential impacts of consequential fires. The BMP only evaluates the threat up to 150 meters away from the development. • The exclusive nature of this proposal will have a negative social impact on the Glen Forrest community. It impacts the sense of place and sense of community of Glen Forrest residents, leaving them disenfranchised from the development and its exclusive members. This proposed development is in breach of the Planning and Development (Local Planning Schemes) Regulations 2015 states in Clause 67 (2) Consideration of application by local government ...should give due regards to... <ul style="list-style-type: none"> (m) The compatibility of the development with its setting including... <ul style="list-style-type: none"> i) The compatibility of the development with the desired future character of its setting; (n) The amenity of the locality including the following – <ul style="list-style-type: none"> ii) The character of the locality iii) Social impacts of the development (x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals. • I also believe that a membership-only development for a very small number of people who might use it twice a week for an hour, or occasionally for shopping, is a severe under-use of an important piece of land that the whole community could benefit from. Further, of the few people who will use the facilities in this proposal, most do not live in Glen Forrest. This development does not contribute to the economy of the local community. In effect, this proposal is to take a parcel of land from the local community and make it for the exclusive use of a few, without any benefit back to the wider Glen Forrest community. The proponent mentions it is just like Costco however anyone can fill out a form and pay a fee to become a member of Costco no matter than religious affiliation. The Shire should request evidence that their current shops allow membership from those that are not part of their religious organisation. • I implore the Shire to reject this proposed development in their response to the JDAP. It is not in keeping with the community of Glen Forrest and breaches several planning considerations including safety/traffic, environment, bushfire and amenity. 	
256	<p>This parcel of land was originally set aside for an aged care facility which is really needed in the hills and the position of this land is ideal having the shops and chemist as well as the dentist and doctors surgery across the road. This would be a community facility for everyone to use and access whereas if the proposed</p>	Refer to responses to 6, 13, 19 & 41 above.

	<p>Shop, Meeting Hall and child care premises goes ahead it is not for the community and we do not need another shop in Glen Forrest. This proposed facility is only for a specific group who are not community orientated and there is already a facility being built in the shire just up the road on Seaborne St Parkerville so another is DEFINITELY NOT REQUIRED.</p> <p>Glen Forrest is a community and we would like it to be kept that way, I have lived here for about 40 years and would hate to see a monstrous building as I turn into Hardy Road and it is not for anyone who lives here unless you are in the religion of the proposed building. Please don't approve this it would destroy the ambience of our village and destroy the bush and destroy the homes for many local animals.</p>	
257	<p>I am writing to express my strong opposition to the proposed development at 7 Hardey Road. There are several compelling reasons why I believe this development should not proceed.</p> <p>Firstly, the addition of a new shop is unnecessary given the availability of a vacant shop for rent at the IGA across the road. The existing businesses in the area already cater to our needs adequately.</p> <p>Moreover, the proposed development involves clearing land that is home to black cockatoos, bandicoots, and other native wildlife, contributing to the decline in their numbers. Preserving this bushland is crucial for protecting the unique wildlife and preserving the Perth Hills lifestyle. I urge you to reconsider this development, especially given the availability of alternative suitable areas in the vicinity. These include the following:</p> <p>Halls and Pavilions - as per map below</p> <ul style="list-style-type: none"> • Brown Park Recreation Complex • Bruce Douglas Pavilion • Chidlow Hall • Chidlow Recreation Pavilion • Darlington Hall • Glen Forrest Hall • Boya/Helena Valley Hall • Hub of the Hills • Mahogany Creek Hall • Mt Helena Recreation Centre • Mundaring Hall • Mundaring Recreation Ground Pavilion • Parkerville Recreation Pavilion • Parkerville Hall 	Refer to responses to 6, 13 & 19 above.

- Sawyers Valley Hall
- Wooroloo Hall
- Chidlow Community Clinic



Place of Worship

- Glen Forrest
 - o Uniting Church In Australia - 56 McGlew Rd, Glen Forrest WA 6071
 - o Williams & Son Medical - 24 McGlew Rd, Glen Forrest WA 6071
- Darlington
 - o St Cuthbert's Anglican Church - Darlington Rd &, Hillsden Rd, Darlington WA 6070
 - o Baha'is of Mundaring - Darlington WA 6070
 - o Anglican Worshipping Community of Darlington-Bellevue - cnr Darlington and Hillsden Roads, Darlington WA 6070
- Parkerville
 - o Living Waters Baptist Church of Swan Hills - 2170 Seaborne St, Parkerville WA 6081

	<ul style="list-style-type: none"> o Parkerville Baptist Church - 910 Seaborne Street, Parkerville WA 6081 o St Michael and All Angels - Roaldn Rd, Parkerville WA 6081 • Bellevue o Bellevue Baptist Church - 35 Great Eastern Hwy, Bellevue WA 6056 • Mt Helena o Eastgate Church Mt Helena - 10 Chidlow St, Mount Helena WA 6082 o Bible Baptist Church and Christian Academy - 6/8 Chidlow Street, Mount Helena WA 6082 • Mundaring o Mundaring Uniting Church - 44 Hartung St, Mundaring WA 6073 o Mundaring Uniting Church Parish - 120 Stoneville Road, Mundaring WA 6073 o Mundaring Community Church - Hub of the Hills 8 Craig Street, Mundaring WA 6073 o Mundarinh Church of Christ - 1470 Stoneville Road, Mundaring WA 6073 o Mundaring Anglican Church - 11 Mann Street, Mundaring WA 6073 o PBCC - 22 Mundaring Weir Rd, Mundaring WA 6073 o Sacred Heart Catholic Parish - 200 Coolgardie Street, Mundaring WA 6073 • Swan View o Salvation Army - 371-373 Morrison Road, Swan View WA 6056 o Swan View Uniting Church - 82 Gladstone Avenue, Swan View WA 6056 o St Anthonys Parish - 96 Innamincka Road, Greenmount WA 6056 • Sawyers Valley o Sawyers Valley Christian Fellowship - 485 Helena Terrace, Sawyers Valley WA 6074 <p>Child Care Centres</p> <p>Under no circumstances should bushland be destroyed to make space for a child care centre. There are plenty of other buildings mentioned above that can be used instead.</p> <p>We must make every effort to conserve as much bushland in Glen Forrest as possible. Preserving this natural environment is crucial for the well-being of current and future generations. Let's work together to protect this valuable resource.</p>	
258	<p>I noticed an article on WAToday about this new build in the shire of mundaring. While I do not live in the Shire of mundaring, I have family members who do, and have first hand witnessed the benefit of the brethren to the wider community.</p>	Noted.

	<p>Their strongly held values of family, care and compassion, could not be more important to the wider community in such uncertain times.</p> <p>I work for a community owned business. Just this week, I received a hamper from my employer full of food. This hamper is from what I believe is part of this institution, labelled with 'Campus&Co'.</p> <p>One of the arguments against the new build is the lack of benefit to the wider community (a.k.a, non-members). What happened this week is a very true example of the opposite.</p> <p>Makes me sad to see such brutal attacks of a community that is only trying to do the best for their families while exercising their values and beliefs.</p>	
259	<p>I vehemently oppose this development in Mundaring. It does not benefit our local community. I strongly request that this proposal be rejected, as it is not in the community's best interest, nor does it provide any local economic support.</p>	Refer to response to 6 above.
260	<p>I do not support this developement in its entirity on lot 7 Hardey Road, Glen Forrest.</p> <p>This is not a community development due to the following reasons:</p> <ol style="list-style-type: none"> 1. Destruction of native bushlands 2. The alternate vacant business availability 3. Closed community services- it is uncomfortable and secretive for a community to oporate in such a manner. 4. Priority of services - child care that I would not tust or engage with, and priority of service needs is to provide aged care services. <p>BUSHLANDS</p> <p>It appears to clear the lot of approximately 80% of the bush including black cockatoo habitat.</p> <p>How is this forest management?</p> <p>We need the forest to:</p> <ol style="list-style-type: none"> 1. Keep our flora and fauna alive, and 2. In turn us alive to keep clean air, produce rain, reduce heat. <p>RETAIL SITE</p> <p>There are often other existing, vacant retail sites within the area available. The organisation currently occupies an existing site, there has been another close by vacant retail spaces they can utilise.</p> <p>Shire of mundaring has a light industrial area, other religious communities have utilised such spaces for places of worship, use existing vacant alternate properties- why detroy our precious bushlands.</p> <p>CLOSED COMMUNITY</p>	<p>Refer to responses to 1, 6, 9, 13 & 19 above.</p> <p>Personal views also noted.</p>

	<p>Go use exiting developed/vacant sites for a closed community service, the 2 of the 3 services are closed member service- how is this suitable to a entire shire or community? This organisation/church treats women and those external as second class citizens, i would never feel comfortable accessing this shop, and will never trust this service with child care and rearing our next generation.</p> <p>PRIORITY OF SERVICES It's an aging population demographic area, aged care is more of a priority than child care in this area. Conflicting needs as an aged population/demographic requires more age care services not child care. I would not engage or trust child care by this community service/management.</p> <p>Save the Perth Hills- STOP FUTURE DEVELOPMENT AND CLEARING OF NATIVE HABITAT..</p>	
261	<p>Dear planner and those with decision making rights.</p> <p>I do not support this developement in its entirety on lot 7 Hardey Road, Glen Forrest.</p> <p>This is not a community development due to the following reasons:</p> <ol style="list-style-type: none"> 1. Destruction of native bushlands 2. The alternate vacant business availability 3. Closed community services- it is uncomfortable and secretive for a community to operate in such a manner. 4. Priority of services - child care that I would not trust or engage with, and priority of service needs is to provide aged care services. <p>BUSHLANDS It appears to clear the lot of approximately 80% of the bush including black cockatoo habitat. How is this forest management? We need the forest to:</p> <ol style="list-style-type: none"> 1. Keep our flora and fauna alive, and 2. In turn us alive to keep clean air, produce rain, reduce heat. <p>RETAIL SITE There are often other existing, vacant retail sites within the area available. The organisation currently occupies an existing site, there has been another close by vacant retail spaces they can utilise.</p>	Refer to 260 above.

	<p>Shire of mandaring has a light industrial area, other religious communities have utilised such spaces for places of worship, use existing vacant alternate properties- why destroy our precious bushlands.</p> <p>CLOSED COMMUNITY Go use exiting developed/vacant sites for a closed community service, the 2 of the 3 services are closed member service- how is this suitable to a entire shire or community? This organisation/church treats women and those external as second class citizens, i would never feel comfortable accessing this shop, and will never trust this service with child care and rearing our next generation.</p> <p>PRIORITY OF SERVICES It's an aging population demographic area, aged care is more of a priority than child care in this area. Conflicting needs as an aged population/demographic requires more age care services not child care. I would not engage or trust child care by this community service/management.</p> <p>Save the Perth Hills- STOP FUTURE DEVELOPMENT AND CLEARING OF NATIVE HABITAT.</p>	
262	<p>I do not support this developement in its entirety on lot 7 Hardey Road, Glen Forrest.</p> <p>This is not a community development due to the following reasons:</p> <ol style="list-style-type: none"> 1. Destruction of native bushlands 2. The alternate vacant business availability 3. Closed community services- it is uncomfortable and secretive for a community to operate in such a manner. 4. Priority of services - child care that I would not tust or engage with, and priority of service needs is to provide aged care services. <p>BUSHLANDS It appears to clear the lot of approximately 80% of the bush including black cockatoo habitat. How is this forest management? We need the forest to:</p> <ol style="list-style-type: none"> 1. Keep our flora and fauna alive, and 2. In turn us alive to keep clean air, produce rain, reduce heat. <p>RETAIL SITE</p>	Refer to 260 above.

	<p>There are often other existing, vacant retail sites within the area available. The organisation currently occupies an existing site, there has been another close by vacant retail spaces they can utilise.</p> <p>Shire of mundaring has a light industrial area, other religious communities have utilised such spaces for places of worship, use existing vacant alternate properties- why destroy our precious bushlands.</p> <p>CLOSED COMMUNITY</p> <p>Go use exiting developed/vacant sites for a closed community service, the 2 of the 3 services are closed member service- how is this suitable to a entire shire or community? This organisation/church treats women and those external as second class citizens, i would never feel comfortable accessing this shop, and will never trust this service with child care and rearing our next generation.</p> <p>PRIORITY OF SERVICES</p> <p>It's an aging population demographic area, aged care is more of a priority than child care in this area.</p> <p>Conflicting needs as an aged population/demographic requires more age care services not child care. I would not engage or trust child care by this community service/management.</p> <p>Save the Perth Hills- STOP FUTURE DEVELOPMENT AND CLEARING OF NATIVE HABITAT.</p>	
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263	<p>I do not support the advertised development at Lot 2 (No 7) Hardey Rd Glen Forrest.</p> <p>I believe it breaches the SOM Local Planning Scheme (LSP4)</p> <p>Planning & Development Regulations (2015)</p> <p>The Glen Forrest Precinct Plan (2001)</p> <p>and so does not benefit the residents of Glen Forrest or reflect orderly development in the Shire of Mundaring.</p> <p>Buildings</p> <p>Building a church for attendance of 50 people will exempt the organization from any rate contribution for all of that lot, to the Shire of Mundaring.</p> <p>The church owns facilities for this organization in the following locations- Mundaring Weir Rd, Eagle St & Mills Rd Glen Forrest.</p> <p>The shop is for the exclusive use by members. This is not a benefit for the whole community, neither is the member's only childcare centre. As the construction of this centre is 'some time in the future', perhaps the \$2million building cost quoted may never be expended, resulting in questionable claim for DAP consideration and not for the Shire of Mundaring.</p> <p>Traffic</p> <p>Local traffic at the Hardey Rd/ Gt Eastern Hwy intersection is chaotic at times as there are four exits/entries on the west side of Hardy Rd and two on the east side. These exit/entrances are only one car wide resulting in frequent blockages. Large vehicles cannot park in these carparks which service a supermarket, restaurant, florist, chemist, dentist, medical centre (west side) and service station, bakery, physiotherapist, optician and pathology collection centre (east side). Large vehicles park on the road verges.</p> <p>The Transport Impact Statement in the report quotes video surveys being taken but does not disclose the day or days of the week or the actual times of the 10 hour survey. The opening hours of the service station, supermarket and</p>	Refer to responses to 6, 17, 19, 37(9) & 89 above.
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	<p>Medical centre coincide with some of the trading hours of the proposed development which may cause more congestion into Hardey Rd.</p> <p>Bush Fire</p> <p>The development of No 7 is classed as being bushfire prone and the design claims to meet BAL-29 requirements.</p> <p>However, attendances of up to 50 attendees, a 46 place plus 10 staff child care centre and supermarket customers plus staff, together with adjoining businesses is capable of creating a logistical evacuation situation in the event of a fire from the extensive bushland to the south and east and also from John Forrest National Park to the northwest.</p> <p>Conclusion</p> <p>This development does not benefit the community of Glen Forrest as they will be unable to access the facilities unless being members of the church, nor will it benefit the ratepayers of Mundaring due to the rate exemption created by the presence of a church.</p> <p>The intent of the past intension of a previous Council was to create Lot 20 No7 Hardey Rd to expand small commercial activity for the benefit of Glen Forrest residents and the surrounding community.</p> <p>This development does not achieve the aims of that Council or meet the needs of the surrounding residents in Glen Forrest or Hovea.</p>	
264	<p>I have been a ratepayer in this Shire for more than 50 years and have seen the gradual degradation of natural flora and fauna habitat especially in recent years with housing estates and sites such as Plymouth Brethern Church Seabourne Rd Parkeville.</p> <p>This form of "development" is contributing to the Death of our Planet in the form of Climate Change and as such is out of step with our modern thinking which is to protect our natural habitat.</p> <p>To have an establishment such is proposed would be completely out of character with our small hamlet. It would be culturally and environmentally Alienated from the general population being only for a small select group of people with different values.</p> <p>All our years we have sought to develop a certain life style in the Hills and are reknown for it. I know it is a changing world, but change should be to develop the</p>	Refer to response to 6 above.

	richness and values of the area. I fear that this type of development will destroy our unique character that has evolved over so many years.	
265	<p>We oppose the proposed development at 7 Hardey Road Glen Forrest. We believe it is not in keeping with the intent and spirit of Glen Forrest Precinct Plan 2001, Planning and Development Regulations 2015 and the Shire of Mundaring Local Planning Scheme No 4 as follows:</p> <p>1. The 2 commercial developments proposing the removal of existing natural bush are highly restricted to a SMALL number of "members; a level of exclusivity which will adversely impact the whole community. One of these developments would be in place of an existing facility which make it essentially unnecessary. The other development will be used for very short periods of time, tying up land which potentially could be used for Glen Forrest community members.</p> <p>2. The existing Bush Block is a sanctuary for wild fauna especially Bandicoots which are being monitored by the Shire and all 3 species of Black cockatoos which are already subject to monitoring and conservation. There does not seem to be any requirement for these issues to be assessed by the appropriate authorities.</p>	Refer to responses to 6 & 19 above.
266	<p>2 of the 3 proposed developments on the property are against what the property is zoned for. The third is a child care centre, which is within the zoning of the property however there is no information to suggest when this will be built and if it is to be built who will be able to access the child care centre.</p> <p>The other 2 proposed developments are not accessible to the whole community and encourages segregation within the community. Given the vagueness in the application about who can access the child care centre it is possible the child care centre will also not be accessible to the whole community.</p> <p>Despite 2 of the 3 proposed developments not meeting the zone requirements there is nothing to suggest that this development will add any value to the Glen Forrest Community and if anything will encourage segregation.</p> <p>There are 5 other meeting halls for the same religious group within a 10 min drive including the development of a large meeting hall there is no information to suggest why a further is needed when the data suggests that there are limited people with the whole of WA who identify as part of this religion.</p> <p>The shire should be supporting developments that meets the zoning requirements and that will benefit the whole community. As well as supporting the development and infrastructure within Glen Forrest to add value to Glen Forrest and its community.</p>	Refer to responses to 1, 5 & 6 above.
267	I am writing as a resident of the Shire of Mundaring to vehemently express my disapproval and concerns regarding the upcoming development at 7 Hardey Road Glen Forrest.	<p>1) Refer to response to 17 above.</p> <p>2) Response 19.</p> <p>3) 5.</p>

<p>I have several concerns regarding the development. In no particular order: Traffic, pedestrian and road safety. It is already extremely precarious getting in and out of that section of Hardey Road with 4 commercial driveways within 55 metres, as well as the service station during peak hour and on the weekends. This is also compounded by people turning off Great Eastern Highway turning onto Hardey via Great Eastern Highway. All of which converges into a single carriage. Having a potential extra 60-100 people (based on the car park spaces allocated in the proposal) coming and going on during peak hour as well as weekend would cause so much congestion and unnecessary hazards.</p> <p>There is also the point of a lack of cross walk/illuminated pedestrian crossing. This has been raised as an issue previously as people (buses, trades people with vans and trailers etc.) park on the verge across from 6 Hardey Road and walk across. This would be made even more hazardous with the addition of dozens of vehicles, coming and going within that section of Hardey Road.</p> <p>2. Wildlife. With black cockatoo numbers at catastrophically low levels this is not the time to be eliminating their habitat in the name of human development. This development would mean the clearing 5800 square metres of bush, including 5 trees that have been specifically marked as been black cockatoo habitat (either potential or with hollows). This destruction would be particularly unnecessary given the Mundaring Gospel Trust already has access to 4 churches within a 20-minute radius. Including one in Parkerville which will have enough space for 600 members. Considering there is around 2000 of these church members in WA in total, I cannot see how this in anyway necessary.</p> <p>There has been no appropriate level of survey done in regards to the environmental impact. The desktop assessment that was submitted by the developer was rudimentary at best. It did not take into account the various native fauna that would be affected the development. It would be imperative that an Environmental Impact Assessment be carried out.</p> <p>Also, given the fact that the development would be part of a larger lot, according to the Environmental Protection Act of 1986, it would be appropriate for the Shire to forward this proposal to the Department of Climate Change, Energy, the Environment and Water for an official assessment.</p> <p>3. Childcare. We have a drastic shortage of childcare facilities in the hills with wait times of up to a year for some centres. This centre will presumably be used for members only, women who under the churches rules aren't allowed to work.</p>	<p>4) 41. 5) 6. 6) 6 & 13.</p>
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	<p>Yet we have working Mums and Dads who cannot get a childcare placement and have to use day cares as far as Forrestfield. Surely a childcare facility that is open to all community residents would be a better use of the space?</p> <p>4. Ageing residents – lack of options. When it was initially put to the community about how the space could be used the two most common thoughts were childcare and aged care. We have an ageing population in the hills who have built their lives here, contributed in some case for decades to this community are being pushed out because of a severe lack of facilities. They are no longer able to maintain large properties and perhaps need extra assistance day to day. Now the option of using this site for aged care, will be off the table to accommodate a very select few who already have space for their activities.</p> <p>5. Community. This is not an inclusive group of people that want to develop the space. They will not even let their children play with ours outside of school hours. They won't attend birthday parties or play sports with our kids. The hills community is about inclusivity, and togetherness. This church, this development, goes against every value and belief that we, ostensibly so, hold so dear as hills residents.</p> <p>6. Economic disadvantage. Considering the points, I noted in point 5, this development will not bring any economic benefit to the hills. They will not use any of our trades, facilities, shops etc. unless they absolutely have to. No one will benefit in the short or long term financially. So what benefit is it to the rate payers of the Shire of Mundaring?</p>	
268	<p>I am writing as a resident of the Shire of Mundaring to vehemently express my disapproval and concerns regarding the upcoming development at 7 Hardey Road Glen Forrest.</p> <p>I have several concerns regarding the development. In no particular order: Traffic, pedestrian and road safety. It is already extremely precarious getting in and out of that section of Hardey Road with 4 commercial driveways within 55 metres, as well as the service station during peak hour and on the weekends. This is also compounded by people turning off Great Eastern Highway turning onto Hardey via Great Eastern Highway. All of which converges into a single carriage. Having a potential extra 60-100 people (based on the car park spaces allocated in the proposal) coming and going on during peak hour as well as weekend would cause so much congestion and unnecessary hazards.</p> <p>There is also the point of a lack of cross walk/illuminated pedestrian crossing. This has been raised as an issue previously as people (buses, trades people with vans and trailers etc.) park on the verge across from 6 Hardey Road and walk across.</p>	Refer 267 above.

This would be made even more hazardous with the addition of dozens of vehicles, coming and going within that section of Hardey Road.

2. Wildlife. With black cockatoo numbers at catastrophically low levels this is not the time to be eliminating their habitat in the name of human development. This development would mean the clearing 5800 square metres of bush, including 5 trees that have been specifically marked as been black cockatoo habitat (either potential or with hollows). This destruction would be particularly unnecessary given the Mundaring Gospel Trust already has access to 4 churches within a 20-minute radius. Including one in Parkerville which will have enough space for 600 members. Considering there is around 2000 of these church members in WA in total, I cannot see how this in anyway necessary.

There has been no appropriate level of survey done in regards to the environmental impact. The desktop assessment that was submitted by the developer was rudimentary at best. It did not take into account the various native fauna that would be affected the development. It would be imperative that an Environmental Impact Assessment be carried out.

Also, given the fact that the development would be part of a larger lot, according to the Environmental Protection Act of 1986, it would be appropriate for the Shire to forward this proposal to the Department of Climate Change, Energy, the Environment and Water for an official assessment.

3. Childcare. We have a drastic shortage of childcare facilities in the hills with wait times of up to a year for some centres. This centre will presumably be used for members only, women who under the churches rules aren't allowed to work. Yet we have working Mums and Dads who cannot get a childcare placement and have to use day cares as far as Forrestfield. Surely a childcare facility that is open to all community residents would be a better use of the space?

4. Ageing residents – lack of options. When it was initially put to the community about how the space could be used the two most common thoughts were childcare and aged care. We have an ageing population in the hills who have built their lives here, contributed in some case for decades to this community are being pushed out because of a severe lack of facilities. They are no longer able to maintain large properties and perhaps need extra assistance day to day. Now the option of using this site for aged care, will be off the table to accommodate a very select few who already have space for their activities.

5. Community. This is not an inclusive group of people that want to develop the space. They will not even let their children play with ours outside of school hours.

	<p>They won't attend birthday parties or play sports with our kids. The hills community is about inclusivity, and togetherness. This church, this development, goes against every value and belief that we, ostensibly so, hold so dear as hills residents.</p> <p>6. Economic disadvantage. Considering the points, I noted in point 5, this development will not bring any economic benefit to the hills. They will not use any of our trades, facilities, shops etc. unless they absolutely have to. No one will benefit in the short or long term financially. So what benefit is it to the rate payers of the Shire of Mundaring?</p>	
269	<p>We do not support the proposed development on Hardey Rd Glen Forest! The Mount Helena Residents & Ratepayers Progress Association has met and discussed the development on Hardey Rd, Glen Forest and We do not support the proposed development.</p> <p>We based our decision on Planning and development Regulations 2015.</p> <p>The proposed development is for members only. This will negatively separate the GF community. The development is not inclusive!</p> <p>The Gf community is small and needs this commercial piece of land to enhance and support its community financially. A more wholistic approach should be developed for this last and important commercial property of Glen Forest!</p> <p>We do not support the members only development on Hardey Rd Glen Forest!</p>	Refer to responses to 1, 6, 9 & 89 above.
270	<p>My family and I oppose the PROPOSED CHILD CARE CENTRE, GOSPEL HALL & SHOP building proposal as it does not fit in with the Mundaring Shire Glen Forrest community that is community focused, supports each other and has built relationships with families, schools, retirees and community groups. As per the Transport Impact Statement submitted to the council it is clear that none of the proposed facilities will be open to the general public and Glen Forrest Community. Their profits do not go back to the community they go back to the church and their member, they employ their members and only members will be eligible to enter their premises.</p> <p>TRANSPORT IMPACT STATEMENT: PART LOT 20 (7) HARDEY ROAD, GLEN FORREST (SHIRE OF MUNDARING) Proposed Child Care Centre and Gospel Hall: *The proponent has indicated that "the shop will be operated on a subscription member model where it is not open to the general public as such but members only (similar to the Costco model).</p> <p>The establishment of Town Planning Scheme Codes for specific precincts enables the community to develop localised standards and guidelines for land use and development, within the parameters set by the Town Planning Scheme. In this way the local community can identify, protect and enhance those attributes that contribute to the character, function and identity of their local precinct.</p> <p>The Future Planning in the Precent Plan Glen Forrest indicate that the space will be for the local community:</p>	Refer to responses to 5, 6 & 19 above.

	<p>LOCAL CENTRES</p> <p>Retail Size</p> <p>C1: Hardey Road and Railway Parade Local Centres to be retained at their current retail floorspace level to service the everyday convenience shopping needs of the local community (Planning)</p> <p>C2: Future expansion of the two Local Centres to be directed in the following manner:</p> <p>a) Hardey Road, emphasis to be on complementary commercial business other than retail; and</p> <p>b) Railway Parade, emphasis to be on social/community facilities and other associated low key commercial activities that recognise it as part of the traditional heart of Glen Forrest (Planning).</p> <p>Shire of Mundaring Local Commercial Strategy February 2018.</p> <p>Objective 3: Ensure activity centres in the Shire of Mundaring are well-designed places where people enjoy shopping, doing business, and participating in community activities.</p> <p>Objective 4: Maximise local economic development and employment opportunities in the Shire's activity centres and employment precincts.</p> <p>State Planning Policy 4.2 (SPP 4.2) is the main planning framework guiding the development and renewal activity centres in Perth and Peel.</p> <p>Aspects of SPP 4.2 that relate more specifically to centre development in the Shire of Mundaring are as follows:</p> <ul style="list-style-type: none"> • Activity centre development should be planned and developed according to a hierarchy of centre roles and characteristics • Activity centres are acknowledged as having an important role as a location for social and community interaction, and as places where retail, business and other services can co-locate in order to generate productivity gains • Retail, commercial, health, education, entertainment, cultural, recreational and community facilities and higher-density housing should be concentrated in centres with a compact urban form • Activity centres are priority locations for employment generating activities. <p>Please consider the local community that work together to thrive in supporting each other. I moved to this beautiful location for the sense of community. This proposal is against the Future Planning and Strategic Planning of the Shire.</p>	
271	<p>I wish to lodge my strong objection to the planning application for a Shop, Meeting Hall and Child Care Centre for Lot 20, 7 Hardey Rd, in Glen Forrest.</p> <p>The application by the Mundaring Gospel Trust which is a subsidiary of the Plymouth Brethren Christian Church clearly indicates that the Shop and Meeting Hall are exclusively for the use of their members only. It is reasonable to assume</p>	Refer to responses to 1, 5, 6, 13 & 41 above.

	<p>that the same exclusivity will prevail for the Child Care Centre, should it ever be built.</p> <p>The church currently operates a shop in the Glen Forrest Shopping Centre which has no shop front access to residents, but only a rear entrance with electronic access exclusively for their members. This adds no value to the Glen Forrest community. I have been a resident of Glen Forrest for many years and I take pride in the diversity and inclusivity of our community.</p> <p>In 2021 the Shire of Mundaring approved a Local Development Plan for Lot 20 Hardey Road, Glen Forrest under the Local Planning Scheme No 4 (attached). This plan specifies that the Lot is zoned for a Nursing Home or Independent Living Aged Persons Accommodation along with a Local Centre Zone to be used for developments related to or compatible with the aged residential portion of the site. A Child Care Centre is also zoned on either portion.</p> <p>The application by the Mundaring Gospel Trust is not related to, or compatible with, the aged residential portion of the site and will offer no benefit to the future aged residents. In fact this application, were it successful, will devalue the intended aged residential zoning of the whole of Lot 20 by precluding any compatible aged services on the Local Centre Zone. This may jeopardise any future aged residential development on the Lot which would be a tragedy for the whole Glen Forrest community.</p> <p>The aging residents of our area deserve to have residential options within their community, and this should not be jeopardised by granting approval to a development intended only for an exclusive few.</p> <p>I would also request that the shire impose strict requirements on any future developments, for the maximum retention of not just the trees on this valuable block, but areas of surrounding habitat for our native animals.</p> <p>I implore the Shire of Mundaring and the Metro Outer JDAP to refuse this development application as unsuitable for both the site zoning and the wider Glen Forrest community.</p>	
272	<p>I OPPOSE the proposed development at 7 Hardey Road Glen Forrest because: this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p>	Refer to responses to 6, 17, 19 & 37(9) above.

ENVIRONMENTAL IMPACT ASSESSMENT

- The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent. This is not sufficient as explained below:

The proponent should refer this site to the EPBC for a true assessment of the environment, in particular regarding the endangered Black Cockatoos.

- The desktop assessment did not look at or take into consideration any fauna survey data of the area. Quendas and other native animals are present in the proposed development and this vital habitat would be subsequently destroyed.

- Assessment must be done by a person qualified to make assessments specifically for the endangered black cockatoos.

The proponents’ proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Yet they plan to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the Black Cockatoo habitat of this site as no birds will nest or roost in such an area.

- The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act.

Being aware of the above, the Shire officers should refer this Proposal to the DCCEEW for an environmental assessment OR advise the proponent of the need to do so – This is to ensure that proponent does not change or destroy any part of the environment without approval to do so, and would incur a substantial fine.

Should the Shire officers not advise the proponent of this responsibility, you can be certain that the community will do so.

This is a similar situation experienced in SP81 where the officers did not advise the proponent of their responsibility to make a referral to the DPBC until they were pressured by the community to do so. Our community will also make a referral for this proposal if the proponent does not do so.

Bushfire Risk

- It is a statutory requirement for the proposed structures to provide bushfire evacuation plans. NO Emergency Evacuation Plan was put forward for consideration of vulnerable buildings, eg day-care centres, Church Halls.

- The proposed Child Care Centre and Worship Hall (church) are considered vulnerable land uses due to both structures being proposed in a bushfire prone area. Therefore, they require these plans to be developed and submitted for approval.

- The BMP is also required to address the potential broader landscape bushfire threat; the high load ember attacks into the site; and the potential impacts of consequential fires.

	<ul style="list-style-type: none"> Also, I could not find any evaluation of 'the threat up to OVER 150 meters away from the development' to ensure it considers the State Forrest and other nearby bushland? <p>Traffic and Pedestrian Safety There are many traffic and pedestrian safety issues that will be addressed by others. My main traffic concern is regarding the exit from Glen Forrest (near the IGA and Petrol station. This is a 'left turn only' situation – and having to travel down GEH to make a U-turn if one wishes to travel toward Mundaring. This is an intersection that needs to be considered dangerous should a fire be travelling up the hill, away from Green Mount. People would need to turn right and head towards Mundaring but instead are forced to turn left, then make the U-turn to go back to the right. This would be a very dangerous manoeuvre when trying to avoid a fire travelling up the hill.</p> <p>Amenity <ul style="list-style-type: none"> Glen Forrest is a friendly, cohesive community that represents the spirit of 'inclusion' which pervades throughout all communities in the Shire of Mundaring. However, two/three exclusive, members-only commercial developments are being considered for development on the site, in the midst of the 'town centre'. These would be CHURCH MEMBER-ONLY COMMERCIAL DEVELOPMENTS – that will leave other community members disenfranchised from the development and its members. <p>To date, every shop/organisation in Glen Forrest is open to EVERYONE! Including the IGA and local gift shop near the 'train' park; the coffee van, alcohol shop, Take-away Deli, the Post Office, Himalayan Restaurant, and the Wildflower Society.</p> <ul style="list-style-type: none"> In addition, the Glen Forrest Precinct Plan endorses complimentary commercial use of this site "other than retail" and states that it has been "determined that there is no justification for further retail development" basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for several years. This development would result in further retail vacancies in the existing shopping centre as the proponent would transfer their currently existing retail store to the proposed development. <p>In conclusion, I urge you to take into serious account all the matters I have stated above and reject outright the proposed development at 7 Hardey Road, Glen Forrest.</p> </p>	
273	<p>I wish to lodge my strong objection to the planning application for a Shop, Meeting Hall and Child Care Centre for Lot 20, 7 Hardey Rd, in Glen Forrest.</p>	Refer to responses to 5, 6 & 41 above.

The application by the Mundaring Gospel Trust which is a subsidiary of the Plymouth Brethren Christian Church clearly indicates that the Shop and Meeting Hall are exclusively for the use of their members only. It is reasonable to assume that the same exclusivity will prevail for the Child Care Centre, should it ever be built.

The church currently operates a shop in the Glen Forrest Shopping Centre which has no shop front access to residents, but only a rear entrance with electronic access exclusively for their members. This adds no value to the Glen Forrest community. I have been a resident of Glen Forrest for over 30 years, and I have lived in Glen Forrest and Darlington my entire life. I take pride in the diversity and inclusivity of our community.

In 2021 the Shire of Mundaring approved a Local Development Plan for Lot 20 Hardey Road, Glen Forrest under the Local Planning Scheme No 4 (attached). This plan specifies that the Lot is zoned for a Nursing Home or Independent Living Aged Persons Accommodation along with a Local Centre Zone to be used for developments related to or compatible with the aged residential portion of the site. A Child Care Centre is also zoned on either portion.

The application by the Mundaring Gospel Trust is not related to, or compatible with, the aged residential portion of the site and will offer no benefit to the future aged residents. In fact this application, were it successful, will devalue the intended aged residential zoning of the whole of Lot 20 by precluding any compatible aged services on the Local Centre Zone. This may jeopardise any future aged residential development on the Lot which would be a tragedy for the whole Glen Forrest community.

The aging residents of our area deserve to have residential options within their community, and this should not be jeopardised by granting approval to a development intended only for an exclusive few.

I would also request that the shire impose strict requirements on any future developments, for the maximum retention of not just the trees on this valuable block, but areas of surrounding habitat for our native animals.

I implore the Shire of Mundaring and the Metro Outer JDAP to refuse this development application as unsuitable for both the site zoning and the wider Glen Forrest community.

274	<p>I do not support the members only proposed development on Hardey Rd. Glen Forest!</p> <p>I base my decision on Glen Forrest Precinct Plan 2001.</p> <p>This development is for members only! It does not include non members of the community of Glen Forest!</p> <p>This development presently operates in an existing shop in this Local Centre.</p> <p>This will cause a this shop which is open to all to close and move.</p> <p>This will stop a open retail environment to become inclusive and divided.</p> <p>I do not support this development!!</p>	Refer to responses to 13 & 19 above.
275	<p>I wish to state my concerns regarding the proposed development at 7 Hardey Road Glen Forrest.</p> <p>1 Amenity. Existing over supply of retail units on Hardey Road. No economic or community benefit of an exclusive development with no date proposed for the child care facility.</p> <p>2 Traffic and Pedestrian Safety. This intersection is incredibly busy at times with inadequate parking for large vehicles. Development of number 7 will exacerbate the situation.</p> <p>3 Environment. Proper assessment needs to be done to ascertain species present at this site as well as impact on the 3 species of endangered and vulnerable black cockatoos known to inhabit this area.</p>	<p>1) Refer to response to 6 & 13 above.</p> <p>2) Response 17.</p> <p>3) 19.</p>
276	<p>I DO NOT SUPPORT THE PROPOSAL.</p> <p>--Maintaining Community--</p> <p>A cohesive community has always been important in Glen Forrest and this is seen time and time again when people help each other and work to improve the whole community.</p> <p>Having grown up in a country town that was impacted by a large Plymouth Bretheran population i am concerned that this may be repeated in Glen Forrest.</p> <p>We found that a schism developed in the community with the Bretheran following an isolationist practice and not helping with the development and maintenance of a cohesive community.</p> <p>I know that change and progress is inevitable but would hope that the new development will support the positive fabric of the community.</p> <p>HILLS ENVIRONMENTS</p> <p>Most people move to the hills because of the trees and natural environment and we look to the shire to protect this outstanding asset.</p> <p>Given the need to maintain as much of this precious environment as possible ,while keeping in mind the changing weather patterns, i am hoping that the shire does all in its power to preserve as much as possible of these environments in both residential and commercial blocks.</p>	Refer to responses to 6 & 19 above.

	Creative plans and landscaping should be developed rather than the maintenance of a scorched earth policy.	
277	<p>I oppose this development for a number of reasons.</p> <p>Firstly it will not be accessible to the greater population of the glen forest and hills community.</p> <p>The community and social fabric of glen Forrest will be comprimised.</p> <p>not in line with the community</p> <p>I oppose this development because it is the 5th brethern development/Church in a 5 km radius.</p> <p>I oppose this because 4 churches are currently being financially supported in part by mundaring Shire rate payers. my rates should go to th8ngs that benefit the majority or redidents.</p> <p>I oppose this development for environmental impact reasons. I oppose this development because of the excessive lack of payable rates (due to exceptions) that mundaring shire residents are having to pay out to cover these multiple building developments.</p> <p>I oppose this development because of the aggressive nature of Brethern members and the hostile and un-neighbourly interactions with non members, which they promote and normalise within the sect.</p> <p>i oppose this because of the social unrest it will cause.</p> <p>I oppose this development because it is not the best use of commercial space for the community.</p> <p>I oppose this because of the increased traffic and issue with parking in an area that cannot tolerate it.</p>	Refer to responses to 6, 17, 19 & 89 above.
278	<p>We OPPOSE the proposed development at 7 Hardey Road Glen Forrest.</p> <p>The proposed development seems to diverge from the Glen Forrest Precinct Plan (2001) and Shire of Mundaring Local Planning Scheme No 4 for several reasons: The proposed development's exclusivity, which leaves out a significant portion of Glen Forrest residents, appears to be at odds with the goal of enhancing residents' quality of life and fostering a strong sense of community within the Village Centre.</p> <p>The development proposal seems to clash with the Precinct's natural bushland setting. The plan to retain only four trees due to suspected black cockatoo habitats indicates a potential lack of thorough environmental impact assessment.</p>	Refer to responses to 6, 13, 19, 41 & 89 above.

	<p>Considering the vulnerability of black cockatoos, a protected native species, it is crucial to conduct comprehensive investigations before approving any application.</p> <p>The Local Commercial Strategy of 2001 concluded that further retail development was unjustified due to an excess of retail floor space, a situation that persists in 2024 with vacancies in the Hardey Road centre. The proposed retail shop, already present in the Hardey Road centre, could exacerbate these vacancies. The Shire of Mundaring Local Planning Scheme No 4 suggested that this development site should cater to community needs, including a nursing home, independent living, aged persons' accommodation, or a childcare centre. However, the proposal's uncertainty regarding the childcare centre and the absence of a defined timeline raise questions about its likelihood of construction. If the centre is exclusively for their members, it may not meet the increasing demand for childcare services in Glen Forrest and maintain a community focus.</p> <p>Proceeding with the development could undermine the essence of the Glen Forrest community, which prides itself on inclusivity and mutual support. Such a development could create an unnecessary divide and potentially destroy vulnerable bushland inhabited by native animals, with little commitment shown towards constructing a childcare centre.</p> <p>Moreover, sufficient places of worship already exist within the broader Hills community, and the proposed shop is already present at the current Hardey Road Centre. The Shire's intention for this last piece of commercial land to be used for childcare or aged care should be respected, as it would benefit the entire community and align with the local community's expressed needs, particularly regarding aged care facilities.</p>	
279	<p>I do not support the Proposed development at 7 Hardey Rd, Glen Forrest. I am concerned about increase in traffic at the top of Hardey Rd where it joins Great Eastern Hwy. There are already four driveways for the commercial premises at this junction. A further 3 driveways are included in the Proposal to service a shop, Church and Child Care centre. This will increase the traffic congestion at peak periods. There are no adequate pedestrian safety measures considered in the plan. This was an issue of note in the Glen Forrest Precinct Plan 2001 and is still concerning.</p> <p>The Proposal needs to consider the Environment for native animals and an Environmental Impact Assessment should be carried out along with faunal surveys.</p>	Refer to responses to 17 & 19 above.
280	I do not support the proposed development at 7 Hardey Road Glen Forrest.	Refer to responses to 17, 19, 37(13) & 41 above.

	<p>I believe this development is not in line with the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015) and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>The land was identified for use for childcare or aged care which is what the community really needs. This application has Childcare at stage 3 of development with no dates committed to, and the priority being the establishment of a worship hall and a shop. These would not be available to the community and are not needed. The proposed timelines very much suggest that the inclusion of childcare at some future date has merely been added in to meet the requirements of the use of land.</p> <p>My other concern is around the amount of traffic and dangerous road conditions that already exist in that vicinity with multiple driveways on both sides of the road to access the current amenities. It can be very difficult already to pull out onto hardey road from either side, and it can be impossible to find a gap in the traffic to cross the road, especially with a pram or little people. With additional cars and people using these areas I am concerned about safety.</p>	
281	<p>I object to this development on the following points</p> <ol style="list-style-type: none"> 1. For some of the only commercial space in Glen Forrest it is proposed to be used for a VERY small percentage of the population 2. It is not at all contributing to the community, even the 'member' only shop supports a school no where near our community 3. The current locations used by this organisation are plentiful in the shire and they cannot possibly require more space within the shire 4. The childcare centre is not guaranteed to ever come about, it is on the second stage and it this is approved should be moved to the first stage. 5. It will not bring more business to the area as they member only shop is simply moving across the road, this will mean more vacancies which does not show a thriving suburb. <p>I do not oppose this on environmental grounds. I fully support development in the shire and appreciate nothing could be built in that space without some loss of bush. I do not support this development.</p>	<ol style="list-style-type: none"> 1) Refer to response to 89 above. 2) Response 6. 3) 6 & 13. 4) This is the same for any Development Application. 5) 13. <p>Noted.</p>
282	<p>I do not support this proposal, at 7 Hardey RD Glen Forrest we have two family houses in the Glen Forest/ Mundaring area there are already several facilities in the hills area operated for the benefit of a small portion of the community.</p> <p>road traffic in this area is heavy already as this is the major hub for the area this would only worsen the issue</p>	Refer to responses to 6 and 17 above.
283	I object to this development on the following points	Refer 281 above.

	<p>1. For some of the only commercial space in Glen Forrest it is proposed to be used for a VERY small percentage of the population</p> <p>2. It is not at all contributing to the community, even the 'member' only shop supports a school no where near our community</p> <p>3. The current locations used by this organisation are plentiful in the shire and they cannot possibly require more space within the shire</p> <p>4. The childcare centre is not guaranteed to ever come about, it is on the second stage and if this is approved should be moved to the first stage.</p> <p>5. It will not bring more business to the area as the member only shop is simply moving across the road, this will mean more vacancies which does not show a thriving suburb.</p> <p>I do not oppose this on environmental grounds. I fully support development in the shire and appreciate nothing could be built in that space without some loss of bush. I do not support this development.</p>	
284	<p>I do NOT support the application for a Proposed Shop, Meeting Hall (Place of Worship) and Child Care Premises (JDAP) Application) - 7 (Lot 222) Hardey Road, Glen Forrest.</p> <p>I understand the Glen Forrest Residents' and Ratepayers' Association Inc. (GFRRA) has made a detailed submission outlining a variety of ways in which it is not in accordance with the Glen Forrest Village Precinct Plan (2001), Shire of Mundaring Local Planning Scheme No 4 and the Planning and Development Regulations (2015) and I concur with the issues they have raised.</p> <p>From a personal perspective, I do not believe that this development will add anything to the <u>amenity</u> of Glen Forrest Village. When the Glen Forrest Village Precinct Plan was conceived, I do not believe that a large portion of the last remaining piece of commercially zoned land in Glen Forrest would be utilised by a closed group was what was envisaged for this space. This is a signature piece of land, at the main northern point of entry to Glen Forrest, and it should be used for facilities that will benefit the community. I know that when the Glen Forrest Village Precinct Plan was constructed, GFRRA saw the use of this parcel of land as an ideal location for local aged care accommodation, something akin to the style of Yallambee Village. I also note on the Statewest Planning Local Development Plan map itself, that the encouraged use for the Residential Zoned Land is related to Aged Care, and the Local Centre Zoned land (ie the land under application) should be 'related to or compatible with' the approved uses on the Residential Zoned land. Unless the Mundaring Gospel Trust, or a body or business affiliated with it, has future plans to develop aged care facilities on the Residential Zoned site, I do not understand how the development of a 'closed' members only shop, Worship Hall and Child Care Centre can be construed as 'related to or compatible with' some form of aged care accommodation. If that scenario were to evolve, it would mean that the entirety of the last portion of</p>	Refer to responses to 5, 6, 13, 17, 19, 37(9), 41 & 89 above.

commercially zoned land in Glen Forrest would be virtually inaccessible to the local community.

Glen Forrest residents have already had the experience of a so called Brethren 'members only' shop in the Glen Forrest Shopping Centre. A key part of the shopping centre has presented a closed, secretive and unwelcoming front to shoppers, and has certainly killed the vibrancy the shopping centre once had. Whether or not that has contributed to the difficulties of leasing out vacant space at the Shopping Centre, I do not know, but there is already a vacant shop of 117m2 at Shop 2/1320 Gt Eastern Highway, almost adjacent to the current Brethren shop, so there is no shortage of additional retail space (at least as big or bigger than their current shop) available for the Mundaring Gospel Group to rent.

<https://www.realcommercial.com.au/for-lease/property-2-1320-great-eastern-highway-glen-forrest-wa-6071-504329284>

As a local resident, I am very concerned that our local IGA supermarket and butcher are able to survive. During COVID when the major supermarkets ceased delivery, the IGA leapt in immediately and provided a very low cost delivery service which assisted the elderly, immune compromised, and those sick with COVID for whom access to shops was impossible. We owe them allegiance for that alone. I find it difficult to understand why the Shire should support a planning proposal that will create a second supermarket of some 300m2, which must be similar to, or larger than the existing IGA shop, when local businesses are already operating in a difficult retail environment. If the assurances provided by the Mundaring Gospel Group that the new shop will be 'just like Costco' in terms of membership, a new shop will take business away from our existing supermarket. Having already experienced the exclusive nature of the current Brethren shop, I doubt those assurances, in which case the development will simply be a space closed to those who do not meet membership requirements and will not add anything to our community. A test would be whether the Mundaring Gospel Group shop in OUR 'Local Centre Zone' would provide similar assistance to the Glen Forrest community in a future health or environmental crisis.

My second principle concern is **traffic and pedestrian safety**. The introduction of new vehicles, not necessarily belonging to residents of Glen Forrest, to access a multi function development in an already poorly planned and frequently busy local traffic environment is of concern. I believe the GFRRA has addressed the existing difficulties of vehicular access, parking and pedestrian access to the Glen Forrest Shopping Centre, Medical Centre, and the service station and varied businesses across Hardey Road.

In retrospect, the development of the various businesses in that commercial area has occurred over decades, and traffic solutions have essentially been ad hoc and made to fit the planning applications, rather than being made to provide the best solutions for both businesses and community users.

In 2001, the *Glen Forrest Village Centre Precinct Plan* (page vi) proposed that:

C6: Traffic management in the Hardey Road Local Centre to be in accordance with the findings of a traffic study to be undertaken to determine if there is a need for traffic calming and pedestrian crossings (Strategy 3). (*Engineering*)

I don't believe that study was ever undertaken. Looking at the very basic Hardey Road Precinct Plan diagram included in the Precinct Plan, it's clear that it's more than time that recommendation C6 above should be implemented, and a new and proper plan should be devised that considers firstly how best to provide access for cars, delivery vehicles, cyclists and pedestrians, and secondly to provide for an integrated commercial area where flow between the various parts is facilitated. At present, it really presents a thrown together group of disparate buildings with poor or non-existent attention to creating the sense of a cohesive Local Centre, and there are few or no provisions for Australia Post vans, short term drop off/pick up zones, tradies with trailers, and large vehicle access that doesn't impact on cars entering or leaving the driveways. And several of the above create poor visibility for drivers exiting onto Hardey Rd. Adding further traffic to that mix will exacerbate the problems.

The applicants' Transport Impact Statement states on p.12 that 'There is no known traffic data for Hardey Road'. In fact, in 1985, Ove Arup and Partners found in their *Glen Forrest Traffic Study* that Hardey Road carried 'up to 2400 vehicles per day just south of the Great Eastern Highway, reducing to 1900 vehicles per day south of the Shopping Centre.' I would therefore question the figures in the Transport Impact Statement for this development which finds that, 40 years later, the daily volume for Hardey Rd is likely to be only 3000 vehicles per day. In the absence of solid data about vehicle usage, I suggest that the Transport Impact Statement be reassessed and reiterate that a proper study of vehicle usage and traffic implications be carried out before approval can be given.

If it's shown that there is more traffic than extrapolated from the video analysis by the applicants, the Transport Impact Statement needs to be reviewed in that light. If there proves to be less traffic accessing the current businesses in Hardey Rd than there was in 1985, it needs to be asked whether a new retail development across the road is necessary at all, particularly when it will result in Shire expenditure for traffic management but is for a 'members only' development. As a regular user of the commercial area, I am aware that the addition of even 10 cars at any one time to that small stretch of Hardey Rd from the Highway to the Medical Centre/Shopping Centre driveway creates confusion, congestion and danger to pedestrians.

I also note the hours of usage proposed in the application have been carefully represented as minimal and predominantly outside peak vehicle usage times. Is it not the case that once development approval has been given, the applicants can utilise the property whenever they like, thus increasing traffic

flow in and around the top of Hardey Road? If approval is given, how can this be controlled?

GFRRA has, I believe, asked questions about the suitability of this site for a Child Care Centre and the need to address the bushfire threat in the wider landscape. **Bushfire risk** is a real concern in this area, and needs to be addressed thoroughly before approval can be considered.

The **environment** in which this proposed development sits is a substantial piece of well-treed land essentially adjacent to John Forrest National Park across the Highway and needs to be treated sensitively from a **planning** and **environmental** perspective. I understand nothing more than a desktop assessment has been provided with this application. This does not seem adequate and I would suggest a detailed Environmental Impact Statement which takes into account the surrounding Residential zoned land should definitely be provided before this development can be considered, particularly in the light of ongoing clearance of the bushland which provides feeding and breeding habitat for Carnaby's and Baudin's Cockatoos and the various other Cockatoos and birdlife already struggling to survive in the Hills.

I note the application proposes that the Child Care Centre, which is the only part of the development that might possibly benefit the local community, will be built as the last part of the project. The very exclusive nature of the Mundaring Gospel Group as part of the Brethren makes it difficult to see that the Child Care Centre will actually be available to the public. This is the only part of the project that on the surface could connect to the aims of the Glen Forrest Village Precinct Plan to make that Local Centre site something that the broader community can benefit from, and which would fit with a potential future aged care development on the Residential zoned land. Therefore, absolute assurance that it will be publicly available would need to be built in to approval and the applicants should show their bona fides by developing that centre first.

Finally, I question the suitability of this particular site as the location of a Worship Hall (members only) at the main entry to Glen Forrest and on a piece of environmentally attractive land. The entire development by its very nature does not seem to fit with the concept of a Local Centre zone that will benefit the community.

In summary, this application should not be approved by the Shire of Mundaring because it:

- will not add any amenity or benefit to the Glen Forrest Village and its residents, unless they are members of the group
- will duplicate existing retail space and threaten viability of the existing shopping centre
- will bring traffic into an already poorly planned traffic space but will not benefit local businesses
- requires a proper traffic usage study and traffic management plan to be carried out by the relevant authority, presumably Shire of Mundaring, so that

	<p>a proper assessment can be made BEFORE 7 Hardey Rd can be approved or developed</p> <ul style="list-style-type: none"> • requires a more thorough plan that accounts for the wider bushfire risk • requires a proper Environmental Impact Assessment to identify and mitigate threats to wildlife and flora, particularly the endangered Cockatoos in the area • leaves a question mark about the commitment of the proponents to the development and public availability of the child care centre • does not seem inherently suitable - as a closed centre for retail and worship - to take up the last remaining commercially zoned land in Glen Forrest, with environmental features that need to be sensitively treated, maintained and managed to enhance the ambience and amenity of the Glen Forrest Village 	
285	<p>I do not support the proposed development at 7 Hardey Road Glen Forrest. This development is not in line with the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015) and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>It does not meet the needs of the community, has not considered the impact of additional traffic, and there has been no Environmental Impact Assessment. The desktop assessment that was included is not adequate especially considering the black cockatoos that are endangered and vulnerable and use this space for nesting. Removing all but 4 trees will significantly impact their habitat.</p>	Refer to responses to 17 & 19 above.
286	<p>I am writing to strongly oppose the proposed development at 7 Hardey Road on several critical grounds that deeply concern our community in Glen Forrest. First and foremost, the proposed development will exacerbate the already prominent issue of traffic congestion along the main road of our suburb. Introducing a significant new development at 7 Hardey Road without adequate provisions for managing increased traffic flow would be irresponsible and detrimental to the well-being of all residents.</p> <p>Secondly, the proposed development threatens the habitat of the endangered black cockatoos that are a cherished part of our local ecosystem. The construction and ongoing operation of such a development could result in the destruction of crucial habitats and nesting sites for these vulnerable birds, further endangering their population.</p> <p>Furthermore, I am deeply concerned about the exclusionary nature of the proposed facilities associated with the development. As a proud and welcoming community, Glen Forrest values inclusivity and diversity. It is unacceptable that the proposed developers plan to allocate less than one percent of the community facilities exclusively on a religious basis, thereby excluding a significant portion of our community from benefiting from these amenities. Such exclusionary practices do not align with the values of our community and would only serve to divide rather than unite us.</p>	Refer to responses to 6, 17 & 19 above.

	<p>In conclusion, I urge you to reject the proposed development at 7 Hardey Road in its current form. The potential negative impacts on traffic congestion, environmental conservation, and community cohesion are too great to overlook. Instead, I urge the local government to consider alternative development proposals that prioritize sustainable growth, inclusivity, and respect for our local environment and community values.</p>	
287	<p>The community does not need an exclusive development, I would support a development that enhances our suburb. Another Plymouth Brethren community would not add anything to our suburb. The people from the church would not be supporting our local shopping centre by having their own shop. Our local shops need more customers not less as people might feel intimidated by the Plymouth Brethren and stop going to our local shops. I realise that a development will happen but it should only be one that our community supports, the Brethren do not have far to travel to get to their other church so their religious needs are already being met. The development should not be allowed for an exclusive religious community in our close knit community.</p>	Refer to responses to 6 & 13 above.
288	<p>I strongly oppose the submission for the redevelopment at 7 Hardey Road, Glen Forrest.</p> <p>I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Amenity</p> <p>Two very exclusive, member-only developments would negatively impact the sense of community and inclusion for residents in this area. I have lived here for over 40 years and believe that many residents would feel a sense of disenfranchisement with such an exclusive, segregated commercial development in this precinct.</p> <p>Bushfire risk</p> <p>The proposal's Bushfire Management Plan (BMP) has not comprehensively addressed the potential broader landscape bushfire threat, the high load ember attacks to the site and the potential impacts of consequential fires. The BMP only evaluates the threat of up to 150 metres away from the development and does not consider the State Forest and other bushland nearby, including John Forrest National Park. This is complicated by the difficulty creating sufficient separation between native vegetation and the proposed buildings within the Proposal, further constrained by the presence of forest on adjoining private land. The proponent has no control over removing or maintaining the vegetation adjoining the site.</p> <p>Environment</p> <p>This Proposal is part of a larger lot (Lot 20-2.5 hectares) currently on one title, which requires assessment by the Department of Climate</p>	Refer to responses to 6, 19 & 37(9) above.

	<p>Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment. Particularly, given that Glen Forrest has an increased risk of bushfire threat to homes as outlined in the recent report on WA today on 10 June 2024 (Sarah Brooks).</p> <p>This proposal does not have an Environmental Impact Assessment' only a vastly inadequate 'desktop assessment' undertaken by the proponent.</p> <p>This assessment did not look at any fauna survey data of the area, nor did it consider the significant risk to the native, endangered black cockatoo species. It is absolutely critical that a suitably qualified, independent assessment of the severe potential negative impact on native habitat and endangered species be conducted as part of the proper scientific evaluation of this proposal.</p> <p>Please do not allow this ill-conceived, rushed proposal to proceed. On environmental and safety factors; it is extremely dangerous.</p>	
289	<p>I OPPOSE the development, this is detrimental to the local wildlife and will not be to the benefit of the majority of residents in the neighbourhood. Furthermore, the roads would not be able to handle additional traffic in this area making the crossing from Great Eastern Highway more dangerous with many accidents occurring there. A proper environmental impact assessment needs to be completed.</p>	Refer to responses to 17 & 19 above.
290	<p>I object to this development on the following points</p> <ol style="list-style-type: none"> 1. For some of the only commercial space in Glen Forrest it is proposed to be used for a VERY small percentage of the population 2. It is not at all contributing to the community, even the 'member' only shop supports a school nowhere near our community 3. The current locations used by this organisation are plentiful in the shire and they cannot possibly require more space within the shire 4. The childcare centre is not guaranteed to ever come about, it is on the second stage and if this is approved should be moved to the first stage. 5. It will not bring more business to the area as the member only shop is simply moving across the road, this will mean more vacancies which does not show a thriving suburb. <p>I do not oppose this on environmental grounds. I fully support development in the shire and appreciate nothing could be built in that space without some loss of bush. I do not support this development.</p>	<ol style="list-style-type: none"> 1) Refer to response to 89 above. 2) Responses 6 & 13. 3) 6. 4) 281(4). 5) 13. <p>Noted.</p>
291	<p>I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways.</p>	Refer to responses to 6, 13, 19 & 37(9) above.

	<p>This development does not benefit the majority of the Glen Forrest community. Only members of the brethren will be allowed to use the buildings which means most residents will not benefit from this development.</p> <p>The Glen Forrest Precinct Plan endorses complimentary commercial use of this site "other than retail". The proposed development does not benefit the local economy other than via rateable value and as an "appropriate" retail outlet already exists how is building a replacement beneficial to the community?</p> <p>The proposal states that at "sometime in the future" a childcare centre will be built. If places at such a centre are not made available to all Glen Forrest children, which is unlikely, then the centre is of no benefit to the Glen Forrest community as a whole.</p> <p>There are also the issues of bushfire control, which the proposal does not seem to have adequately addressed, and the environmental destruction that will occur and which has not been given the relevant assessments.</p> <p>As this developing is for the use of a closed community only I do not believe it meets the requirements of the relevant planning controls aforementioned</p>	
292	<p>I oppose this proposed development at 7 Hardey Road. We already have such few shops in Glen Forrest with limited range, it seems a shame to permit a restricted access shop in prime location that won't serve the bulk of the suburb. The child care proposal seems vague and disingenuous. When will it be built? Who will it serve? If they would open these services up to the entire public, there wouldn't be an issue with this development. We have such a beautiful, caring, community based suburb, it feels wrong to have an exclusive development that would refuse entry and service to the bulk of the community. Or at least it could be built in another location that doesn't hoard prime real estate for the benefit of the few.</p> <p>I oppose this development proposal. This Exclusive Brethren ownership company have already had one of their subsidiary company outlets (an accounting firm) raided and investigated by the ATO. Going by the expensive cars always outside of their hidden secretive supermarket across the road, they're not short on money. The fact that they want to have a closed down and exclusive centre in the middle of a beautiful community suggests money laundering front and only opens our suburb up to negative media and attention. The lot they want to build on is a vacant lot with at least 20 recognised Red Tailed Black Cockatoo breeding trees, which puts an already threatened species further at risk with destroying their stable habitat, for no other purpose than a development that will not benefit the community its placed within, adding further traffic burden to an already busy and uncontrolled intersection. This organisation already has a larger centre that could also suit this small congregation just up the road in Parkerville. What happened to the aged care facility that was proposed for this site, which would actually serve the community it would be in?! Stop letting this bigoted and segregatory group</p>	Refer to responses to 1, 5, 6, 17, 19, 13, 41 & 89 above.

	infiltrate prime locations that won't be any benefit to the vast majority of our community.	
293	<p>I oppose this development.</p> <p>I believe this development has no benefit to the greater Glen Forrest community which prides itself on an established reputation of a close-knit, family orientated community and embraces all. This proposal is restricted from our greater community and is only of benefit to a very small, restricted following, going against the ethos of Glen Forrest.</p> <p>The larger Parkerville site is less than 5km for this proposed site in Glen Forrest, which would easily service the reported smaller congregation, deeming it unnecessary to construct another worship hall so close, thus leaving the site natural and untouched.</p>	Refer to responses to 6 & 131 above.
294	<p>As much as I am thrilled to see Glen Forrest with some improvements I do not feel the palace of worship is one of them.</p> <p>If it is a Brethren church here is way.</p> <p>Having worked as a Police officer in a town where they had a big presence I can say with confidence, as a general rule they are very exclusive. They have struck rules - limited windows, females never answer the door or speak to authority if a male is present and the male will lean over the female to speak on her behalf. If there is a burglary at their premises/church police were not allowed to even enter the church to investigate it!</p> <p>Personal experience has made it clear is a general disregard for others, with road rules and general living.</p> <p>That area needs a new shopping centre, child care would be great but placing a church would not help the community at all and rather attract a divide into the community and more segregation.</p> <p>The IGA across the road is appalling, and many people refuse to spend any money there as there are not even lights in the fridges and food is frequently expired. How about a new shop for the community?</p> <p>I understand they may pay lot for the space but they will not contribute to the Mundaring Shire at all.</p> <p>I can also see the parking an issue 1 car for 4 people? Who has 4 people in a car these days?</p> <p>I am hoping the decision is not already made but please reconsider what developments actually go there and what could actually help the community!</p>	Refer to responses to 6 & 58 above.
295		Refer 267 above.

I am writing as a resident of the Shire of Mundaring to vehemently express my disapproval and concerns regarding the upcoming development at 7 Hardey Road Glen Forrest.

I have several concerns regarding the development. In no particular order:

Traffic, pedestrian and road safety. It is already extremely precarious getting in and out of that section of Hardey Road with 4 commercial driveways within 55 metres, as well as the service station during peak hour and on the weekends. This is also compounded by people turning off Great Eastern Highway turning onto Hardey via Great Eastern Highway. All of which converges into a single carriage.

Having a potential extra 60-100 people (based on the car park spaces allocated in the proposal) coming and going on during peak hour as well as weekend would cause so much congestion and unnecessary hazards.

There is also the point of a lack of cross walk/illuminated pedestrian crossing. This has been raised as an issue previously as people (buses, trades people with vans and trailers etc.) park on the verge across from 6 Hardey Road and walk across. This would be made even more hazardous with the addition of dozens of vehicles, coming and going within that section of Hardey Road.

2. Wildlife. With black cockatoo numbers at catastrophically low levels this is not the time to be eliminating their habitat in the name of human development. This development would mean the clearing 5800 square metres of bush, including 5 trees that have been specifically marked as been black cockatoo habitat (either potential or with hollows). This destruction would be particularly unnecessary given the Mundaring Gospel Trust already has access to 4 churches within a 20-minute radius. Including one in Parkerville which will have enough space for 600 members. Considering there is around 2000 of these church members in WA in total, I cannot see how this in anyway necessary.

There has been no appropriate level of survey done in regards to the environmental impact. The desktop assessment that was submitted by the developer was rudimentary at best. It did not take into account the various native fauna that would be affected the development. It would be imperative that an Environmental Impact Assessment be carried out.

Also, given the fact that the development would be part of a larger lot, according to the Environmental Protection Act of 1986, it would be appropriate for the Shire to forward this proposal to the Department of Climate Change, Energy, the Environment and Water for an official assessment.

3. Childcare. We have a drastic shortage of childcare facilities in the hills with wait times of up to a year for some centres. This centre will presumably be used for members only, women who under the churches rules aren't allowed to work. Yet we have working Mums and Dads who cannot get a childcare placement and have to use day cares as far as Forrestfield. Surely a childcare facility that is open to all community residents would be a better use of the space?

4. Ageing residents – lack of options. When it was initially put to the community about how the space could be used the two most common thoughts were childcare and aged care. We have an ageing population in the hills who have built their lives here, contributed in some case for decades to this community are being pushed out because of a severe lack of facilities. They are no longer able to maintain large properties and perhaps need extra assistance day to day. Now the option of using this site for aged care, will be off the table to accommodate a very select few who already have space for their activities.

5. Community. This is not an inclusive group of people that want to develop the space. They will not even let their children play with ours outside of school hours. They won't attend birthday parties or play sports with our kids. The hills community is about inclusivity, and togetherness. This church, this development, goes against every value and belief that we, ostensibly so, hold so dear as hills residents.

6. Economic disadvantage. Considering the points, I noted in point 5, this development will not bring any economic benefit to the hills. They will not use any of our trades, facilities, shops etc. Unless they absolutely have to. No one will benefit in the short or long term financially. So what benefit is it to the rate payers of the Shire of Mundaring?

296	<p>I do not support the proposed development at 7 Hardey Road, Glen Forrest, which includes a Shop, Meeting Hall (Place of Worship), and Child Care Premises. I am writing to express my concerns and disapproval regarding this proposal, as it contravenes several planning regulations and will negatively impact our local community.</p> <p>Planning Legislation</p> <p>This development is inconsistent with the following planning legislation:</p> <ul style="list-style-type: none"> • Glen Forrest Precinct Plan (2001) • Planning and Development Regulations (2015) • Shire of Mundaring Local Planning Scheme No 4 <p>Amenity</p> <p>Negative Impact on Community: The exclusive, member-only commercial developments will disenfranchise community members and negatively affect the sense of community in Glen Forrest. The development is intended for the exclusive use of Brethren Church members, contradicting the council's vision for inclusive community spaces.</p> <p>Lack of Contribution to Local Economy: This proposal uses the last commercial piece of land in the Local Centre for a few people for limited hours weekly, without contributing to the local economy. The Glen Forrest Precinct Plan supports complimentary commercial use of this site "other than retail," and the existing shops in this Local Centre have had vacancies for years. This development could exacerbate this issue as the proponent plans to move their current retail store to the proposed development. Additionally profits from the shop are intended to be entirely directed out of the Glen Forrest community and into a school that has no benefit to our local residents. Even if the shop is open to the public for memberships, in order to attain the goal of generating profits to fund a school, it will not be possible to provide the economic value to the community that a "Costco membership" would provide in competitive pricing.</p> <p>Uncertain Commitment to Childcare Centre: The proposal indicates the Childcare Centre as Stage 3 of the development, to occur "sometime in the future," raising concerns about its actual implementation. Additionally, it is not highlighted whether or not this will also be an exclusive premises to the Brethren church members. A childcare facility in this area would be of great benefit to the local community, however if it is also an exclusive premises then the land is now gone and the potential for community benefit lost.</p>	Refer to responses to 6, 13, 17, 19, 37(9), 37(13), 89 & 281(4) above.
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	<p>Bushfire Risk</p> <p>Inadequate Bushfire Management Plan: The Proposal's Bushfire Management Plan (BMP) does not comprehensively address broader landscape bushfire threats, high load ember attacks into the site, or potential impacts of consequential fires. It evaluates the threat only up to 150 meters away, neglecting the nearby State Forest and other bushland.</p> <p>Insufficient Vegetation Separation: Creating sufficient separation between native vegetation and the proposed buildings is constrained by the forest on adjoining private land. The proponent cannot control the removal or maintenance of this vegetation.</p> <p>Lack of Evacuation Plan: The Childcare Centre and Worship Hall are considered vulnerable land uses due to their location in a bushfire-prone area and require an evacuation plan, which has not been submitted with this Proposal.</p> <p>Traffic and Pedestrian Safety</p> <p>Pedestrian Safety Issues: Pedestrian crossing safety has been a noted issue since it was addressed in the Glen Forrest Precinct Plan. This proposal does not include adequate pedestrian safety measures.</p> <p>Increased Driveways and Traffic: The Proposal adds three driveways to the existing four, increasing the number of vehicles without adequate consideration of the entry and exit points into Hardey Road, a single carriageway, or out to the highway, which is already busy during peak hours.</p> <p>Utilization of Verge for Parking: The verge outside Lot 20 is heavily utilized for various types of parking, and the proposal lacks consideration for the provision for growth and current utilization of Local Centre roads and driveways.</p> <p>Rubbish Pickup Issues: The weekly rubbish pickup service occurs directly outside 4 Hardey Rd, causing significant pedestrian safety issues and potential traffic accident points due to the volume of bins and the need for motorists to go around the trucks.</p> <p>No Set Down Area: No set down area has been designated in the proposal, a requirement of LPS No 4.</p> <p>Traffic Accident Frequency: The Proposal neglects to consider the frequency of traffic accidents in the Local Centre and the difficulty for vehicles negotiating access to the existing commercial area.</p>	
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	<p>Environment</p> <p>Environmental Impact Assessment Required: The Proposal is part of a larger lot (Lot 20 - 2.5 hectares) on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment.</p> <p>Inadequate Environmental Assessment: The Proposal does not have a proper Environmental Impact Assessment, only an inadequate "desktop assessment" undertaken by the proponent.</p> <p>Fauna Survey Data Missing: The desktop assessment did not include any fauna survey data. Native animals like Quendas are present in the area of the proposed development.</p> <p>Black Cockatoo Habitat: The proposal does not adequately account for the three species of endangered and vulnerable black cockatoos that forage, roost, and nest in this space. Removing all but four trees to meet BAL requirements will effectively destroy the black cockatoo habitat.</p> <p>Broader Community Impact</p> <p>Exclusivity and Community Impact: The Plymouth Brethren Christian Church (PBCC), which the Mundaring Gospel Trust represents, has a controversial reputation and a history of developments that have negatively impacted communities. The exclusive nature of this development does not align with the inclusive vision for community spaces.</p> <p>Historical Context of PBCC Developments: The PBCC has a history of proposing developments that have faced significant opposition due to their secretive nature, potential environmental impact, and disruption to local life. Examples include contentious developments in Sydney, Australia; Manitoba, Canada; Gisborne, New Zealand; and several other locations globally. These developments often resulted in community backlash and highlighted the importance of considering broader community interests and long-term implications.</p> <p>Given these concerns, I urge the Mundaring Shire Planning Services to carefully reconsider the approval of this proposal. It is crucial to prioritize developments that align with the council's vision for inclusive community spaces and benefit the general public. Approving this exclusive development would contradict these principles and negatively impact the broader community. I hope the council will take into account the long-term implications for Glen Forrest and ensure that any new developments contribute positively to the area's growth and inclusivity.</p>	
297	We do not need this in the hills. I OPPOSE.	Noted.
298	I am writing to formally OPPOSE the proposed development at 7 Hardey Road, Glen Forrest. This development conflicts with several key aspects of local planning regulations and presents numerous issues that could adversely affect the Glen Forrest community.	Refer to responses to 6, 13, 17, 19, 37(9), 37(13) & 281(4) above.

Planning and Legislative Concerns

The proposed development contravenes the Planning and Development Regulations 2015, the Glen Forrest Precinct Plan 2001, and the Shire of Mundaring Local Planning Scheme No. 4 in the following ways:

Amenity

1. Community Disenfranchisement: The development of exclusive, member-only commercial premises will negatively impact the sense of community, excluding many residents from its use and benefits. This exclusion contradicts the inclusive spirit fostered by the Glen Forrest community.
2. Economic Impact: This proposal will not enhance the local economy. The Glen Forrest Precinct Plan explicitly discourages further retail development due to existing oversupply, which still persists. The movement of the proponent's current retail store to this new development would result in further vacancies in the existing shopping center, potentially leading to a decline in business for remaining retailers and reducing the vibrancy of the local economy.
3. Uncertain Childcare Centre Development: The commitment to the Childcare Centre appears uncertain, with no definite timeline for its development. This makes me concerned that the Childcare Centre might be a strategic inclusion to gain approval for the exclusive commercial premises, rather than a genuine commitment to community needs.

Bushfire Risk

1. Inadequate Bushfire Management Plan (BMP): The BMP does not adequately address the broader landscape bushfire threat, high load ember attacks, or consequential fires. The plan only considers threats up to 150 meters away, ignoring the nearby State Forest and other bushlands. This oversight leaves the development and its users vulnerable to bushfire risks, which are significant in this region.
2. Vulnerability of Proposed Buildings: The Worship Hall and Child Care Centre are particularly vulnerable to bushfires, and the proposal lacks a comprehensive evacuation plan. The proximity to forested areas under private control further exacerbates the risk, as there is no guarantee that necessary vegetation management will be carried out on adjoining properties.

Traffic and Pedestrian Safety

1. Insufficient Pedestrian Safety Measures: The proposal does not adequately address pedestrian crossing safety, a known issue in the Glen Forrest Precinct. Without proper pedestrian infrastructure, the development will increase the risk of accidents, particularly for children and the elderly.
2. Increased Driveways and Traffic Congestion: The addition of three new driveways will compound existing traffic issues, especially during peak hours. The verge outside Lot 20 is already heavily utilized, and this proposal does not account for current or future traffic growth. The increased driveways will create

	<p>more entry and exit points, complicating traffic flow and increasing the likelihood of accidents.</p> <p>3. Rubbish Collection Safety Hazard: The weekly rubbish collection process creates traffic hazards that have not been considered in the proposal. The volume of bins and the stationary rubbish truck force motorists to maneuver around the truck, increasing the risk of pedestrian accidents, particularly during peak hours.</p> <p>4. Lack of Set Down Area: The proposal does not include a designated set down area, a requirement under Local Planning Scheme No. 4. This omission will lead to further congestion and safety issues as vehicles stop inappropriately to drop off and pick up passengers.</p> <p>Environmental Concerns</p> <p>1. Lack of Environmental Impact Assessment: The proposal lacks a thorough Environmental Impact Assessment. The desktop assessment conducted was inadequate and did not consider local fauna, including endangered black cockatoos. The environmental impact on local wildlife and habitats has not been sufficiently evaluated, potentially leading to significant ecological damage.</p> <p>2. Destruction of Habitat: The plan to remove all but four trees to meet Bushfire Attack Level (BAL) requirements will destroy the habitat for black cockatoos and other native species. These trees are critical for foraging, roosting, and nesting, and their removal will have a devastating impact on local biodiversity.</p> <p>Conclusion</p> <p>For these reasons, I strongly urge the Shire of Mundaring to reject the proposed development at 7 Hardey Road, Glen Forrest. The potential negative impacts on community amenity, bushfire safety, traffic and pedestrian safety, and the environment are significant and cannot be overlooked. This development does not align with the values and planning principles that protect and enhance our community.</p>	
299	<p>I am opposed to the development of the site on the grounds that the intended development will be for a small percentage of a particular Community who have already access to many places of worship throughout the metropolitan area. I am concerned the building of multiple premises will decrease the bushland area. I noticed the cleared area within this bushland and assume the multiple structures plus parking areas and access roads would exceed the current cleared site area. There would be a great deal of disruption during the construction with direct negative impacts upon the businesses directly adjacent to the development site. eg. Noise, dust, road closures and restricted access. These businesses are already trying to function during the current economic challenges.</p> <p>I can imagine the intended increased traffic would add to the already dangerous access to the site via Hardey Road off Great Eastern Highway. There are already</p>	Refer to responses to 6, 17, 19 & 37(14) above.

	<p>many concentrated access points to the shopping area, service station medical centre, bakery and other businesses.</p> <p>I personally believe the separatist nature of the place of worship will see a community not involved in the greater Glen Forrest Community. I have seen several of these places of worship developments in the Kalamunda Shire often gated and used for the singular faith, not available for external use. There are also established places in the Mundaring Shire.</p> <p>Our communities need to be mindful of developing multiple use areas to allow for wider engagement opportunities rather than only those who have access to funds.</p>	
300	<p>I am writing to say that I do NOT SUPPORT the proposed development at 7 Hardey Glen Forrest.</p> <p>This is the wrong site for a development such as this, in particular with regard to traffic movement and pedestrian safety.</p> <p>The site for this extensive development is within half a kilometer of the busy junction of the major east west highway, namely Great Eastern Highway, and the main arterial road into Glen Forrest, Hardey Rd.</p> <p>This area is already a problem with regard to traffic entering and leaving the already existing shopping precinct associated with the IGA and medical centre on one side of the Hardey Rd intersection together with the service station, physiotherapy clinic, bakery, pathology centre and optometrist on the other side of the road. This is compounded by vehicles entering Hardey Rd from the highway which have right of way over vehicle movements from the areas mentioned above.</p> <p>In addition, it is extremely dangerous for pedestrians trying to cross the road between centres, which I have personally experienced, there being no pedestrian islands on which to take refuge. This is particularly so for the elderly people living in the small units opposite the proposed site.</p> <p>To add further traffic congestion by adding more entry and exit driveways within such a short distance of the Highway junction and the existing commercial and gazetted access roads, to allow for a major development of a shop, Church Hall and childcare centre such as this is dangerous in the extreme.</p> <p>Therefore I DO NOT support this proposed development at 7 Hardey Rd Glen Forrest.</p>	Refer to responses to 1, 17 & 37(13) above.
301	<p>I do not support the proposed development at 7 Hardey Rd Glen Forrest for many reasons including:</p> <p>The proposed amenities will not support our local economy;</p> <p>The traffic in that particular part of Hardey Rd is already congested at many times of the day, there is already poor visibility particularly exiting from the IGA side and the proposed structure will only add to the congestion and poor visibility;</p>	Refer to responses to 17 & 19 above.

	There will also be a significant impact to the wildlife as this is a known area where bandicoots frequently cross the road	
302	<p>I do not support the proposed development at 7 Hardey Rd Glen Forrest for many reasons including:</p> <p>The proposed amenities will not support our local economy; The traffic in that particular part of Hardey Rd is already congested at many times of the day, there is already poor visibility particularly exiting from the IGA side and the proposed structure will only add to the congestion and poor visibility; There will also be a significant impact to the wildlife as this is a known area where bandicoots frequently cross the road</p>	Refer 301 above.
303	<p>My concerns relate to clearing ecologically-important vegetation and whether the proposed retail store would be genuinely open to the public.</p> <p>Clearing ecologically-important vegetation</p> <p>The proponents' proposal acknowledges the land's significance as a habitat for black cockatoos, a fact that the Shire is well aware of. This area is a vital foraging and roosting habitat for the endangered Carnaby's Black Cockatoo and the vulnerable Forest Red-Tailed Black Cockatoo. However, the proposal does not include an environmental impact assessment, a serious oversight given the potential implications of additional development. The Shire should insist on a comprehensive environmental assessment before the proposal can be considered.</p> <p>Whether the proposed retail store would be genuinely open to the public</p> <p>In their submission, the proponents suggest that the membership-only store would be open to the public in the same way anyone can become a member and shop at Costco. However, the proponents appear not to have provided any evidence concerning their membership eligibility rules. I understand that concerns have been raised that at similar stores operated by the proponents, membership is restricted to adherents and supporters of their church. Of course, I do not object to adherents of a particular faith engaging in activities restricted to their members. However, such exclusive activities would not fall within a reasonable definition of retail activity for planning purposes. Before the proposal goes any further, the Shire should ensure that the proponents provide satisfactory evidence to substantiate their claim that access to the retail establishment would not be restricted to adherents of a particular religious doctrine or their supporters.</p>	Refer to responses to 13 & 19 above.

304	<p>Shop – Oppose on grounds exclusive use is religiously discriminatory, and areas zoned as shopping, should be available for the public, not just minority religious groups. Exclusive use of shop by Exclusive Brethren is not comparable to Costco Membership and this statement is untrue and misleading. Costco do not discriminate religiously to obtain membership.</p> <p>I oppose the development of the exclusive shop, because this development proposes exclusive use of the shop on religious grounds. The Glen Forrest public should not be excluded from using facilities on land zoned for retail facilities or public use, which is adjacent to a well-used shopping centre. The development proposal does not fit the purpose of a local shopping centre, which should be use by all members of the public, <u>without religious discrimination.</u></p> <p>In the development application, comparing Costco membership to the private use of a shop is not a true and accurate comparison, because <u>Costco do not discriminate religiously in making memberships available to the public. A Costco fee is charged for membership, but there is no religious discrimination. By law in Australia, it is discriminatory to exclude people religiously from using a shop.</u></p> <p>We already have shops at the shopping centre in Glen Forrest, which have been vacant for years. Therefore, we do not need another shop application to be approved, because we already have vacant space available to be rented. It would support local business if the vacant shops were at full capacity and leased. The shopping centre currently welcomes all religions and cultures. We need to keep that as a standard in Australia and specifically, in the Shire of Mundaring. It is not appropriate to section off parts of our community with religious barriers, and it is not reasonable, acceptable or should be tolerated in today's living standards in Australia.</p>	<p>Refer to responses to 5, 6, 13, 17, 19, 37(9), 37(13) & 89 above.</p>
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Private religious shops have no place in this community. It separates our community and creates barriers, which are not conducive to positive integration of all diverse groups, whether they are religious or multi-cultural. Our Glen Forrest shopping welcomes all races and all religions, this is today's standard. Let's not go back in history, to a place that it is archaic, obsolete and out of date. This is Australia, these are the Perth Hills, and this is 2024. Our previous generations worked hard for equality, we don't want to lose that. It is an imbalance of power, to allow religious groups bureaucratic leverage to select by religion, control over who will use facilities and who will be ostracized.

Meeting Hall – Oppose on grounds Exclusive Brethren have multiple local meeting halls already in use within the Shire. Use of only 2 days for each meeting hall is under-use of facility space and does not justify the building of more halls. The facility will create traffic congestion for an already busy main road.

I oppose the development of the meeting hall, because it is for the exclusive use of a minority religious group, and is adjacent to our community shopping centre. The land for this development application is in close proximity to facilities used by the community and should be available for the use of the whole community, not just a minority religious group.

Exclusive Brethren have multiple meeting halls in the Perth Hills – Darlington, Kalamunda, and Stoneville. It is saturation to keep approving more religious separatist meeting buildings. We have enough meeting halls in the Shire of Mundaring for use by this group. The meeting hall proposed in Glen Forrest is designated to be used only several days a week. If all the meeting halls owned by Exclusive Brethren are only used several days a week, it would be more sustainable to use halls on more days, rather than building more halls for exclusive use. Surely, there has to be a tipping point of recognising and accepting that there are enough meeting halls in the Shire of Mundaring. I object to the growth of more buildings, which do not meet the needs of the Community in Glen Forrest and serve only a small group, who do not wish to assimilate or communicate outside of their sect as part of their commitment to their religion.

The proposed facility will create traffic congestion in Hardey Road. This road is the main entrance and exit into Glen Forrest. The road is not suited to a meeting hall, because congestion is already an issue around the shopping centre, particularly at peak times.

The development at 7 Hardey Road does not positively bring anything back to the community or contribute financially to the Shire of Mundaring, specifically the local Glen Forrest community. It is unfortunate, our Shire do not have more facilities available for the aged, and young people without religious exclusion. We need more inclusion, not exclusion. Exclusion, be it religious or racial, has always been a massive problem world-wide.

Day Care – Oppose that the Day Care Centre be developed at 7 Hardey Road. Hardey Road is a busy and main entry/exit point for the whole of Glen Forrest. It is extremely busy during peak times, which would coincide with Day Care Centre drop off and pick times.

I oppose the development of the Day Care Centre, because the development site is very close to the highway at an intersection where multiple fatalities have occurred. Increased traffic congestion will contribute to more traffic accidents. Day Care Centres should not be approved near main roads. There have been many incidences of children leaving day care centres without observation, which is extremely dangerous. This development is too close to Great Eastern Highway and it should not be approved.

Hardey Road is an exit point if there is a bush fire in Glen Forrest. As a bushfire exit for Glen Forrest, Hardy Road is not suitable for a cross-walk at all. Hardey Road is extremely busy at peak times, which also coincides with the delivery and pick up times of children at day care.

I also strongly oppose a day care centre, which discriminates religiously against other Glen Forrest children. Children need guidance and education to be accepting of all religions and cultures. The approval of development for separatist religious groups, sets a poor example of religious tolerance, for young people being raised in Glen Forrest and the Mundaring Shire.

Wildlife Habitat Impact – preservation not addressed adequately in developer's application

I oppose the development of 7 Hardey Road, Glen Forrest. It does not adequately address protection of the Black Cockatoos, which inhabit the land. The development negatively impacts the existence of wildlife. As per the application specifications, maintaining 4 trees, is inadequate as a development proposal and does not fulfill the expectations of the community to provide shelter for native wildlife.

As more and more wildlife species become extinct, the lesson of placing profit over our environment continues. If wildlife habitat is not given the attention it deserves during building applications, species will continue to decline and disappear.

In closing, I strongly oppose the development of 7 Hardey Road, Glen Forrest, which includes the shop, meeting hall and day care for exclusive use by a religious sect. The development is not positive for Glen Forrest, and it does not contribute positively to the local community.

THE PROJECT ITSELF IS EXCLUSIVE AND NOT IN KEEPING WITH COMMUNITY EXPECTATIONS.

The project exclusively benefits a minority sect, who do not wish to be a part of, or connect with our Community, on any level. The land zoned for shop use, should be available for all members of the public, not just a minority religious sect and their own private use. It is discriminatory on all levels, to build a grocery shop only for specific religious private use.

The development of 7 Hardey Road, Glen Forrest will negatively impact the Glen Forrest Community and therefore it is absolutely opposed.

305	<p>Shop - I strongly oppose the shop development proposed at / Hardey Road, Glen Forrest, on the basis of religious discrimination towards Glen Forrest community members, who are not Exclusive Brethren and who will be unable to enter the premises. Land zoned shops should be for the use of the local community without exclusion.</p> <p>Under Australian Law, you cannot refuse to serve someone based on religion. In the applicant's proposal, Costco is used as an example of private membership. Costco cannot be used to compare private membership, because Costco membership is non-discriminatory in terms of religion. In joining Costco membership for shopping, the only requirement is to pay a membership fee. Therefore, the planning application is not providing true and accurate information in comparing Costco in its planning application to Costco's member only service. Costco absolutely does not discriminate by religion who can join.</p> <p>TO JOIN COSTCO - MEMBERSHIP IS NOT BASED ON RELIGIOUS DISCRIMINATION – THEREFORE THE COMPARISON OF EXCLUSIVE SHOPPING TO MEMBERS OF EXCLUSIVE BRETHREN IS ABSOLUTELY DISCRIMINATORY.</p> <p>The issue of discriminatory selling via an exclusive shop is not acceptable in Australia or specifically Glen Forrest. I object to a building application, which states they will open a shop which will only sell to one exclusive religion. All businesses in Australia can refuse to serve any customer as long as that refusal</p>	Refer to responses to 6, 13, 17, 19, 37(9), 37(13) & 89 above.

is not based on race, disability, religion, gender or other protected characteristics under Australian anti-discrimination law.

We already have a shopping centre, which has a number of vacant premises and a business space on the market for sale. The shop space next to the butcher has been vacant for years. I oppose the building of more shops on the vacant land at 7 Hardey Road, Glen Forrest, because we do not need further shops. Setting up a private shop for the Exclusive Brethren organisation takes away business from Glen Forrest shops and it does not financially support our Perth Hills. In fact, it diverts funds to a "Not for Profit Organisation" which does not contribute financially to our community in Glen Forrest or the Shire.

Traffic Congestion - I oppose the development proposed at 7 Hardey Road, Glen Forrest, on the basis of traffic congestion which will be caused by this development. This development will negatively impact the use of Hardey Road, where residents are exiting at Gt. Eastern Hwy, or using the shopping centre.

This development site is situated near the intersection of Great Eastern Highway and Hardey Road, which is a notorious spot for traffic accidents. Historically, there have been many fatalities at this intersection. I believe having a development of the nature proposed very close to this intersection, will further increase traffic congestion around the shopping centre area. There is currently congestion at the shops at peak periods, and traffic jams with vehicles trying to exit the carpark. Exiting at peak times is problematic, because of traffic exiting the petrol station, and traffic turning left into Hardey Road from the direction of Mundaring. It is at times very chaotic to say the least.

Hardey Road is the main exit out of Glen Forrest, it is not viable to install a pedestrian crossing outside the development site as proposed. The site is absolutely not viable for a day care centre. During peak hours, Hardey Road is extremely busy. It can take a long time to exit onto Great Eastern Highway, because of the increased traffic flow during these times. Peak period for people going to work, will coincide with cars wishing to drop children at day care. Absolutely, the day care centre will cause congestion.

The verge outside 7 Hardey Road, has always been used for longer vehicles, cars with trailers, and trucks who are using the shopping centre, or just parking and sitting in vehicle for work related tasks. On any day, there will always be cars or trucks parked, because there is no where else to park these vehicles. These vehicles will be forced to park in Hardey Road, further creating chaos and blocking vision if this development proceeds.

Day Care Centre – I oppose the development of a Day Care Centre at 7 Hardey Road, Glen Forrest for the following reasons:

Hardey Road is an extremely busy thoroughfare. It is not suitable as an entry and exit point for people using a day care centre, because of the traffic congestion. The proposed building is too close to the intersection of Great Eastern Highway and Hardey Road, which is notorious for traffic accidents and the site of many fatalities. I believe the development will further increase traffic congestion around the shopping centre area.

I'm concerned that the development proposed at 7 Hardey Road, Glen Forrest is not a safe location for a day care centre. Day care centres are not safe near main roads. 7 Hardey Road is in very close proximity to Great Eastern Highway, and is a very dangerous location for a day care centre. Evidence in the media, highlights the risk of children escaping unnoticed, particularly dangerous is locating day care centres near highways. Very young children have been found on main roads walking alone, after escaping unnoticed. I do not support a pedestrian access on a street which people exit to go to and from work each day as a main road.

Hardey Road is also the main exit for Glen Forrest if there is a bush fire. It is unsafe to build a cross-walk on a main exit point escape route for bushfire.

	<p>Meeting Hall – I oppose the development of a Meeting Hall at 7 Hardey Road, Glen Forrest for the following reasons:</p> <p>Exclusive Brethren have a number of meeting halls already in the Shire of Mundaring. Therefore, I strongly oppose the development of a meeting hall at 7 Hardey Road, Glen Forrest. Exclusive Brethren also have meeting halls in Darlington, Stoneville and Kalamunda. This organisation has already saturated the Perth Hills with meeting halls. We do not need more meeting halls to be built in Glen Forrest. We need facilities for our diverse community. We need to discourage the practise of intolerance and exclusion of people, based on religion.</p> <p>Land which is zoned for community use is minimal in Glen Forrest. We need these community facilities for people to congregate, who have diverse cultures and interests. It is not in keeping with community expectations, to create zones exclusive for minority groups, who do not tolerate their own community and practise the exclusion of those who do not agree with their beliefs.</p> <p>Land zoned for community use, should be used by all members of the community, including the aged and young people. This development will only a serve a small number of people, who do not wish to integrate with the local community or speak to them. Exclusive Brethern members are not allowed to talk to people outside of their religion. This behaviour displays a negative imbalance of power in this religion. Members are not allowed to speak to their own family who leave this religion. This is not a positive contribution to our community within the Shire of Mundaring.</p>	
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Bushfire Exit – Hardey Road is a bushfire main exit for the suburb of Glen Forrest. It is not suitable for a shop, meeting hall or day care centre.

The majority of people in Glen Forrest will be exiting through Hardey Road, if there is a bush fire. The pedestrian crossing will not be practical on a street, which is the main exit if there is a bush fire. Common sense should prevail here, that a pedestrian crossing is not suitable for such a busy road or for a bush-fire exit.

Black Cockatoo Environmental Impact

I oppose the development of 7 Hardey Road, Glen Forrest because it impacts endangered species of birds. It would have been very positive for this land to have had multiple uses with some parkland for the Black Cockatoos to inhabit. The development will drive out any species currently living within the area to be developed. The development does not support and protect wildlife. Saving 4 trees as stated in the application, is not enough to validate the application being environmentally sound. The development application does not adequately support the environment it impacts.

Glen Forrest Community Impact

Glen Forrest offers nature nurture, and a sense of connectedness. This is what brings people to the Perth Hills for tourism, and to escape the rat race. Glen Forrest has a lot to offer tourists, and day trippers from the suburbs. The development proposed at 7 Hardey Road, does not offer anything to the community, tourism or local businesses. It offers nothing to young families, teenagers, or the aged. It closes off a large chunk of land for private use, on land zoned commercially. The only beneficiaries are Exclusive Brethren, not the community of Glen Forrest community, who will not be able to use this exclusive development.

The Exclusive Brethren have seen a weakness in the Perth Hills, that has allowed projects to go ahead, despite the fact that this group are well known to disrespect, ignore and ostracize those outside their sect.

	<p>Projects such as 7 Hardey Road, which promote religious exclusion, should not be approved for those reasons. Fundamentally, it is not acceptable to reject people because they do not agree to one way of thinking. This development does not on any level, support our Glen Forrest Community. It only supports the Exclusive Brethren religious sect who have proposed the development. If the application is approved, more Exclusive Brethren members with religious intolerance, will move to the Perth Hills and further divide our community.</p> <p>Although, the Shire's role in this application is to manage planning and by-laws. It cannot be ignored or denied that the damage to families all over the world from the Exclusive Brethren religion is catastrophic. We need to keep our community safe from cults. They capture people by fear, by loneliness and by isolation and they offer salvation at a price. We need to absolutely be aware, and not ignorant, that some members and young people in the Perth Hills will inevitably get caught up in the group and be afraid to leave because they have been emotionally stripped of their power to do so.</p> <p>If a planning committee approves this development, without researching this religious group, it will be a dark day for Glen Forrest. For information about this religion and the pain they have caused families, people just need to google. There are many documentaries online, including ABC 4 Corners, which discusses what happens to members when they join this group, and more painful is how the group treats people who leave.</p> <p>I strongly oppose development of 7 Hardey Road, Glen Forrest by the Exclusive Brethren. The proposed building application will contribute nothing to the Glen Forrest community. People who live in this community, have a right to feel safe and respected in their own community, as we all do, no matter where we all live.</p>	
306	I strongly disagree with this proposal. Not the Hills community at all.	Noted.
307	<p>Proposed development at 7 (lot 222) Hardey Road Glen Forrest</p> <p>Submission by XXXXXX. Glen Forrest</p>	Refer to responses to 1, 5, 6, 13, 19 & 89 above.

<p>I am opposed to the proposed development</p> <p>I feel that it doesn't meet the requirements of the Glen Forrest Precinct Plan 2001 or the Shire of Mundaring Local Planning Scheme No 4.</p> <p>The proposal will not provide any direct benefit to the local community</p> <ul style="list-style-type: none"> • The proponent, Mundaring Gospel Trust, is a subsidiary of a religious sect, Plymouth Brethren Christian Church (PBCC), which has rules that require members to limit interactions with the general community to no more than is essential. This means that the proposed facilities will not be available to, and therefore not of benefit to, the Glen Forrest community. This conflicts with the planning objectives of the Glen Forrest Precinct Plan (GFPP) to "Protect and enhance the quality of life for residents" and to "Achieve a strong sense of place and community". • A development that creates local employment opportunities would "enhance the quality of life", an objective of the GFPP . The proposal does not create any employment opportunities Employment isn't even available to PBCC members, as the proponent's stated policy is for shops to be "run by a global team of volunteers" see https://campusandco.com/about-us/ • The proposed shop is inconsistent with the GFPP requirement for "Hardey Road and Railway Parade Local Centres to be retained at their current retail floorspace level" and for the Hardey Road Local Centre, "emphasis to be on complementary commercial business other than retail" • PBCC states that all profits from their shops (trading as Campus&Co) "are given back to the Community". They indicate on the Campus & Co website. https://campusandco.com/about-us/ that "Community" means their private schools, which are exclusively for PBCC children and none of which are in Glen Forrest, and their only outward facing charity, Rapid Relief Team. I'm only aware of one occasion when the Rapid Relief Team deployed to assist with catering at a major incident in the Mundaring Shire. This service is almost always organised by DFES and provided by the Salvation Army, so the Rapid Relief Team is very unlikely to ever benefit the Glen Forrest community. <p>The proposal will not provide any indirect benefit to the local community</p> <p>Commercial developments usually provide indirect benefits to communities through the rates, duties and taxes that they pay that help to fund community infrastructure and services. As the shop will be run by volunteers and all profits used for charitable purposes, and the meeting hall is a religious building, the proposed development will be able to claim exemption from Shire rates, and State and Federal duties and taxes.</p>	
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If and when the child care stage is completed, I feel that it's a logical assumption to expect it also will be for the exclusive use of the PBCC members, and possibly also be exempt from rates and taxes.

The proposal conflicts with the actual needs of the community for commercial development

Glen Forrest does not need more retail properties. It currently has an oversupply of such properties. What Glen Forrest needs is other commercial services. This was the case when the GFPP was created and it still is the case. As far as I can establish, lot 222 Hardey Road is the only remaining "greenfield" commercial property in Glen Forrest or in any surrounding villages.

Creating more commercial land is close to impossible because Glen Forrest has very limited room for growth, constrained by a national park to the north, water catchment to the south and a regional park to the West. More commercial development to satisfy demand and benefit the community could be created by rezoning residential land but this would be an unsatisfactory solution as there is also unmet demand for residential properties.

Rezoning some residential land to higher densities and some to commercial to satisfy demand is also an unsatisfactory solution, as much of Glen Forrest is within the Middle Helena water catchment. Perth has outgrown its surface water and ground water resources, now requiring supplementation by very expensive and energy intensive seawater desalination, so good quality and relatively inexpensive surface water resources such as the Middle Helena catchment, which contributes up to 40% of inflow into Mundaring Weir, have become extremely important and deserving of a high degree of protection. to protect water quality in the catchment. Outside of the catchment area, rezoning residential land to a higher density would also be an unsatisfactory option due to the lack of deep sewerage and the prohibitive cost to provide it..Also one of the objectives of the GFPP is to "Maintain a low density built environment that does not dominate the streetscape;"

Given that lot 222 Hardey Road is the only available undeveloped commercial zoned land in Glen Forrest and the surrounding area, it's imperative that any deveopment be carefully chosen to maximise benefit to the Glen Forrest community. Anything less would be a travesty. A new retail building provides no benefit when there is a local oversupply of retail premises. A place of worship from which the local community is excluded is of no benefit to the local community.. A child care facility, if it excludes the local community, is of no benefit. A development which is of no benefit to the local community and pays no rates or taxes is of negative benefit to the community.

308	I am strongly opposed to the proposed to shop, meeting hall, and childcare premises application at lot 222 Hardey road Glen Forrest.	Noted.
309	I oppose the proposed development for Lot 222 Hardy Road Glen Forrest. The exclusive nature of the proposed development runs contrary to the need for appropriate development of the Glen Forrest Town Site. This development will not add to or benefit the future needs of the Glen Forrest community. Shire town planning schemes have consistantly identified this area suitable for aged care residential development.	Refer to responses to 6 & 41 above.
310	<p>I do not support the proposed development at 7 Hardey Road Glen Forrest I believe this development is against the Glen Forrest Precinct Plan 2001; Planning and Development Regulations 2015 and Shire of Mundaring Local Planning Scheme 4 in the following areas:</p> <p>Environmental issues: The proposal is part of a larger parcel of land (lot 20) that requires assessment by the Department of Climate Change, Energy, Environment and Water under 3.38 of the Environmental Protection Act. The proposal has not performed an adequate environmental impact assessment using qualified cockatoo ornithologists or other native fauna experts. Black cockatoos forage and nest in this area – cockatoos need 160 gum nuts/day to sustain their nutritional needs (reference from Kanyana Wildlife rehabilitation service). The Perth Hills has experienced extensive tree death due to the last seasons drought conditions. Removing all except four trees in this parcel at 7 Hardey Road would decimate the valuable food source for the local cockatoo and other birds in an already stressed forest environment.</p> <p>Amenity: I am a local business owner and find Glen Forrest to be an inclusive community that prides itself in supporting local businesses who in turn actively support local recreational clubs, schools and the local fire brigade. Moreover, as part of their mission the proponents do not integrate into the community therefore will not add value or support to the amenity of the local population. A representative of the church stated at the Glen Forrest Residents meeting that the proceeds from the shop are for the benefit of its children and teachers". The proposer will take up the only other gazetted commercial area and due to its exclusivity precluding any other commercial entity that would benefit the whole community as per the Glen Forrest Precinct Plan 2001. Additionally, due to its tax free status it will not incur Shire of Mundaring rates which in turn limits The Shires's ability to create financial benefit for the local community amenities. A child care or aged care centre are recommended in the Glen Forrest Precinct Plan 2001 both of which are strongly supported by local residents, particularly the</p>	Refer to responses to 5, 19, 41 & 89 above.

	<p>aged care residential area. As many large studies have shown co-locating a child care centre with aged care has dramatic benefits to residents and the community. There is no other child care centre in Glen Forrest however this does not appear to be a priority in the proposal with the childcare centre proposed in stage 3 at "sometime in the future", nor does it clearly state this would be for the benefit of all young families in the area.. If this is a genuine application in relation to the 2001 Glen Forrest Precinct Plan for a childcare centre available for the benefit and access by the whole Glen Forrest community this must be a stage 1 priority.</p>	
311	<p>I am against the proposed development and do not support it for the following reasons:</p> <p>1) Traffic hazard. The junction of Hardey Road /Great Eastern Highway (GEH) is already hazardous for the following reasons, that will be worsened by a congregation, arriving/departing in vehicles simultaneously at specific times:</p> <p>a) vision can be limited in the mornings entering GEH looking east, due to the rising sun light.</p> <p>b) In order to turn east onto GEH, vehicles are forced to enter heading west, travel across 2 lanes in 80km which has many heavy vehicles travelling along it (hence area for heavy vehicles to enter for check before descending Greenmount Hill and arrester bed further down). Vehicles must enter a u-turn access, which accommodates only 5-6 vehicles, whereby any additional vehicles would need to stop across westbound lanes with high volumes of eastbound including heavy vehicles. Vehicles then have to enter GEH eastbound, from stationary to 80km zone, across fast lane in onto oncoming traffic, where vision is limited to only a few hundred metres by reason of the incline of GEH prior to that point.</p> <p>c) There are presently regular 'near misses' of vehicles entering on/off hardy roads at the point of entry to/from shopping centre and Doctors on west side of Hardey Rd and petrol station, and bakers/physio on west side.</p> <p>2) Bush fire hazard.</p> <p>a) The GF voluntary fire brigade operate from fire station on Hardey Road and require accessibility. This could be hindered by volume of patrons and parents of proposed hall/shop/child care facility, entering Hardy Road in the event of a bushfire, either to escape, or to collect children from childcare facility.</p> <p>b) Added congestion for residents of Glen Forrest trying to escape bush fire via Hardey Road.</p> <p>3) Destruction of native trees that are habitat to native wildlife incl. endangered species (incl. cockatoos and potentially phascogales, that are known to habitat Glen Forrest 'Superblock' and residential properties as close as Bailey Road).</p> <p>I understand that the 0.5-acre development site is within 2.5-hectare block being purchased. Post purchase, any further development would be subject to voluntary planning permission sought, whereby future development could readily be</p>	<p>1) Refer to response to 17 above.</p> <p>2) Response 37(9). The Glen Forrest fire station is approximately 470m south of the subject site.</p> <p>3) 19.</p> <p>4) It will be of benefit to any who wish to join the church.</p> <p>5) 13.</p> <p>6) 5.</p>

	<p>undertaken with further destructions of the remaining bushland in that 2.5-hectare block.</p> <p>4) The proposed hall on the development is exclusive only to members of the Plymouth Brethren. As advertised on their website, membership is exclusive to those of a particular religious belief: "Any that are prepared to be committed to our beliefs and way of life may choose to join our church": (https://www.plymouthbrethrenchristianchurch.org/who-we-are/faqs/#how-can-i-become-a-member?). This will not benefit the Glen Forrest and Mundaring shire community.</p> <p>5) The proposed shop on the development will serve and benefit only a small minority of Mundaring Shire/Glen Forrest community: 'Campus & Co.' are not open to the public and whilst they advertise that they operate "similar model to Costco", they in fact operate a model that is far more exclusive. Advertising Notice on door of existing shop (west side of Hardey Rd, next to Buther) states: "The only community who shop here are those who are parents, friends and relatives of those who attend the relevant School Campus". As advertised on 'Campus & Co.' website, this is 'OneSchool Global', that is exclusive to only members of the Plymouth Brethren: (https://campusandco.com/about-us/) (https://www.oneschoolglobal.com/our-school/) This will not benefit the Glen Forrest and Mundaring shire community.</p> <p>6) The proposed 'future' child care facility, which may or may not go ahead once the development is approved, will in all probability be operated on an exclusive member only arrangement, restricted to members of Plymouth Brethren (as above). This will not benefit the Glen Forrest and Mundaring shire community.</p>	
312	<p>I DO NOT SUPPORT THE PROPOSED DEVELOPMENT AT 7 HARDEY ROAD PART OF LOT 20 HARDEY ROAD GLEN FORREST</p> <p>Originally the Mundaring Shire had discussions with the Glen Forrest Residents and Ratepayers (Inc) on this location some years ago in what may be the best options or suggestions for the property originally owned by Mrs Horoure. The poultry side (North Side) of the property was demolished shortly after the passing of the owner and the business ceased thus leaving an open area of the land. The property was designated as a poultry farm with a medium facility for hen egg laying poultry and also where sales of eggs were made from a small 'office' building in proximity to the residence (maybe still on site) but as I understand was subdivided or segregated from the house portion of the property. The discussions revolved around ideas of;</p> <ul style="list-style-type: none"> . Seniors living style unit/s . Small housing for (granny flat) style or similar . Small but limited businesses style operations 	Refer 231 above.

<p>. There was a protective fire burn (prescription burn) some 20 - 25 odd years ago on this property by the Glen Forrest Volunteer Bush Fire Brigade</p> <p>There was also further suggestions of a seniors complex or life style type of units in Strettle Rd just east of Pax Grove around the same time as that the property was also reasonably close to (which may be and alternative site for this application):</p> <ul style="list-style-type: none">. public transport. local shopping centres. medical centre. community based and close to other facilities i.e service station <p>OBJECTIONS to the current proposal are:</p> <ul style="list-style-type: none">. TRAFFIC CONGESTION on and around Hardey Rd area as there are already 4 (four) entrances and exits from local facilities Medical centre, service station, shops on either side of Hardey Rd and at busy times can be congestive (there have been some close 'shaves'). Current thinking and comments are that there is 'chaos' with traffic in the vicinity of the shopping / restaurant/ medical centre/service station and the coffee hut at the rear of the GF shops. Congestion is now even more at various times with the restaurant now in operation. It is difficult to obtain parking for the chemist, flower shop, butcher and IGA. There have already been several close incidents within the proximity of the current shops, service station on the 4 inlet and exits onto Hardey Rd / Great Eastern Hwy intersection.. with an extra entrance or entrances to and from Hardey Rd there is the potential for a major traffic incident to occur. This also may occur if the entrance and exit is off Strettle Rd and at the proximity of the intersection of Hardey Rd now that Strettle Rd has been reopened as a through road.. It appears that the operation by (Mundaring Gospel Trust) is a CLOSED shop/facility operation which means that it WILL NOT be available to the residents and community of Glen Forrest and surrounding areas but to a select group of persons.. Appears to be a substantially large number of vehicle parking bays for the suggested number of persons that may use the facility.. There is (as it is understood) that the group have several facilities around the Mundaring Shire and are currently in the process of developing a substantially large complex in Seaborne Rd Parkerville at which concerns are indicated to major traffic problems when in operation. <p>ENVIRONMENT</p> <ul style="list-style-type: none">. environmental damage, destruction and reduction of and to the current trees, that are many years old, and land as it is understood that the trees are a source of transit and food for the seasonal migration of the Black Cockatoo's and other bird life that frequent the Glen Forrest Locality (Comment in the application -	
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	<p>'Maximise retention of potential black cockatoo habitat trees' appears to be a misnomer as past experience on many an occasion when development is made many trees and vegetation is removed thus a reduction of the local environment no matter what restrictions are placed on the developer and where generally action is taken by the local authority to prosecute for breaches of environmental damage. The plan shows only 3 trees left for the cockatoos.</p> <ul style="list-style-type: none"> . The property does not contain remnant bush as suggested as the current trees are and have been on the location for many a long year. 50 plus years that I am aware of. There may be some remnant bush on site where the poultry shed was located but all the surrounding trees are natural to the current local environment. . it appears that a bush fire management plan has not been submitted as it is suggested and it understood that Glen Forrest may be/is in a 'bush fire' prone area being in close proximity to John Forrest National Park. There has not been any major bush fires in the locality because of substantial management of the area. . suggestion of fencing is made in the proposal - what type of fencing is envisaged, and will the area be secured for private use (appears to be a closed operation) although the plan suggests little or no fencing. . it would appear to be substantial parking paving indicated for the area thus generating substantial water runoff and heat generating from the surface thus potentially negating the local requirements of a more green type environment throughout the shire . what is the security aspects and lighting going to be and will (if any) going to effect the surrounding properties. <p>SUMMERIZING</p> <ul style="list-style-type: none"> . substantial traffic concerns and congestion and the potential for incidents occurring as was indicated for a similar project envisaged in recent times for the Coppin Rd proposal. . environmental loss of habitat (native tree loss) effecting the animal and bird life cycle and migrating habits of the 3 species of Black Cockatoos (including the Carnaby's and Red Tail's). . No use of and by the general community (closed shop principle) of any of the facilities envisaged by the applicant. . waste and effluent disposal potential for biological and air pollutant hazard (pungent smell from effluent disposal) My concerns, is the application consistent with; . Planning and development Regulations2015 . Glen Forrest Precinct Plan 2001 . Shire of Mundaring Local Planning Scheme No 4 	
313	I object to the proposed development at 7 Hardey Road, Glen Forrest.	Refer to responses to 6, 13, 17, 19, 37(13) & 89 above.

<p>I am concerned about the potential negative impact of increased traffic. Hardey Road is already heavily trafficked, particularly with complex access from the highway for westbound traffic. Existing congestion around entrances to the shopping center, medical facilities, bakery, physiotherapist, fuel station, and pathology labs is already problematic.</p> <p>The proposed small supermarket, exclusive to church members like Costco, offers no benefit to the wider community. The current shop is frequented at all times of the day and night by members and deliveries, not just the proposed hours.</p> <p>I believe this development contradicts the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in several key areas:</p> <p>**Traffic and Pedestrian Safety:**</p> <ul style="list-style-type: none">- Hardey Road serves as a critical local road and emergency access route for the bushfire brigade and other services reaching Glen Forrest and Mundaring via Thomas Road.- Hardey Road and Great Eastern Highway is already a high accident intersection and adding more traffic to peak times will only increase the chance of further injuries and deaths.- The proposed traffic study's credibility is questionable due to insufficient details on study times and days.- Adding more traffic to the already dangerous U-turn near Marine road during peaks times will also increase the chance of further injuries and deaths.- Introducing three new driveways and increased vehicle traffic without proper impact assessment during peak hours poses risks.- Lack of designated set-down areas violates LPS No. 4 requirements, worsening traffic and safety concerns.- Existing issues with rubbish collection at 4 Hardey Rd further endanger safety, especially during peak traffic times. <p>**Community Impact:**</p> <ul style="list-style-type: none">- The proposal does not contribute positively to the local economy and appropriates the last commercial land in the Local Centre for limited use by a small group on a weekly basis.- A nearby hall at Marnie Hall offers a safer location with ample parking but is underutilized.- Introducing two exclusive, members-only commercial developments would harm the sense of community, excluding local residents from these facilities.- The Glen Forrest Precinct Plan advocates for alternative commercial uses for this site, excluding retail due to oversupply and anticipated population growth. <p>Current vacancies in local shops underscore the lack of need for additional retail space.</p>	
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	<p>- If approved, this development could increase vacancies in existing shopping centers as the proponent relocates their current store.</p> <p>In conclusion, the proposed development at 7 Hardey Road, Glen Forrest, disregards local planning guidelines, poses significant environmental risks, and fails to address community and safety concerns adequately.</p>	
314	<p>I do not believe this is appropriate in the bushland that is a habitat area for native flora and fauna. The proposal is self absorbing to a very small group of individuals and not a full community needed or wanted project. I suggest worshipping nature and true meaning of the hills culture, not a church for worship with a roof over only certain individuals heads.</p>	Refer to responses to 6 & 19 above.
315	<p>I OPPOSE the proposed development at 7 Hardey Road Glen Forrest because: this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>ENVIRONMENTAL IMPACT ASSESSMENT</p> <ul style="list-style-type: none"> • The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent. This is not sufficient as explained below: The proponent should refer this site to the EPBC for a true assessment of the environment, in particular regarding the endangered Black Cockatoos. • The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the proposed development. • Assessment must be done by a person qualified to make assessments specifically for the endangered black cockatoos. <p>The proponents’ proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Yet they plan to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area.</p> <ul style="list-style-type: none"> • The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. <p>Being aware of the above, the Shire officers should refer this Proposal to the DCCEEW for an environmental assessment OR advise the proponent of the need to do so – This is to ensure that proponent does not change or destroy any part of the environment without approval to do so, and would incur a substantial fine. Should the Shire officers not advise the proponent of this responsibility, you can be certain that the community will do so.</p> <p>This is a similar situation experienced in SP81 where the officers did not advise the proponent of their responsibility to make a referral to the DPBC until they were</p>	Refer to responses to 6, 17, 19 & 37(9) above.

pressured by the community to do so. Our community will also make a referral for this proposal if the proponent does not do so.

Bushfire Risk

- It is a statutory requirement for the proposed structures to provide bushfire evacuation plans. NO Emergency Evacuation Plan was put forward for consideration of vulnerable buildings, eg day-care centres, Church Halls.
- The proposed Child Care Centre and Worship Hall (church) are considered vulnerable land uses due to both structures being proposed in a bushfire prone area. Therefore, they require these plans to be developed and submitted for approval.
- The BMP is also required to address the potential broader landscape bushfire threat; the high load ember attacks into the site; and the potential impacts of consequential fires.
- Also, I could not find any evaluation of 'the threat up to OVER 150 meters away from the development' to ensure it considers the State Forrest and other nearby bushland?

Traffic and Pedestrian Safety

There are many traffic and pedestrian safety issues that will be addressed by others. My main traffic concern is regarding the exit from Glen Forrest (near the IGA and Petrol station. This is a 'left turn only' situation – and having to travel down GEH to make a U-turn if one wishes to travel toward Mundaring. This is an intersection that needs to be considered dangerous should a fire be travelling up the hill, away from Green Mount. People would need to turn right and head towards Mundaring but instead are forced to turn left, then make the U-turn to go back to the right. Eeeeeek!!! This would be a very dangerous manoeuvre when trying to avoid a fire travelling up the hill.

Amenity

- Glen Forrest is a friendly, cohesive community that represents the spirit of 'inclusion' which pervades throughout all communities in the Shire of Mundaring. However, two/three exclusive, members-only commercial developments are being considered for development on the site, in the midst of the 'town centre'. These would be CHURCH MEMBER-ONLY COMMERCIAL DEVELOPMENTS – that will leave other community members disenfranchised from the development and its members.

To date, every shop/organisation in Glen Forrest is open to EVERYONE! Including the IGA and local gift shop near the 'choo-choo' park; the coffee van, grog shop, Take-away Deli, the Post Office, Himalayan Restaurant, and the Wildflower Society.

	<p>• In addition, the Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” and states that it has been “determined that there is no justification for further retail development” basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for several years. This development would result in further retail vacancies in the existing shopping centre as the proponent would transfer their currently existing retail store to the proposed development.</p>	
316	<p>I am writing as a resident of the Shire of Mundaring to vehemently express my disapproval and concerns regarding the upcoming development at 7 Hardey Road Glen Forrest.</p> <p>I have several concerns regarding the development. In no particular order:</p> <p>1. Traffic, pedestrian and road safety. It is already extremely precarious getting in and out of that section of Hardey Road with 4 commercial driveways within 55 metres, as well as the service station during peak hour and on the weekends. This is also compounded by people turning off Great Eastern Highway turning onto Hardey via Great Eastern Highway. All of which converges into a single carriage.</p> <p>Having a potential extra 60-100 people (based on the car park spaces allocated in the proposal) coming and going on during peak hour as well as weekend would cause so much congestion and unnecessary hazards.</p> <p>There is also the point of a lack of cross walk/illuminated pedestrian crossing. This has been raised as an issue previously as people (buses, trades people with vans and trailers etc.) park on the verge across from 6 Hardey Road and walk across. This would be made even more hazardous with the addition of dozens of vehicles, coming and going within that section of Hardey Road.</p> <p>2. Wildlife. With black cockatoo numbers at catastrophically low levels this is not the time to be eliminating their habitat in the name of human development. This development would mean the clearing 5800 square metres of bush, including 5 trees that have been specifically marked as been black cockatoo habitat (either potential or with hollows). This destruction would be particularly unnecessary given the Mundaring Gospel Trust already has access to 4 churches within a 20-minute radius. Including one in Parkerville which will have enough space for 600 members. Considering there is around 2000 of these church members in WA in total, I cannot see how this is anyway necessary.</p> <p>There has been no appropriate level of survey done in regards to the environmental impact. The desktop assessment that was submitted by the developer was rudimentary at best. It did not take into account the various native</p>	<p>1) Refer to response to 17 above. 2) Response 19. 3) 5. 4) 41. 5) 6. 6) 6.</p>

	<p>fauna that would be affected the development. It would be imperative that an Environmental Impact Assessment be carried out.</p> <p>Also, given the fact that the development would be part of a larger lot, according to the Environmental Protection Act of 1986, it would be appropriate for the Shire to forward this proposal to the Department of Climate Change, Energy, the Environment and Water for an official assessment.</p> <p>3. Childcare. We have a drastic shortage of childcare facilities in the hills with wait times of up to a year for some centres. This centre will presumably be used for members only, women who under the churches rules aren't allowed to work. Yet we have working Mums and Dads who cannot get a childcare placement and have to use day cares as far as Forrestfield. Surely a childcare facility that is open to all community residents would be a better use of the space?</p> <p>4. Ageing residents – lack of options. When it was initially put to the community about how the space could be used the two most common thoughts were childcare and aged care. We have an ageing population in the hills who have built their lives here, contributed in some case for decades to this community are being pushed out because of a severe lack of facilities. They are no longer able to maintain large properties and perhaps need extra assistance day to day. Now the option of using this site for aged care, will be off the table to accommodate a very select few who already have space for their activities.</p> <p>5. Community. This is not an inclusive group of people that want to develop the space. They will not even let their children play with ours outside of school hours. They won't attend birthday parties or play sports with our kids. The hills community is about inclusivity, and togetherness. This church, this development, goes against every value and belief that we, ostensibly so, hold so dear as hills residents.</p> <p>6. Economic disadvantage. Considering the points, I noted in point 5, this development will not bring any economic benefit to the hills. They will not use any of our trades, facilities, shops etc. unless they absolutely have to. No one will benefit in the short or long term financially. So what benefit is it to the rate payers of the Shire of Mundaring?</p>	
317	<p>We are strongly against the Proposed Shop, Meeting Hall and Child Care Premises.</p> <p>Our comments cover four issues: loss of environment and amenity, noise, traffic congestion, and road safety.</p> <p>Loss of Environment and Amenity</p> <p>Removal of bushland for this project would be a continuation of "Death by a thousand cuts" which is becoming more evident in the Perth Hills. The bushland on LOT 222 is likely to be a corridor for animals and plant gene flow between</p>	Refer to responses to 17, 19, 37(13), 37(14) & 58 above.

	<p>John Forrest National Park (north of the Great Eastern Highway) and Richard Watson Hardey Reserve (Corner of Hardey Road and Strettle Road). The proposed development would interrupt the community of tall canopy jarrah-marri forest and healthy green understorey in the local area.</p> <p>We think that the proposed development should be subject to a full environmental report (i.e. fauna and flora), and not just for black-cockatoo habitat.</p> <p>We live here partly because we love the native trees and birds. The Perth Hills provides beautiful and peaceful surroundings which are unique, and a welcome change from the treedepauperate and claustrophic suburbs of Perth. We strongly object to having yet another development destroy good quality bird and quenda habitat. We strongly object to the removal of mature and healthy native trees. We strongly object to the loss of amenity that would result from replacement of bushland with buildings and hardscaping.</p> <p>Noise</p> <p>We strongly object to the imminent construction noise that would occur for the three separate stages of the proposed project.</p> <p>We strongly object to being woken before 0600 on Sunday as eleven cars with 15 people arrive for their morning worship. We value our quality of life and do not want our sleep disrupted on the one day we get to sleep in. We strongly object to the disruption and noise that would be caused by an increase in traffic between 0600 and 1800 from Sunday through to Friday, and between 0800 and 1800 on Saturday.</p> <p>Traffic Congestion</p> <p>The combined hours of operation (shown in red) for the Shop, Hall and Child Care Centre throughout the week are approximately as follows:</p>	
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Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
0600							
0700							
0800							
0900							
1000							
1100							
1200							
1300							
1400							
1500							
1600							
1700							
1800							
1900							

The combined hours of operation would result in vehicle and pedestrian traffic of over 70 hours per week, directly across the road from our residence.

The traffic estimated for the shop and child care facility between 0730 and 0830 weekdays is $26 + 48 = 74$ arrivals and departures, and between 1515 and 1615 is $52 + 34 = 86$ arrivals and departures. There is an estimate of ten staff for the child care facility, which along with the shop staff would mean around twelve parking bays used for staff. We feel that inclusion of only 53 parking spaces in the design is inadequate for this volume of traffic and staff parking requirements.

The peak traffic volumes have focused on the intersection of Hardey Road and the Great Eastern Highway, with videos taken from the north side of the highway facing south, and from Glen Forrest Shopping Centre (Antonio's Restaurant) facing south-east. The videos do not clearly show the traffic and parking situation on Hardey Road directly in front of the proposed development site outside of the two peak hour periods 0730-0830 and 1515-1615.

Many larger vehicles including trucks (e.g. cement mixers, prime movers) and vehicles towing trailers or caravans, are parked on the eastern verge of Hardey Road. The drivers of these vehicles walk to the bakery, pharmacy and other services. The verge is used for parking of these larger vehicles because the off-street parking at Glen Forrest Shopping Centre (west side of Hardey Road) and the bakery/optometrist (east side of Hardey Road) is not accessible to them. The

	<p>proposed development of LOT 222 would remove this informal parking area and create a traffic hazard if drivers decide to park on the road rather than the verge.</p> <p>Further traffic study is required to take into account the larger vehicles that are often parked on the eastern verge of Hardey Road (i.e. at the front of LOT 222).</p> <p>Road Safety The intersection of Great Eastern Highway (GEH) and Hardey Road is complex and potentially dangerous. There is a slip lane from the west-bound GEH into Hardey Road, a lei-hand turn from Hardey Road onto the west-bound GEH, and a slip lane crossing the west-bound GEH into Hardey Road from the east-bound GEH.</p> <p>On Hardey Road, there are two entry/exit driveways to Glen Forrest Shopping Centre, one entry/exit driveway for the fuel station and one entry/exit driveway for the bakery/optometrist carpark.</p> <p>The exit/entry driveways onto private property are within a 70 m stretch of Hardey Road. The proposed development would add another one or two exit/entry driveways in the next 100 m, which already has four private driveways with poor visibility. This may increase the potential for vehicle-vehicle and vehicle-pedestrian collisions.</p> <p>Hardey Road is a busy road. Drivers exiting the GEH onto Hardey Road are often travelling above the 50 km limit, as are drivers who have come up the steep section of Hardey Road from the south.</p> <p>Having a child care facility so close to a major intersection and on a busy road is not safe. It is a difficult road to cross safely as a solo adult, and to have parents and children crossing here would put them, and drivers, at risk of injury or fatality.</p>	
318	<p>I do not support the advertised development at Lot 2(No 7) Hardey Rd Glen Forrest.</p> <p>It will not benefit the community in Glen Forest & Hovea as the facilities require customers who wish to patronise the shop and a proposed childcare centre, to be members of the church.</p> <p>The creation of No7 Hardy Rd was created by a previous Council to enable a small commercial centre to service residents in Glen Forrest and Hovea. The current proposal does not align with that earlier Council decision.</p> <p>As a church is being constructed at No7, it means that all buildings will be exempt from shire rates. This complex will not be beneficial to Mundaring ratepayers.</p>	Refer to responses to 1, 6, 17 & 37(9) above.

	<p>Buildings The church already has a wide presence in the shire with facilities in Eagle St, Mills Rd Glen Forrest and Mundaring Weir Rd. The documentation submitted by STATEWEST Planning indicates that there is no time frame for the building of the Child Care facility. Does this mean that the current building program does not meet the criteria for consideration by DAP and should be considered by Shire of Mundaring Council ?</p> <p>Traffic Along with many other residents in the surrounding area, I regularly patronise all the businesses on both sides of Hardey Rd. At times there is no parking and use is made of the road verges on both sides. What were the times of the 10 hour traffic survey carried out and on what days of the week? The service station and the supermarket have opening hours close to those of the church.</p> <p>Bush Fire Although the rating of BAL-29 for the complex satisfies the requirements, there is no mention of the evacuation of a large number of people from both sides of Hardey Rd in the event of a fire from the large bushland area to the east and south and John Forrest National Park to the north. If Gt Eastern Hwy is closed, it is difficult to access escape routes to safety either to the west or to the east.</p> <p>Conclusion The intent of the creation of Lot 20 (No7) Hardey Rd by a previous Council was to benefit the surrounding communities. This development does not achieve that aim of Council. Only members of the church can access these facilities which will not contribute to the social life of the area or benefit the ratepayers by way of paying rates which assisting in providing facilities for all to enjoy</p>	
319	<p>I STRONGLY OPPOSE the proposed development at 7 Hardey Road, Glen Forrest 6071 which I believe is in contradiction with the Shire of Mundaring Local Planning Scheme No 4, as well as the Glen Forrest Precinct Plan (2001) and Planning and Development Regulations (2015). I am a rate payer and long-term resident at the above address (65 years and my parents before me) and for most of my life have known the Hoareau family, previous owners of the above property. My concerns include the following: 1: Road Congestion/Traffic and Pedestrian Safety. The proposal makes no adequate consideration for vehicle nor pedestrian safety measures. The following points elaborate: The proposed development will inevitably add to the current congestion causing traffic incidents and personal injury. The intersection relating to this location is currently a very busy thoroughfare particularly at peak hours and includes entry</p>	<p>1) Refer to response to 17 above. 2) Responses 6, 13 & 89. 3) 19 & 199.</p>

and exit to Great Eastern Highway as well as four entry and exit points which currently exist into the commercial areas situated on on both sides of Hardey Road, the bitumised area (kerb to kerb) is only 7 metres in width. At times of an event when kerbside parking is likely, if not inevitable, there would then only be room for single lane traffic.

Furthermore, Hardey Road currently provides a valuable link through to both Mundaring and Darlington as an alternative to the highway and which at times becomes very well used for personal or emergency detour requirements thereby adding to the vehicular activity in the region.

The proposed development with an additional three entry and exit points from Hardey Road and within close proximity to the current four will result in seven entry/exit points into Hardey Road within a distance of approximately 100 metres from the highway.

The verge area alongside Lot 20 is currently used as an area for parking for large vehicles, eg those with trailers, large commercial vehicles, delivery/courier service vehicles, school buses, vehicles awaiting access to designated loading bays and others in need of an extended parking area. This is the only currently available parking option for those vehicles. It is also the only feasible area for the weekly rubbish collection service which empties a minimum of nine bins. During this process traffic necessarily has to go around the trucks thereby causing risk of traffic and/or pedestrian contact. The proposal does not provide any alternative option which might enable parking for these extended length and service vehicles, nor does it take into account inevitable growth and development of the region leading to increased use of the local roads and driveways.

Furthermore, the proposal does not include a designated set down area which I understand to be a requirement of LPS No. 4

The proposed allocation of close to 60 parking bays indicates a current expectation of significant vehicular movement which will inevitably add to the traffic and pedestrian activity and which is already heavy at times with frequent traffic accidents within the current commercial area. The proposal does not provide any evidence of any consideration having been given to the personal safety of current and future vehicle and human traffic in the region.

The proposal indicates the potential and intent for future development on that site which would increase the risk to the local community and others in the area for any one of the current and proposed services.

2: Issues of Concern relating to 'Exclusivity' and diversity within the Community.

The proposal provides for the exclusive use for members only of all three proposed facilities which segregates the community instead of providing a sense of inclusion for all residents within the local community. The risk of creating a 'them and us' reality with potential alienation within the community is considerable.

The Mundaring Gospel Trust already have a small supermarket within the existing commercial area which is for the dedicated use of 'members only'. Why do they need a second? Furthermore, there is already a well-established supermarket within the current centre which eliminates the need for a further shop as proposed but which also emphasizes the exclusivity of 'members only'.

The proposed development would result in two exclusive member only commercial outlets at risk of leaving community members disenfranchised from the development and its members.

The proposed development would occupy the only remaining piece of land in the Local Centre designated for commercial use but for the exclusive use of a few individuals for a few hours per week. Furthermore, the proposed development, if approved, would not contribute to the local economy in any foreseeable way.

It is my understanding that the current owners are members of the Brethren Church Community (Mundaring Gospel Trust) who I understand are currently developing a large church hall in Parkerville, presumably with facilities which match or closely match those proposed for the Hardey Road site. I further understand there are others within the Shire. Members of the proposed development already have nearby access to the facilities and services being proposed within a few kilometres of each other.

3: Impact on the Environment

The developers of the proposed area under debate have demonstrated poor regard for the natural bush environment in their current development on Seaborne Street in Parkerville where they have completed denuded the site of any form of vegetation. This is a disturbing example of what is likely to eventuate in Glen Forrest should this proposed development proceed.

The Proposal does not indicate having undertaken an Environmental Impact Assessment, only an inadequate "desktop assessment" and which does not look at any fauna survey data of the area.

Quendas and other native animals and birdlife are present in the area of the proposed development.

The proposal does not adequately account for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest, forage for food or roost in such an area.

Summary:

The proposal as described has absolutely nothing of individual or collective benefit to the community as currently exists, nor in the short or long term future. However, it does reflect a number of significant disadvantages and general impediments to the Glen Forrest community, and the welfare of the local individual, family and commercial members. The only potential benefit will be for

	<p>an inevitably small number of individuals who are members of this particular church community and whose personal, spiritual and exclusive commercial needs are well met within a radius of a few kilometers within the Shire of Mundaring.</p>	
320	<p>I wish to STRONGLY OBJECT to the development that has been proposed for the area bounded by 7 Hardey Road (Lot 222) in Glen Forrest 6071.</p> <p>Although I am not currently resident within the Shire of Mundaring, I have until quite recently lived within both Greenmount and Mt Helena and have continued to frequently attend the commercial precinct at Glen Forrest for shopping and medical purposes. I have friends in the area who I visit often.</p> <p>This development, as proposed, defies logic as I am well aware it will cater for a small number of individuals who will have exclusive use of the facilities as proposed and yet to the personal, physical and commercial detriment of the current and future residents who are not members of the Mundaring Gospel Trust (and/or its affiliates).</p> <p>The potential impact on the traffic flow for both vehicles and pedestrians is anticipated to be considerable as traffic movement within the current parking areas on the Western side of Hardey Road is horrendous and with the extra entry and exit points as described within the proposal, accidents and injury to pedestrians is inevitable.</p> <p>Furthermore the impact on the natural bushland environment would be considerable and which provides a catchment area for a number of wildlife species.</p> <p>As far as I can tell the members of the organization which hopes to undertake the development already have access to the facilities proposed at various alternative properties within the Shire.</p> <p>There is more I could say but time is against me. Nevertheless, I feel very strongly opposed to all that this proposed development presents.</p>	Refer to responses to 6, 17 & 19 above.
321	<p>I OPPOSE the proposed development at 7 Hardey RoadGlen Forrest.</p> <p>I believe this development is against the Glen Forrest Precinct Plan (2001), Planning and Development Regulations (2015), and Shire of Mundaring Local Planning Scheme No 4 in the following ways:</p> <p>Amenity</p> <ul style="list-style-type: none"> • Two exclusive, member only commercial developments would negatively impact the sense of community in Glen Forrest, leaving community members disenfranchised from the development and its members. 	Refer to responses to 6 & 19 above.

	<ul style="list-style-type: none"> • This proposal does not contribute to the local economy and in fact takes the last commercial piece of land in the Local Centre for use by only a few people for a few short hours per week. • The Glen Forrest Precinct Plan endorses complimentary commercial use of this site “other than retail” and states that it has been “determined that there is no justification for further retail development” basing their conclusion on existing oversupply, which still exists today, and predicted population growth. It is noted that the existing shops in this Local Centre have had vacancies for a number of years. This development would result in further retail vacancies in the existing shopping centre as the proponent would move their current retail store to the proposed development. • The Proposal states the Childcare Centre is Stage 3 of the development and is indicated to occur at “sometime in the future”. The proponent has committed to building the Shop (immediately) and Worship Hall (within 12 months) but does not appear to have the same level of commitment to the Childcare Centre. Is the addition of a Childcare Centre a ruse to have the two exclusive developments pushed through? <p>Bushfire Risk</p> <ul style="list-style-type: none"> • The Proposal is part of a larger lot (Lot 20-2.5 hectares), currently on one title, which requires assessment by the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The Shire should forward this Proposal to the DCCEEW for assessment. <p>Environment</p> <ul style="list-style-type: none"> • The Proposal does not have an Environmental Impact Assessment. Only an inadequate “desktop assessment” was undertaken by the proponent. • The desktop assessment did not look at any fauna survey data of the area. Quendas and other native animals are present in the area of the proposed development. • Assessment must be done by a person qualified in black cockatoo assessment. The proposal does not adequately count for the three species of endangered and vulnerable black cockatoos that forage, roost and nest in this space. Rather it plans to remove all but 4 trees in order to meet the BAL requirements for the proposal. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area. 	
322	I live in Darlington and support the proposed development at Lot 222 Hardey Rd Glen Forrest. The buildings look well designed, blend in with the surroundings and the proposed buildings are much needed in the community. There is a particular	Noted.

	need for additional childcare places in the Mundaring Shire. I fully support the proposed development.	
323	<p>The Glen Forrest Residents and Ratepayers Association OPPOSE the proposed development for Lot 20 / 7 Hardey Rd Glen Forrest ('The Proposal'). We request that the Shire actively oppose this proposal and that its representatives on the Development Assessment Panel (DAP) panel vote against The Proposal.</p> <p>Glen Forrest has a rich history of inclusivity. This inclusivity has allowed the area to flourish. The Proposal as a whole is not befitting of the Glen Forrest community. The 'members-only' model excludes the vast majority of the community. The proposal states the shop is akin to Costco. Costco welcomes all, regardless of gender, race, creed or social status. This is not the case with this proposal. For example, the current shop run by the proponent at Glen Forrest Shopping Centre has a sign on the door stating "No community access, members only", with membership granted only to those in the proponents' religious community.</p> <p>Any issues that arise from the approval of The Proposal, specifically relating to the Shop and Worship Hall are therefore deemed unacceptable as any sacrifices made do NOT benefit the community as a whole.</p> <p>We would request, if any shire support was given to The Proposal that the Child Care Centre become Phase 1 in any construction timeline. We are concerned that the degree of commitment by the proponent is lacking, with no dedicated build timeline, and may, in essence, be a deception to appear to be fulfilling the Shire-designated suitable developments for this site.</p> <p>Our grounds for opposition primarily relate to, but are not limited to, the following areas of concern:</p> <ul style="list-style-type: none"> • Amenity & Community • Environment • Bushfire • Traffic <p>All these points are addressed in detail below, including planning shortfalls, observations and concerns not addressed by The Proposal.</p> <p>Amenity & Community</p> <p>The Glen Forrest Residents and Ratepayers Association contend that The Proposal, specifically the two exclusive member-only commercial developments, breaches both the legislation and the Glen Forrest Village Centre Precinct Plan and this proposed development will have a negative social impact on the Glen Forrest community. It impacts the sense of place and sense of community of Glen Forrest residents, leaving them disenfranchised from the development and its exclusive members.</p>	Refer to responses to 1, 6, 17, 19, 37(9) & 89 above.

We also contend that a membership-only development for a very small number of people who might use it twice a week for an hour, or occasionally for shopping, is a severe under-use of an important piece of land that the whole community could benefit from. Further, of the few people who will use the facilities in this proposal, most do not live in Glen Forrest. This development does not contribute to the economy of the local community. In effect, this proposal is to take a parcel of land from the local community and make it for the exclusive use of a few, without any benefit back to the wider Glen Forrest community.

Observations and concerns

- The Glen Forrest Village Centre Precinct Plan (2001) adopted by The Shire of Mundaring states that the “Glen Forrest Village Centre has strong community, environmental and historical themes. It is this sense of place that this Plan seeks to protect and enhance for the benefit of the local community”. This plan recognises and endorses the strong sense of community in Glen Forrest, citing the following objectives including –

- Protect and enhance the quality of life for residents; and
- Achieve a strong sense of place and community focus on the significant environmental, historic, social and commercial aspects of the village centre.

- The Planning and Development (Local Planning Schemes) Regulations 2015 states in Clause 67 (2) Consideration of application by local government ...should give due regards to...

(m) The compatibility of the development with its setting including...

i) The compatibility of the development with the desired future character of its setting;

(n) The amenity of the locality including the following – ii) The character of the locality iii) Social impacts of the development

(x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals.

- The Glen Forrest community have raised concerns about the impact of a member-only development in the only remaining available land zoned commercial in the Local Centre.

- The Proposal includes an exclusive member-only retail store. It is understood that the Mundaring Gospel Trust currently operates a member-only retail shop at Hardey Rd in the Glen Forrest Shopping Centre.

- There is further retail space available at this location, which has been unoccupied and for lease for many years.

(<https://www.realcommercial.com.au/for-lease/property-2-1320-greastern-highway-glen-forrest-wa-6071-504329284>).

- Current retail and allied health space in the Local Centre is estimated to already consist of 2550m2 (excluding service station).

● Further retail space is not needed and it's noted that the Glen Forrest Precinct Plan in Guidelines 2 under Future Expansion that the Local Centre be directed in the following manner:

a) Hardey Road, emphasis to be on complementary commercial business other than retail

b) it has been "determined that there is no justification for further retail development" basing their conclusion on existing oversupply, which still exists today, and predicted population growth.

● We would like to draw your attention to LPS 4, specifically Section 5.13 below:

LOCAL PLANNING SCHEME No. 4

5.13 Development requirements for the Local Centre zone

The following development requirements shall apply to development, use and subdivision of land within the Local Centre zone.

5.13.1 Subdivision

5.13.1.1 Subdivision shall be supported only if it is in accordance with a Precinct Plan, adopted pursuant to clause 5.7.1.2 or clause 5.7.1.3.

5.13.1.2 Where there is no adopted Precinct Plan for a site within a Local Centre Zone or where such Precinct Plan does not specify preferred or minimum lot sizes for a site, an application for subdivision shall only be supported if the proposed subdivision—

- (a) would create lot sizes that are sufficient to accommodate existing, proposed or anticipated land use and development, with such land use and development able to comply with all relevant requirements of this Scheme; and
- (b) is consistent with all relevant policies and strategies in the State Planning Framework.

5.13.2 Retail floor space

5.13.2.1 Until such time as a subsequent Local Commercial Strategy is adopted by the Shire and endorsed by the Commission—

- (a) the maximum total retail floorspace for shops in any Local Centre zone shall be in accordance with the Shire of Mundaring Local Commercial Strategy (December 1992);
- (b) no additional retail floorspace shall be approved in any Local Centre zone unless the Shire is of the opinion that such additional floorspace will meet the existing needs of the locality serviced by that Local Centre zone without leading to any reduction of service available to that locality or any other locality; and
- (c) in order to assess any proposal under (b) above, the Shire may require the proponent to provide an economic impact statement assessing local need for retail floorspace and likely impacts on existing retail provision within that Local Centre zone, and within the Town Centre zone and any other Local Centre zones which may be affected by the proposal.

5.13.2.2 Once any Local Commercial Strategy subsequent to the Shire of Mundaring Local Commercial Strategy (December 1992) is adopted by the Shire and endorsed by the Commission, all additional retail floorspace provision shall be in accordance with that endorsed Strategy.

- We note the final draft of the Local Commercial Strategy and Implementation Plan was updated in 2018. We see no adoption or endorsement of this plan as of yet, so we are working off the assumption that the 1992 Strategy is still in place. However, to include the 2018 updates, we note that 'Indicative future retail floorspace: up to 10 1500m²' for the entirety of the Local Centre/s listed below.

SHIRE OF MUNDARING
LOCAL COMMERCIAL STRATEGY AND IMPLEMENTATION PLAN
FINAL DRAFT

Centre Hierarchy/Centre	Role/Description	Examples of Centre Features
Local Centre <ul style="list-style-type: none"> • Darlington (Darlington Road and Glen Road) • Glen Forrest North (Hardy Road) • Glen Forrest South (Railway Parade) • Parkerville (Seaborn Street) • Stoneville (intersection of Stoneville Road and Richardson Road) • Sawyers Valley (Great Eastern Highway) • Mount Helena (McVicar Place and Keene Street East) • Chidlow North (Rosendale Road) • Chidlow South (Thomas Street) • Wooskoo • Helena Valley (Scott Street) – Potential Neighbourhood Centre 	<p>Local Centres consist of a small group of shops that typically serve a local, walkable catchment, and provide for the daily convenience and 'top-up' needs of local residents and visitors.</p> <p>Some of these small centres contain a limited number of community facilities and other uses.</p> <p>Numerous Local Centres are located throughout the rural and low-density residential areas in the Shire of Mundaring. Where it would add to their viability, these Local Centres should also seek to serve a local tourism role.</p>	<p>Examples of services and facilities provided in Local Centres:</p> <ul style="list-style-type: none"> • Retail: Limited range of convenience-based retailing, may include general store, takeaway food, café, bakery, hairdresser, etc. • Health: May include local doctors and/or allied health services (i.e. dental, physiotherapy, podiatry, etc). • Education: May include pre-school, primary and secondary schools. • Tourism: May include café, restaurant, pub. • Community: May include community centres, areas of recreation and/or open space, playgrounds, etc. <p><i>Indicative future retail floorspace: up to 1,500m²</i></p>

- Furthermore, we note that during the Council Meeting 13/07/2021, the Local Development Plan was under discussion. In 'Attachment 3 to Report 10.5' we note the below response provided to *Submission No. / Submitter 2*.

Submission No. / Submitter	Comment	Response
Submitter 2	<p>I SUPPORT:</p> <p>Nursing Home Independent Living Aged Persons Accommodation Child Care Centre</p> <p>I DO NOT SUPPORT</p> <p>Incidental/related commercial uses, this needs further clarification, please advise community of exact purpose.</p> <p>In particular, I would object to: Fast Food Restaurants (e.g. Hungry Jacks, McDonalds, Red Rooster, Kentucky Fried) Places of worship DPC accommodation, Half way houses, prisoner release accommodation, Specialist Re-entry and Support Services for sex offenders.</p> <p>Summary of submission: mixed</p>	<p>See response to submission 1, above.</p> <p>The "incidental/related commercial uses" is intended to integrate with the wording in the Glen Forrest Precinct Plan.</p> <p>Future expansion of the two Local Centres to be directed in the following manner... <i>Hardley Road</i>: emphasis to be on complementary commercial business other than retail</p>

● In the 'Shire of Mundaring Local Planning Strategy Background' under 'Recommendations' it was noted:

○ Maintain a provision in Local Planning Scheme No. 4 allowing the Shire to require an economic impact statement for proposals for retail floorspace above that specified in the 1993 Local Commercial Strategy for a given Local Centre zone, pending review of that strategy.

● Under The Proposal the Child Care Centre is Stage 3 of the development is indicated to occur at some time in the future. The proponent appears to have committed to building the Shop and Worship Hall but does not have the same level of commitment to the Child Care Centre.

Items not addressed by The Proposal

The Proposal is not in line with the following Schemes, Plans or Strategies:

- The Glen Forrest Village Centre Precinct Plan (2001)
- Shire of Mundaring Local Planning Scheme No. 4
- Shire of Mundaring Local Commercial Strategy (1992)
- Shire of Mundaring Local Commercial Strategy and Implementation Plan (final draft 2018)

Environment

The Proposal is not suitable for the location within a bush setting of ecological value within a biodiversity hotspot. The Southwest Australia Ecoregion (SWAE) is Australia's only Global Biodiversity hotspot and is home to a variety of unique flora and fauna that are under serious threat.

This area has the highest concentration of rare and endangered species in Australia. Perth Hills is unique by being contained in the Global Biodiversity Hotspot and it has managed to retain much of its bushland cover and biodiversity.

Observations and concerns

● The only environmental consideration was a desktop assessment in the Bushfire Management Plan (BMP) under section 2.1 'Environmental Considerations- 'Desktop' Assessment. There has been no ground truthing of the environmental impact of the development. The Bushfire consultant states: "This 'desktop' assessment must not be considered as a replacement for a full Environmental Impact Assessment. It is a summary of potential environmental values at the subject site, inferred from information contained in listed datasets and/or reports, which are only current to the date of last modification."

● The current development proposal (Local Centre Zoned Portion) is only a small portion of Statewest's 'Local Development Plan' for the entire 2.5 hectares of the property at lot 20 Hardey Rd, Glen Forrest. The 2 hectares of residential

zoned land is planned to be developed as an Independent Living Aged Care Centre in due course (see Map Appendix A)

- The 2023-24 Summer was the hottest and driest on record and there are substantial areas through the Southwest including the Perth Hills where trees have died and are under tremendous stress due to the heat and lack of water, including many trees in the nearby Greenmount National Park just a few Kilometres away. Climate change and devastating bushfires coupled with land clearing are driving the three West Australian Black Cockatoos to extinction. Every remnant of the Black Cockatoo's habitat has become vital to their survival.
- There is no reference to the known Black Cockatoo species in the BMP desktop assessment. The endangered Carnaby's black cockatoo, critically endangered Baudin's black cockatoo and the vulnerable Forest red-railed black cockatoo use this area for foraging, roosting and potential breeding.
- The BMP acknowledges that the majority of the Native vegetation will be removed for bushfire protection and to achieve the required BAL29 rating or better. Excessive removal of native bush for bushfire protection is discussed in the section below. The report has identified 4 potential Black Cockatoo trees that will be saved although all the other trees will be removed and replaced by buildings and car park areas. This will effectively destroy the black Cockatoo habitat of this site as no birds will nest or roost in such an area.
- The Federal Environmental Protection and Biodiversity Conservation (EPBC) Act 1999 (Act) requires matters of National Environmental Significance to be referred to the Federal Minister of Environment. This site is part of the natural roosting, foraging and nesting habitat for the endangered Carnaby Cockatoo and Critically endangered Baudin's Cockatoo. Actions likely to require referral include:
 - Loss of any potential nesting habitat.
 - Loss of greater than 1 hectare of high-quality foraging habitat.
 - Removal of any part of a known night roosting site.
 - Indirect impacts like increased risk of habitat quality due to fire or mortality due to vehicle strikes.
 - Need to protect nesting trees that have the potential to provide hollows into the future i.e. 300-500mm DBH (diameter at breast height).
- This site at 7 Hardey Rd/Lot 20 Hardey Rd contains at least 1 hectare of highquality foraging habitat, potential Black Cockatoo nesting trees, and several trees with 300-500 mm DBH which would need protection. Therefore, the plan needs to be referred under the Act to the Federal Minister.

Items not addressed by The Proposal

1. The Proposal does not have an Environmental Impact Assessment.

2. Assessment must be done by a person qualified in black cockatoo assessment.
3. The desktop assessment did not even look at the fauna survey data of the area.
4. The community will refer The Proposal to the Department of Climate Change, Energy, Environment and Water (DCCEEW) under 3.38 of the EP Act. The proponent will be contacted by the Department.

Map Appendix A

Lot 20 is a 25,116 m² Lot on the northeast corner of Hardey Rd and Strette Rd that contains a single residential dwelling and outbuildings, as shown in Figure 1 below.



Figure 1 – Annotated aerial photograph showing Lot 20 and proposed Development Site

Bushfire

The Bushfire Management Plan (BMP) attached to The Proposal has not comprehensively addressed the potential broader landscape bushfire threat, the high load ember attacks into the site and the potential impacts of consequential fires. The BMP only evaluates the threat up to 150 meters away from the development.



Observations and concerns

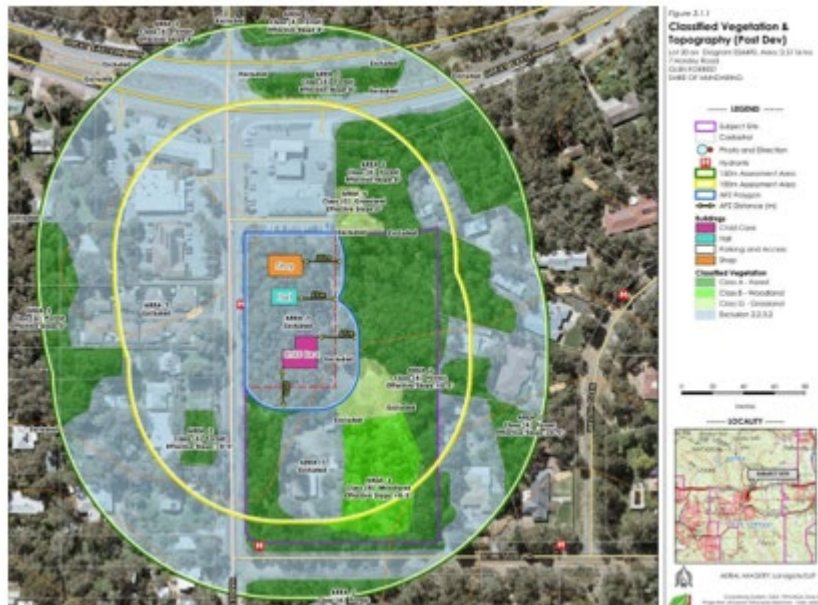
- There is a policy requirement to consider the Department of Planning, Lands and Heritage (DPLH) Position Statement: Planning in Bushfire Prone areas.

Position Statement: Planning in bushfire prone areas – Demonstrating Element 1 states:

'Consideration should be given to the site context, where 'area' is the land within and adjoining the subject site. The hazards remaining within the site should not be considered in isolation of the hazards adjoining the site'.

- The position statement is a precursor to the Bushfire planning reforms due for release in 2024 (The reform package has passed through the WAPC statutory process and will soon proceed for Gazettal).
 - The most significant Bushfire Planning Reform this decade is due to be released in late 2024.
- The panel should give due regard and associated weighting to their decision based on these critical bushfire planning reforms. The key recommendations of this reform package are:
 - Strengthen the emphasis of the primacy of human life and avoidance of development in extreme Bushfire prone areas.

	<ul style="list-style-type: none"> ○ Recognising the importance of locational context and associated risk. Contextual risk considers the broader landscape and its ability to generate a significant fire front, and access to road networks for evacuation. This includes an assessment of contextual areas, not less than 2kms, in extreme bushfire-prone areas like Glen Forrest. ● Notwithstanding the contextual area bushfire risk of this site, the only reliable site bushfire risk reduction can be achieved by eliminating the threat beyond a distance that can cause harm or damage to the potential receiver. (80% of houses lost to fire occur within the first 100 m of a forest and the total loss of houses (effectively) occurs within 700 m of a forest). ● The ability to create sufficient separation between native vegetation and the proposed buildings within The Proposal is severely constrained by the presence of forest on adjoining private land. (Figure 3.1.1 from BMP report). The proponent has no control over removing or maintaining the vegetation adjoining the site. Statewest defines the entire area, 2.5 hectares of Lot 20, but they are required to seek Federal environmental approval to remove any native bush under the Federal Environmental Protection and Biodiversity Conservation (EPBC) Act 1999 (Act). ● Without Federal environmental approval, there can be no certainty that the removal of native bush on and in proximity of the proposed site will be able to achieve the required BAL rating. 	
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- Department of Planning, Land and Heritage (DPLH) in Draft – Position Statement : Child Care Premises (November 2022) item:
 - 5.5 'Undesirable characteristics for childcare premises site' states childcare premises should be avoided if the:
 - The site is in a river floodway/flood fringe or bushfire prone area
- This site is in an extreme bushfire-prone location surrounded by native forest and bushland within 2 km of the proposed Child Care Centre.
- The DPLH position statement is clear: high bushfire prone areas should be avoided.
- State Planning Policy SPP 3.7 - Item 6.6 ' Vulnerable or high-risk land uses'
 - 6.6.1 In areas where BAL-12.5 to BAL-29 applies; Subdivision and development applications for vulnerable or high-risk land uses in areas between BAL-12.5 to BAL-29 will not be supported unless they are accompanied by a Bushfire Management Plan jointly endorsed by the relevant local government and the State authority for emergency services. Subdivision applications should make provision for emergency evacuation. Development applications should include an emergency evacuation plan for proposed occupants and/or a risk management plan for any flammable on-site hazards.
- From BMP for the Development Application:

- “Bushfire Emergency Plan: An operational document presenting prevent, prepare, respond and recover procedures and associated actions. As necessary, supporting information to justify determinations is included. (YES)
- Summary Statement: The Childcare centre and Hall have been identified as vulnerable land uses and therefore require an evacuation plan for the event of a bushfire. As both developments will be supervised, a plan can be implemented by the person in charge.”
- It appears from Table 1.4 that a Bushfire Emergency Plan exists- But is NOT presented for the public or decision-makers. Without the BEP the DAP members cannot make an informed decision regarding the risks of the development and MUST apply the precautionary principle.

Table 1.4: Other relevant documents that may influence threat assessments and development of protection measures.

RELEVANT DOCUMENTS					
Document	Relevant	Currently Exists	To be Developed	Copy Provided by Proponent / Developer	Title
Structure Plan	No	No	No	N/A	-
Bushfire Management Plan	Yes	Yes	No	N/A	22090 – 7 Hardey Road, Glen Forest (BMP) – Produced by BPP Feb. 2024
Implications for this BMP: None					
Bushfire Emergency Plan - Information	Yes	Yes	No	N/A	22090 – 7 Hardey Road, Glen Forest Childcare Centre (BEP) – Produced by BPP Feb. 2024 22090 – 7 Hardey Road, Glen Forest Hall (BEP) – Produced by BPP Feb. 2024
Implications for this BMP: The BEP is mentioned in the responsibilities section of this report (Section 4).					
Bushfire Risk Assessment and Management Report	No	No	No	N/A	-
Environmental Asset or Vegetation Survey	No	No	No	N/A	-

22090 - 7 Hardey Road Glen Forest (BMP) v1.0

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- A bushfire evacuation plan for a vulnerable land use building like a Child Care Centre or Hall of Worship is required and would need to account for the possibility of having to shelter in place as a last resort.
- The Australian Construction Code draft proposes that the performance requirements for a Class 9 building – ‘Child Care Centre’ be constructed to be a bushfire shelter to withstand a 1:200-year event NOT a 1:50-year event which is the current requirement.
- There has been no account in the BMP of a petrol station located within 100 meters of the Childcare Centre. This would present a substantial risk in the case of a bushfire emergency with a fire coming from the direction of John Forrest National Park or Green Mount National Park.
- There is no right turn onto GEH from Hardey Rd which would present major issues if a fire approached from the West or Southwest and evacuation was required. Of note the Parkerville 2008 and Stoneville 2014 bushfires both started on westerly wind and changed to south-westerly - destroying 58 homes.

- The area around the current Glen Forrest shopping centre at the intersection of GEH and Hardey Road is at the best of times dangerous with several exits converging in a small area. Adding more traffic and exits to the area during a bushfire evacuation would make the situation more chaotic and dangerous.

Items not addressed by The Proposal

- SPP 3.7 policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values.
- Clauses 5.4 of SPP 3.7 and 2.3 of the Guidelines Planning in Bushfire Prone Areas provide the following limitation:
 - 'In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.'
- The BMP needs to be accompanied by a Bushfire Emergency Evacuation Plan (BEEP), developed in line with 'A Guide to Developing a Bushfire Emergency Evacuation Plan' (WAPC 2019) to support the Development Application to construct the proposed Childcare Centre.

Traffic and Pedestrian Safety

Pedestrian crossing safety is, and has been, an issue of note since it was addressed in the Hardey Road Precinct Plan. (Figure 10 – Hardey Road Precinct Plan Traffic Management (Adopted by Council 24/09/1996) indicated "The Hardy Road Precinct Plan to be modified to incorporate safe pedestrian crossing places between lots 44 and 50 and Lot 201 Hardey Rd" by 2002/ 2003.) Currently, no pedestrian safety island exists between the Hardey Rd east and west portions of the Local Centre.

The Local Centre is split into 3 main sections, with two parts on the west side of Hardey Rd, and the other on the east side of Hardey Rd. With this in mind, pedestrians traversing from either side of Hardey Rd is inevitable.

We note that a Traffic Impact Statement has been supplied as an inclusion to The Proposal. We believe that it contains adequate information as to parking, and meets many of the requirements within SoM LPS No. 4. However, we note several areas that have been overlooked or not addressed in The Proposal.

Observations and concerns

- Generally, pedestrians use the southernmost driveway of 1400 Great Eastern Highway, on the east side of Hardey Rd (multi-use pedestrian and vehicular access, SHIRE OF MUNDARING LOCAL PLANNING SCHEME No. 4, 5.7.20.10 (b) where practicable, pedestrian and vehicular entrances and exits shall be separated) to cross to the 1.5 m wide red asphalt path on the west side of Hardey Rd in front of the Australia Post Box.



- Pedestrians travelling to the east side local centre on foot using the footpath on the west side of Hardey Rd generally cross to the verge of Lot 20. This location certainly provides the best visibility for both pedestrians and motorists alike.



- Traffic enters Hardey Rd from Great Eastern Highway (GEH) both westbound and eastbound.



- Crossing GEH from the eastbound lanes to Hardey Rd is often difficult (visibility of westbound traffic on GEH from the median lane has become lower since the GEH road amendments) and thus affects the safety of pedestrians crossing between the east and west Hardey Rd Local Centre.
- The nearest bus stop to the Local Centre is at the westmost portion of 1320 Great Eastern Highway. To access the east side local centre pedestrians generally traverse through the Glen Forrest Shopping Centre to cross Hardey Rd. This often occurs at the 1.5 m wide red asphalt path on the west side of Hardey Rd in front of the Post Office Box, or sometimes outside close to GEH intersection outside the Eatalian restaurant.
- The verge outside Lot 20 is heavily utilised for parking for tradespeople, vehicles with trailers, larger commercial vehicles, out-of-service buses, school buses, ramped delivery vehicles waiting to access the destination loading bays, and delivery/courier vehicles. While we know this is not a permitted use, no suitable alternative exists. This seems to fall under a lack of provision for growth, and the utilisation of the Local Zone. However, to add to this, due to current economic pressures we are seeing a large number of residents working longer hours, there has been an inevitable increase in residents stopping at the Local Centre returning from work driving trades vehicles.



- Both the Glen Forrest Shopping Centre and the Service Station/Shops at 1400 GEH have access from both the GEH and Hardey Rd. This compensates for any traffic flow impediments between the east and west Local Centre.
- The weekly Rubbish pickup service occurs directly outside 4 Hardey Rd. The bins for 4 Hardey Rd consist of 6x rubbish and 3x recycling at a minimum. Due to the volume of bins, the rubbish truck is semi-stationary for an extended period, which means motorists inevitably go around the trucks. This causes another major pedestrian safety issue.



Items not addressed by The Proposal

- If the proposed child care centre did eventuate, and it was not exclusively member-only, the traffic to the east and west Local Centre would increase as a matter of convenience for parents. This point was not addressed in the PART LOT 20 (7) HARDEY ROAD, GLEN FORREST (SHIRE OF MUNDARING) TRANSPORT IMPACT STATEMENT.

	<p>2. No set down area has been included in The Proposal. In the SHIRE OF MUNDARING, LOCAL PLANNING, SCHEME No. 4, it designates;</p> <p>5.7.24 Set down areas</p> <p>A designated set down area designed for the purpose of setting down and picking up passengers, to the satisfaction and requirements of the Shire, shall be provided on or adjacent to the site of any of the following uses, but not within a public road reserve—</p> <ul style="list-style-type: none"> (a) Child Care Premises; (b) Educational Establishment; (c) Hospital; (d) Hotel; and (e) any other facility which, in the opinion of the Shire, will generate the need for a set down area for the safety of people attending that use and of road users generally. <p>In conclusion, we hope we have adequately detailed the planning and other reasons for the opposition to The Proposal. We would also like to make a strong mention of the future possibility of aged care/independent living development that was earmarked for Lot 20 Hardey Road. The GFRRA have been informed by the community that the Shire's forecasted use of the land in this way was supported by the community as a whole. This use has also been supported by the Shire -: https://www.mundaring.wa.gov.au/council-meetings/ordinary-council-meeting/ordinary-council-meeting-july-2021/76/documents/ordinary-council-meetingagenda-13-july-2021.pdf)</p> <p>There is also concern from the community that any alternative development on this Lot would reduce the likelihood of aged care/independent living coming to fruition. It is noted that we have an aging population in Glen Forrest and the Shire of Mundaring and their options in the vicinity are severely limited, and at capacity. We hope you give these points all due consideration and provide advice to the JDAP that this proposed development is not supported by the community and Shire of Mundaring nor does it meet the requirements of –</p> <ul style="list-style-type: none"> o Planning and Development Regulations 2015 o Glen Forrest Village Centre Precinct Plan 2001 o Shire of Mundaring Local Planning Scheme No 4 	



Suite 11, 36 Johnson Street Guildford WA 6055
PO Box 388 Guildford WA 6935
T: 08 6477 1144 | E: admin@bushfireprone.com.au

Our Ref: 220090

Date: 30/07/2024

Simon O'Hara
Statewest Planning

Dear Mr O'Hara

Re: Response to DFES comments - Vulnerable Land Use – Lot 20 (7) Hardey Road, Glen Forrest – Shop, Place of Worship and Childcare Centre – Development Application

Please find my response to the DFES comments, as requested, on the following pages.

If you wish to discuss these further, please do not hesitate to contact this office.

Yours sincerely,

Mike Scott
Director
Bushfire Prone Planning

BPP RESPONSE TO DFES COMMENTS	
Relevant Authority and Reference Number:	DAP24/02700
Relevant Application:	Lot 20 (7) Hardey Road, Glen Forrest – Shop, Place of Worship and Childcare Centre – Development Application
Relevant Document:	Lot 20 (7) Hardey Road, Glen Forrest (BMP)v1.0
DFES Comments - Date and Reference Number:	Vulnerable Land Use – Lot 222 (7) Hardey Road, Glen Forrest – Shop, Place of Worship and Childcare Centre – Development Application (Ref: D35633)
DFES Comments – Subject Matter(s)	Policy Measure 6.5a) (ii) Preparation of a BAL Contour Map Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria AS3959 Construction Standards Policy Measure 6.6.1 Vulnerable and High-Risk land uses
Bushfire Prone Planning (BPP) – Response Date and Reference Number:	30/07/2024 Ref: 220090

DFES Assessment Note:

DFES acknowledge that the development is proposed in three stages. The shop will be stage 1, the place of worship is stage 2 and the childcare centre is the third stage. It should be noted that that should this development be approved it is likely to create a future non-compliance at the building stage for the class 9 buildings. The revised provisions in the National Construction Code will apply in May 2025. The cover letter states that it will be a minimum of 12 months before the place of worship is built, after the shop is operational and the childcare will be after the place of worship.

Given the extreme location and vulnerability of the land use, consideration should be given to switching the location of the shop and childcare to achieve a greater protection for the class 9 building where children will be located and assist in future compliance to the NCC requirements.

There also appears to be a boundary line drawn around the development area, it is unclear if this relates to a future subdivision. Should the area within the red boundary line be excised as a separate lot the management of the proposed APZ for the development would be outside the lot boundary.

Further clarification is required within the BMP of the requirements of SPP 3.7, and the supporting Guidelines as outlined in our assessment below

BPP Comment:

Bushfire Prone Planning comments have been proved below.

Subject Matter 1		Policy Measure 6.5a) (ii) Preparation of a BAL Contour Map	
DFES Comments			BPP Response
Issue	Assessment	Action	
Vegetation classification	<p>Item 1:</p> <p>Vegetation plot 5 cannot be substantiated as Class G Grassland. This area is outside the development boundary and without active management will likely revert to Class A Forest. No vegetation management has been proposed in the BMP. The potential for revegetation has not been considered.</p> <p>The BMP should detail specifically how the Class G Grassland classification was derived as opposed to Class A Forest.</p> <p>If unsubstantiated, the vegetation classification should be revised to consider the vegetation at maturity as per AS3959, or the resultant BAL ratings may be inaccurate. It is acknowledged that classification of this area as Class A Forest would not impact the current BAL rating.</p>	Clarification is required.	<p>Item 1:</p> <p>Vegetation plot 5 is part of Lot 20 and the classification recognizes the vegetation as it is now. It has been maintained as cleared land for 40 years (since the former poultry sheds were removed). We note that DFES confirm that changing the classification will not affect the BAL rating of the proposed development. In light of this it would be pointless changing it.</p> <p>Other Action Taken</p> <p>No further action required.</p>

Subject Matter 2		Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria	
DFES Comments			BPP Response
Issue	Assessment	Action	
Siting and Design	<p>Item 1:</p> <p>A2.1 – insufficient information</p> <p>It is unclear if the APZ will remain within the proposed boundary of the development area should the area be subdivided from the lot.</p> <p>In addition, the development has not been designed appropriately to ensure bushfire protection measures can be achieved at the building stage and to minimise the level of bushfire impact to people that are considered vulnerable.</p>	<p>Insufficient information.</p> <p>Decision maker to be satisfied that the APZ will be contained wholly within the lot boundary of the development area.</p>	<p>Item 1:</p> <p>The application as proposed is over Lot 20 which contains the whole area of the APZ.</p> <p>Action Taken</p> <p>No further action required.</p>

Subject Matter 3		AS3959 Construction Standards	
DFES Comments			BPP Response
Issue	Assessment	Action	
Building construction standards	<p>Item 1:</p> <p>Class 9 buildings should be afforded significant protection from the impacts of a bushfire due to being occupied by people who may need assistance, or be unable, to evacuate the building in the event of a bushfire. In response, revised provisions in the National Construction Code will apply in May 2025.</p> <p>The proposed changes include but are not limited to; minimum separation between buildings, and separation from allotment boundaries, carparking areas and hazards. It is suggested the decision maker consider applying the proposed higher construction and design standards to the proposed development.</p> <p>Further information regarding the proposed changes can be found here: https://consultation.abcb.gov.au/engagement/ncc-2022-public-comment-draft/supportingdocuments/NCC2022VolumeOnePCD.pdf</p>	Comment Only.	<p>Item 1:</p> <p>As noted by DFES, the changes proposed to the NCC do not come into effect until May 2025. The NCC states:</p> <p><i>"The currently in force WA transitional arrangements in relation to the mandatory adoption of the NCC 2022, allow for a building application submitted on or before 30 April 2025 to use either the NCC 2019 or the NCC 2022."</i></p> <p>The applicant advises that they wish this application to be assessed under the current NCC 2019 standards. The proposal complies.</p> <p>Action Taken</p> <p>No further action required.</p>

Subject Matter 4		Policy Measure 6.6.1 Vulnerable and High-Risk land uses	
DFES Comments			BPP Response
Issue	Assessment	Action	
Bushfire Emergency Evacuation Plan (BEEP)	<p>Item 1:</p> <p>The referral has not included a 'Bushfire Emergency Evacuation Plan' for the purposes of addressing the policy requirements. Consideration should be given to the Guidelines Section 5.5.4 'Developing a Bushfire Emergency Evacuation Plan'. This contains detail regarding what should be included in a BEEP and will ensure the appropriate content is detailed when finalising the BEEP to the satisfaction of the Shire.</p>	Comment Only.	<p>Item 1:</p> <p>A BEEP is an operational document that includes information about who to contact, individual names of persons responsible for managing a premises, phone numbers, etc. These are simply not known at the moment. This information will be prepared should approval be granted prior to lodgement of a building application.</p> <p>BPP has provided the proponent with a Bushfire Emergency Plan (BEP) including an Evacuation Poster for the proposed Childcare Center and the Hall (place of worship) on the 7th of March 2024.</p> <p>Action Taken</p> <p>No further action required.</p>

22 April 2024
Ref: 23021

Shire of Mundaring
7000 Great Eastern Hwy
Mundaring, WA, 6073

Dear Sir/Madam,

Re: Lot 20 (No 7) Hardey Rd, Glen Forrest

The above property is the subject of a subdivision approval (WAPC ref: 162343) that will see the excision of the Local Centre zoned land (5,900m²) from the balance Residential zoned portion of the property. The owner of the property, Everup Nominees Pty Ltd, has entered into a contract with our client (Mundaring Gospel Trust) to purchase the Local Centre zoned portion. This Development Application relates to that portion of the property.

The value of the proposal is within the opt-in range for a Development Assessment Panel application. Our clients have decided to ask for the application to be determined by the DAP.

In support of this application we submit the following:

- Completed LPS 4 Form 1
- Completed DAP Form 1
- Copy of Certificate of Title
- ASIC Search
- Site plan, floor plan & elevations
- Approved LDP
- Bushfire Management Plan
- Transport Impact Statement
- Site & Soil Evaluation
- Acoustic Assessment

Site Description

As stated above, the portion of Lot 20 the subject of this application is the 5,900m² Local Centre zoned portion of the overall property 2.5ha property. It is vacant and contains remnant bush. The land falls from around 250m AHD in its north west corner to approximately 245m AHD in its south east corner at a gradient of about 6%.

Proposal

It is proposed to construct three buildings for three different but related land uses. These would be constructed in stages.

Stage 1 – Shop

It is proposed to construct a 297m² (approx.) shop with 20 car spaces plus one accessible bay in the northernmost 2,050m² portion of the site. On-site effluent disposal utilizing a Secondary Treatment System (STS) will be provided at the eastern end of the site. Stormwater will be captured and managed on-site in the eastern portion of the shop stage and across the overall site (refer attached Site & Soil Evaluation).

The shop will be a small supermarket providing regular supermarket lines to members. It currently operates in this manner within the Glen Forrest Shopping Centre on the opposite side of Hardey Rd. In order to patronize the shop you need to be a member, like Costco, albeit much smaller. The profits from the shop go towards funding members childrens educational needs for those in their community who require some assistance (paying for uniforms, books, materials, etc).

Shop hours are anticipated to be Monday to Friday 9am to 5:30pm and weekends from 8am to 6pm.

It's proposed to construct the shop as soon as approvals can be granted.

Stage 2 – Meeting Hall (Place of Worship)

Once the shop is up and running it is proposed to build a new 175m² Meeting Hall for members of the Mundaring Gospel Trust congregation. It will have a maximum congregation of 50 people. Based on 1 car bay per 4 persons this will require 13 parking bays, which are provided in this stage. If there is any need for overflow parking it will be available in the shop parking area. Access to the parking area will be via a crossover to be established in Stage 1.

The Hall will be used on Sundays from 6am to 7am and also 5pm to 6pm, and on Mondays 7pm to 7:30pm.

An independent on-site effluent disposal system will be established as described in the attached SSE at the eastern side of the building.

The Meeting Hall will not be commenced until the Shop is operating, which is anticipated to be approximately 12 months from approval.

Stage 3 – Child Care Centre

The third and final stage of development of this site is a 46 place Child Care Centre at the southern end of the 5,900m² site. It will accommodate 16 parking bays plus one accessible parking bay, which is compliant with the Scheme requirement for 1 bay per 8 children plus 1 bay per staff member (10 staff required). Vehicle access is proposed to be via a one way through driveway separated from the car park areas for the Hall & Shop. This will provide a safer environment for children and parents using the Child Care Centre.

An independent on-site effluent disposal system will be established as per the attached SSE. Stormwater will be retained on site. Ultimately the adjoining Residential zoned portion of Lot 20 will provide an easement for drainage. This principle has been agreed between the purchaser and the vendor (current owner of Lot 20).

Planning Considerations

Local Planning Scheme No 4

The Shop, Meeting Hall (Place of Worship) and Child Care Centre are 'P', 'A' and 'D' uses respectively under LPS 4.

In relation to the Place of Worship, cl.5.7.32 requires this use to take into account several factors relating to proximity to an activity centre, accessibility, impact on adjoining sensitive land uses and amenity and design. We would submit that the site is ideal for a Place of Worship being on an 'Important Local Road', within a Local Centre zone and close to public transport. It has no neighbouring sensitive land uses. The owner of the (soon to be once subdivision 162343 has been completed) adjoining Residential zoned lot clearly has no objections to the proposal having signed the application form.

Glen Forrest Village Centre Precinct Plan

Dated August 2001, the Glen Forrest Village Centre Precinct Plan establishes localised standards and guidelines for land use and development for an area that includes the subject site. The Precinct Plan is divided into different sections to deal with the different zones and issues. In relation to the Local Centre zone it discusses retail size, appearance, signage and lighting and traffic management (under the Hardey Road Precinct Plan heading).

In the Hardey Rd Local Centre it seeks to maintain the primary retail component at the current size to service the everyday convenience shopping needs of the local community. Whilst this proposal includes a retail floorspace of almost 300m², we would submit that this is a small variation and the shop component is only a portion of the overall development on this site, the balance of which is non-retail.

Bearing in mind the three proposed buildings are not residential, and therefore need to incorporate some commercial features, they have been designed to complement residential and local Hills architectural vernacular. Roofs on each building are pitched, rather than flat. They have gable ends and verandas facing Hardey Rd. External materials comprise a mix of brick, stone, timber, glass and colorbond (refer Elevations). Colours are earthy (refer colour palette).

Car parking for the shop is located on the north side setback which will reflect the adjoining development and is not in front of the building. The Meeting Hall has a single row of parking at the front with the majority of parking on the south side of the building. There is a potential black cockatoo habitat tree in this frontage which will be retained and incorporated into landscaping. Car parking on the Child Care Centre will be in front of the building. There is a significant potential black cockatoo habitat tree set half way back into the site that will be retained. This, as well as the setbacks established under the Local Development Plan (discussed below), affect the building location effectively pushing it towards the rear of the site leaving the car parking at the front.

No signage is proposed as part of this application. It will be largely unnecessary for the Shop and Meeting Hall due to the nature of their operations. If any signage is required it will be applied for separately.

Traffic management has been addressed in a Transport Impact Statement (TIS) and is discussed below.

Local Development Plan

In August 2021 an LDP was approved for Lot 20 (attached). The LDP encouraged the development of a Nursing Home and Independent Living Aged Persons Accommodation on the Residential zoned portion of the property, incidental uses compatible with the development on the Residential zoned land on the Local Centre zoned portion, and Child Care Centre either portion. It didn't prohibit or discourage any other uses that may be possible under the base zoning.

The LDP acknowledged that development is required to comply with LPS 4 but included some other specific considerations that may relate to this proposal such as:

- Due regard to be given to the Glen Forrest Village Centre Precinct Plan
- Fencing (when used)
- Boundary setbacks
- Earthworks
- Building height
- Requirement for a Transport Impact Assessment to accompany a Development Application
- Maximise retention of potential black cockatoo habitat trees

In response to these points this proposal:

- Has been designed in accordance with the recommendations of the GFVCCP (discussed above)
- Proposes no fencing
- Achieves the 12m boundary setbacks contained in the LDP
- Earthworks will not exceed 1.5m cut and/or fill because it utilizes gradual steps across relatively small buildings
- No buildings exceed the maximum height of 2 storeys (all are single storey) or 10m (tallest building will be the shop at 7.05m)
- TIS has been prepared as this is the appropriate level of traffic assessment under WAPC policy
- All potential black cockatoo habitat trees have been retained

Environment

A review of Councils LNA mapping identifies that the Local Centre zoned portion (the subject of this application) is mapped as being "Local Reserve for Recreation (in TPS 4), Local Centre zone or Road Reserve" under the heading "To Be Determined / Negotiated". This acknowledges that the site is zoned to accommodate commercial development but seeks to retain some vegetation where practical. Recent assessment of this vegetation in relation to the approved LDP identified

4 potential black cockatoo habitat trees on this site. The proposed development design enables the retention of each of these trees.

Bushfire

Because this site is mapped as being bushfire prone, a Bushfire Management Plan (BMP) has been prepared and forms part of this application.

The bushfire threats to this development come from the residential zoned portion of Lot 20, ie, the east and south sides. The setbacks to these boundaries constrain development somewhat, however, they are all able to achieve a BAL-29 or better.

Assuming approval is granted for this application, the Local Centre zoned portion will be developed first. The resultant development will then enable the residential zoned land to be developed.

Traffic

As discussed above, the subject site is located within the Glen Forrest Village Centre Precinct Plan (2001). In relation to traffic it recommends the incorporation of a safe pedestrian crossing on Hardey Rd to be implemented by 2002/2003. Apart from an improved pedestrian crossing at the Great Eastern Hwy / Hardey Rd intersection (carried out as part of the recent Highway upgrades) no pedestrian crossing upgrades have happened.

The GFVCP also includes a Traffic Management concept from 1996. It shows a roundabout managing traffic entry into the commercial sites just north of the subject site and a traffic island (pedestrian refuge) in front of the southern end of the subject site. Neither of these have been implemented.

A Transport Impact Statement (TIS) has been prepared and accompanies this Development Application. This is the appropriate level of assessment under WAPC guidelines. As there was limited traffic data available the author of the TIS took 2 x 10 hour video surveys to establish numbers and driver and pedestrian behaviour.

In terms of numbers, the video survey calculated that the daily traffic was likely to be around 3,000 vehicles. This is half of the functional capacity of Hardey Rd. It also established that pedestrians tend to cross the road in the location of the proposed roundabout. The TIS comments that the roundabout is not likely to be an appropriate treatment and a pedestrian crossing (blister island) would be more appropriate in this location. It also noted that making recommendations for the whole Local Centre precinct is beyond the scope of the TIS. Certainly, it is not appropriate for this one, relatively small traffic demand development application to be responsible for determining and resolving broader scale traffic management issues.

The TIS concludes that the proposed development will result in a small increase in traffic movements and Hardey Rd has sufficient capacity to accommodate this additional demand.

Effluent Disposal and Stormwater Drainage

As the site is remote from reticulated sewer a Site & Soil Evaluation (SSE) has been carried out to determine the capability of the site to dispose of wastewater and the location and type of systems necessary. That SSE forms part of this application. It also addressed stormwater drainage.

As the site will be developed in stages, and the demands of each land use are different, each building will have its own disposal system. The SSE recommends a secondary treatment system, eg, ATU, for the shop and Child Care Centre. However, due to the low demands and intermittent use of the Meeting Hall a primary treatment system, eg, septic tank / leach drain system, is recommended as ATU's don't cope particularly well with intermittent use. These would be located at the rear of each building.

Given the nature of the soils, drainage will be managed on site with the use of bioretention basins located in the south east corner of each stage. The SSE provides sizing of the basins that will satisfy the critical (5 minute) 100-year ARI (1% AEP) storm. This will ensure post-development flows don't exceed pre-development flows.

Conclusion

This application for a shop, meeting hall and child care centre, to be completed in stages, demonstrates that it is consistent with Planning framework requirements. The uses are all able to be approved within its Local Centre zoning.

The design enables the retention of all identified potential black cockatoo habitat trees. It is able to be developed in a manner that complies with effluent disposal, drainage, traffic, noise and bushfire requirements.

If you have any questions about this, please contact the undersigned.

Yours faithfully,



SIMON O'HARA
Director and Principal Planner

LOT 222 HARDEY RD, GLEN FORREST

SITE & SOIL EVALUATION

Prepared for

Mundaring Gospel Trust

c/- Statewest Planning

PO Box 1377

MIDLAND WA 6936

Report No. J20006

24 November 2023

BAYLEY ENVIRONMENTAL SERVICES

30 Thomas Street

SOUTH FREMANTLE WA 6162

EXECUTIVE SUMMARY

INTRODUCTION

The Mundaring Gospel Trust proposes to develop a small membership-based shop, a meeting hall (place of worship) and a childcare centre on Lot 222 Hardey Road, Glen Forrest. Each building will be served by a separate on-site effluent disposal system. Lot 222 and the adjacent Lot 221 will be created from the existing Lot 20 Hardey Rd under subdivision approval 162343 and will have an area of 5,900 square metres.

Structerre Pty Ltd carried out a Site & Soil Evaluation (SSE) of Lot 20 Hardey Rd in September 2020. Bayley Environmental Services (BES) carried out a further SSE in December 2021, focussing on the areas proposed for effluent disposal and drainage.

ON-SITE EFFLUENT DISPOSAL

Land Capability

The Site & Soil Evaluation found that the site is suitable for on-site effluent disposal in accordance with the Government Sewerage Policy (GSP). In particular:

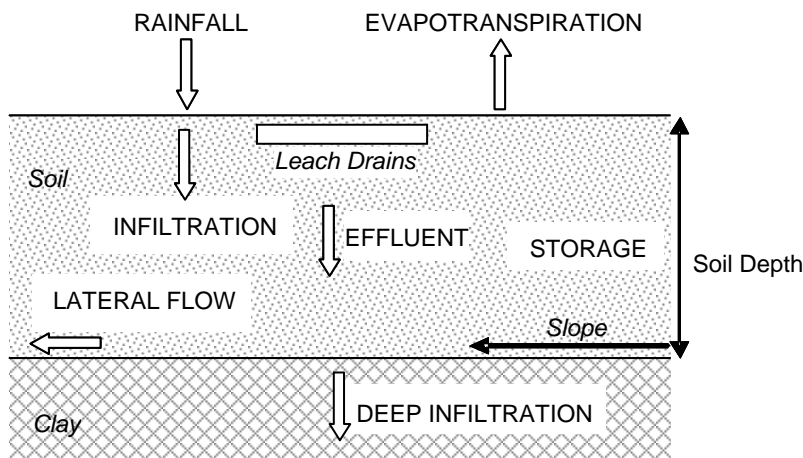
- The slope of the site is less than 20%.
- No groundwater or confining layers were detected at less than 2m depth.
- The soil permeability in the shallow profile is moderate to high and suitable for effluent disposal via leach drains, drip or spray irrigation.
- The soil PRI is expected to be high to very high.
- There are no surface watercourses within 500m of the site.
- The site is not within a public drinking water source protection area or sewage sensitive area.

Site Capacity

The assimilative capacity of the site can be estimated by a site water balance. Effluent disposal will add water to the soil profile over what is naturally input by rainfall. The water balance of the site will consist of inputs (rain and effluent) and outputs (evapotranspiration, storage, deep infiltration and lateral flow). In a steady state, the input and output volumes are equal as per the following equation:

$$R + E = Et + St + DI + LF$$

The diagram below illustrates this water balance.



Using parameters for effluent generation published by the Health Department, rainfall and evaporation data from the Bureau of Meteorology, estimated site population numbers supplied by the Mundaring Gospel Trust and site characteristics from on-site testing, the water balance model shows that:

- The modelled scenario results in an overall effluent loading rate of 6.73 mm/day. This is well below the AS1547:2012 recommended design loading rates (DLR) of 10mm/day for septic tank/leach drains and 30mm/day for ATU/leach drains.
- In both summer and winter under all conditions except 1-day extreme rainfall, deep infiltration capacity will exceed net water loading (effluent plus rainfall minus evaporation), so no lateral flow or change in soil storage will occur.
- Under short-term extreme rainfall (139 mm in one day, equivalent to January 2018), net water loading will marginally exceed deep infiltration capacity. The excess will be stored in the soil profile or removed by lateral flow, with the remainder removed by deep infiltration over the following day.
- Under all conditions, the combination of evapotranspiration, deep infiltration, soil storage and lateral flow is sufficient to ensure that no saturation of the soil profile or surfacing of effluent will occur.

System Selection and Sizing

Given the favourable site characteristics, effluent disposal may be carried out by means of conventional septic tank/leach drain systems or by secondary treatment systems (e.g. ATU) with either surface or drip irrigation or leach drains.

Based on the soil types, effluent volumes and expected patterns of use, the following effluent treatment and disposal systems are proposed:

- | | | |
|-------------|-----------|--|
| • Shop | Treatment | ATU system |
| | Disposal | 2 x 6m end-to-end flatbed leach drains |
| • Hall | Treatment | Septic tanks |
| | Disposal | 2 x 7m end-to-end flatbed leach drains |
| • Childcare | Treatment | ATU system |
| | Disposal | 2 x 20m parallel flatbed leach drains |

These sizings are preliminary and will be subject to detailed design prior to construction.

DRAINAGE

Runoff from the three development stages will be captured in bioretention basins located in the south-east corner of each stage. The basins have been sized to capture and infiltrate all runoff from a 15mm 1-hour storm and to detain and compensate the flow from critical storms up to 100-year ARI (1% AEP), releasing the excess flow at no more than pre-development rates.

Runoff from larger or longer-duration storms will overflow the basins via a pipeline on the eastern boundary of Lot 222 into the adjacent Lot 221, in line with the existing flow paths. The sizing of the basins will ensure that the rate of overflow will be no greater than before development. The outflow from the pipe will be suitably protected to prevent erosion and scouring.

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1.0 INTRODUCTION

1.1 Background

The Mundaring Gospel Trust proposes to develop a small membership-based shop, a meeting hall (place of worship) and a childcare centre on Lot 222 Hardey Road, Glen Forrest. Each building will be served by a separate on-site effluent disposal system. Lot 222 and the adjacent Lot 221 will be created from the existing Lot 20 Hardey Rd under subdivision approval 162343 and will have an area of 5,900 square metres. Figure 1 shows the proposed development plan. Figure 2 shows an aerial view of the site and surroundings.

Structerre Pty Ltd carried out a Site & Soil Evaluation (SSE) of Lot 20 Hardey Rd in September 2020. The SSE included soil probing at eight locations and permeability testing at four locations across the site. The Shire of Mundaring subsequently requested further information, especially on soil conditions in the areas proposed for effluent and drainage disposal.

Bayley Environmental Services (BES) carried out a further SSE in December 2021, focussing on the areas proposed for effluent disposal and drainage. The SSE included:

- test pits to 1.9m – 2.8m at twelve sites with an 8-tonne excavator;
- constant-head permeability tests at 0.5m and/or 1m depth at nine sites;
- examination of surface conditions including topography, surface soils, hydrology and vegetation; and
- collation of published information including topography, hydrology and geology.

The site works on Lot 222 are not part of this proposal but the results of these tests are included for completeness.

The BES test pitting was carried out in August 2021 and the permeability tests in September 2021. The Shire of Mundaring's then Senior Environmental Health Officer Mr Martin Shurlock attended the site and observed some of the test pitting.

1.2 Qualifications and Experience of Assessor

This report has been prepared by Phillip Bayley, an Environmental Scientist with 39 years' experience including 34 years as a private consultant. Phillip Bayley has undertaken over 70 site & soil assessments and land capability assessments for onsite effluent disposal since 2006.

The investigations and analyses presented in this report have been undertaken in accordance with Australian Standard AS1547:2012 – *Onsite Domestic Wastewater Management* and the *Government Sewerage Policy 2019*.

2.0 EXISTING ENVIRONMENT

2.1 Climate

Glen Forrest, like the rest of the Perth region, has a strongly seasonal rainfall, with most of the annual rain falling between May and September in association with winter cold fronts. Occasional heavy falls may occur from summer thunderstorms. The long-term average annual rainfall for Bickley (the closest Bureau of Meteorology weather station with long-term data) is 1,088.8mm, of which 78% falls between May and September.

Figure 3 shows a rainfall occurrence chart for Bickley.

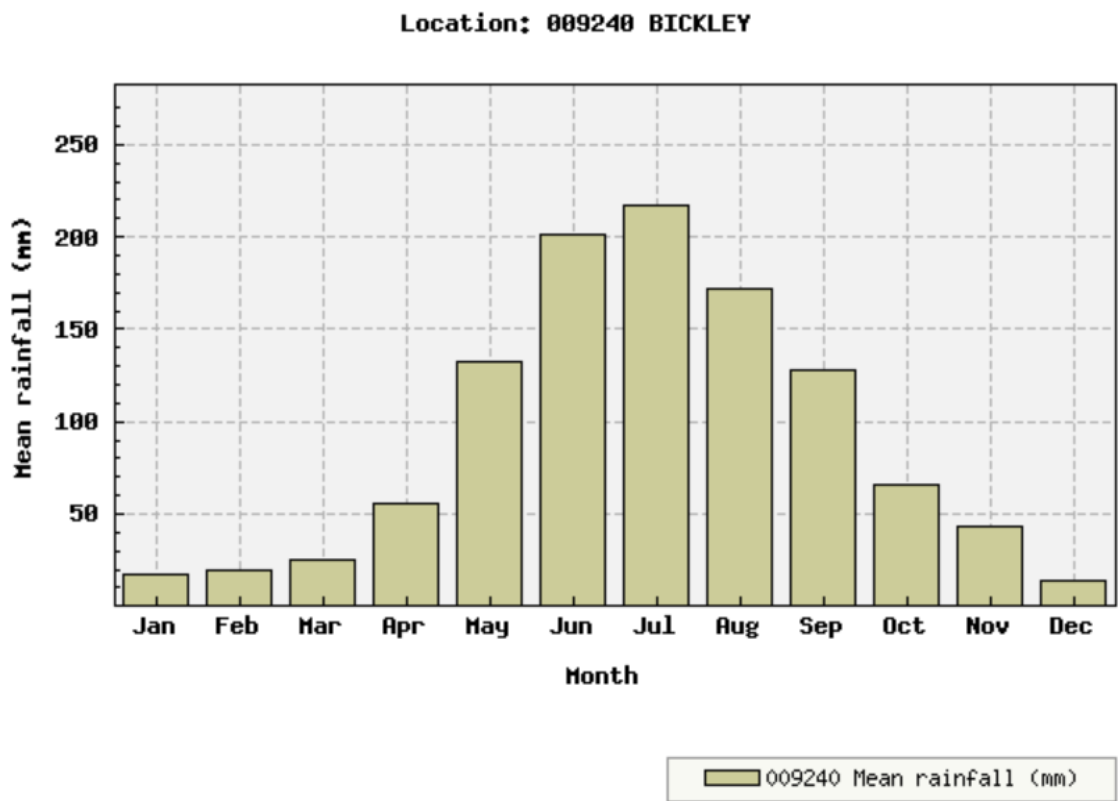


Figure 3 Bickley Mean Rainfall

Table 2.1 Rainfall Intensity for Glen Forrest

Duration	Annual Exceedance Probability (AEP)						
	63.2%	50%#	20%*	10%	5%	2%	1%
1 min	1.70	1.87	2.44	2.85	3.26	3.85	4.32
2 min	2.99	3.25	4.14	4.78	5.44	6.39	7.16
3 min	4.00	4.37	5.60	6.48	7.41	8.71	9.78
4 min	4.84	5.30	6.83	7.94	9.09	10.7	12.0
5 min	5.55	6.09	7.89	9.20	10.5	12.4	14.0
10 min	8.04	8.88	11.6	13.6	15.6	18.4	20.6
15 min	9.70	10.7	14.0	16.4	18.8	22.2	24.8
20 min	11.0	12.1	15.8	18.5	21.2	24.9	27.9
25 min	12.0	13.2	17.3	20.2	23.1	27.1	30.4
30 min	12.9	14.2	18.5	21.6	24.7	29.0	32.5
45 min	15.1	16.6	21.4	25.0	28.6	33.7	37.8
1 hour	16.9	18.5	23.8	27.6	31.7	37.4	42.1
1.5 hour	19.7	21.5	27.5	32.0	36.8	43.6	49.4
2 hour	22.0	24.0	30.6	35.6	41.0	48.9	55.6
3 hour	25.8	28.0	35.7	41.7	48.2	57.9	66.3
4.5 hour	30.3	32.8	41.8	49.0	56.9	69.0	79.5
6 hour	33.9	36.7	46.9	55.1	64.2	78.1	90.4
9 hour	39.7	43.1	55.2	64.9	75.8	92.6	107
12 hour	44.3	48.2	61.9	72.8	84.8	104	120
18 hour	51.5	56.1	72.2	84.7	98.3	120	139
24 hour	57.1	62.3	80.2	93.7	108	131	151
30 hour	61.7	67.5	86.7	101	116	139	159
36 hour	65.7	71.9	92.2	107	122	146	166
48 hour	72.3	79.2	101	116	132	156	175
72 hour	82.9	90.9	115	131	147	170	189
96 hour	91.8	101	127	144	160	184	203
120 hour	99.9	109	138	157	174	199	218
144 hour	108	118	149	169	189	216	237
168 hour	116	127	160	183	206	236	260

Note:

The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.

* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

2.2 Physiography

2.2.1 Topography

The site is located on the undulating surface of the Darling Plateau on a southeast-facing slope at the head of a catchment of a minor tributary of the Helena River. The elevation of the site ranges from about 250m AHD at the northern boundary to 245m AHD in the south-east corner. The slope varies from about 4% to 9%, averaging 6% across the site. The slope is generally even, with no significant topographic convergences.

Figure 4 shows topographic contours over the site.

2.2.2 Geology and Soils

The Geological Survey of Western Australia (Smurthwaite, 1986) describes the site as Laterite (LA₁/Czl): "...massive, hard, cemented, vuggy and pisolitic; up to 4m thick, overlain by and associated with gravels of residual origin".

The Department of Agriculture (King & Wells, 1990) mapped the site as "Dwellingup (D2): Gently undulating terrain with well drained, shallow to moderately deep gravelly brownish sands, pale brown sands and earthy sands overlying lateritic duricrust."

Test pitting to between 1.9m and 2.8m at twelve locations focussed on the proposed effluent disposal and drainage areas found a predominantly orange-brown gravelly clay to clay-loam soil profile, which was mostly uniform across the site. Despite the GSWA and DoA mapping, laterite was notably absent from most test pits on the site. Figure 4 shows the test pit locations. Appendix A shows soil logs from the test pits.

The soils observed in the test pits correspond with Soil Category 4 (Clay-Loam) as described in Australian Standard AS1547:2012 and the Government Sewerage Policy.

2.2.3 Acid Sulphate Soils

The site is elevated, with soils formed in-situ. There are no factors that would give rise to acid sulphate soils. No further ASS assessment is considered necessary before development.

2.2.4 Phosphorus Retention Index

The iron-rich soils that occur at the site are expected to have a high to very high PRI and consequently a high capacity to adsorb phosphorus. No PRI testing or soil modification is considered to be necessary.

2.2.5 Soil Permeability

Constant-head permeability tests were carried out at 0.5m and/or 1m depth at nine locations in and around the proposed effluent disposal and drainage areas. The tests at 0.5m depth gave hydraulic conductivities (Ks) ranging from 0.7m/day to 8m/day, with an average of 3.75m/day and a median of 3.5m/day. The single test at 1m depth showed no measurable infiltration after one hour. Within and near the proposed land application areas for Lot 222, the mean hydraulic conductivity from five tests was 4.24m/day.

The measured Ks values show that the shallow soil profile has adequate permeability for effluent disposal by leach drains or drip irrigation and for infiltration of stormwater. Figure 4 shows the permeability test locations. Appendix B shows the detailed test results.

2.3 **Hydrology**

2.3.1 Surface Drainage

There is no defined surface drainage on the site. Given the permeable sandy surface soils and leaf litter over most of the site, surface runoff would occur only briefly during and after very heavy rainfall.

The nearest surface drainage feature is a small creek (possibly a drain) that rises west of Hardey Rd about 500m south and downslope of the site.

2.3.2 Groundwater

No shallow groundwater was encountered during the test pitting and none is expected to occur at the site, given the elevation, the generally permeable soil profile and the absence of significant rock or heavy clay.

3.0 ON-SITE EFFLUENT DISPOSAL

3.1 Site Capability

The capability of the site to support on-site effluent disposal has been assessed against the criteria set out in AS1547:2012 and the Government Sewerage Policy 2019. Table 3.1 summarises the criteria and the degree to which they are satisfied by the site.

Table 3.1 On-site Effluent Disposal Capability

<i>Factor (AS1547:2012 or GSP)</i>	<i>Criterion</i>	<i>Site Characteristics</i>	<i>Complies</i>
Lot size	1,000m ² for infill development outside SSAs	Minimum 1,500m ² for each stage	Yes
Slope	<20%	4-9%	Yes
Groundwater depth	>1.5m below discharge point	None detected <2m Expected >6m	Yes
Soil permeability (Ks)	>0.06 m/day	1.7-8 m/day	Yes
Distance from watercourses and significant wetlands	>100m	500m	Yes
Inundation and flooding	Not subject to inundation or flooding in a 10% AEP (1 in 10 year) rainfall event	Not subject to inundation	Yes

Table 3.1 shows that the site meets the requirements of the Government Sewerage Policy for on-site effluent disposal.

3.2 Effluent System Conceptual Design

3.2.1 Treatment and Disposal

Given the favourable site characteristics, effluent disposal may be carried out by means of conventional septic tank/leach drain systems or by secondary treatment systems (e.g. ATU) with either surface or drip irrigation or leach drains.

Septic tank/leach drain systems are the simplest and most economical to install and operate on suitable sites. However, ATU systems (or other systems that produce secondary treated effluent) with leach drains can operate at higher loading rates and therefore require a smaller land application area.

It is proposed that effluent from the shop and childcare centre will be treated by ATU systems in order to minimise the area required for effluent disposal. The meeting hall will be used only on two days per week, which is not well suited to an ATU system. It is therefore proposed that the meeting hall will use a septic system to cope with the intermittent effluent loads.

The treated effluent will be disposed of by flatbed leach drains in a dedicated land application area (LAA) in the north-east corner of each stage (Figure 5).

The surface of the LAAs will be planted with grass and possibly shallow-rooted garden plants to function as both a disposal field and a passive recreation area.

3.2.2 System Sizing

Sizing of the effluent treatment systems has been based on advice from the Mundaring Gospel Trust and the Health Department's *Supplement to Regulation 29 and Schedule 9 – Wastewater System Loading Rates (2021)*. The sizing parameters adopted are:

• Shop		<i>Population</i>	<i>Effluent rate</i>	<i>Total effluent</i>
	Staff	5	70 lpd	350 lpd
	Customers	50/day	10 lpd	500 lpd
			Total	850 lpd
• Hall		<i>Population</i>	<i>Effluent rate</i>	<i>Total effluent</i>
	Worshippers	50/day	10 lpd	500 lpd
			Total	500 lpd
• Childcare		<i>Population</i>	<i>Effluent rate</i>	<i>Total effluent</i>
	Staff	10	70 lpd	700 lpd
	Children	46	45 lpd	2,070 lpd
			Total	2,770 lpd

The volume of effluent that can be disposed in a land application area depends on the size of the LAA, the quality of the effluent and the permeability of the soil. Australian Standard AS1547:2012 gives recommended Design Loading Rates (DLR) and Design Irrigation Rates (DIR) for leach drains and irrigation systems. The soils at this site correspond to AS1547012 Category 4: High/moderate Structured Clay-Loams (indicative Ks = 0.5 – 1.5 m/day). Australian Standard AS:NZS 1547:2000 *Onsite Domestic Wastewater Management* recommends a Design Loading Rate (DLR) of up to 30 mm/day for secondary-treated effluent in Category 4 soils.

The calculated leach drain and LAA sizings on each of the stages is:

• Shop	Configuration	2 x 6m end-to-end flatbed leach drains
	Leach drain area	2.5m width x 13.8m length
	LAA size (including boundary and pavement setbacks)	5.5m width x 16.8m length = 92.4m ²
• Hall	Configuration	2 x 7m end-to-end flatbed leach drains
	Leach drain area	2.5m width x 15.8m length
	LAA size (including boundary and pavement setbacks)	5.5m width x 18.8m length = 103.4m ²

- Childcare Configuration 2 x 20m parallel flatbed leach drains
 Leach drain area 6.8m width x 20m length
 LAA size (including boundary and pavement setbacks) 9.8m width x 23m length = 225.4m²

Figure 5 shows the footprints of these land application areas and leach drains in each stage. The layout may be varied at the detailed design stage provided that the minimum sizing and setbacks are maintained. Appendix C shows the detailed sizing calculations.

3.2.3 Site Capacity

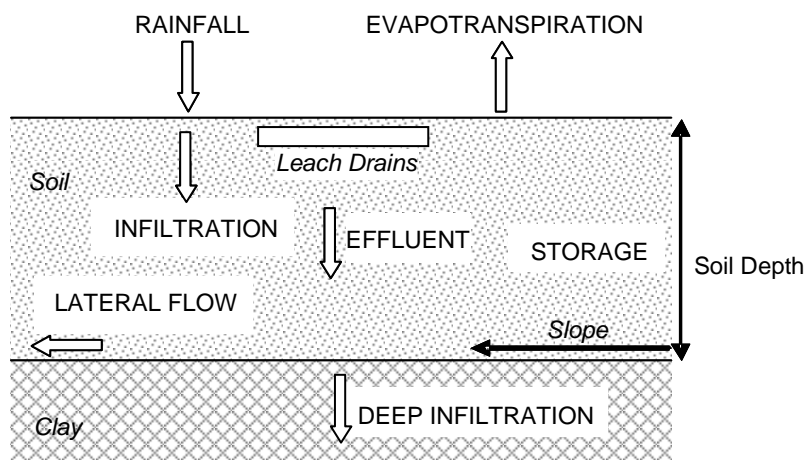
The overall site capacity for effluent disposal depends on the ability of the site soils to accept and assimilate effluent without risk of soil saturation, surfacing of effluent or adverse effects on the downstream environment.

The assimilative capacity of the site can be estimated by a site water balance. Effluent disposal will add water to the soil profile over what is naturally input by rainfall. The water balance of the site will consist of inputs (rain and effluent) and outputs (evapotranspiration, storage, deep infiltration and lateral flow). In a steady state, the input and output volumes are equal as per the following equation:

$$R + E = Et + St + DI + LF$$

where: R = Rainfall
 E = Effluent load
 Et = Evapotranspiration
 St = Change in soil storage
 DI = Deep infiltration
 LF = Lateral flow

The diagram below illustrates this water balance.



The water balance parameters adopted for the land application areas are shown below. The effluent volumes are based on the site population and effluent generation rates as set out in Section 3.2.2 and Appendix C as follows:

Effluent Volume (L/day)	2,875
Application Area (m ²)	427
Effluent Loading Rate (mm/day)	6.73
Slope	6%
Ks (soil) (m/day)	3.5
Ks (subsoil) (m/day)	0.1
Soil Depth (m)	1
Soil Porosity ¹	46%
Rainfall Recharge Coefficient	100%

¹ stormwater.pca.state.mn.us/index.php/Soil_water_storage_properties

In order for the effluent disposal area to function effectively, the following water balance conditions need to be met:

Long Term (winter)

$$\text{Effluent} + \text{Rainfall} - \text{Evapotranspiration} < \text{Deep Infiltration} + \text{Lateral Flow}$$

Short Term (1 day)

$$\text{Effluent} + \text{Rainfall} - \text{Evapotranspiration} < \text{Deep Infiltration} + \text{Storage}$$

Medium Term (1 week)

$$\text{Effluent} + \text{Rainfall} - \text{Evapotranspiration} < \text{Deep Infiltration} + \text{Lateral Flow}.$$

Appendix D shows the water balance model for the land application areas. The model shows that:

- In both summer and winter under all conditions except 1-day extreme rainfall, deep infiltration capacity will exceed net water loading (effluent plus rainfall minus evaporation), so no lateral flow or change in soil storage will occur.
- Under short-term extreme rainfall (139 mm in one day, equivalent to January 2018), net water loading will marginally exceed deep infiltration capacity. The excess will be stored in the soil profile or removed by lateral flow, with the remainder removed by deep infiltration over the following day.
- Under all conditions, the combination of evapotranspiration, deep infiltration, soil storage and lateral flow is sufficient to ensure that no saturation of the soil profile or surfacing of effluent will occur.

4.0 DRAINAGE

Runoff from the three development stages will be captured in bioretention basins located in the south-east corner of each stage, as shown on Figure 5. Permeability testing at five sites in the vicinity of the proposed basins returned permeabilities ranging from 1.7m/day to 8m/day, with a mean of 4.24m/day and a median of 4.85m/day. For design purposes a permeability of 2m/day has been adopted. The areas of buildings, car parks and soft surfaces (open space, play areas and land application areas) are taken as shown on the proposed development plan (Figure 1).

In accordance with current DWER protocols, the basins have been sized to capture and infiltrate all runoff from a 15mm 1-year storm and to detain and compensate the flow from critical storms up to 100-year ARI (1% AEP), releasing it at no more than pre-development rates. Table 4.1 shows the preliminary runoff calculations and basin sizing.

Table 4.1 Preliminary Basin Sizing

Stage Event	Area (m²)	Runoff (L/sec)¹		Storage Required (m³)	Water Depth (m)
		Pre Dev	Post Dev		
Shop	2,050				
15mm 1hr		-	5.42	19.5	0.5
5 yr 5 min		10.2	38.3	6.2	0.24
100 yr 5 min		27.2	75.2	9.2	0.3
Hall	1,500				
15mm 1hr		-	2.79	10.0	0.5
5 yr 5 min		7.5	21.9	2.8	0.26
100 yr 5 min		19.9	44.4	4.1	0.3
Childcare	2,350				
15mm 1hr		-	3.72	13.4	0.5
5 yr 5 min		11.7	30.8	3.6	0.24
100 yr 5 min		31.2	63.1	4.8	0.27

1. Due to the small areas and short runoff paths, the critical storm duration for 5-year and 100-year storms is very short, in the order of three minutes. For design purposes, the critical storm duration has been conservatively taken as five minutes, which gives a larger required storage volume.

Runoff from larger or longer-duration storms will overflow the basins via a pipeline on the eastern boundary of Lot 222 into the adjacent Lot 221, in line with the existing flow paths. The sizing of the basins will ensure that the rate of overflow will be no greater than before development. The outflow from the pipe will be suitably protected to prevent erosion and scouring.

Calculations using the Rational Method (Institute of Engineers Australia, 1987) and a modified Copas equation show that:

-
- The basins have capacity to retain and infiltrate all runoff from a 15mm ARI 1-hour storm, with a maximum depth of water in the basins of 0.5m and a residence time of about six hours.
 - The basins have capacity to capture and infiltrate all runoff from a critical (5-minute) 5-year ARI (20% AEP) storm, with a maximum water depth of 0.26m and a residence time of about three hours.
 - The basins have capacity to capture and compensate the runoff from a critical (5-minute) 100-year ARI (1% AEP) storm, with a water depth of 0.3m and a residence time of about 3.5 hours.

Appendix E shows the runoff and basin sizing calculations. The calculations and basin dimensions shown are preliminary and will be subject to detailed design prior to construction.

5.0 REFERENCES

Institute of Engineers, Australia (1987). *Australian Rainfall and Runoff: A Guide to Flood Estimation*. Institute of Engineers, Australia, Barton, ACT.

King P.D. and Wells M.R. (1990). *Darling Range Rural Land Capability Study*. Land Resources Series No. 3. Department of Agriculture, South Perth.

Smurthwaite A.J. (1986). *1:50,000 Environmental Geology Series: Mundaring Part Sheets 2134 II & 2134 III*. Geological Survey of Western Australia, Perth.

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Figures

SHOP:AREA LOT DESIGNATED = 2050 m²AREA SHOP = 297 m²EFFLUENT DISPOSAL = 205 m² MIN**CAR PARKING CALCULATION:**○ 1 SPACE x 15 m² GLA IN LOCAL CENTRE

PARKING BAYS FOR SHOP = 20 BAYS (MINIMUM) +1 ACCESSIBLE BAY MINIMUM

HALL:AREA LOT DESIGNATED = 1500 m²AREA HALL = 175 m²EFFLUENT DISPOSAL = 150 m² MIN**CAR PARKING CALCULATION (50PP):**

○ 1 SPACE PER PERSON CAPABLE OF BEING ACCOMMODATED

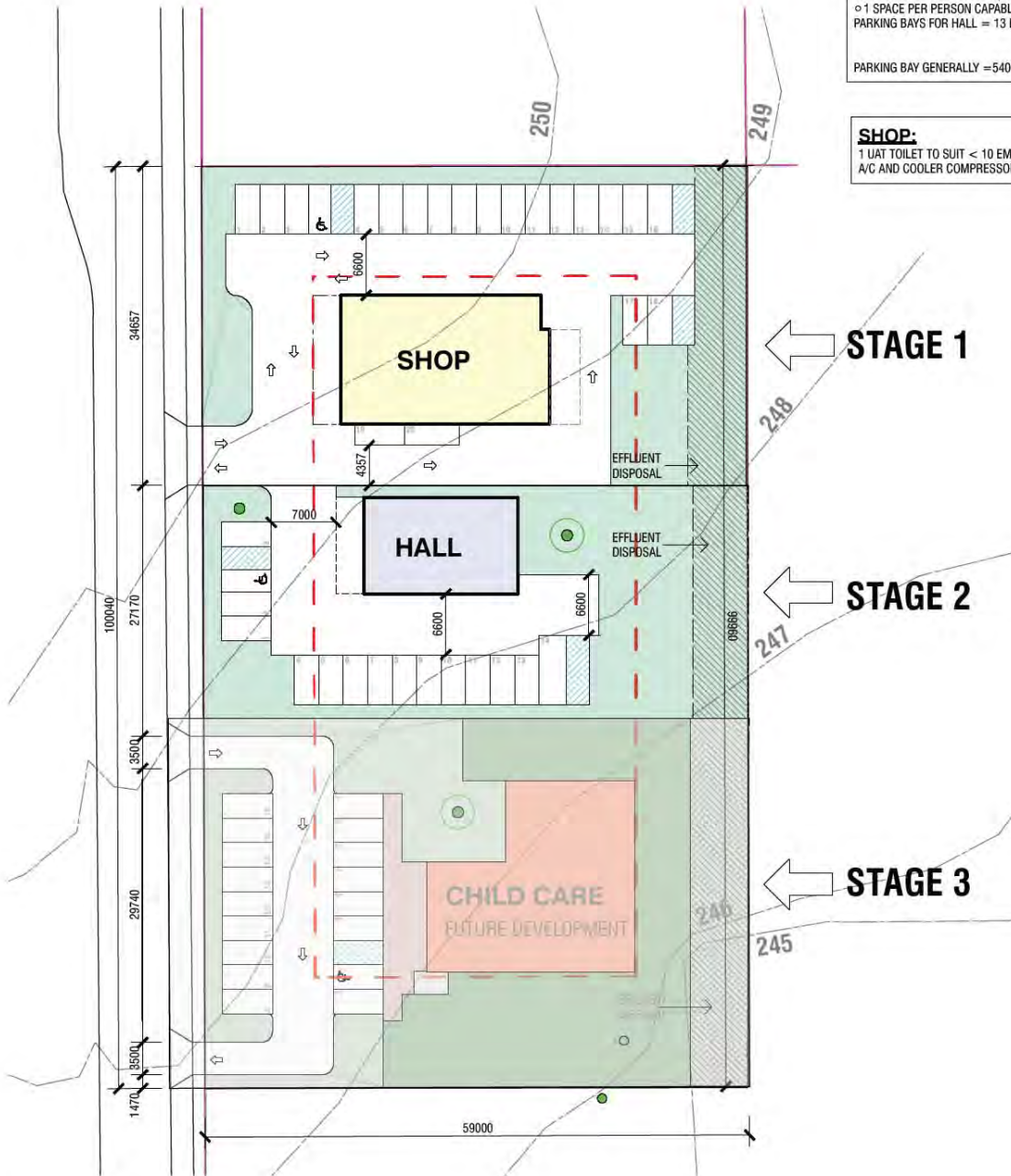
PARKING BAYS FOR HALL = 13 BAYS (MINIMUM) +1 ACCESSIBLE BAY MINIMUM

PARKING BAY GENERALLY = 5400x2600 mm

SHOP:

1 UAT TOILET TO SUIT < 10 EMPLOYEES

A/C AND COOLER COMPRESSORS TO BE LOCATED AT EAST ELEVATION-ROOF MOUNTED

**LOCATION PLAN OPTION C**

SCALE 1:500



STAGE	REV.	DESCRIPTION	DATE
CP		CONCEPT LOCATION PLAN	06/10/23
	1	SHOP AREA MODIFICATIONS & 2 CAR BAYS ADDED	12/10/23
	2	LOCATION PLAN OPTION B ADDED	16/10/23
	3	LOCATION PLAN OPT C & D	26/10/23
	4	SWEPT PATH ADDED TO SHOP PLAN FOR TRANSPORT DESIGN	08/11/23
	5	STAGED NOTATIONS ADDED	09/11/23

All dimensions on plan, new & existing, are nominal and to be checked on site prior to commencement of work or placing of orders. Any discrepancies on drawings to be reported to Designer immediately. Designer accepts no responsibility for expenses or costs incurred due to failure to comply with items above. All work to comply with BCA, Australian Standards and Local Government Authorities and to good building practice. Use figured dimensions in preference to scaled dimensions. All materials, fixtures, fittings and building components to be supplied and installed in accordance with manufacturer's specifications & details. All work to be carried out by qualified building tradesmen and under the supervision of a qualified Building Supervisor.

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MUNDARING GOSPEL TRUST

7 HARDEY ROAD,
GLEN FORREST
LOCATION PLAN OPT C

PROJECT No 10650923

DESIGNED	CHECKED	DWG N°	REV
DS	DS	A 1.0	5
SHEET SIZE	DATE		
A3	9/11/2023		

Figure 1**PROPOSED DEVELOPMENT PLAN**

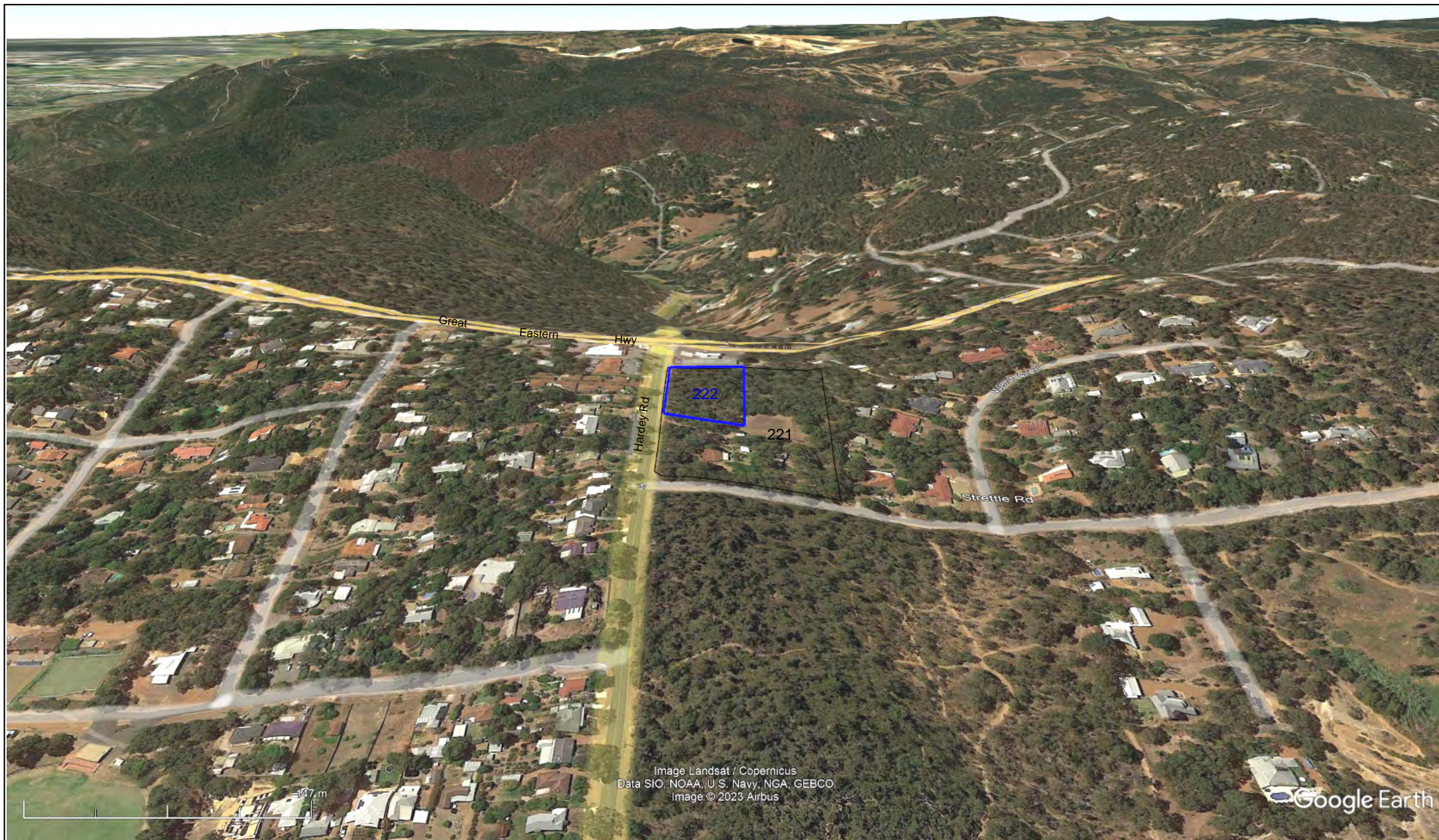


Figure 2

THE SITE AND SURROUNDINGS



- Lot 221 boundary
- Lot 222 boundary
- Topographic contour
- BES test pit
- BES permeability test
- Strutterre test pit
- Strutterre permeability test

Figure 4

ENVIRONMENTAL FEATURES

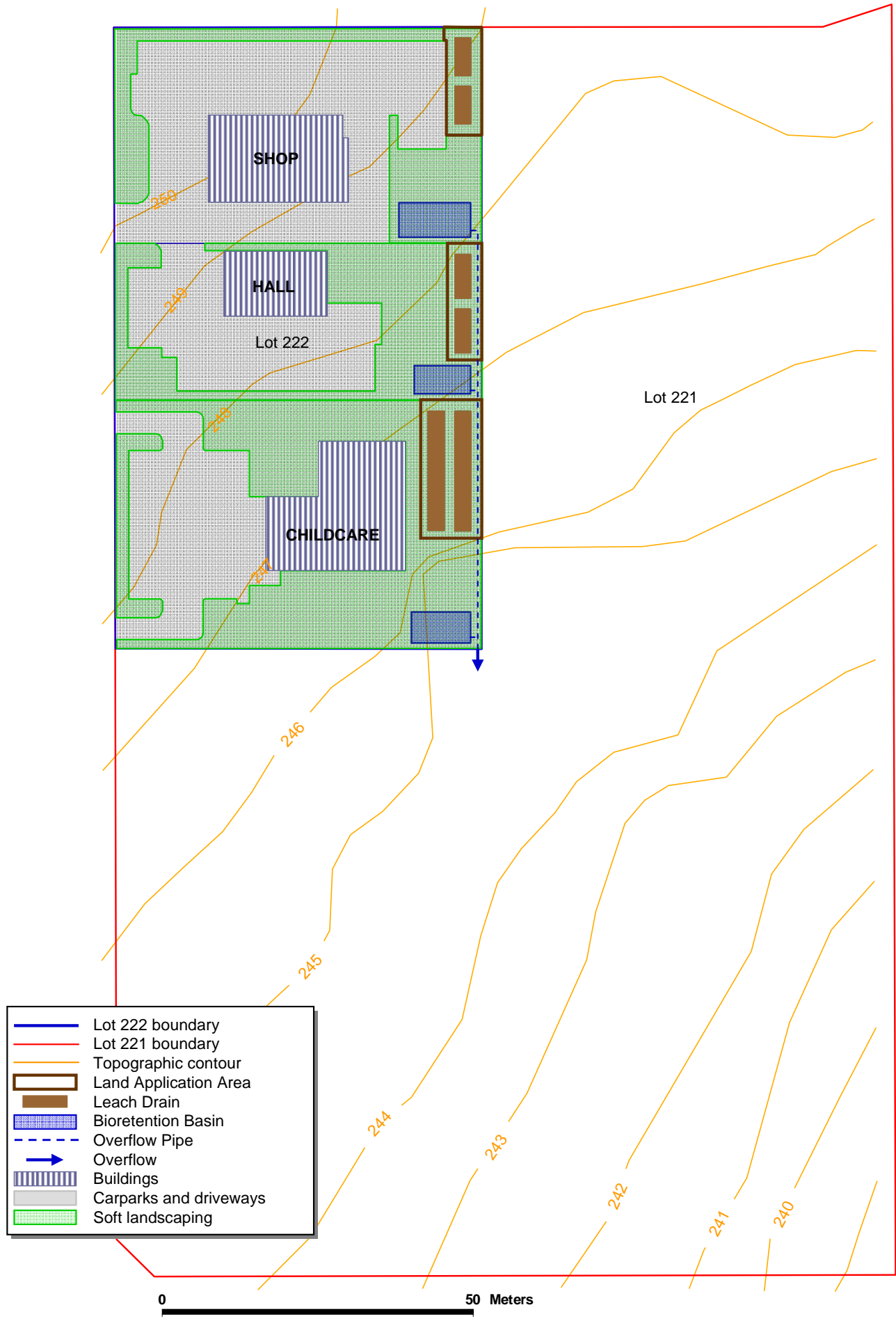


Figure 5

**DRAINAGE AND
EFFLUENT DISPOSAL**

Appendix A

Soil Logs

SOIL PROFILE LOG

PROJECT NUMBER:	J20006
SITE ID:	GT1
EASTING:	415427
NORTHING:	6469863
METHOD:	8t excavator
TOTAL DEPTH (mbgl):	2.5
REFUSAL (Y/N):	N
DATE:	24/08/2021
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 - 0.1	Dark grey-brown topsoil		
0.1 - 0.7	Orange-brown gravelly loam		
0.7 - 2.5	Orange/red mottled well structured loamy clay with occasional lateritic stones		



SOIL PROFILE LOG

PROJECT NUMBER:	J20006
SITE ID:	GT2
EASTING:	415421
NORTHING:	6469855
METHOD:	8t excavator
TOTAL DEPTH (mbgl):	2.5
REFUSAL (Y/N):	N
DATE:	24/08/2021
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 - 0.2	Dark grey-brown topsoil		
0.2 - 0.7	Pale yellow-brown gravelly loam		
0.7 - 1.0	Orange clay-loam		
1.0 - 2.5	Pale yellow-brown well structured loamy clay with orange, red & white mottles		



SOIL PROFILE LOG

PROJECT NUMBER:	J20006
SITE ID:	GT3
EASTING:	415414
NORTHING:	6469867
METHOD:	8t excavator
TOTAL DEPTH (mbgl):	2.5
REFUSAL (Y/N):	N
DATE:	24/08/2021
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 - 0.15	Dark grey-brown topsoil		
0.15 - 0.5	Yellow-brown slightly gravelly loam		
0.5 - 1.0	Orange clay-loam		
1.0 - 2.5	Pale orange-yellow loamy clay with red & white mottles		



SOIL PROFILE LOG

PROJECT NUMBER:	J20006
SITE ID:	GT4
EASTING:	415403
NORTHING:	6469857
METHOD:	8t excavator
TOTAL DEPTH (mbgl):	2.5
REFUSAL (Y/N):	N
DATE:	24/08/2021
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 - 0.15	Dark grey-brown gravelly topsoil		
0.15 - 0.6	Yellow-brown gravelly loam		
0.6 - 0.9	Orange loamy clay		
0.9 - 2.5	Pale yellow-brown well-structured clay-loam with orange, red & white mottles		



SOIL PROFILE LOG

PROJECT NUMBER:	J20006
SITE ID:	GT5
EASTING:	415383
NORTHING:	6469855
METHOD:	8t excavator
TOTAL DEPTH (mbgl):	2.8
REFUSAL (Y/N):	N
DATE:	24/08/2021
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 - 0.1	Dark grey-brown topsoil		
0.1 - 0.6	Yellow-brown gravelly loam		
0.6 - 1.4	Orange clay-loam, slightly mottled		
1.4 - 2.8	Pale yellow-brown loamy clay, well structured with orange, white & red mottles		



SOIL PROFILE LOG

PROJECT NUMBER:	J20006
SITE ID:	GT6
EASTING:	415356
NORTHING:	6469862
METHOD:	8t excavator
TOTAL DEPTH (mbgl):	2.5
REFUSAL (Y/N):	N
DATE:	24/08/2021
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 - 0.15	Dark grey-brown gravelly topsoil		
0.15 - 0.6	Pale yellow-brown gravelly loam with occasional laterite cobbles to 200mm		
0.6 - 1.8	Orange gravelly loamy clay with red mottles		
1.8 - 2.5	Pale yellow-brown loamy clay with red, white & orange mottles		



SOIL PROFILE LOG

PROJECT NUMBER:	J20006
SITE ID:	GT7
EASTING:	415369
NORTHING:	6469851
METHOD:	8t excavator
TOTAL DEPTH (mbgl):	2.5
REFUSAL (Y/N):	N
DATE:	24/08/2021
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 - 0.15	Dark grey-brown topsoil		
0.15 - 1.0	Pale yellow-brown gravelly loam with occasional laterite cobbles to 300mm		
1.0 - 2.5	Orange loamy clay with red & white mottles		



SOIL PROFILE LOG

PROJECT NUMBER:	J20006
SITE ID:	GT8
EASTING:	415358
NORTHING:	6469783
METHOD:	8t excavator
TOTAL DEPTH (mbgl):	2.5
REFUSAL (Y/N):	N
DATE:	24/08/2021
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 - 0.1	Dark brown topsoil		
0.1 - 0.6	Brown gravelly loam		
0.6 - 1.9	Orange gravelly loamy clay with occasional red mottles		
1.9 - 2.5	Pale yellow-brown loamy clay with occasional red mottles		



SOIL PROFILE LOG

PROJECT NUMBER:	J20006
SITE ID:	GT9
EASTING:	415361
NORTHING:	6469797
METHOD:	8t excavator
TOTAL DEPTH (mbgl):	2.8
REFUSAL (Y/N):	N
DATE:	24/08/2021
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 - 0.15	Dark grey-brown topsoil with laterite outcrop at surface		
0.15 - 0.8	Pale yellow-brown gravelly loam with frequent large laterite boulders to 1m		
0.8 - 2.8	Orange-brown gravelly clay-loam, well structured with occasional white mottles		



SOIL PROFILE LOG

PROJECT NUMBER:	J20006
SITE ID:	GT10
EASTING:	415423
NORTHING:	6469690
METHOD:	8t excavator
TOTAL DEPTH (mbgl):	2.1
REFUSAL (Y/N):	N
DATE:	24/08/2021
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 - 0.15	Dark grey-brown topsoil		
0.15 - 0.6	Yellow-brown sandy, slightly gravelly loam		
0.6 - 1.4	Orange gravelly clay-loam		
1.4 - 2.1	Pale yellow-brown sandy to loamy clay with red & white mottles		



SOIL PROFILE LOG

PROJECT NUMBER:	J20006
SITE ID:	GT11
EASTING:	415438
NORTHING:	6469681
METHOD:	8t excavator
TOTAL DEPTH (mbgl):	1.9
REFUSAL (Y/N):	N
DATE:	24/08/2021
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 - 0.2	Dark grey-brown topsoil		
0.2 - 0.6	Yellow-brown gravelly loam		
0.6 - 1.3	Orange slightly mottled loamy clay		
1.3 - 1.9	Pale yellow-brown loamy clay with red & white mottles.		



SOIL PROFILE LOG

PROJECT NUMBER:	J20006
SITE ID:	GT12
EASTING:	415425
NORTHING:	6469699
METHOD:	8t excavator
TOTAL DEPTH (mbgl):	2.0
REFUSAL (Y/N):	N
DATE:	24/08/2021
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 - 0.2	Grey-brown topsoil		
0.2 - 0.8	Pale yellow-brown gravelly loam		
0.8 - 1.5	Orange clay-loam with occasional red mottles		
1.5 - 2.0	Red, white & orange mottled well structured loamy clay		



Appendix A: Soil profiles



Project Lot 20 Hardey Street, Glen Forrest
Client

Test No.

BH01



Project No. D221884 **Logged By** Luke Young **Machine** Soil Retrieval Probe **Easting**
Job No. J331254 **Date** 20/08/2019 **Hole Dia.** 65mm **Northing**

Depth	Graphic	Stratum Description	Consistency	Samples		Moisture	Water Level
				Depth	Type		
		Topsoil:	MD	0.5 - 1.0	T	M	
		SC: Clayey SAND: fine to medium grained, low plasticity, trace gravel, brown					
		CH: Sandy CLAY: low plasticity, trace gravel, brown	VSt			D to M	
1		Terminated at 1.10 m					
2							
3							

Remarks

1. Termination reason: Refusal - interpreted on stiff clay
2. Hole stability: Hole stable
3. Samples taken: As indicated
4. Co-ordinate system: WGS 84



Project No. D221884 **Logged By** Luke Young **Machine** Soil Retrieval Probe **Easting**
Job No. J331254 **Date** 20/08/2019 **Hole Dia.** 65mm **Northing**

Depth	Graphic	Stratum Description	Consistency	Samples		Moisture	Water Level
				Depth	Type		
		Topsoil:	VSt			D to M	
		CH: Sandy CLAY: low plasticity, trace gravel, brown					
		Terminated at 0.50 m					
1							
2							
3							

Remarks

1. Termination reason: Refusal - interpreted on stiff clay
2. Hole stability: Hole stable
3. Samples taken: None
4. Co-ordinate system: WGS 84

Project No. D221884 **Logged By** Luke Young **Machine** Soil Retrieval Probe **Easting**
Job No. J331254 **Date** 20/08/2019 **Hole Dia.** 65mm **Northing**

Depth	Graphic	Stratum Description	Consistency	Samples		Moisture	Water Level
				Depth	Type		
		Topsoil:					
		SC: Clayey SAND: fine to medium grained, low plasticity, with gravel, brown	L - MD	0.2 - 0.7	T		
			D				
		Terminated at 0.70 m					
1							
2							
3							

Remarks

1. Termination reason: Refusal - interpreted on stiff clay
2. Hole stability: Hole stable
3. Samples taken: As indicated
4. Co-ordinate system: WGS 84

Project No. D221884 **Logged By** Luke Young **Machine** Soil Retrieval Probe **Easting**
Job No. J331254 **Date** 20/08/2019 **Hole Dia.** 65mm **Northing**

Depth	Graphic	Stratum Description	Consistency	Samples		Moisture	Water Level
				Depth	Type		
		Topsoil:	L - MD				
		SC: Clayey SAND: fine to medium grained, low plasticity, brown					
		CH: Sandy CLAY: low plasticity, brown	F				
1							
		CH: Sandy CLAY: low plasticity, trace gravel, pale brown		1.5 - 2.5	T	M	
2							
		Terminated at 2.50 m				D to M	
3							

Remarks

1. Termination reason: Target depth
2. Hole stability: Hole stable
3. Samples taken: As indicated
4. Co-ordinate system: WGS 84

Project No. D221884 **Logged By** Luke Young **Machine** Soil Retrieval Probe **Easting**
Job No. J331254 **Date** 20/08/2019 **Hole Dia.** 65mm **Northing**

Depth	Graphic	Stratum Description	Consistency	Samples		Moisture	Water Level
				Depth	Type		
		Topsoil:					
		SC: Clayey SAND: low plasticity, with gravel, brown (Laterite)					
1		GP: Sandy GRAVEL: low plasticity, with clay, brown (Laterite)	L-MD				
2							
		Terminated at 2.50 m				D to M	
3							

Remarks

1. Termination reason: Target depth
2. Hole stability: Hole stable
3. Samples taken: None
4. Co-ordinate system: WGS 84


















Project No. D221884 **Logged By** Luke Young **Machine** Soil Retrieval Probe **Easting**
Job No. J331254 **Date** 20/08/2019 **Hole Dia.** 65mm **Northing**

Depth	Graphic	Stratum Description	Consistency	Samples		Moisture	Water Level
				Depth	Type		
		Topsoil:					
		SC: Clayey SAND: low plasticity, with gravel, brown (Laterite)					
		GP: Sandy GRAVEL: low plasticity, with clay, brown (Laterite)					
1			L-MD				
2							
		Terminated at 2.50 m				D to M	
3							

Remarks

1. Termination reason: Target depth
2. Hole stability: Hole stable
3. Samples taken: None
4. Co-ordinate system: WGS 84

Project No. D221884 **Logged By** Luke Young **Machine** Soil Retrieval Probe **Easting**
Job No. J331254 **Date** 20/08/2019 **Hole Dia.** 65mm **Northing**

Depth	Graphic	Stratum Description	Consistency	Samples		Moisture	Water Level
				Depth	Type		
		Topsoil: _____	L				
		SC: Clayey SAND: fine to medium grained, low plasticity, trace silt, brown (Laterite)					
1			MD - D			M to W	
							
2						D to M	
		Terminated at 2.10 m					
3							
							
							
							
							
							
							
							
							
							
							

Appendix B

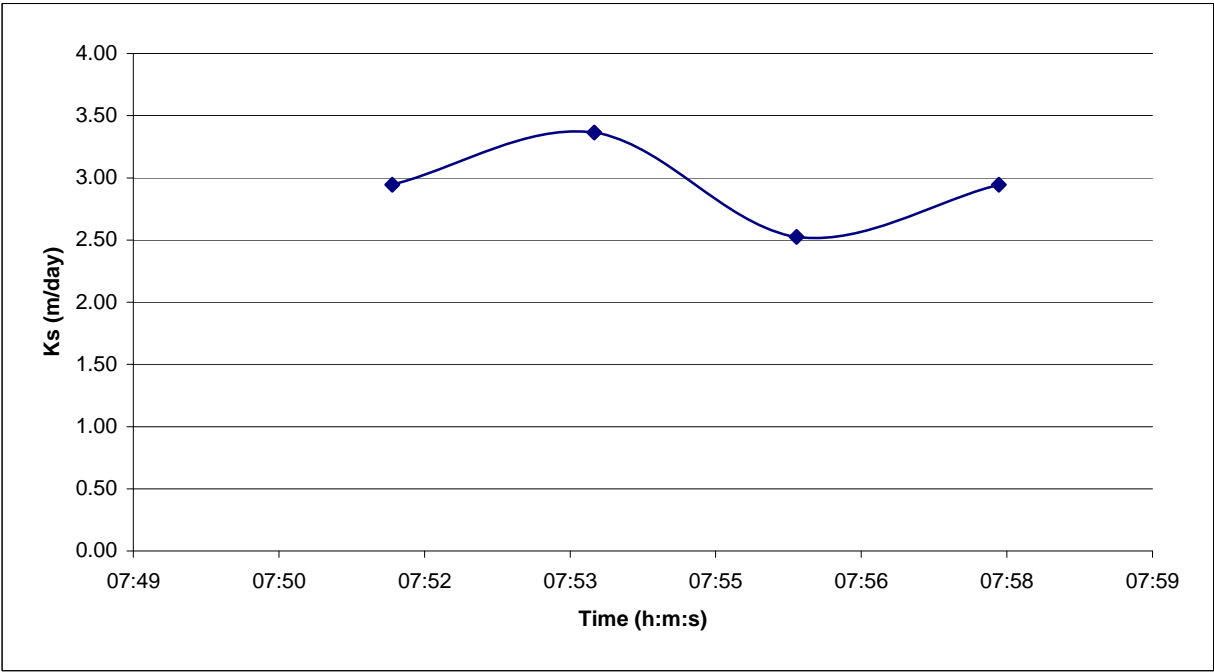
Permeability Test Results

SOIL PERMEABILITY TEST

Site No.	GI1
Date	14/09/21
Easting	415425
Northing	6469863
Depth	0.5

Time (h:m:s)	Weight (kg)	Change in Weight (kg)	Ks (m/d)
07:50:00	41.6		
07:52:00	40.9	0.7	2.94
07:54:00	40.1	0.8	3.37
07:56:00	39.5	0.6	2.52
07:58:00	38.8	0.7	2.94
		38.8	

H = 25
r = 4.5



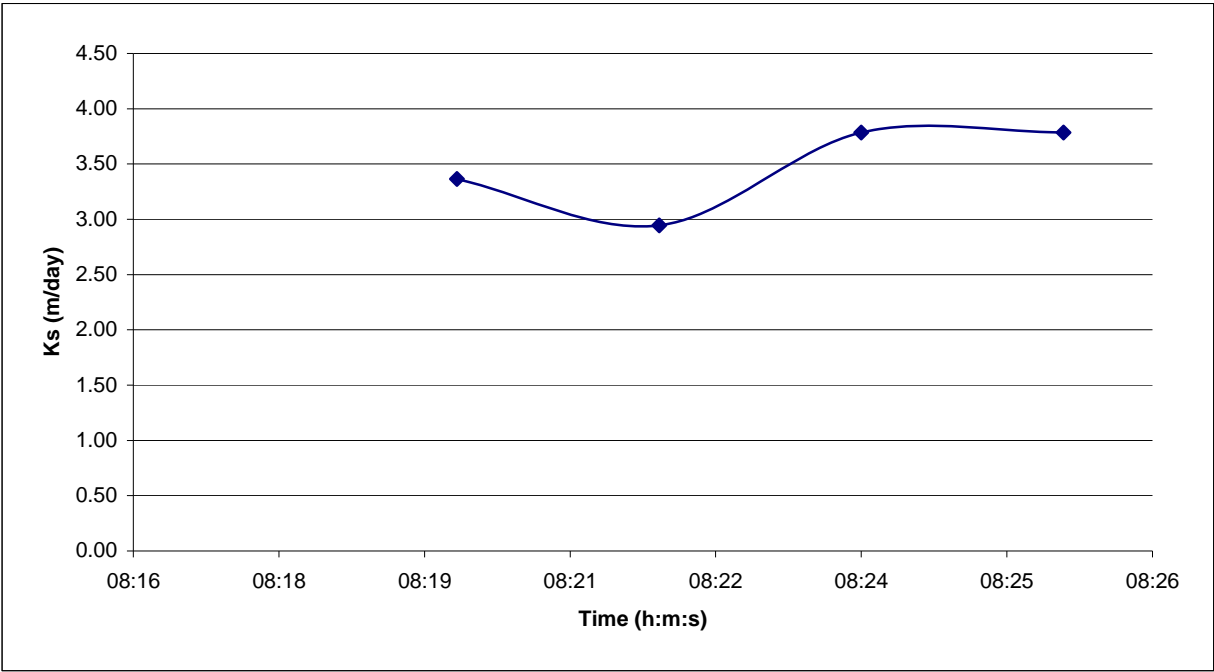
Ks = 3 m/day

SOIL PERMEABILITY TEST

Site No.	GI2
Date	14/09/21
Easting	415405
Northing	6469860
Depth	0.5

Time (h:m:s)	Weight (kg)	Change in Weight (kg)	Ks (m/d)
08:18:00	35.1		
08:20:00	34.3	0.8	3.37
08:22:00	33.6	0.7	2.94
08:24:00	32.7	0.9	3.79
08:26:00	31.8	0.9	3.79
		31.8	

H = 25
r = 4.5



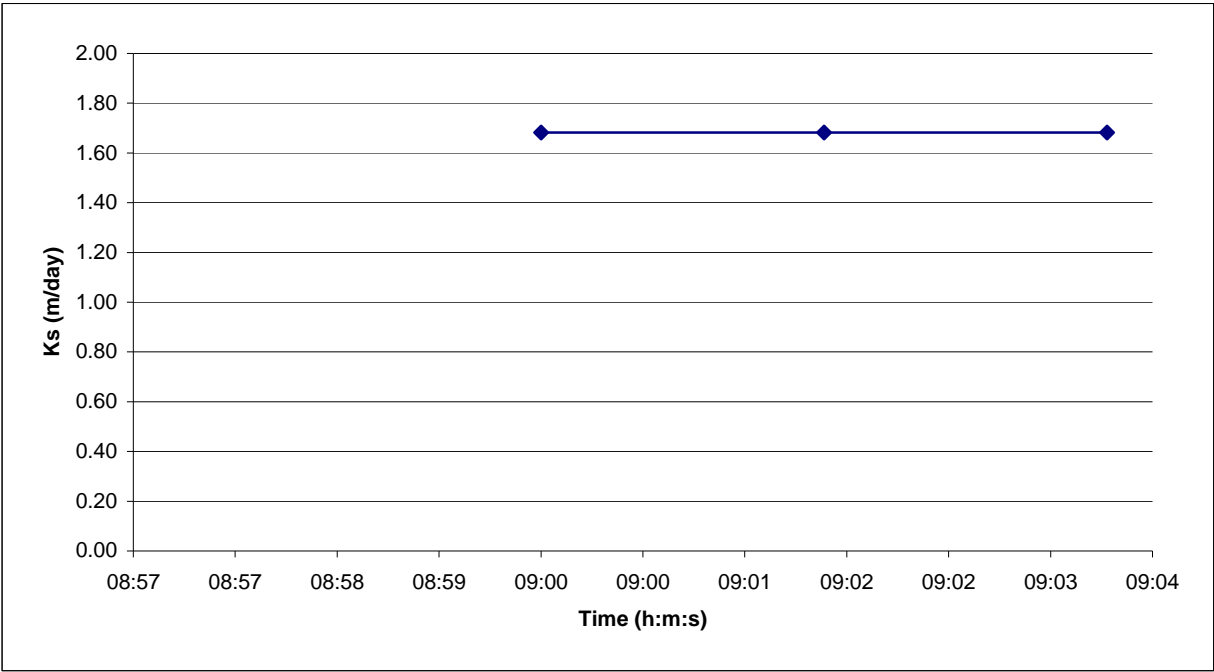
Ks = 3.5 m/day

SOIL PERMEABILITY TEST

Site No.	GI3
Date	14/09/21
Easting	415382
Northing	6469859
Depth	0.5

Time (h:m:s)	Weight (kg)	Change in Weight (kg)	Ks (m/d)
08:58:00	25.1		
09:00:00	24.7	0.4	1.68
09:02:00	24.3	0.4	1.68
09:04:00	23.9	0.4	1.68
		23.9	

H = 25
r = 4.5



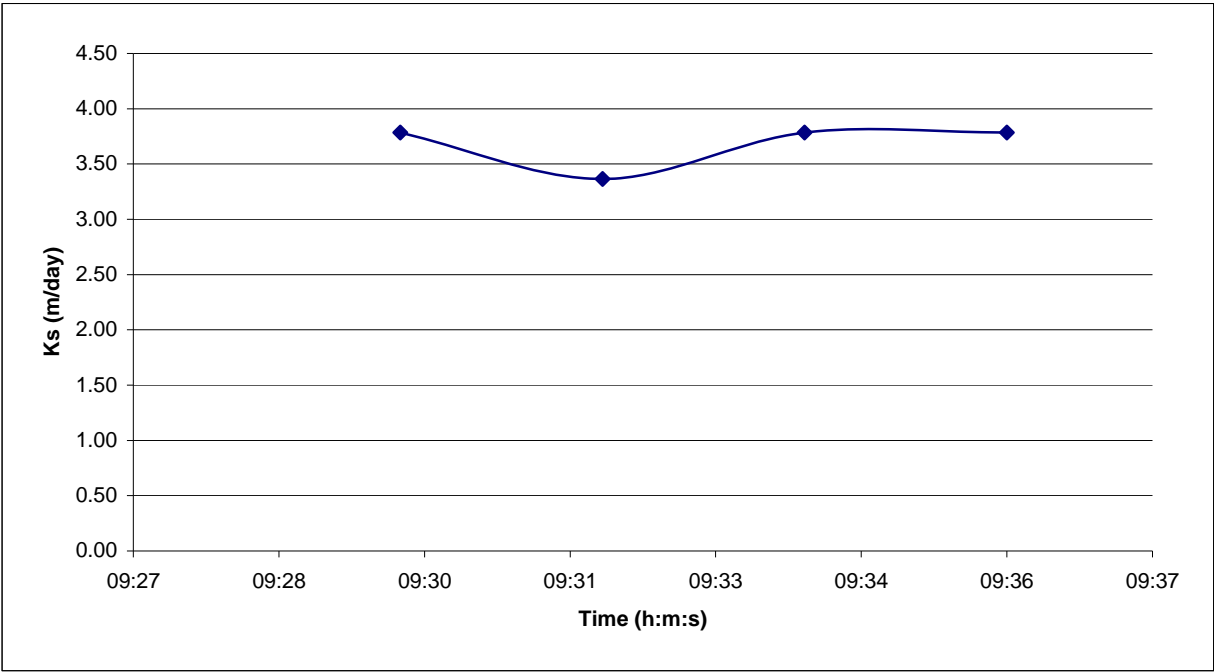
Ks = 1.7 m/day

SOIL PERMEABILITY TEST

Site No.	GI4
Date	14/09/21
Easting	415363
Northing	6469865
Depth	0.5

Time (h:m:s)	Weight (kg)	Change in Weight (kg)	Ks (m/d)
09:28:00	21.3		
09:30:00	20.4	0.9	3.79
09:32:00	19.6	0.8	3.37
09:34:00	18.7	0.9	3.79
09:36:00	17.8	0.9	3.79
		17.8	

H = 25
r = 4.5



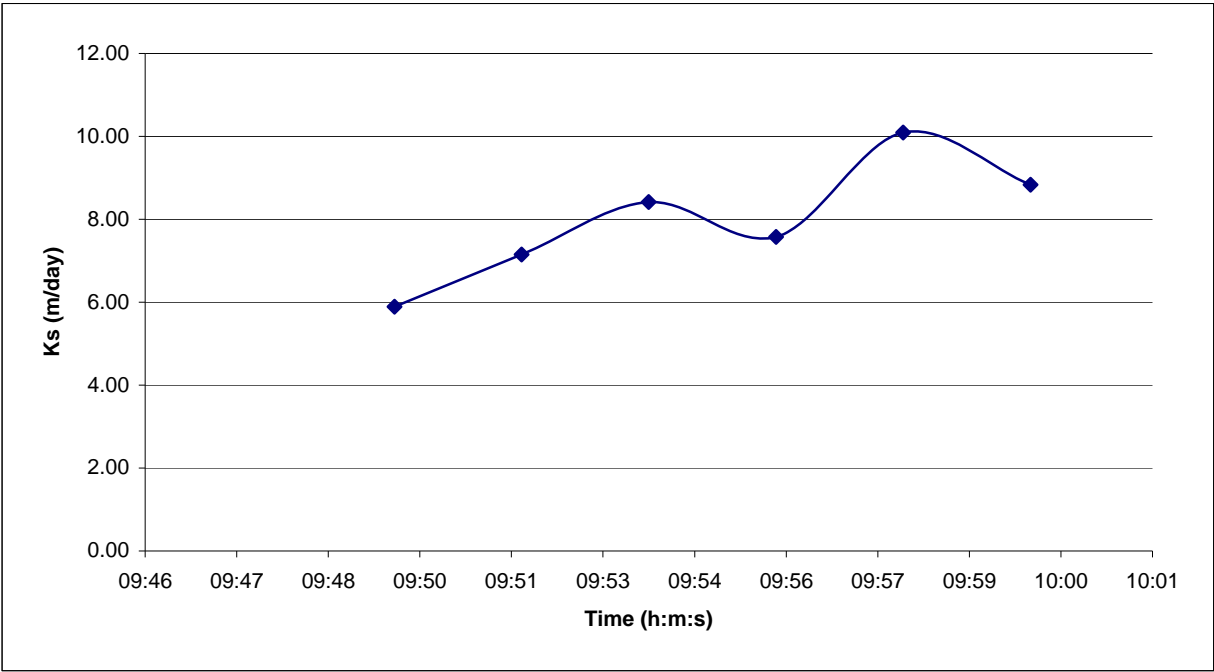
Ks = 3.7 m/day

SOIL PERMEABILITY TEST

Site No.	GI5
Date	14/09/21
Easting	415364
Northing	6469852
Depth	0.5

Time (h:m:s)	Weight (kg)	Change in Weight (kg)	Ks (m/d)
09:48:00	43		
09:50:00	41.6	1.4	5.89
09:52:00	39.9	1.7	7.15
09:54:00	37.9	2	8.41
09:56:00	36.1	1.8	7.57
09:58:00	33.7	2.4	10.10
10:00:00	31.6	2.1	8.83
		31.6	

H = 25
r = 4.5



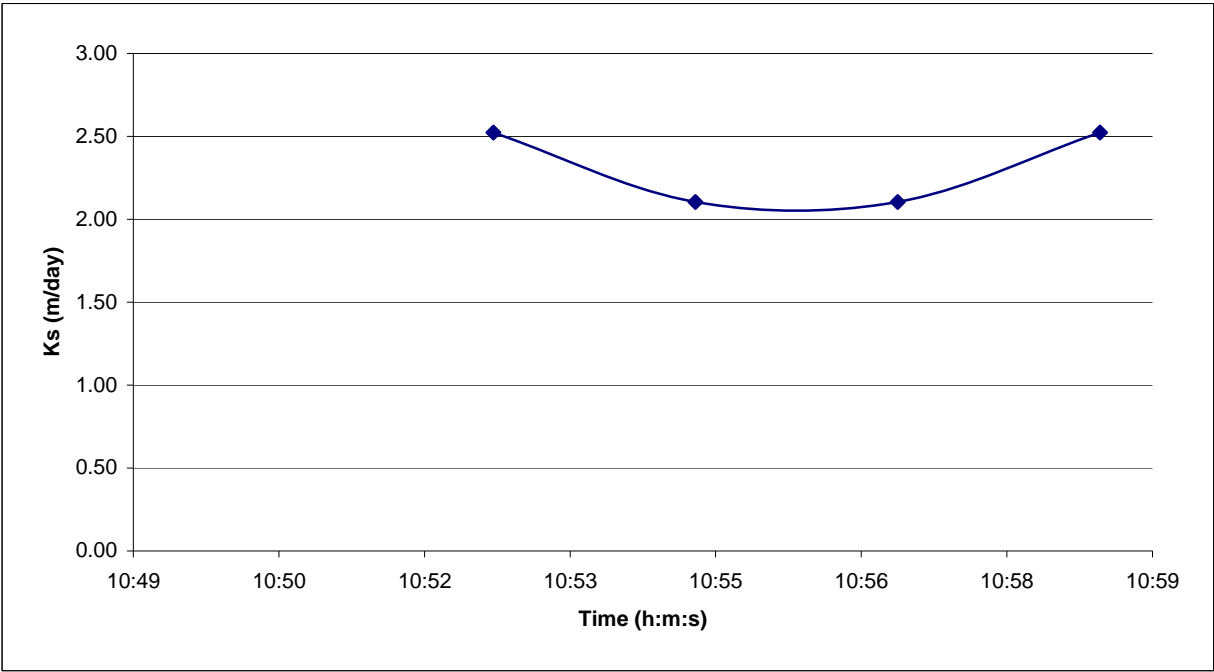
Ks = 8 m/day

SOIL PERMEABILITY TEST

Site No.	GI6
Date	14/09/21
Easting	415359
Northing	6469795
Depth	0.4

Time (h:m:s)	Weight (kg)	Change in Weight (kg)	Ks (m/d)
10:51:00	27.4		
10:53:00	26.8	0.6	2.52
10:55:00	26.3	0.5	2.10
10:57:00	25.8	0.5	2.10
10:59:00	25.2	0.6	2.52
		25.2	

H = 25
r = 4.5



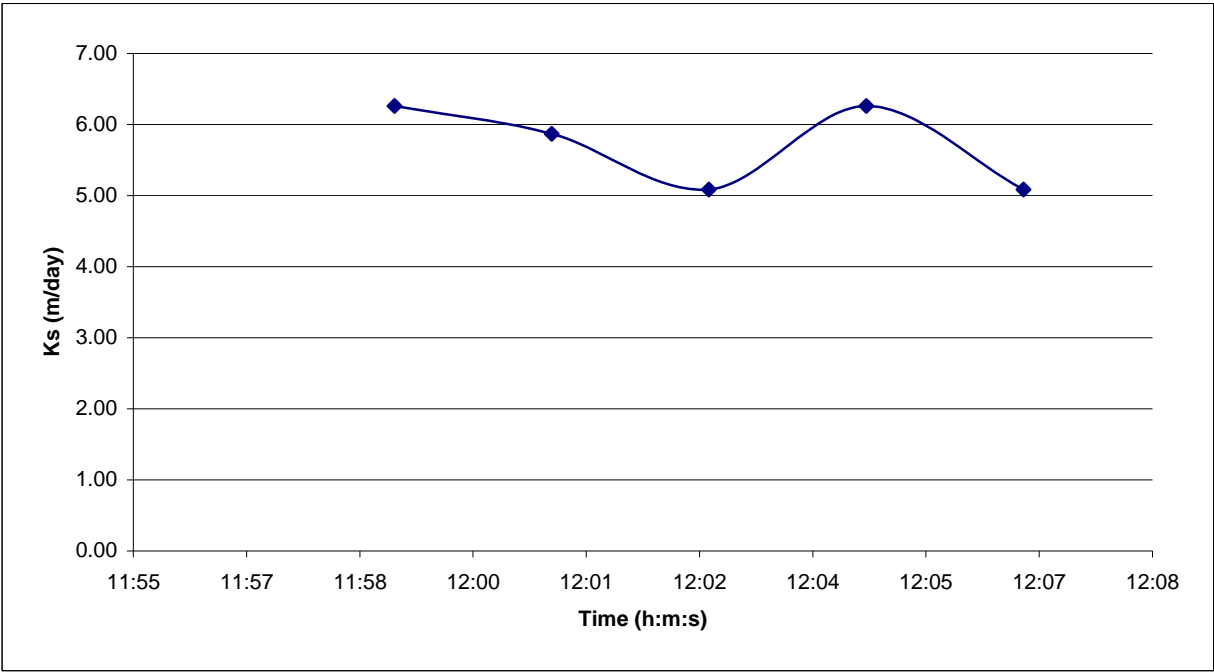
Ks = 2.3 m/day

SOIL PERMEABILITY TEST

Site No.	GI7
Date	14/09/21
Easting	415425
Northing	6469711
Depth	0.4

Time (h:m:s)	Weight (kg)	Change in Weight (kg)	Ks (m/d)
11:57:00	20.6		
11:59:00	19	1.6	6.26
12:01:00	17.5	1.5	5.87
12:03:00	16.2	1.3	5.09
12:05:00	14.6	1.6	6.26
12:07:00	13.3	1.3	5.09
		13.3	

H = 25
r = 5



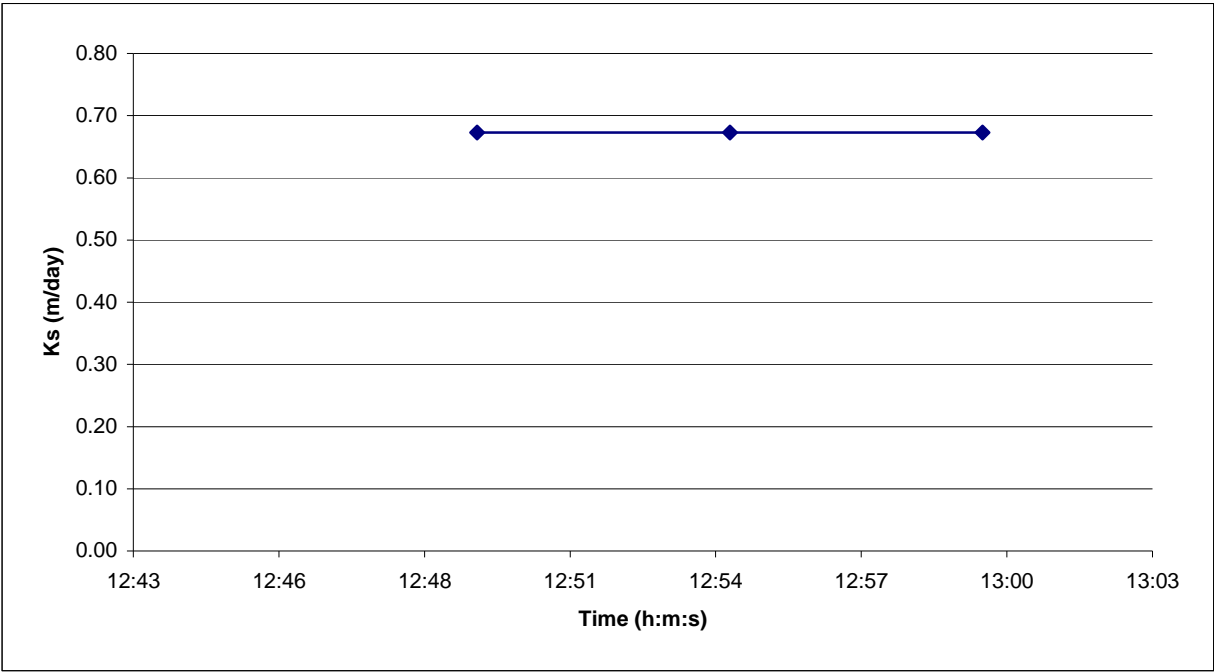
Ks = 5.5 m/day

SOIL PERMEABILITY TEST

Site No.	GI8
Date	14/09/21
Easting	415423
Northing	6469693
Depth	1

Time (h:m:s)	Weight (kg)	Change in Weight (kg)	Ks (m/d)
12:45:00	40.8		
12:50:00	40.4	0.4	0.67
12:55:00	40	0.4	0.67
13:00:00	39.6	0.4	0.67
		39.6	

H = 25
r = 4.5



Ks = 0.7 m/day

SOIL PERMEABILITY TEST

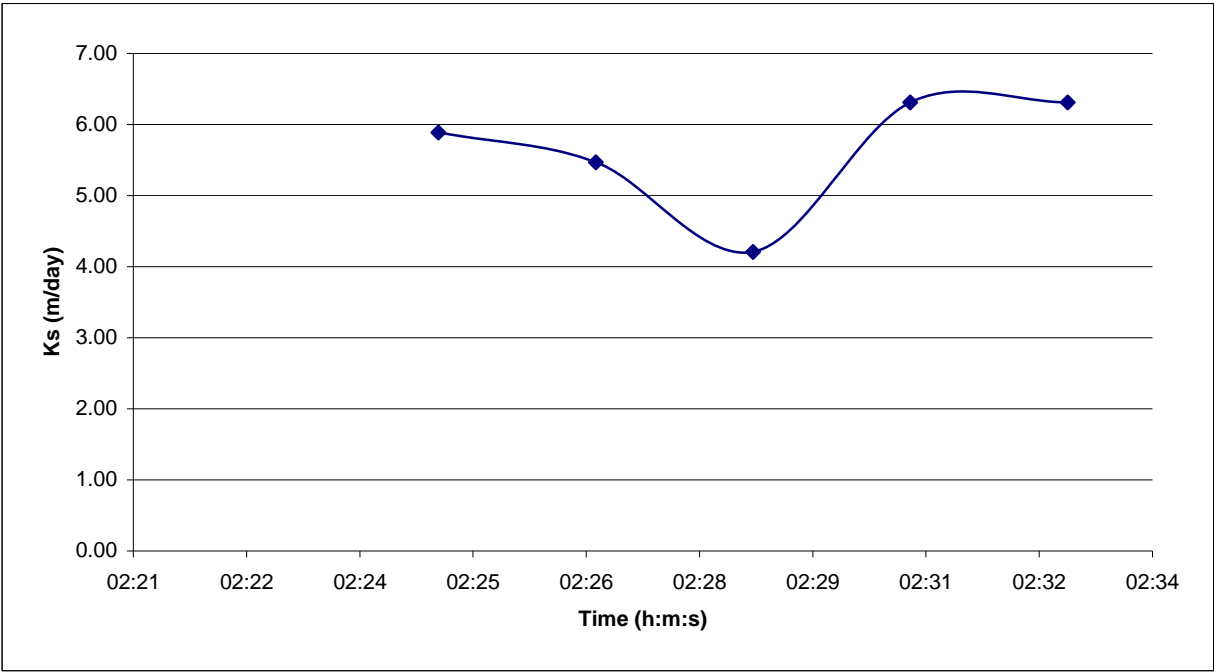
Site No.	GI9s
Date	14/09/21
Easting	415423
Northing	6469690
Depth	0.5

Time (h:m:s)	Weight (kg)	Change in Weight (kg)	Ks (m/d)
--------------	-------------	-----------------------	----------

02:23:00	25
02:25:00	23.6
02:27:00	22.3
02:29:00	21.3
02:31:00	19.8
02:33:00	18.3

1.4	5.89
1.3	5.47
1	4.21
1.5	6.31
1.5	6.31
18.3	

H = 25
r = 4.5



Ks = 5.5 m/day

SOIL PERMEABILITY TEST

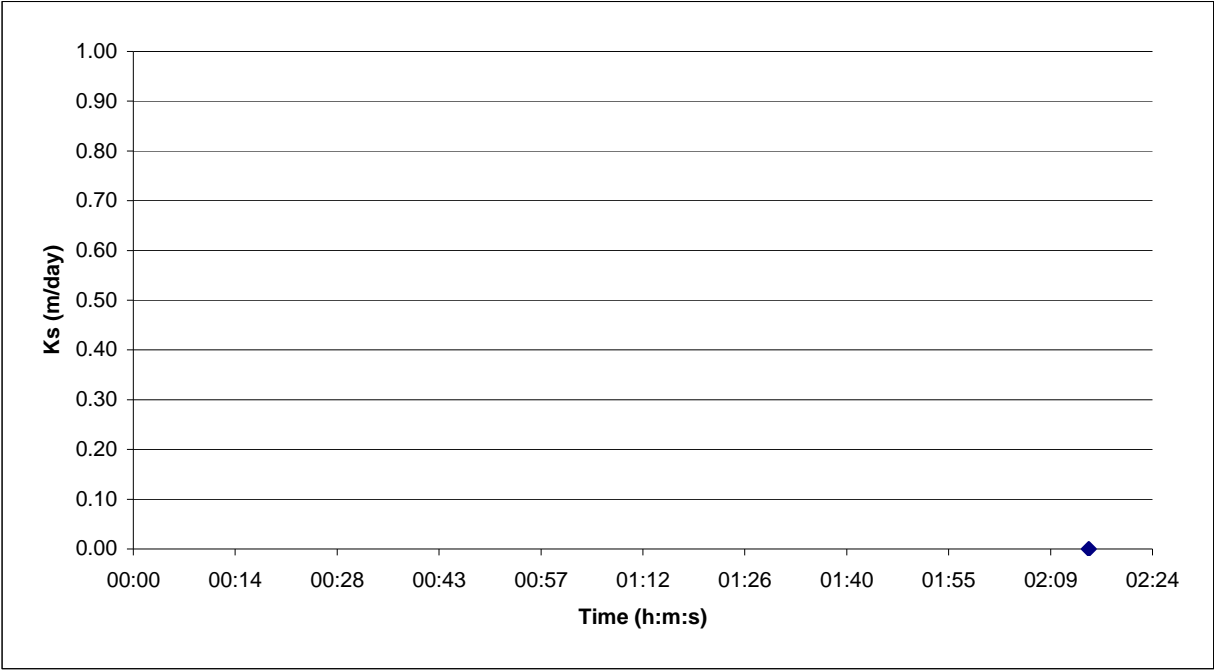
Site No.	GI9d
Date	14/09/21
Easting	415423
Northing	6469690
Depth	1

Time (h:m:s)	Weight (kg)	Change in Weight (kg)	Ks (m/d)
--------------	-------------	-----------------------	----------

01:15:00	35
02:15:00	35

35

H = 25
r = 4.5



Ks = 0 m/day

Appendix C

Effluent Generation and System Sizing

EFFLUENT GENERATION AND SYSTEM SIZING - SHOP

	Population	Effluent lpd		
			0	
Staff	3	70	210	
Customers	20	10	200	
	0		0	
Daily flow			410	=R 3.7037
Total site area	0.205 ha			

SEPTIC TANK SIZING

Reserve capacity	1820
Daily flow	410
Total capacity	2230

FLATBED LEACH DRAIN SIZING - WITH SEPTIC

DLR	15 mm/day								
Infiltrative area required	27.3 m2								
Leach drain infiltrative width	2.4 m								
Leach drain external width	2.5 m								
Effluent per m	36 litres/day								
Length of LD required	11 m (	0.9	x	12.5 m or	2	x	5.7	m)	
Total width - parallel (including boundary setbacks)	10.4 m								
Total area - parallel (including boundary setbacks)	97 m2								

IRRIGATION AREA SIZING

DIR	3.5 mm/day
Area required	117 m2

FLATBED LEACH DRAIN SIZING - WITH ATU

DLR	30 mm/day								
Infiltrative area required	13.7 m2								
Leach drain infiltrative width	2.4 m								
Leach drain external width	2.5 m								
Effluent per m	72 litres/day								
Length of LD required	6 m (	1.0	x	10 m or	2.0	x	2.8	m)	
Total width - parallel (excluding boundary setbacks)	6.8 m								
Total area - parallel (excluding boundary setbacks)	19 m2								

CONVENTIONAL LEACH DRAIN SIZING - WITH SEPTIC

DLR	15 mm/day								
Infiltrative area required	27.3 m2								
Leach drain infiltrative width	0.4 m								
Leach drain external width	0.6 m								
Effluent per m	6 litres/day								
Length of LD required	68 m (	5.5	x	12.5 m or	6.0	x	11.4	m)	
Total width - parallel (including boundary setbacks)	16.2 m								
Total area - parallel (including boundary setbacks)	233 m2								

CONVENTIONAL LEACH DRAIN SIZING - WITH ATU

DLR	30 mm/day								
Infiltrative area required	13.7 m2								
Leach drain infiltrative width	0.4 m								
Leach drain external width	0.6 m								
Effluent per m	12 litres/day								
Length of LD required	34 m (	2.7	x	12.5 m or	2.0	x	17.1	m)	
Total width - parallel (excluding boundary setbacks)	3.0 m								
Total area - parallel (excluding boundary setbacks)	51 m2								

EFFLUENT GENERATION AND SYSTEM SIZING - HALL

	Population	Effluent lpd		
			0	
			0	
Occupants	50	10	500	
	0		0	
Daily flow			500	=R 6.1728
Total site area	0.15 ha			

SEPTIC TANK SIZING

Reserve capacity	1820
Daily flow	500
Total capacity	2320

FLATBED LEACH DRAIN SIZING - WITH SEPTIC

DLR	15 mm/day								
Infiltrative area required	33.3 m2								
Leach drain infiltrative width	2.4 m								
Leach drain external width	2.5 m								
Effluent per m	36 litres/day								
Length of LD required	14 m (	1.1	x	12.5 m or	2	x	6.9	m)	
Total width - parallel (including boundary setbacks)	10.4 m								
Total area - parallel (including boundary setbacks)	110 m2								

IRRIGATION AREA SIZING

DIR	3.5 mm/day
Area required	143 m2

FLATBED LEACH DRAIN SIZING - WITH ATU

DLR	30 mm/day								
Infiltrative area required	16.7 m2								
Leach drain infiltrative width	2.4 m								
Leach drain external width	2.5 m								
Effluent per m	72 litres/day								
Length of LD required	7 m (	1.0	x	10 m or	2.0	x	3.5	m)	
Total width - parallel (excluding boundary setbacks)	6.8 m								
Total area - parallel (excluding boundary setbacks)	24 m2								

CONVENTIONAL LEACH DRAIN SIZING - WITH SEPTIC

DLR	15 mm/day								
Infiltrative area required	33.3 m2								
Leach drain infiltrative width	0.4 m								
Leach drain external width	0.6 m								
Effluent per m	6 litres/day								
Length of LD required	83 m (	6.7	x	12.5 m or	6.0	x	13.9	m)	
Total width - parallel (including boundary setbacks)	16.2 m								
Total area - parallel (including boundary setbacks)	274 m2								

CONVENTIONAL LEACH DRAIN SIZING - WITH ATU

DLR	30 mm/day								
Infiltrative area required	16.7 m2								
Leach drain infiltrative width	0.4 m								
Leach drain external width	0.6 m								
Effluent per m	12 litres/day								
Length of LD required	42 m (	3.3	x	12.5 m or	2.0	x	20.8	m)	
Total width - parallel (excluding boundary setbacks)	3.0 m								
Total area - parallel (excluding boundary setbacks)	63 m2								

EFFLUENT GENERATION AND SYSTEM SIZING - CHILDCARE

	Population	Effluent lpd		
			0	
Children	46	45	2070	
Staff	10	70	700	
	0		0	
Daily flow			2770	=R 21.828
Total site area	0.235 ha			

SEPTIC TANK SIZING

Reserve capacity	1820
Daily flow	2770
Total capacity	4590

FLATBED LEACH DRAIN SIZING - WITH SEPTIC

DLR	15 mm/day								
Infiltrative area required	184.7 m2								
Leach drain infiltrative width	2.4 m								
Leach drain external width	2.5 m								
Effluent per m	36.0 litres/day								
Length of LD required	77 m (	6.2	x	12.5 m or	2	x		38.5	m)
Total width - parallel (including boundary setbacks)	10.4 m								
Total area - parallel (including boundary setbacks)	438 m2								

IRRIGATION AREA SIZING

DIR	3.5 mm/day
Area required	791 m2

FLATBED LEACH DRAIN SIZING - WITH ATU

DLR	30 mm/day								
Infiltrative area required	92.3 m2								
Leach drain infiltrative width	2.4 m								
Leach drain external width	2.5 m								
Effluent per m	72.0 litres/day								
Length of LD required	38 m (	4.0	x	10 m or	2.0	x		19.2	m)
Total width - parallel (excluding boundary setbacks)	6.8 m								
Total area - parallel (excluding boundary setbacks)	131 m2								

CONVENTIONAL LEACH DRAIN SIZING - WITH SEPTIC

DLR	15 mm/day								
Infiltrative area required	184.7 m2								
Leach drain infiltrative width	0.4 m								
Leach drain external width	0.6 m								
Effluent per m	6.0 litres/day								
Length of LD required	462 m (	36.9	x	12.5 m or	6.0	x		76.9	m)
Total width - parallel (including boundary setbacks)	16.2 m								
Total area - parallel (including boundary setbacks)	1295 m2								

CONVENTIONAL LEACH DRAIN SIZING - WITH ATU

DLR	30 mm/day								
Infiltrative area required	92.3 m2								
Leach drain infiltrative width	0.4 m								
Leach drain external width	0.6 m								
Effluent per m	12.0 litres/day								
Length of LD required	231 m (	18.5	x	12.5 m or	2.0	x		115.4	m)
Total width - parallel (excluding boundary setbacks)	3.0 m								
Total area - parallel (excluding boundary setbacks)	346 m2								

Appendix D

Water Balance

WATER BALANCE

Parameters

Irrigation area =	427 m ²
Winter rain (May-Sep) =	0.846 m
Summer rain (Oct-Apr) =	0.248 m
1-day rain (Jan 2018) =	0.139 m
7-day rain =	0.139 m
Winter evap (May-Sep) =	0.345 m
1-day evap (Jan) =	0.0084 m
7-day evap (winter) =	0.0158 m
Summer extreme rain (Nov 2020) =	0.169 m/month
Winter extreme rain (July 2021) =	0.459 m/month
Summer evap (Oct-Apr) =	1.381 m
November evap =	0.195 m
July evap =	0.053 m
Slope =	0.06
K _{soil} =	3.5 m/day (average measured value)
K _{subsoil} (summer) =	0.1 m/day (nominal)
K _{subsoil} (winter) =	0.1 m/day
Effluent Volume =	2.875 m ³ /day
Soil depth =	1 m
Soil porosity =	0.46
Rainfall recharge coefficient =	100 %

Notes

Rainfall data are from Bickley
Evaporation data are from Medina

Water Balance Calculations

Summer (Dec-Mar)	Rain + effluent - evap =	-0.32
	Deep inf capacity =	12.13
Winter (May-Sep)	Rain + effluent - evap =	1.53
	Deep inf capacity =	15.30
	Lat flow =	16.83
1-day extreme (Nov 2020)	Rain + effluent - evap =	0.14
	Deep inf capacity =	0.10
	Storage capacity =	0.46
	Lat flow capacity =	0.11
	DI + Storage =	0.56
	DI + Storage + Lat flow =	0.77
7-day extreme (winter)	Rain + effluent - evap =	0.17
	Deep inf capacity =	0.70
	Storage capacity =	0.46
	Lat flow capacity =	0.77
	DI + Storage =	1.16
	DI + storage + lat flow =	2.63
Summer extreme (Nov 2020)	Rain + effluent - evap =	0.18
	Deep inf capacity =	3.10
	Lat flow capacity =	2.83
Winter extreme (July 2021)	Rain + effluent - evap =	0.61
	Deep inf capacity =	3.10
	Lat flow capacity =	3.20
	DI + lat flow =	9.30

Appendix E

Runoff Calculations

1 YEAR ARI 1 HOUR FLOWS - POST DEVELOPMENT

Rainfall Intensity i (mm/h)	15	Minor storm
Cr Roof	0.95	
Cr Carpark	0.8	
Cr OS	0	
Cr Basin	1	
Permeability k (m/hr)	0.0833	

Catchment	Roof	Carpark	OS	Basin	Total	Ai	Q (L/s)	Vinflow (m3)
Shop	313	1175	499	63	2050	1301	5.42	19.5
Hall	175	577	708	41	1500	668	2.79	10.0
Childcare	394	588	1321	48	2350	892	3.72	13.4

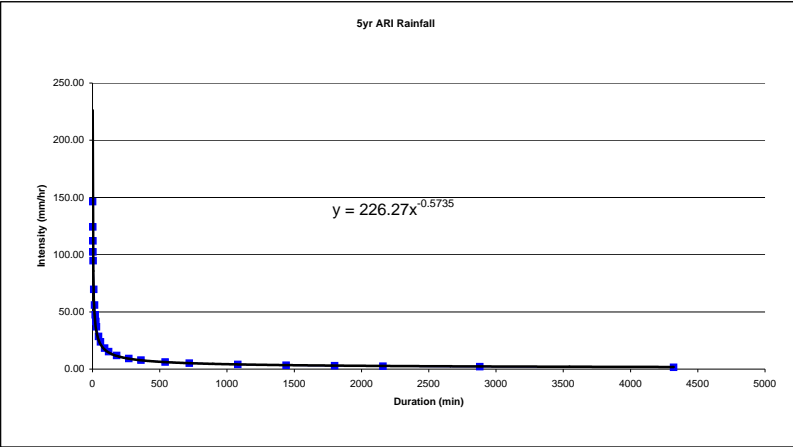
Basin Sizing	Storm Event	Depth	Side Slopes (1:x)	No. Basins	Base Width	Base Length	Top Width (m)	Top Length (m)	Volume	Effective Volume	Surface Area (m2)	Volume check	5yr Volume check	100yr Volume check
Shop	15mm	0.5	4	1	1.5	7.5	5.5	11.5	16.9	19.7	63	ok	ok	ok
Hall	15mm	0.5	4	1	0.5	5	4.5	9.0	8.8	10.3	41	ok	ok	ok
Childcare	15mm	0.5	4	1	1	5.5	5.0	9.5	11.5	13.4	48	ok	ok	ok

5 YEAR ARI CRITICAL FLOWS - PRE & POST DEVELOPMENT

CATCHMENT	AREAS (m2)					EFFECTIVE AREAS (m2)		TIME OF CONCENTRATION PRE DEVELOPMENT					TIME OF CONCENTRATION POST-DEVELOPMENT					CRITICAL STORM INTENSITY (mm/h)		FLOW			STORAGE				
	Roof	Carpark	OS	Basin	Total	Pre	Post	Longest Path (m)	RL Top (mAHD)	RL Bottom (mAHD)	Slope (m/km)	TC (min)	Longest Path (m)	RL Top (mAHD)	RL Bottom (mAHD)	Slope	TC (min)	Pre-Dev	Post-Dev	Pre Dev	Post Dev	Total Flow (m3)	Storage Req (m3)	Effective Storage (m3)	Volume Check	Water Depth (m)	Overflow (m3)
Shop	313	1175	499	63	2050	410	1534	55	250.5	248.5	36.36	5.0	55	250.5	248.5	36.36	5.0	89.9	89.9	10.24	38.30	11.49	6.17	17.10	ok	0.24	0.00
Hall	175	577	708	41	1500	300	876	52	250.5	247.5	57.69	5.0	52	250.5	247.5	57.69	5.0	89.9	89.9	7.49	21.87	6.56	2.84	8.97	ok	0.26	0.00
Childcare	394	588	1321	48	2350	470	1234	59	250.5	245.8	79.66	5.0	59	250.5	245.8	79.66	5.0	89.9	89.9	11.74	30.83	9.25	3.55	11.69	ok	0.24	0.00

Runoff Coefficients	Pre-Dev	Post-Dev
Cr Roof	0.2	1
Cr Carpark	0.2	0.9
Cr OS	0.2	0.2
Cr Basin	0.2	1

Rainfall IFD	Duration (mins)	Intensity (mm/hr)	Event Rainfall (mm)
Event			
1 min	1	146.40	2.44
2 min	2	124.20	4.14
3 min	3	112.00	5.6
4 min	4	102.45	6.83
5 min	5	94.68	7.89
10 min	10	69.60	11.6
15 min	15	56.00	14
20 min	20	47.40	15.8
25 min	25	41.52	17.3
30 min	30	37.00	18.5
45 min	45	28.53	21.4
1 hr	60	23.80	23.8
1.5 hr	90	18.33	27.5
2 hr	120	15.30	30.6
3 hr	180	11.90	35.7
4.5 hr	270	9.29	41.8
6 hr	360	7.62	46.9
9 hr	540	6.13	55.2
12 hr	720	5.16	61.9
18 hr	1080	4.01	72.2
24 hr	1440	3.34	80.2
30 hr	1800	2.89	86.7
36 hr	2160	2.56	92.2
48 hr	2880	2.10	101
72 hr	4320	1.60	115

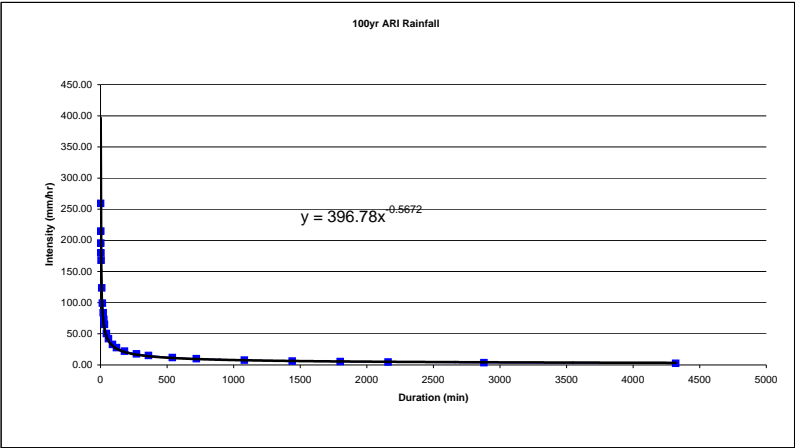


100 YEAR ARI CRITICAL FLOWS - PRE & POST DEVELOPMENT

CATCHMENT	AREAS (m2)				EFFECTIVE AREAS (m2)		TIME OF CONCENTRATION PRE DEVELOPMENT						TIME OF CONCENTRATION POST-DEVELOPMENT				CRITICAL STORM INTENSITY (mm/h)		FLOW				STORAGE					
	Roof	Carpark	OS	Basin	Total	Pre	Post	Longest Path (m)	RL Top (m/AHD)	RL Bottom (m/AHD)	Slope (m/km)	TC (min)	Longest Path (m)	RL Top (m/AHD)	RL Bottom (m/AHD)	Slope	TC (min)	Pre-Dev	Post-Dev	Pre Dev	Post Dev	Total Flow (m3)	Storage Req (m3)	Effective Storage (m3)	Volume Check	Water Depth (m)	Overflow (m3)	
Shop	313	1175	499	63	2050	615	1701	55	250.5	248.5	36.36	5.0	55	250.5	248.5	36.36	5.0	159.3	159.3	27.21	75.24	22.57	9.20	18.27	ok	0.3	0.00	
Hall	175	577	708	41	1500	450	1004	52	250.5	247.5	57.69	5.0	52	250.5	247.5	57.69	5.0	159.3	159.3	19.91	44.43	13.33	4.06	9.58	ok	0.3	0.00	
Childcare	394	588	1321	48	2350	705	1425	59	250.5	245.8	79.66	5.0	59	250.5	245.8	79.66	5.0	159.3	159.3	31.19	63.05	18.92	4.83	12.49	ok	0.27	0.00	

Runoff Coefficients	Pre-Dev	Post-Dev
Roof	0.3	1
Carpark	0.3	1
Cr OS	0.3	0.3
Cr Basin	0.3	1

Rainfall IFD	Duration (mins)	Intensity (mm/hr)	Event Rainfall (mm)
Event			
1 min	1	259.20	4.32
2 min	2	214.80	7.16
3 min	3	195.60	9.78
4 min	4	180.00	12
5 min	5	168.00	14
10 min	10	123.60	20.6
15 min	15	99.20	24.8
20 min	20	83.70	27.9
25 min	25	72.96	30.4
30 min	30	65.00	32.5
45 min	45	50.40	37.8
1 hr	60	42.10	42.1
1.5 hr	90	32.93	49.4
2 hr	120	27.80	55.6
3 hr	180	22.10	66.3
4.5 hr	270	17.67	79.5
6 hr	360	15.07	90.4
9 hr	540	11.89	107
12 hr	720	10.00	120
18 hr	1080	7.72	139
24 hr	1440	6.29	151
30 hr	1800	5.30	159
36 hr	2160	4.61	166
48 hr	2880	3.65	175
72 hr	4320	2.63	189



PROPOSED CHILD CARE CENTRE, GOSPEL HALL & SHOP

PART LOT 20 (7) HARDEY ROAD, GLEN FORREST (SHIRE OF MUNDARING)

TRANSPORT IMPACT STATEMENT

Final

Prepared by i3 consultants WA for
State West Planning & Mundaring Gospel Trust

Proposed Child Care Centre, Gospel Hall & Shop | Part Lot 20 (7) Hardey Road, Glen Forrest (Shire of Mundaring) | Transport Impact Statement

Prepared by

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Description

A Transport Impact Statement for a proposed Child Care Centre (46 children), Gospel Hall and Shop in the northwest corner of Lot 20 in the Shire of Mundaring locality of Glen Forrest prepared in accordance with the 2016 WAPC Transport Impact Assessment Guidelines.

Client

State West Planning & Mundaring Gospel Trust

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David specialises in undertaking and preparing traffic impact assessments in accordance with either the WAPC *Transport Impact Assessment Guidelines* or Austroads *Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments* (1). David has authored over 240 of these since 2001.

David is a member of Engineers Australia and committee member of Transport Australia society and is guided by its Charter and Code of Ethics which states that its members act in the interest of the community, ahead of sectional or personal interests towards a sustainable future. Engineers are members of the community and share the community's aspirations for Australia's future prosperity.

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Summary

The key components of a *TIS* for a development proposal are to:

- assess the proposed development with respect to accessibility, circulation, and safety for all modes, that is, vehicles, public transport, pedestrians, and cyclists,
- assess the level of transport integration between the development proposal and the surrounding land uses, and
- determine the impacts of the traffic generated by the development proposal on the surrounding land uses.

This *TIS* has determined that the proposed development is forecast to generate less than 90 trips in its busiest hour.

Traffic surveys undertaken at the existing service area near Great Eastern Hwy indicate that the existing assignment of traffic is approximately 50% to and from the north and 50% to and from the south. This effectively reduces the forecast additional traffic through the Hardey Rd/ Great Eastern Hwy intersection to 45 vehicles and even less when taking into account by-pass traffic, i.e., traffic that visits the site as part of a trip already being undertaken along Hardey Rd.

Given that Hardey Rd, and its intersection with Great Eastern Hwy has plenty of spare capacity, the proposed development will not result in an unacceptable impact on the road network.

The development plan includes two access options. Option B is preferred from a safety point of view as it removes unnecessary conflict between child care traffic in the car park (loading and unloading of children) and traffic associated with the Shop and Hall.

The Shire of Mundaring has adopted (24/09/1996) a Hardey Road Precinct Plan aimed at managing traffic between the shopping centre and commercial uses on the east side via a roundabout and the provision of a blister island south of this, including 'safe' pedestrian crossing facilities, but has not appeared to progress this, despite an indicated time frame of 2002/ 2003.

The video surveys indicate that the proposed roundabout is unlikely to be an appropriate treatment and it may be better to install a wide pedestrian refuge island at this location instead. It is beyond the scope of this TIA to assess and recommend an appropriate local traffic management plan for the entire precinct, but it is clear that there is an existing demand and warrant for pedestrian crossing facilities between the two service areas on Hardey Rd just south of Great Eastern Hwy. that requires addressing, irrespective of this development proposal.



Introduction

This Transport Impact Statement (*TIS*) report has been prepared in accordance with the WAPC publication *Transport Impact Assessment Guidelines* (2). These guidelines indicate that a Transport Impact Statement (*TIS*) “*is required for those developments that would be likely to generate moderate volumes of traffic and therefore would have a moderate overall impact on the surrounding land uses and transport networks, (in accordance with Table 1.)*”.

LAND USE	MODERATE IMPACT	HIGH IMPACT
	Transport Impact Statement required	Transport Impact Assessment required
	10 – 100 vehicle trips in the peak hour	> 100 vehicle trips in the peak hour
Residential	10–100 dwellings	>100 dwellings
Schools	10–100 students	>100 students
Entertainment venues, restaurants, etc.	100–1000 persons (seats) OR 200–2000 m ² gross floor area	>1000 persons (seats) OR >2000 m ² gross floor area
Fast food restaurants	50–500 m ² gross floor area	>500 m ² gross floor area
Food retail /Shopping centres with a significant food retail content	100–1000 m ² gross floor area	>1000 m ² gross floor area
Non-food retail	250–2500 m ² gross floor area	>2500 m ² gross floor area
Offices	500–5000 m ² gross floor area	>5000 m ² gross floor area
Service Station	1–7 refuelling positions	>7 refuelling positions
Industrial/Warehouse	1000–10,000 m ² gross floor area	>10,000 m ² gross floor area
Other Uses	Discuss with approving authority	Discuss with approving authority

Table 1 – Land use warrants for Transport Impact Statements and Assessments

A Child Care Centre and Gospel Hall are ‘Other Uses’ in Table 1 above. A preliminary assessment of likely peak hour trips of the Child Care Centre, Gospel Hall & Shop indicated that the combined trips from all three uses was likely to be up to 86 trips and hence a Transport Impact Statement has been prepared, as per Column 2, i.e., 10 – 100 vehicle trips in the peak hour: Moderate Impact.

Part Lot 20 is currently vacant. There are a number of land uses between Lot 20 and Great Eastern Hwy that generate traffic, e.g., Local Shopping Centre (Glen Forrest Shopping Centre, including an IGA anchor store), a Medical Centre (Glen Forrest Medical Centre), a Pharmacy (Glen Forrest Pharmacy), a Restaurant (Antonio’s), Service Station (Caltex), Optometrist (Eyecare Plus), Physiotherapist and Clinical Pilates Studio (Glen Forrest Physiotherapy), Bakery (Glen Forrest Bakery), and Pathology Collection Point (Western Diagnostic). In addition to this, there is a Coffee Kiosk (Robyn’s Nest) operating from within the car park on the west side of the shopping centre that is mostly accessed via Great Eastern Hwy but is occasionally also accessed off Hardey Rd via the car park aisles and access driveways.

In the absence of any traffic data for Hardey Rd and in recognition that this would not be able to take into account all trips to and from the above land uses, the author undertook two 10-hour video surveys of Hardy Rd between and including the Great Eastern Hwy intersection and Lot 20 between 6.30 AM and 4.30 PM on Wednesday 25th October 2023. The video survey was also used to gain an understanding of driver behaviours in the vicinity of the subject site. The videos can be viewed [here](#) (note they are recorded at 8x the speed).

The preparation of a *TIS* in accordance with the WAPC Guidelines is consistent with, and ensures compliance with, Clause 67(t) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (3) which state “*due regard should be given to the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety*”.

The following sections have been prepared in a format that clearly identifies the items that are required to be assessed in a *TIS* and the responses and/ or assessments relative to these items.

1 Proposed development

Existing land uses

Lot 20 is a 25,116 m² Lot on the northeast corner of Hardey Rd and Strette Rd that contains a single residential dwelling and outbuildings, as shown in Figure 1 below.



Figure 1 – Annotated aerial photograph showing Lot 20 and proposed Development Site

Proposed land use

It is proposed to subdivide Lot 20 to create a 5,900 m² Lot in the northwest quadrant of the exiting lot to allow for the development of a 46 place Child Care Centre, Gospel Meeting Hall and Shop in three separate buildings with separate car parks but joined car parks to allow for reciprocal and shared use of these.

The proponent is considering two access options. Option 1 has a single access to the Shop Car Park off Hardey Rd with connecting aisles to the Hall and Child Care Car Parks. Option 2 retains the single access to the Shop Car Park with a connecting aisle to the Hall Car Park with the addition of two IN and OUT access driveways to the Child Care Car Park south of this, as shown in Figure 2 below.



Figure 2 – Proposed development with Optio1 Access Arrangements and Option 2 Access Arrangements

Context with surrounds

The site is located on the east side of Hardey Rd immediately south of the existing commercial development on Lot 201 that contains a Service Station, Bakery, Physiotherapist/ Clinical Pilates Studio and Pathology businesses and services.

Hardey Rd (1061153) is a Local Distributor Rd under the care and control of the Shire of Mundaring and is subject to a posted speed limit of 50 km/h.

An aerial photograph of the site and its immediate surrounds, as well as the road hierarchy within 2 kms of the site, are provided as Figure 3 below and Figure 4 on the following page respectively.



Figure 3 – Annotated aerial photograph dated Oct 2023 showing subject site, road layout and surrounds within 800 m

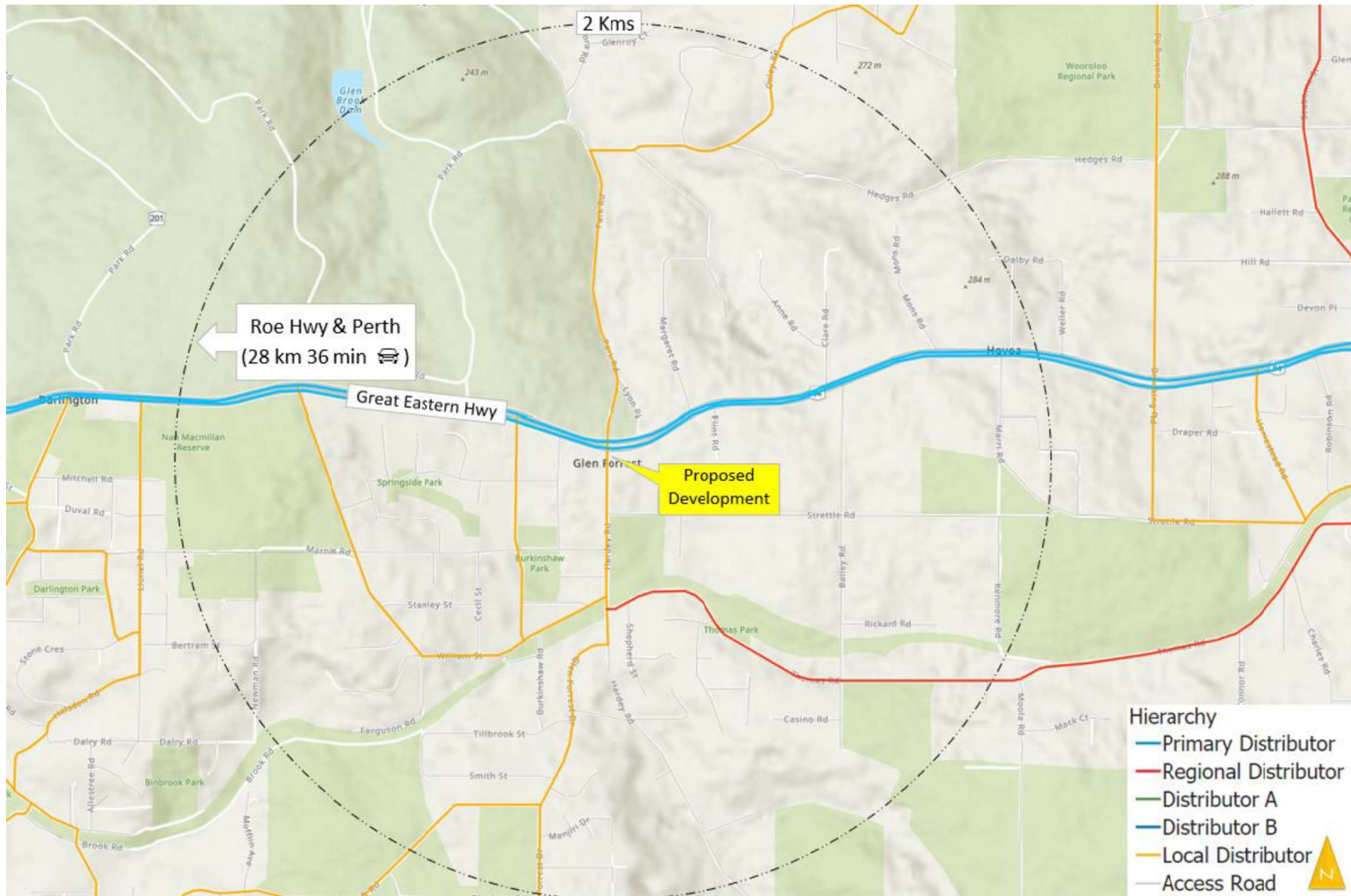


Figure 4 – Road Hierarchy and network within 2 kms of the subject site

2 Vehicular access and parking

Access arrangements

As indicated in **Section 1** and Figure 2 on page 6, the proponent is considering two access options, both off Hardey Rd.

Public, private, disabled parking, set-down/ pick-up

The design drawings show:

- ▶ nineteen (21) standard parking bays and 1 accessible bay with associated 'shared space' within the Shop Car Park,
- ▶ fourteen (14) standard parking bays and 1 accessible bay with associated 'shared space' within the Hall Car Park, and
- ▶ sixteen (16) standard parking bays and 1 accessible bay with associated 'shared space' within the Child Care Car Park

Table 2 of the Shire of Mundaring's *Local Planning Scheme No4 (LPS4)* ⁽⁴⁾ has the following requirements for each of the indicated land uses:

- ▶ Shop (in Local Centre Zone): 1 space per 15 m² GLA.
- ▶ Place of Worship: 1 space per 4 persons capable of being accommodated.
- ▶ Child Care Premises: 1 space per every 8 children allowed under maximum occupancy, plus 1 space per employee or staff member.

An assessment of the above requirements indicates compliance even without considering shared and reciprocal parking practices between the three land uses, as shown in Table 2 below.

Shop	Required	Provided	
		Regular	♿
Gross Lettable Area (313)	21	21	1
Total		22	

Hall	Required	Provided	
		Regular	♿
Maximum Persons (GFA: 175 m ² = 44)	11	14	1
Total		15	

Child Care Premises	Required	Provided	
		Regular	♿
Children (46)	6	16	1
Employees (10)	10		
Total	16	17	

All Land Uses	48	51	3
		54	

Table 2 – Assessed compliance with respect to parking provision

3 Service vehicles

Access arrangements

The largest vehicle to service the site is the 8.8 m MRV Design Vehicle. This vehicle will service the Shop Land Use using the Loading Bay provided at the rear that is accessed in an anticlockwise movement through the car park, as shown in Figure 5 below.

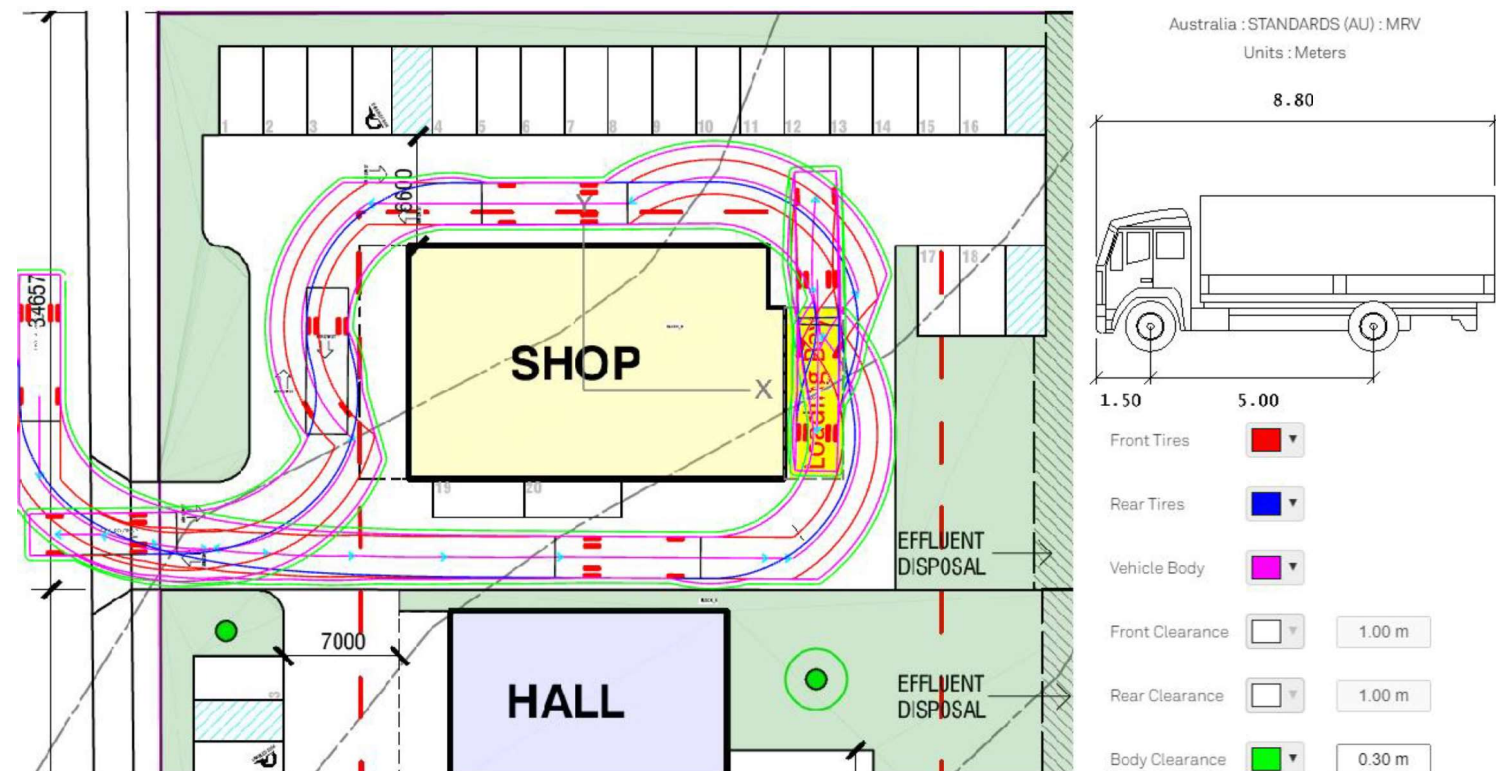


Figure 5 – Swept path assessment: MRV Design Vehicle servicing the shop

On/ off-site loading facilities

At rear of Shop Land Use, as shown above.

4 Hours of operation

Operating hours

The proponent has advised the following:

Land Use	Days and Hours	Trips	Trips included in TIA Weekday Peak Hours*
Shop	Monday – Friday: 9.00 AM – 5.30 PM Weekends: 8.00 AM – 6.00 PM	3-4 cars 2-3 cars	7.30 – 8.30 AM: 26 3.15 – 4.15 PM: 52
Hall	Monday: 7.00 – 7.30 PM Church Meeting . Tuesday – Saturday: Not used. Sunday 6.00 – 7.00 AM Church Service. Sunday 5.00 – 6.00 PM Church Service.	6 - 10 cars. 0 cars. 6 - 10 cars. 10 - 15 cars.	7.30 – 8.30 AM: 4 3.15 – 4.15 PM: 4
Child Care	Monday – Friday: 6.30 AM – 6.00 PM		7.30 – 8.30 AM: 48 3.15 – 4.15 PM: 34

*The proponent has indicated that *“the shop will be operated on a subscription member model where it is not open to the general public as such but members only (similar to the Costco model). There are currently approx. 30 households (vehicles) that would use the shop once a week or more.”* The trip generation for the Shop in this TIA is based on standard trip generation rates for a standard shop due to a lack of trip generation data or surveys for this type of members only shop. It is therefore ‘worst case’ in this regard. Refer **Section 5** for trip generation rates and data.

A ‘trip’ is an arrival or departure trip. Hence a single car that arrives and departs in the same peak hour is two trips.

5 Traffic volumes

Daily or peak traffic volumes

There is no known traffic data for Hardey Rd. In the absence of any data, the author has collected and analysed peak hour traffic volumes using two high-level video survey cameras installed to cover all access driveways to existing commercial land uses at the northern end at Great Eastern Hwy as well as the section in front of the subject site. Screenshots from these videos are provided as Figure 6 below.



Figure 6 – Screenshots from video survey cameras

Analysis of the data for the assessed AM peak hour of 0730-0830 and PM peak hour of 1515-1615 has revealed relatively low volumes for a Distributor road, as shown in Figure 7 on the following page. The video recordings of the peak hours can be viewed at 8 times speed [here](#).

The survey data suggests that daily volumes on Hardey Rd at its intersection with Great Eastern Hwy are likely to be around 3,000 vehicles. The functional capacity of a Local Distributor Rd such as Hardey Rd, is 6,000 vehicles. This indicates that Hardey Rd is currently operating at around 50% of its functional capacity.

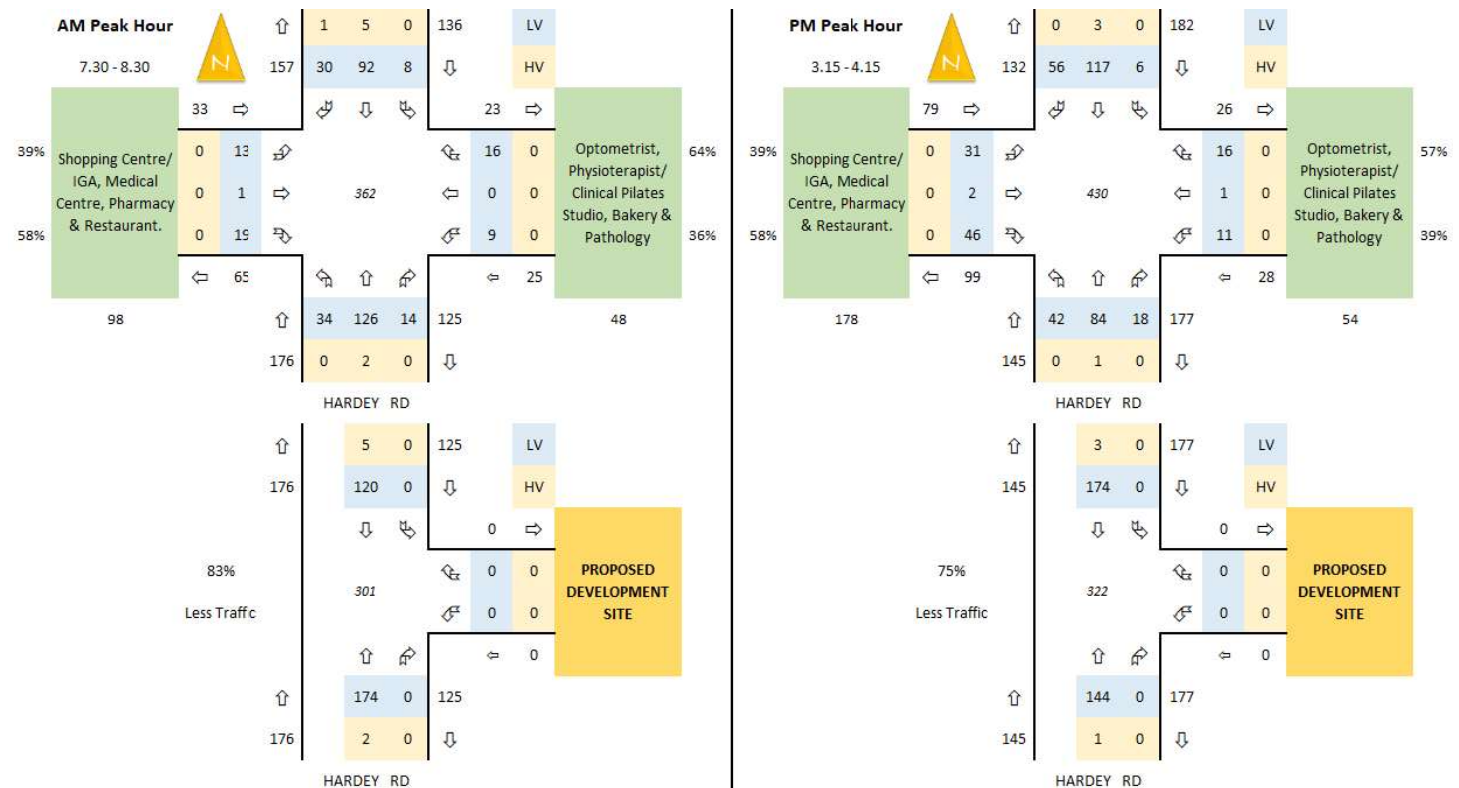


Figure 7 – Surveyed AM and PM Peak Hour Volumes on Hardey Rd south of Great Eastern Hwy (Wednesday 25 November 2023)

The proposed development is expected to generate up to 90 trips during the road network peak hours of 7.30 – 8.30 AM and 3.15 – 4.15 PM. Each land use generates its peak hour volumes at different times of the day. The Hall is not expected to generate any trips other than staff or service trips during the midweek road network peak hours and therefore an allowance of 4 trips has been included for this land use. Detailed data from the sign in and sign out records and video surveys of a 40 place Child Care Centre in Perth has been used to forecast these trips. Retail trips have been taken from the standard trip TfNSW Trip Generation Rates data base. This is likely to overestimate trips for what is effectively a shop for users of the Hall and Child Care Centre. To put this into perspective, the TfNSW rates indicate up to 52 trips during the afternoon peak hour when the total trips to and from the IGA/ Pharmacy/ Medical Centre is 178 trips. Forecasting hourly volumes throughout the day for each land use allows for an assessment of the cumulative impacts of each land use, as shown in Table 3 and Figure 8 on the following page.

Midweek Hourly Profile (Trips)																
	6-7	7-8	8-9	9-10	10-11	11-12	12-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10
Child Care	2	14	48	24	8	6	5	3	13	34	26	17	2	0	0	0
Hall	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0
Retail	0	3	26	34	38	45	45	44	44	52	49	47	39	24	0	0
Total	2	21	78	58	46	52	50	47	58	90	79	64	41	24	0	0

Table 3 – Individual and cumulative forecast hourly trip generation on an average week day for each land use

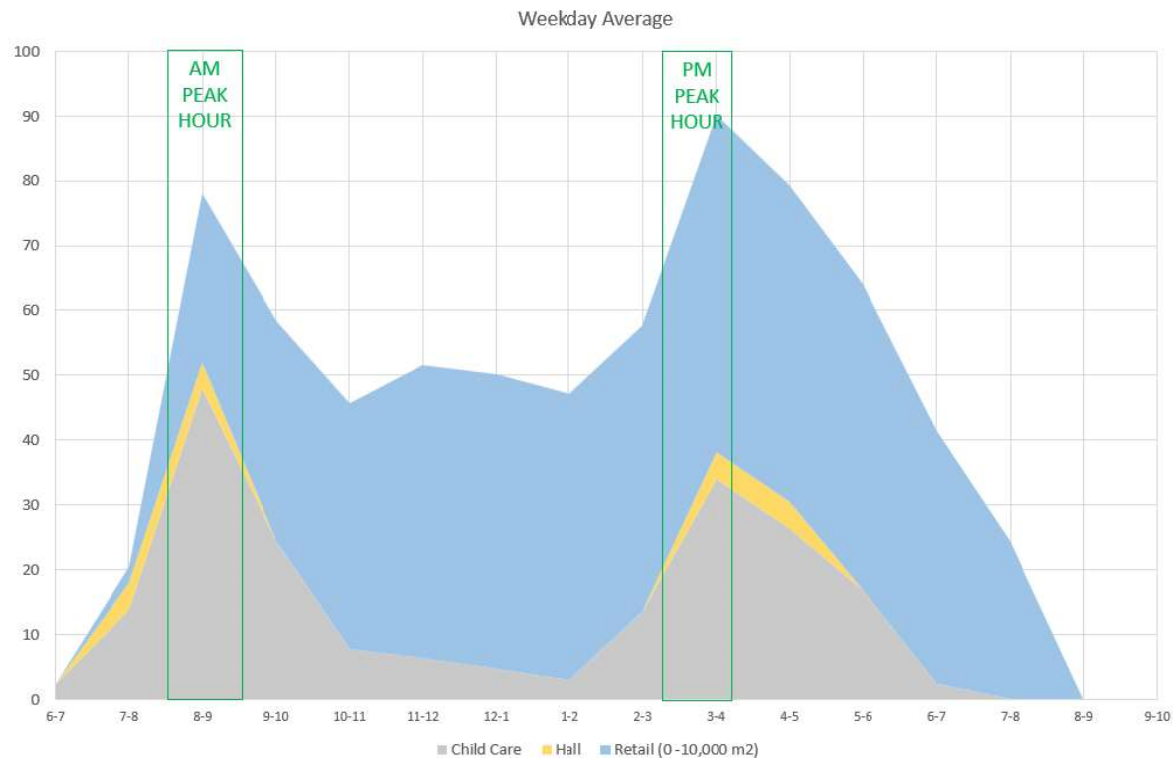


Figure 8 – Individual & cumulative forecast hourly trip generation on an average weekday showing road network peak hours



The *WAPC Guidelines* ⁽²⁾ indicate that a development that generates between 10 and 100 trips in an hour is deemed to be a moderate impact not requiring detailed assessment, i.e., traffic modelling.

To put this into perspective, 90 trips in an hour, is 1 trip every 40 seconds which equates to an extra 3 cars through a signalised intersection during a single 2 minute phase.

The traffic surveys undertaken at the existing service area near Great Eastern Hwy indicate that the existing assignment of traffic is approximately 50% to and from the north and 50% to and from the south. This effectively reduces the forecast additional traffic through the Hardey Rd/ Great Eastern Hwy intersection to 45 vehicles and even less when taking into account by-pass traffic, i.e., traffic that visits the site as part of a trip already being undertaken along Hardey Rd.

Given that Hardey Rd, and its intersection with Great Eastern Hwy has plenty of spare capacity, the proposed development will not result in an unacceptable impact on the road network.

Type of vehicles

The proposed development site will be mostly patronised by light vehicles (includes large 2 wheel drives) with small to medium sized vehicles used for servicing.

6 Traffic management on frontage streets

Hardey Road

As indicated in Section 1 and Figure 4 on page 8, Hardey Rd is classified as a Local Distributor road in the *Main Roads WA Perth Metropolitan Area Functional Road Hierarchy Plan* (5).

The layout of Hardey Rd in the vicinity of the proposed development site is best described through Photograph 1 below. It comprises of a single sealed 7.8 m wide carriageway with mountable kerbs on both sides, a 1.5 m wide red asphalt path on the west verge and 50 km/h speed limit signs. The physical capacity of this road is 900 vehicles per hour in each direction, Maximum hourly volumes in either direction is currently less than 200.



Photograph 1 – Looking south on Hardey Rd adjacent to the proposed development site (on the left)

7 Public transport access

Nearest bus/ train routes

The nearest bus routes to the development site are 320 (Midland Stn – Great Eastern Hwy/ Old Sawyers Rd), 321, 322 (both Midland Stn to Craig St/ Nichol St) and 328 (Hawke Ave/ Boronia Ave – Midland Stn).

Nearest bus stops/ train stations

The nearest bus stops are located on either side of Great eastern Hwy just west of Hardey Rd.

The nearest train station is Midland Station.

Pedestrian/ cycle links to bus stops/ train station

There is a path on the west side of Hardey Rd that connects the development site to Great Eastern Hwy and the bus stops on either side of this via a dedicated crossing facility, as shown in Figure 9 below.

Midland Train Station is accessible via a 13 minute (10.4 km) drive along Great Eastern Hwy or a 33 minute cycle ride along a Heritage Trail and local roads south of the site.



Figure 9 – Path connection and pedestrian crossing of Great Eastern Hwy between development site and nearest bus stops

8 Pedestrian access/ facilities

Existing pedestrian facilities within the development

Not applicable.

Proposed pedestrian facilities within development

None shown at this stage. More detailed drawings required to assess this.

Existing pedestrian facilities on surrounding roads

There is a 1.5 m wide red asphalt path on the west side of Hardey Rd that connects the development site to Great Eastern Hwy and the service area at this intersection. Ramps and TGSIs are provided for crossing Hardey Rd and Great Eastern Hwy in the vicinity of the intersection. The video surveys indicated the desired pedestrian crossing point is between the two service areas just south of Great Eastern Hwy, as shown in Photograph 2 below.



Photograph 2 – Example of pedestrian crossing desire line on Hardey Rd, i.e., between the two access driveways to the shopping centre

Proposals to improve pedestrian access

The Shire of Mundaring has adopted (24/09/1996) a Hardey Road Precinct Plan⁽⁶⁾ aimed at managing traffic between the shopping centre and commercial uses on the east side via a roundabout and the provision of a blister island south of this, as shown in Figure 10 below.

Appendix 2 of the above Plan indicated “The Hardy Road Precinct Plan to be modified to incorporate safe pedestrian crossing places between lots 44 and 50 and Lot 201 Hardey Rd” by 2002/ 2003. Refer **Section 10** (Site Specific Issues) for further commentary regarding this.

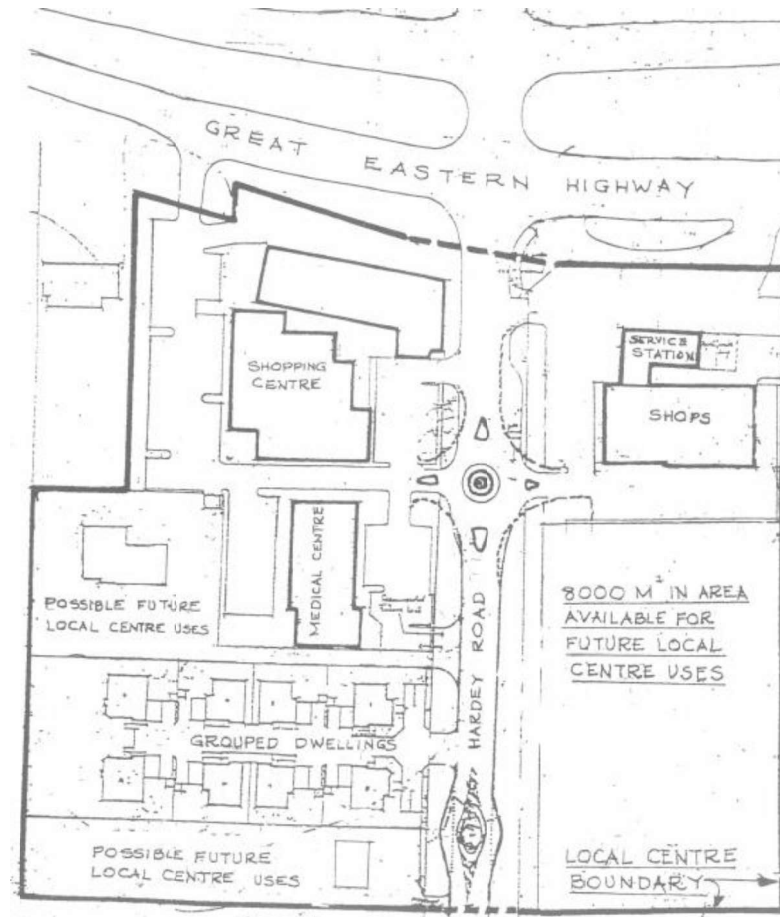


Figure 10 – Hardey Road Precinct Plan Traffic Management (Adopted by Council 24/09/1996)



9 Cycle and eRideable access/ facilities

Existing cycle facilities within the development None.

Proposed cycle facilities within development None.

Existing cycle and eRideable devices facilities on surrounding roads Cyclists can share the roads with traffic or share the path on the west side of Hardey Rd with other path users. eRiders cannot legally travel of Hardey other than on the path and must be over 16 and keep to speeds of 10 km/h or less.

Proposals to improve cycle access None proposed. Existing facilities deemed to be adequate to accommodate existing and forecast demand.

10 Site specific issues

Hardey Road Precinct Plan ⁽⁶⁾.

As indicated in **Section 8**, the Shire of Mundaring has adopted (24/09/1996) a Hardey Road Precinct Plan aimed at managing traffic between the shopping centre and commercial uses on the east side via a roundabout and the provision of a blister island south of this, including 'safe' pedestrian crossing facilities, but has not appeared to progress this, despite an indicated time frame of 2002/ 2003.

The video surveys indicate that the proposed roundabout is unlikely to be an appropriate treatment and it may be better to install a wide pedestrian refuge island at this location instead. It is beyond the scope of this TIA to assess and recommend an appropriate local traffic management plan for the entire precinct, but it is clear that there is an existing demand and warrant for pedestrian crossing facilities between the two service areas on Hardey Rd just south of Great Eastern Hwy that requires addressing, irrespective of this development proposal.

Access Options.

The development plan includes two access options. Option B is preferred from a safety point of view as it removes unnecessary conflict between Child Care Centre traffic in the car park (loading and unloading of children) and traffic associated with the Shop and Hall.

11 Safety issues

Identify issues

A review of reported crash record for the five-year period ending 31 Dec 2022 has revealed there have not been any reported crashes on Hardey Rd between Great Eastern Hwy and Strettle Rd, other than a single Property Damage Only crash at the southern access driveway to the shopping centre/ medical centre & pharmacy (sideswipe associated with lane merge).

Remedial measures

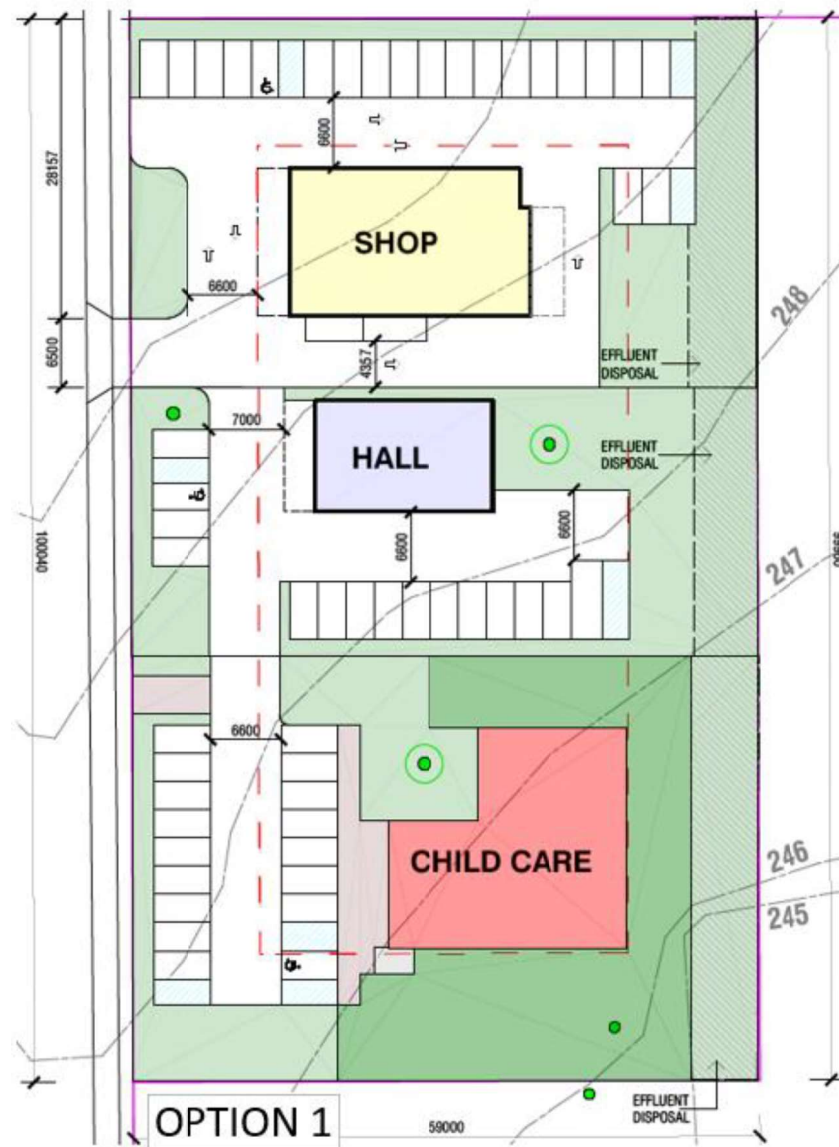
Recommended: Refer **Section 10** comments. This has limited relevance to the proposed development as pedestrians are expected to cross Hardey Rd at the development site.



References

1. **Austroads.** *Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments.* Austroads. Sydney, NSW : Austroads Ltd, April 2020. p. 113, Guide to Traffic Management. ISBN 978-1-925854-86-2.
2. **Western Australian Planning Commission.** *Transport Impact Assessment Guidelines.* Department of Planning, Government of Western Australia. Perth, Western Australia : Western Australian Planning Commission, August 2016. p. 182, Revised August 2016. The current version of the TIA guidelines (August 2016) has been endorsed by the WAPC.
3. **Government of Western Australia.** *Planning and Development (Local Planning Schemes) Regulations 2015.* Perth : Government of Western Australia, As at 01 Jul 2016. p. 205. Version 00-d0-02.
4. **Shire of Mundaring.** *The Shire of Mundaring Local Planning Scheme No. 4 | Scheme Text.* Prepared by the Department of Planning, Lands and Heritage, Government of Western Australia. s.l. : Shire of Mundaring, 17 February 2014. p. 209.
5. **Main Roads Western Australia.** *Perth Metropolitan Area Functional Road Hierarchy.* [ed.] Asset & Network Information. Perth, WA, Australia : Main Roads Western Australia, August 1997.
6. **Shire of Mundaring.** *Town Planning Scheme Code | Glen Forrest Village Centre Precinct Plan.* s.l. : Shire of Mundaring, Aug 2001. p. 54.

APPENDIX A Development Drawing





APPENDIX B Trip Generation Rates

Land Use	Source	Adopted Trip Generation Rate*	Units	Max Peak Hour Trips*	AM Distribution				PM Distribution				Pass-By (ITE)
					IN	OUT	IN	OUT	IN	OUT	IN	OUT	
Child Care	i3c	0.80 per 1 child	60	48	55%	45%	26	22	50%	50%	24	24	0%
Hall	1st Principles		1	4	50%	50%	2	2	50%	50%	2	2	0%
Retail (0 -10,000 m ²)	RTA	12.40 per 100 m ² GFA	420	52	52%	48%	27	25	48%	52%	25	27	34%

*Development Peak - Refer Hourly Profiles for Road Network Peaks



APPENDIX C WAPC Transport Impact Statement Checklist

Checklist for a transport impact statement for individual development

- Tick the provided column for items for which information is provided.
- Enter N/A in the provided column if the item is not appropriate and enter reason in comment column.
- Provide brief comments on any relevant issues.
- Provide brief description of any proposed transport improvements, for example, new bus routes or signalisation of an existing intersection.

ITEM	PROVIDED	COMMENTS/PROPOSALS
Proposed development	✓	Section 1.
existing land uses	✓	Page 5.
proposed land use	✓	Page 6.
context with surrounds	✓	Page 7.
Vehicular access and parking	✓	Section 2.
access arrangements	✓	Page 9.
public, private, disabled parking set down/pick up	✓	Page 9.
Service vehicles (non-residential)	✓	Section 3.
access arrangements	✓	Page 10.
on/off-site loading facilities	✓	Page 10.
Service vehicles (residential)	NA	
rubbish collection and emergency vehicle access		
Hours of operation (non-residential only)	✓	Section 4.
Traffic volumes	✓	Section 5.
daily or peak traffic volumes	✓	Page 12.
type of vehicles (for example, cars, trucks)	✓	Page 15.
Traffic management on frontage streets	✓	Section 6.
Public transport access	✓	Section 7.
nearest bus/train routes	✓	Page 17.
nearest bus stops/train stations	✓	Page 17.
pedestrian/cycle links to bus stops/ train station	✓	Page 17.



ITEM	PROVIDED	COMMENTS/PROPOSALS
Pedestrian access/ facilities	✓	Section 8.
existing pedestrian facilities within the development (if any)	NA	Page 18.
proposed pedestrian facilities within development	✓	Page 18.
existing pedestrian facilities on surrounding roads	✓	Page 18.
proposals to improve pedestrian access	✓	Page 19.
Cycle access/ facilities	✓	Section 9.
existing cycle facilities within the development (if any)	NA	Page 20.
proposed cycle facilities within development	✓	Page 20.
existing cycle facilities on surrounding roads	✓	Page 20.
proposals to improve cycle access	NA	Page 20.
Site specific issues	✓	Section 10.
Safety issues	✓	Section 11.
identify issues	✓	Page 21.
remedial measures	✓	Page 21.

Proponent's name

Company State West Planning & Mundaring Gospel Trust

Date

Transport assessor's name David Wilkins **Company** i3 consultants WA **Date** 15/11/2023

**PROPOSED SHOP, HALL & CHILDCARE CENTRE
STATE WEST PLANNING**

**7 HARDEY ROAD
GLEN FORREST**

**STATE PLANNING POLICY 5.4
NOISE MANAGEMENT PLAN**

JULY 2024

OUR REFERENCE: 32314-2-34009

DOCUMENT CONTROL PAGE

SPP 5.4 – NOISE MANAGEMENT PLAN
SHOP, HALL AND CHILDCARE CENTRE

Job No: 24009

Document Reference: 32314-2-24009

FOR

STATEWEST PLANNING

DOCUMENT INFORMATION				
Author:	Geoff Harris	Checked By:	Paul Daly	
Date of Issue:	29 July 2024			
REVISION HISTORY				
Revision	Description	Date	Author	Checked
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1	1	Statewest Planning Attn: Simon O’Hara Email: simon.ohara@statewestplanning.com.au		✓
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CONTENTS

1.	INTRODUCTION	1
2.	SUMMARY	1
3.	CRITERIA	1
4.	MEASUREMENTS AND OBSERVATIONS	2
5.	MODELLING	2
6.	TRAFFIC NOISE ASSESSMENT	3
7.	CONCLUSION	3

APPENDICIES

A	Child Care Plans
B	Acoustic Requirements
C	MRWA Traffic Flow Data
D	Noise Contours

1. INTRODUCTION

Herring Storer Acoustics was commissioned to undertake an acoustic assessment for the proposed hall, shop and child care centre, located at 7 Hardey Road, Glen Forrest with regards to vehicles travelling along Great Eastern Highway. The acoustic assessment is to comply with the requirement of State Planning Policy 5.4 *“Road and Rail Transport Noise”* (SPP5.4). As part of this assessment, the following was carried out:

- Determine by modelling, the noise that would be received at the hall and child care centre from vehicles travelling on Great Eastern Highway. (Note, the shop has no requirements under SPP5.4)
- Assess the predicted noise levels for compliance with the appropriate criteria.
- If exceedances are predicted, comment on possible noise amelioration options for compliance with the appropriate criteria.

For information, plans for the child care centre are attached in Appendix A.

2. SUMMARY

It is noted that the hall and child care centre is only occupied during the day period, thus under State Planning Policy 5.4 *“Road and Rail Transport Noise”* only the criteria for the day period is applicable.

The results of the acoustic assessment indicate that noise received at the development from future traffic, exceed external noise level criteria. Therefore, noise amelioration listed in Appendix B, are required.

Although under the Policy, there are no requirements with regards to the outdoor play areas, noise received within these areas does need to be considered to provide at practicable level external noise level. There are outdoor play areas on the opposite side of the development to the road have a noise level of 54 dB $L_{Aeq}(Day)$, and as a result, this criteria is met.

3. CRITERIA

Road traffic noise received at a sensitive premise needs to comply with the requirements of State Planning Policy 5.4 *“Road and Rail Transport Noise”*. Under this policy, for non-residential noise sensitive premises, internal noise levels should meet the design sound levels as listed in Table 1 of AS/NZ 2107:2000 *“Acoustics – Recommended design sound levels and reverberation times for building interiors”*. Under AS 2017, the internal criteria would:

Sleep Rooms	-	$L_{Aeq}(Day)$ of 35 dB(A).
Play/Group Rooms	-	$L_{Aeq}(Day)$ of 40 dB(A).
Staff Room	-	$L_{Aeq}(Day)$ of 45 dB(A).
Office	-	$L_{Aeq}(Day)$ of 40 dB(A).
Reception	-	$L_{Aeq}(Day)$ of 45 dB(A).
Work areas (eg: Laundry)	-	$L_{Aeq}(Day)$ of 50 dB(A).
Places of Worship	-	$L_{Aeq}(Day)$ of 30 dB(A).

We also note that additional to the above, under Section 6.1 of the Policy, “a reasonable degree of acoustic amenity for outdoor living areas on each residential lot.” Under the Policy, an outdoor living area is as defined in the State Planning Policy 3.1 Residential Design Codes. The definition for an outdoor living area is as per below:

Outdoor living area

The area external to a single house, grouped or multiple dwelling to be used in conjunction with that dwelling such that it is capable of active or passive use and is readily accessible from the dwelling.

However, the Policy also states that “For non-residential noise-sensitive developments, for example schools and child care centres the design of outdoor areas should take into consideration the noise targets.”

Finally, it is also noted that under the Policy, “It is recognized that in some instances, it may not be reasonable and/or practicable to meet the outdoor noise targets”. Thus, for child care centres, compliance with the “Target” noise levels within the outdoor play areas is not a requirement under the Policy, however, noise received at within the outdoor area still need to be considered.

4. MEASUREMENTS AND OBSERVATIONS

The noise measurements were conducted on 16 February 2023 for Great Eastern Highway for a short term period during peak hour to determine the L_{A10} noise level. The results of the measurement and the determination of the $L_{Aeq(Day)}$ are shown in Table 3.1.

Noise measurements were conducted with a Larson Davis 831 Sound Level Meter. The Sound Level Meter was calibrated prior to and after use with a Bruel and Kjaer 4230 Calibrator. All equipment used is currently NATA laboratory calibrated. Calibration certificates are available on request.

TABLE 4.1 – MEASURED NOISE LEVELS

Description	L_{A10} dB	L_{Aeq} dB
Lot 7 Hardey Road	53.7	51.9

5. MODELLING

To determine the noise levels from traffic on Great Eastern Highway, acoustic modelling was carried out using Sound Plan, using the Calculation of Road Traffic Noise (CoRTN)¹ algorithms.

The input data for the model included:

- Topographical and cadastral data supplied by client (Shown in Appendix A).
- Traffic data as per Table 5.1 (Based on available information on MRWA Traffic Map, Attached in Appendix C).
- Adjustments as listed in Table 5.2.

¹ Calculation of Road Traffic Noise UK Department of Transport 1987

TABLE 5.1 - NOISE MODELLING INPUT DATA

Parameter	Great Eastern Highway (Current 2021)	Great Eastern Highway (Future 2044)
Traffic Volumes	30,750	48,500 vpd
Percentage Traffic 0600 – 2400 hours (assumed)	94%	94%
Heavy Vehicles (%)	15.9%	15.9%
Speed (km/hr)	80 km/hr	80 km/hr
Road Surface	Chip Seal	Dense Graded Asphalt

TABLE 5.2 – ADJUSTMENTS FOR NOISE MODELLING

Description	Value
Façade Reflection Adjustment	+2.5 dB
Conversion from L _{A10} (18 hour) to L _{Aeq} (16 hour) (Day)	-1.8 dB

The future road traffic volumes were based on information provided by the MRWA traffic maps and by the MRWA ROM Department.

6. TRAFFIC NOISE ASSESSMENT

Using the data contained in Tables 3.1, 4.1 and 4.2 and the adjustments noted above, modelling was carried out under existing conditions for calibration. The Sound Plan model for the site has been set up for the 2044 scenario as defined in Table 5.1.

The noise requirements based on the above have been listed in Appendix B.

It is noted that these requirements pertain to acoustic requirements only, with regard to *State Planning Policy 5.4*, and may be superseded by other requirements (BAL, Thermal, etc).

7. CONCLUSION

In accordance with the WAPC Planning Policy 5.4, an assessment of the noise that would be received within the development of 7 Hardey Road, Glen Forrest, from vehicles travelling on Great Eastern Highway has been undertaken.

In accordance with the Policy, the following would be the internal acoustic criteria applicable to this project:

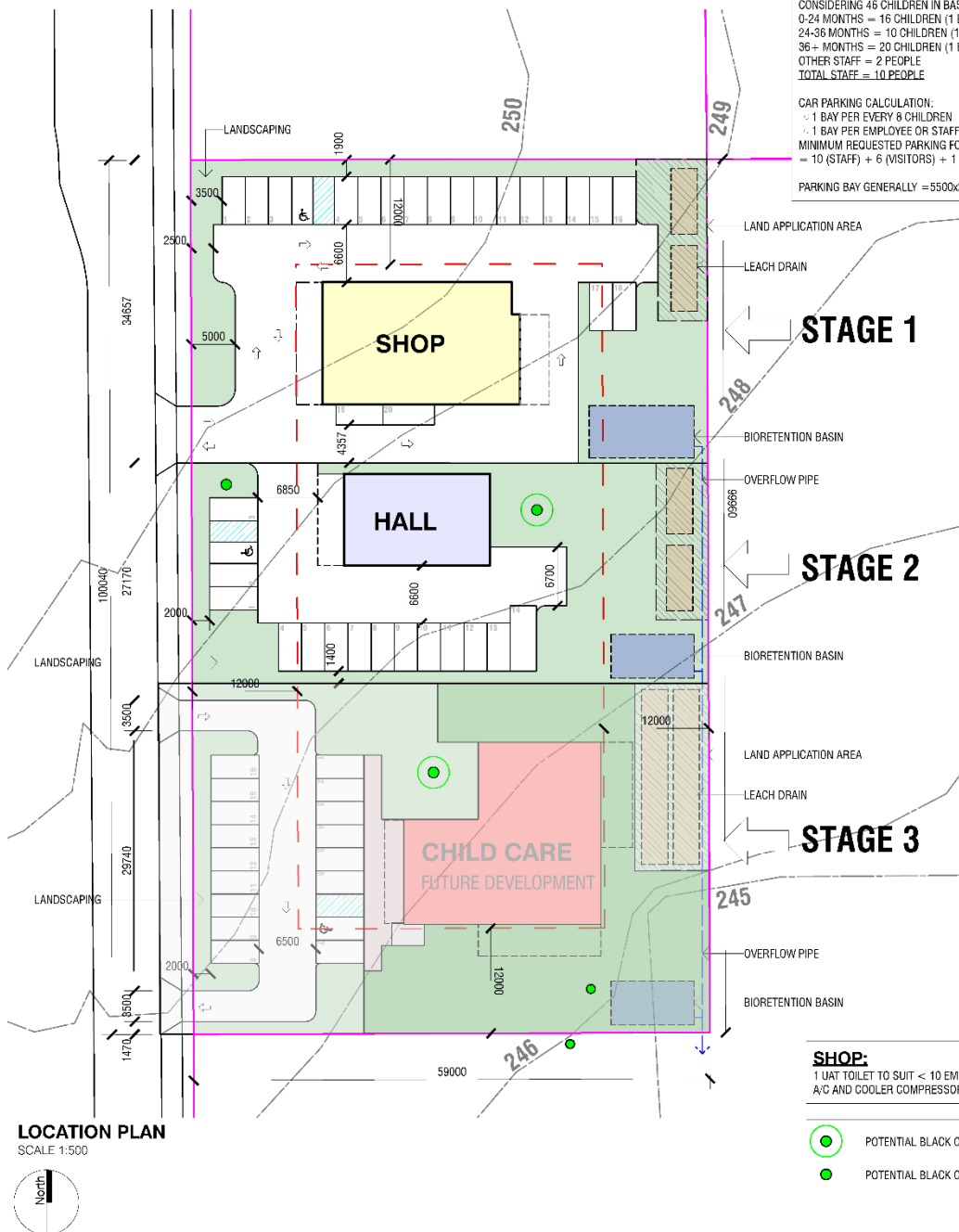
Sleep Rooms	-	L _{Aeq} (Day) of 35 dB(A).
Play/Group Rooms	-	L _{Aeq} (Day) of 40 dB(A).
Staff Room	-	L _{Aeq} (Day) of 45 dB(A).
Office	-	L _{Aeq} (Day) of 40 dB(A).
Reception	-	L _{Aeq} (Day) of 45 dB(A).
Work areas (eg: Laundry)	-	L _{Aeq} (Day) of 50 dB(A).
Places of Worship		L _{Aeq} (Day) of 30 dB(A).

The results of the acoustic assessment indicate that noise received at the development from future traffic, exceed external noise level criteria. Therefore, noise amelioration listed in Appendix B, are required.

Although under the Policy, there are no requirements with regards to the outdoor play areas, noise received within these areas does need to be considered to provide at practicable level external noise level. There are outdoor play areas on the opposite side of the development to the road, that have a noise level of 54 dB L_{Aeq}(Day), and as a result, this criteria is met.

APPENDIX A

PLAN



LOCATION PLAN
SCALE 1:500

SHOP:
AREA DESIGNATED = 2050 m²
AREA SHOP = 313 m²

CAR PARKING CALCULATION:
1 SPACE x 15 m² GLA IN LOCAL CENTRE
PARKING BAYS FOR SHOP = 21 BAYS (MINIMUM) + 1 ACCESSIBLE BAY MINIMUM

HALL:
AREA DESIGNATED = 1500 m²
AREA HALL = 175 m²

CAR PARKING CALCULATION:
1 SPACE PER 4 PERSONS CAPABLE OF BEING ACCOMMODATED
PARKING BAYS FOR HALL = 13 BAYS (MINIMUM) + 1 ACCESSIBLE BAY MINIMUM

CHILD CARE:
AREA DESIGNATED = 2350 m²
AREA CHILD CARE = 394 m²

CONSIDERING 46 CHILDREN IN BASE OF THE AREA:
0-24 MONTHS = 16 CHILDREN (1 EDUCATOR PER 4 CHILDREN = 4 EDUCATORS)
24-36 MONTHS = 10 CHILDREN (1 EDUCATOR PER 5 CHILDREN = 2 EDUCATORS)
36+ MONTHS = 20 CHILDREN (1 EDUCATOR PER 10 CHILDREN = 2 EDUCATORS)
OTHER STAFF = 2 PEOPLE
TOTAL STAFF = 10 PEOPLE

CAR PARKING CALCULATION:
1 BAY PER EVERY 8 CHILDREN
1 BAY PER EMPLOYEE OR STAFF MEMBER
MINIMUM REQUESTED PARKING FOR CHILD CARE BUILDING =
= 10 (STAFF) + 6 (VISITORS) + 1 ACC BAY = 16 BAYS + 1 ACCESSIBLE BAY MINIMUM
PARKING BAY GENERALLY = 5500x2600 mm

SHOP:
1 UAT TOILET TO SUIT < 10 EMPLOYEES
A/C AND COOLER COMPRESSORS TO BE LOCATED AT EAST ELEVATION-ROOF MOUNTED

- POTENTIAL BLACK COCKATOO HABITAT TREE WITH HOLLOW
- POTENTIAL BLACK COCKATOO HABITAT TREE

STAGE	REV.	DESCRIPTION	DATE
CP		CONCEPT LOCATION PLAN	08/10/23
1		SHOP AREA MODIFICATIONS & 2 CAR BAYS ADDED	12/10/23
2		LOCATION PLAN OPTION B ADDED	16/10/23
3		LOCATION PLAN OPT C & D	26/10/23
4		SWEEP PATH ADDED TO SHOP PLAN FOR TRANSPORT DESIGN	08/11/23
5		STAGED NOTATIONS ADDED	09/11/23
6		FINAL NOTATION ADDED	24/11/23

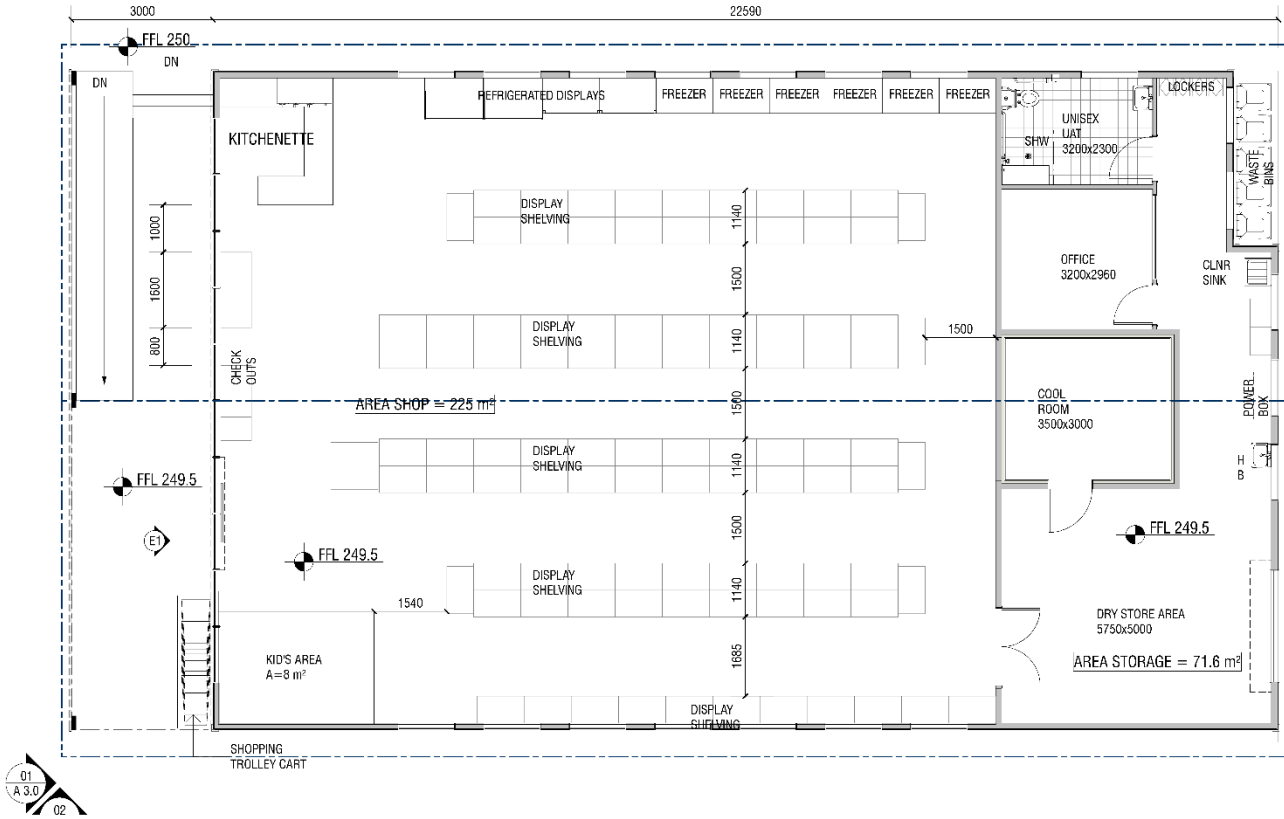
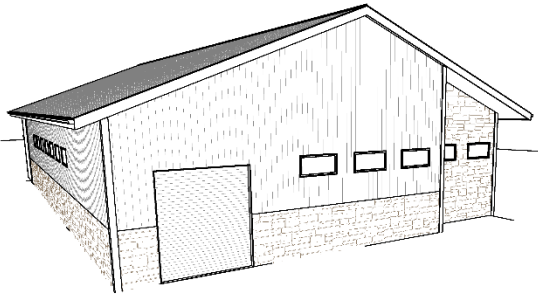
All dimensions on plan, new & existing, are nominal and to be checked on site prior to commencement of work or placing of orders. Any discrepancies on drawings to be reported to Designer immediately. Designer accepts no responsibility for expenses or costs incurred due to failure to comply with items above. All work to comply with BCA, Australian Standards and Local Government Authorities and to good building practice. Use figured dimensions in preference to scaled dimensions. All materials, fixtures, fittings and building components to be supplied and installed in accordance with manufacturer's specifications & details. All work to be carried out by qualified building tradesmen and under the supervision of a qualified Building Supervisor.



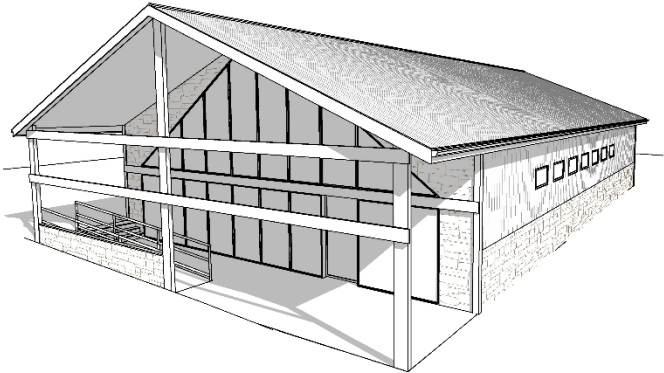
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MUNDARING GOSPEL TRUST
7 HARDEY ROAD,
GLEN FORREST
LOCATION PLAN

PROJECT No 136x0923	DESIGNED DS	CHECKED DS	DWG No	REV
	SHF FT SLT A3	DATE 24/11/2023	A 1.0	6



CONCEPT SHOP FLOOR PLAN
SCALE 1:100



STAGE	REV.	DESCRIPTION	DATE
CP		CONCEPT LOCATION PLAN	08/10/23
	1	SHOP AREA MODIFICATIONS & 2 CAR BAYS ADDED	12/10/23
	2	LOCATION PLAN OPTION B ADDED	16/10/23
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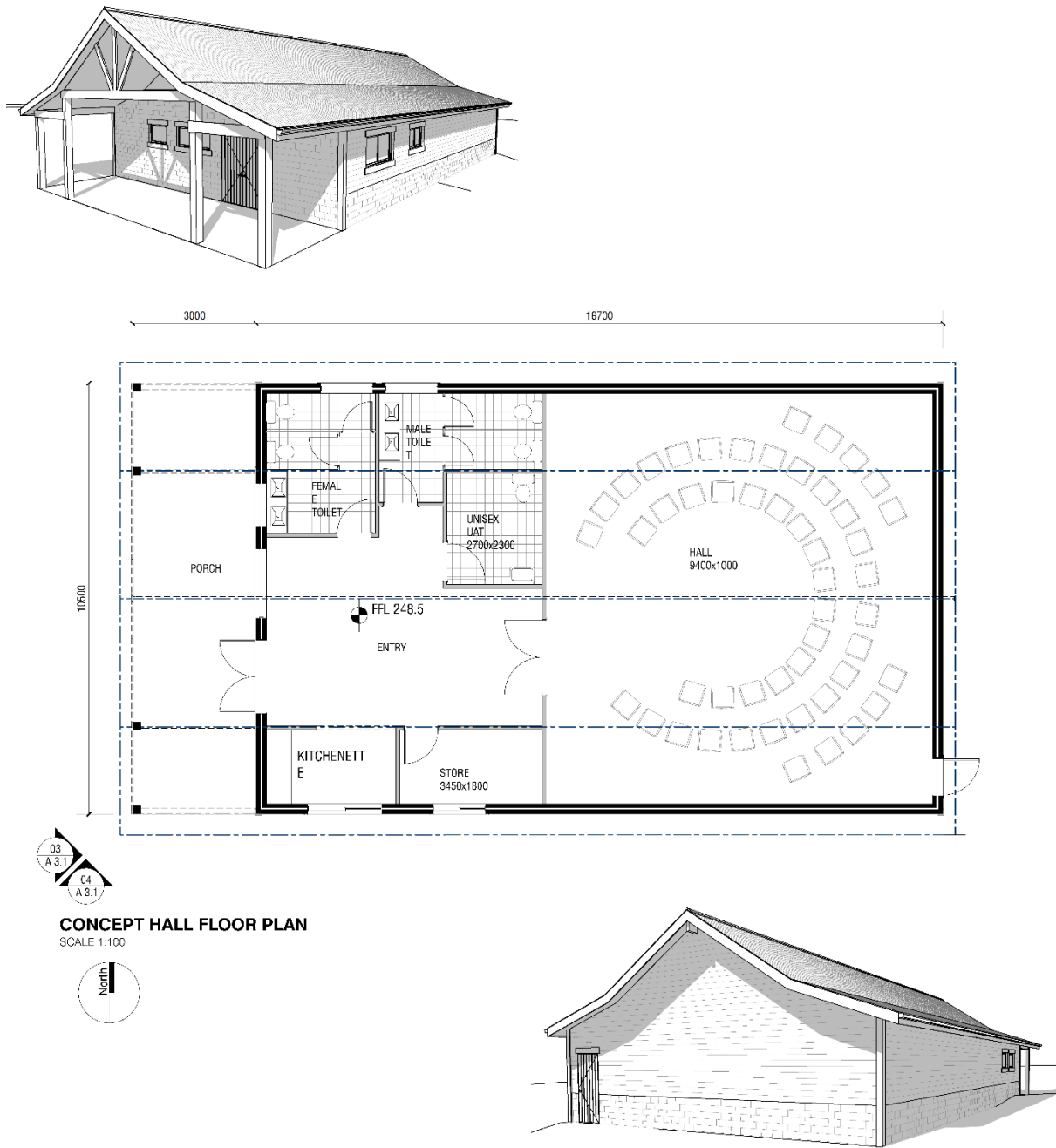
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MUNDARING GOSPEL TRUST
7 HARDEY ROAD,
GLEN FORREST
CONCEPT SHOP FLOOR PLAN

DESIGNED DS	CHECKED DS	DWG N° A 2.0	REV 6
SHEET SIZE A3	DATE 24/11/2023		



STAGE	REV.	DESCRIPTION	DATE				
CP		CONCEPT LOCATION PLAN	08/10/23				
	1	SHOP AREA MODIFICATIONS & 2 CAR BAYS ADDED	12/10/23				
	2	LOCATION PLAN OPTION B ADDED	16/10/23				
	3	LOCATION PLAN OPT C & D	26/10/23				
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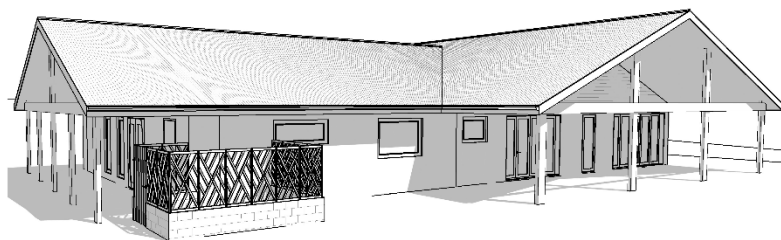
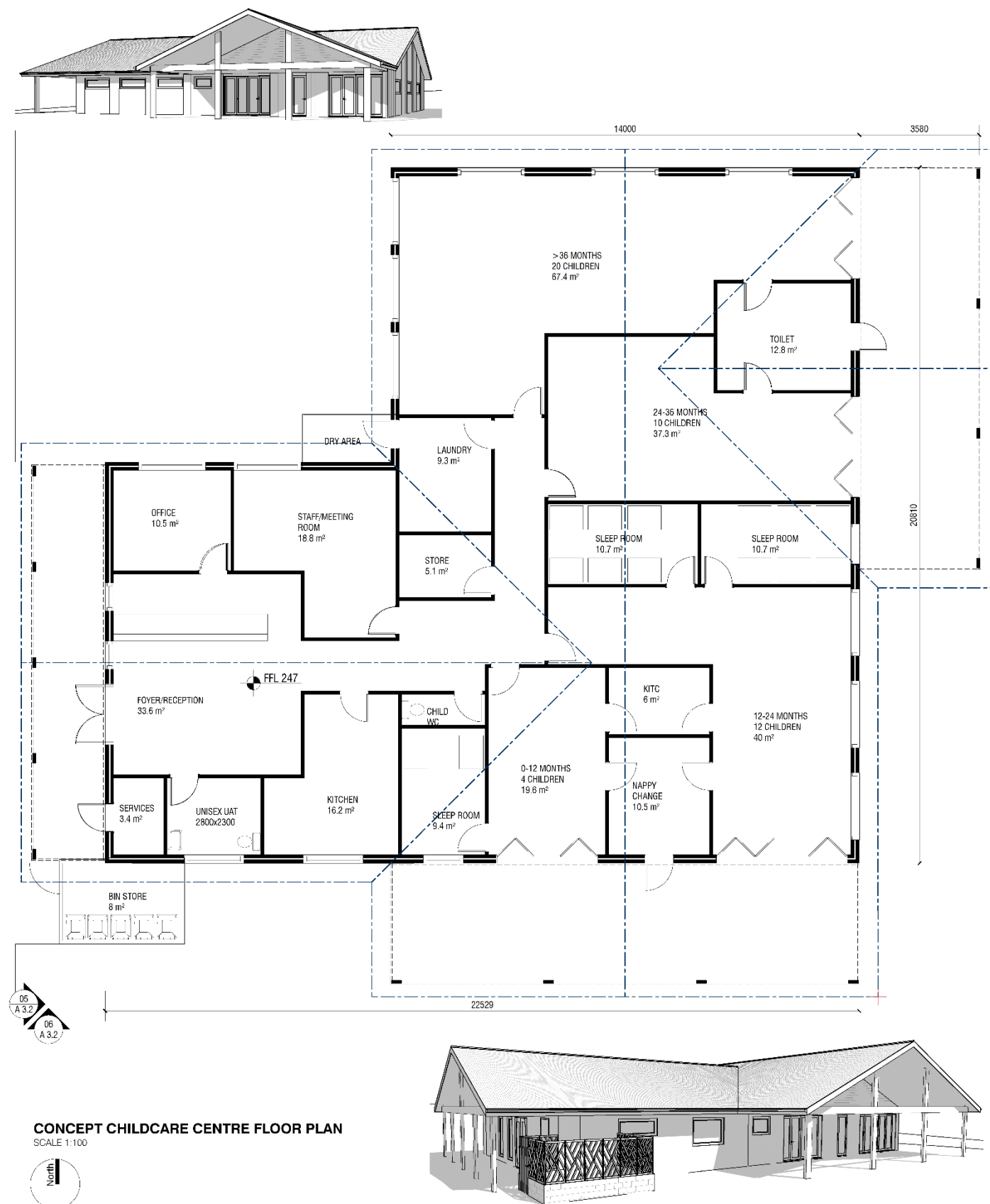
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PROJECT No 13650923

DESIGNED DS	CHECKED DS	DWG No	REV
SHEET SIZE A3	DATE 24/11/2023	A 2.1	6

MUNDARING GOSPEL TRUST
7 HARDEY ROAD,
GLEN FORREST
CONCEPT HALL FLOOR PLAN



STAGE	REV.	DESCRIPTION	DATE
CP		CONCEPT LOCATION PLAN	08/10/23
	1	SHOP AREA MODIFICATIONS & 2 CAR BAYS ADDED	12/10/23
	2	LOCATION PLAN OPTION B ADDED	16/10/23
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MUNDARING GOSPEL TRUST
7 HARDEY ROAD,
GLEN FORREST
CONCEPT CHILDCARE CENTRE FLOOR
PLAN

PROJECT No 10050923

DESIGNED	CHECKED	DWG N°	REV
DS	DS	A 2.2	6
SHEET SIZE A3	DATE 24/11/2023		

APPENDIX B

GLAZING REQUIREMENTS

Calculated Noise Levels and Required R _w and C _{tr} Ratings			Example Construction
Location	Level	R _w + C _{tr} *	
HALL			
ALL WINDOWS	59	23	4mm Monolithic
WALLS	59	45	90-50-90 Double Brick
CEILING	59	35	Standard Roof/Ceiling
CHILDCARE CENTRE			
>36 MONTH OLD ROOM	56	27	6mm Monolithic
>24 MONTH OLD ROOM	56	26	6mm Monolithic
ALL OTHER WINDOWS	56	23	4mm Monolithic
WALLS	59	45	90-50-90 Double Brick
CEILING	59	35	Standard Roof/Ceiling

Notes: The required R_w rating can be reduced by reducing the area of glazing.
Example construction is an indication of potential compliance, and may differ based on frame, etc.
Requirements pertain to only acoustic advice in regard to *State Planning Policy 5.4* and may be superceded by other requirements (BAL, Thermal, etc).

APPENDIX C

MRWA TRAFFIC FLOW DATA



SITE 2965

Hourly Volume

Great Eastern Hwy (H005)

2021/22
Monday to Friday

East of Hardey Rd (Hovea) (SLK 24.99)

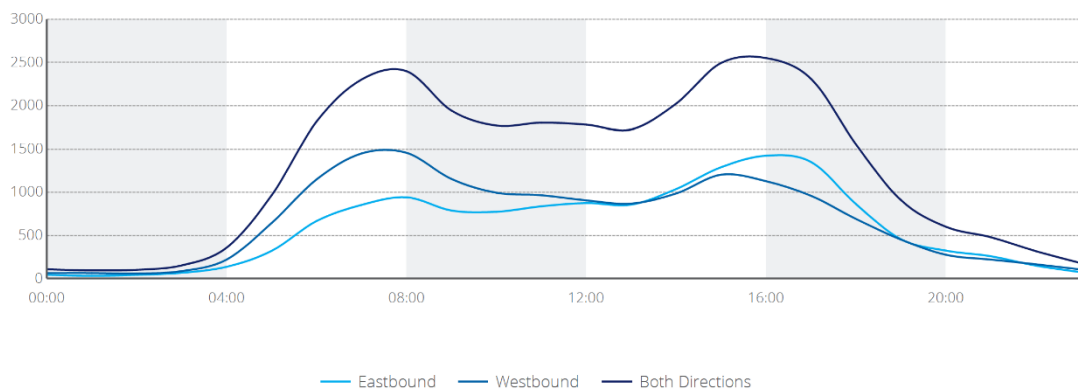
	All Vehicles			Heavy Vehicles				
	EB	WB	Both	EB	WB	Both		%
00:00	44	64	108	18	14	32		29.6
01:00	31	64	95	14	11	25		26.3
02:00	43	59	102	18	13	31		30.4
03:00	67	87	154	22	15	37		24.0
04:00	138	222	360	45	34	79		21.9
05:00	322	645	967	104	78	182		18.8
06:00	668	1150	1818	182	144	326		17.9
07:00	854	1450	2304	199	152	351		15.2
08:00	942	1457	2399	175	141	316		13.2
09:00	789	1154	1943	192	138	330		17.0
10:00	775	995	1770	178	145	323		18.2
11:00	838	966	1804	189	130	319		17.7
12:00	875	906	1781	183	134	317		17.8
13:00	857	869	1726	184	138	322		18.7
14:00	1039	987	2026	192	127	319		15.7
15:00	1292	1204	2496	217	160	377		15.1
16:00	1424	1128	2552	204	130	334		13.1
17:00	1351	959	2310	193	98	291		12.6
18:00	862	691	1553	131	73	204		13.1
19:00	456	452	908	77	56	133		14.6
20:00	324	276	600	54	28	82		13.7
21:00	259	221	480	50	21	71		14.8
22:00	151	167	318	31	15	46		14.5
23:00	74	106	180	19	13	32		17.8
TOTAL	14475	16279	30754	2871	2008	4879		15.9



Peak Statistics

AM	TIME	08:00	07:30	07:30	06:30	06:45	06:30
	VOL	942	1495	2428	210	156	365
PM	TIME	16:30	15:15	15:15	15:00	15:00	15:00
	VOL	1473	1243	2577	217	160	377

Volume



Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address: 7 Hardey Road, Glen Forrest, Shire of Mundaring

Site visit: Yes ☒ No ☐

Date of site visit (if applicable): Day 06 Month February Year 2024

Report author or reviewer: Kathy Nastov

WA BPAD accreditation level (please circle):

Not accredited ☐ Level 1 BAL assessor ☐ Level 2 practitioner ☐ Level 3 practitioner ☒

If accredited please provide the following.

BPAD accreditation number: 27794 Accreditation expiry: Month August Year 2024

Bushfire management plan version number: #220090 (v1.0)

Bushfire management plan date: Day 07 Month March Year 2024

Client/business name: Statewest Planning for Greenmount Nominees Pty Ltd

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the bushfire protection criteria elements)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is the proposal any of the following (see [SPP 3.7 for definitions](#))?

	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vulnerable land-use	<input checked="" type="checkbox"/>	<input type="checkbox"/>

None of the above ☐

Note: Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

Why has it been given one of the above listed classifications (E.g. Considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

Childcare Centre and Hall/Place of Worship - Occupants may require additional consideration in the event of an emergency or present evacuation challenges

The information provided within this bushfire management plan to the best of my knowledge is true and correct:

Signature of report author or reviewer



Date 07 March 2024

Bushfire Management Plan (BMP)



Produced to meet the relevant requirements of STATE PLANNING POLICY 3.7 Planning in Bushfire Prone Areas & Guidelines

7 Hardey Road Glen Forrest

Shire of Mundaring

Development Application - Vulnerable Land
Use

7 March 2024

Job Reference No: 220090

BPP GROUP PTY LTD T/A BUSHFIRE PRONE PLANNING

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-	-				
BMP (Master) Template v9.17					
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Person	Email				
Simon O'Hara	simon.ohara@statewestplanning.com.au	1.0		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		-		<input type="checkbox"/>	<input type="checkbox"/>
<p><i>Limitations: The protection measures that will be implemented based on information presented in this Bushfire Management Plan are minimum requirements and they do not guarantee that buildings or infrastructure will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating.</i></p> <p><i>This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the required protection measures (including bushfire resistant construction) and any other required or recommended measures, will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Prone Planning has no control.</i></p> <p><i>All surveys, forecasts, projections and recommendations made in this report associated with the proposed development are made in good faith based on information available to Bushfire Prone Planning at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations.</i></p> <p><i>Notwithstanding anything contained therein, Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence of their consultants, their servants or agents, arising out of the services provided by their consultants.</i></p> <p><i>Copyright © 2023 BPP Group Pty Ltd: All intellectual property rights, including copyright, in format and proprietary content contained in documents created by Bushfire Prone Planning, remain the property of BPP Group Pty Ltd. Any use made of such format or content without the prior written approval of Bushfire Prone Planning, will constitute an infringement on the rights of the Company which reserves all legal rights and remedies in respect of any such infringement.</i></p>					

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SUMMARY STATEMENTS

THIS DOCUMENT – STATEMENT OF PURPOSE

The Bushfire Management Plan (BMP)

The BMP sets out the required package of bushfire protection measures to lessen the risks associated with a bushfire event. It establishes the responsibilities to implement and maintain these measures.

The BMP also identifies the potential for any negative impact on any environmental, biodiversity and conservation values that may result from the application of bushfire protection measures or that may limit their implementation.

Risks Associated with Bushfire Events

The relevant risks are the potential for loss of life, injury, or destroyed or damaged assets which results in personal loss and economic loss. For a given site, the level of that risk to persons and assets (the exposed elements) is a function of the potential threat levels generated by the bushfire hazard, and the level of exposure and vulnerability of the at risk elements to the threats.

Bushfire Protection Measures

The required package of protection measures is established by *State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7)*, its associated *Guidelines* and any other relevant guidelines or position statements published by the Department of Planning, Lands and Heritage. These measures are limited to those considered by the WA planning authorities as necessary to be addressed for the purpose of land use planning. They do not encompass all available bushfire protection measures as many are not directly relevant to the planning approval stage. For example:

- Protection measures to reduce the vulnerability of buildings to bushfire threats is primarily dealt with at the building application stage. They are implemented through the process of applying the Building Code of Australia (Volumes 1 and 2 of the national Construction Code) in accordance with WA building legislation and the application of construction requirements based on a building's level of exposure - determined as a Bushfire Attack Level (BAL) rating); or
- Protection measures to reduce the threat levels of consequential fire (ignited by bushfire and involving combustible materials surrounding and within buildings) and measures to reduce the exposure and vulnerability of elements at risk exposed to consequential fire, are not specifically considered.

The package of required bushfire protection measures established by the Guidelines includes:

- The requirements of the bushfire protection criteria which consist of:
 - Element 1: Location (addresses threat levels).
 - Element 2: Siting and Design of Development (addresses exposure levels of buildings).
 - Element 3: Vehicular Access (addresses exposure and vulnerability levels of persons).
 - Element 4: Water (addresses vulnerability levels of buildings).
 - Element 5: Vulnerable Tourism Land Uses (addresses exposure and vulnerability as per Elements 1-4 but in use specific ways and with additional considerations of persons exposure and vulnerability).
- The requirement to develop **Bushfire Emergency Plans / Information for 'vulnerable' land uses** for persons to prepare, respond and recover from a bushfire event (this addresses vulnerability levels).
- The requirement to assess bushfire risk and incorporate relevant protection measures into the site **emergency plans for 'high risk' land uses** (this addresses threat, exposure and vulnerability levels).

Compliance of the Proposed Development or Use with SPP 3.7 Requirements

The BMP assesses the capacity of the proposed development or use to implement and maintain the required '**acceptable**' solutions and any additionally recommended bushfire protection measures - or its capacity to satisfy the policy intent through the justified application of additional bushfire protection measures as supportable 'alternative' solutions.

THE PROPOSED DEVELOPMENT/USE – BUSHFIRE PLANNING COMPLIANCE SUMMARY		
Environmental Considerations		Assessment Outcome
Will land with identified environmental, biodiversity and conservation values limit the full application of the required bushfire protection measures?		No
Will land with identified environmental, biodiversity and conservation values need to be managed in the implementation and maintenance of the bushfire protection measures - but not limit their application?		No
Required Bushfire Protection Measures The Acceptable Solutions of the Bushfire Protection Criteria (Guidelines)		Assessment Outcome
Element	The Acceptable Solutions	
1: Location	A1 Location	Fully Compliant
	A1.1 Development location	Fully Compliant
2: Siting and Design of Development	A2 Siting and Design of Development	Fully Compliant
	A2.1 Asset Protection Zone (APZ)	Fully Compliant
3: Vehicular Access	A3 Vehicular Access	Fully Compliant
	A3.1 Public roads	Fully Compliant
	A3.2a Multiple access routes	Fully Compliant
	A3.2b Emergency access way	N/A
	A3.3 Through-roads	N/A
	A3.4a Perimeter roads	N/A
	A3.4b Fire service access route	N/A
	A3.5 Battle-axe legs	N/A
	A3.6 Private driveways	Fully Compliant
4: Water	A4 Water	Fully Compliant
	A4.1 Identification of future water supply	N/A
	A4.2 Provision of water for firefighting purposes	Fully Compliant
Other Documents Establishing Bushfire Protection Measure Variations or Additions		Assessment Outcome
A 'Planning Approval' or a 'Notice of Determination' which contains 'Conditions' to be met.		N/A

A DPLH/WAPC 'Position Statement'	N/A
Bushfire Management Plan Guidance for the Dampier Peninsula (DPLH 2021 Rev B)	N/A
<p>Other 'Bushfire Planning' Documents to Be Produced</p> <p>This necessity for additional documents is determined by the proposed development/use type and the requirements established by SPP 3.7 and the associated Guidelines (as amended).</p> <p>They may be produced concurrently or subsequent to the BMP. Relevant actions will be identified within Section 6 'Responsibilities for Implementation of Bushfire Protection Measures.</p>	Required
Bushfire Emergency Plan: An operational document presenting prevent, prepare, respond and recover procedures and associated actions. As necessary, supporting information to justify determinations is included.	Yes
Summary Statement: The Childcare centre and Hall have been identified as vulnerable land uses and therefore require an evacuation plan for the event of a bushfire. As both developments will be supervised, a plan can be implemented by the person in charge.	
Bushfire Emergency Information (Poster): As a concise response information poster for certain vulnerable land uses.	Yes
Summary Statement: The Childcare centre and Hall have been identified as vulnerable land uses and therefore require an evacuation poster for the event of a bushfire.	
Bushfire Emergency Information (Content): As content for inclusion into the Site's Emergency Plan for certain high risk land uses:	No
Summary Statement: N/A	

1 PROPOSAL DETAILS AND THE BUSHFIRE MANAGEMENT PLAN

1.1 The Proposed Development/Use Details, Plans and Maps

The Proposal's Planning Stage For which certain bushfire planning documents are required to accompany the planning application.		Development Application	
The Subject Land/Site		Lot 20 (7) Hardey road, Glen Forrest	
Total Area of Subject Lot/Site		5900 m ²	
Number of Additional Lots Created		N/A	
Primary Proposed Construction	Type(s)	New Building(s)	New Building(s)
	NCC Classification	Class 6 (building for sale of retail goods or supply of services)	Class 9b (assembly buildings)
The 'Specific' Land Use Type for Bushfire Planning When applicable, this classification establishes a requirement to conduct assessments and develop documents that are additional to this Bushfire Management Plan.		Vulnerable Land Use	
Factors Determining the 'Specific' Land Use Type		The proposed use and its dedicated facility is designed to accommodate occupants with reduced physical or mental ability and are likely to present evacuation challenges. Occupants include the elderly, children (<18 yrs) and/or the sick and injured. The proposal would benefit from a Bushfire Emergency Plan to manage the safety of occupants in a bushfire event.	
Description of the Proposed Development/Use			
The developable area will include the construction of a shop, a hall/place of worship and a childcare centre.			

SHOP:

AREA DESIGNATED = 2050 m²
AREA SHOP = 313 m²

CAR PARKING CALCULATION:

○ 1 SPACE x 15 m² GLA IN LOCAL CENTRE
PARKING BAYS FOR SHOP = 21 BAYS (MINIMUM) + 1 ACCESSIBLE BAY MINIMUM

HALL:

AREA DESIGNATED = 1500 m²
AREA HALL = 175 m²

CAR PARKING CALCULATION:

○ 1 SPACE PER 4 PERSONS CAPABLE OF BEING ACCOMMODATED
PARKING BAYS FOR HALL = 13 BAYS(MINIMUM) + 1 ACCESSIBLE BAY MINIMUM

CHILD CARE:

AREA DESIGNATED = 2350 m²
AREA CHILD CARE = 394 m²

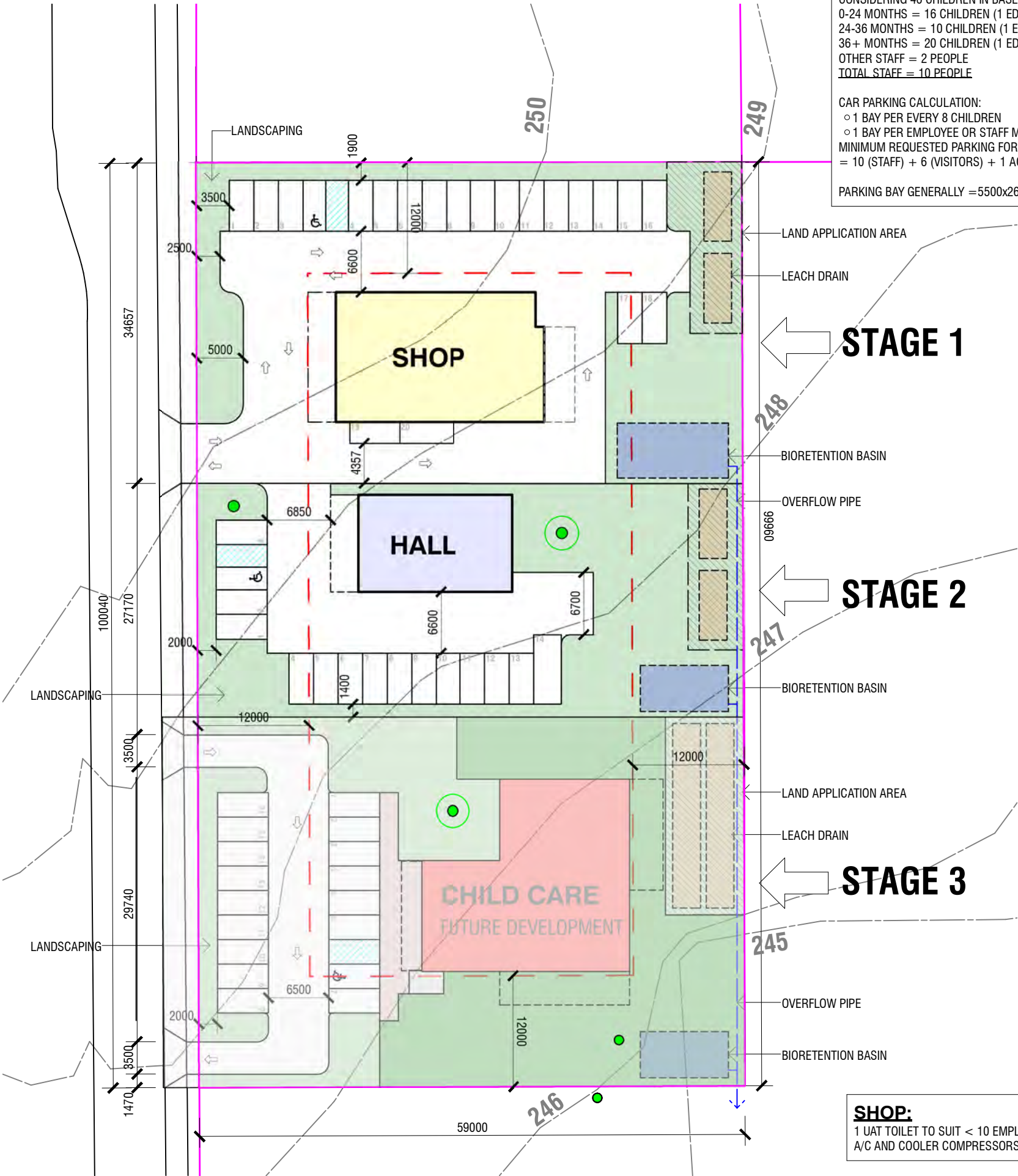
CONSIDERING 46 CHILDREN IN BASE OF THE AREA:

0-24 MONTHS = 16 CHILDREN (1 EDUCATOR PER 4 CHILDREN = 4 EDUCATORS)
24-36 MONTHS = 10 CHILDREN (1 EDUCATOR PER 5 CHILDREN = 2 EDUCATORS)
36+ MONTHS = 20 CHILDREN (1 EDUCATOR PER 10 CHILDREN = 2 EDUCATORS)
OTHER STAFF = 2 PEOPLE
TOTAL STAFF = 10 PEOPLE

CAR PARKING CALCULATION:

○ 1 BAY PER EVERY 8 CHILDREN
○ 1 BAY PER EMPLOYEE OR STAFF MEMBER
MINIMUM REQUESTED PARKING FOR CHILD CARE BUILDING =
= 10 (STAFF) + 6 (VISITORS) + 1 ACC BAY = 16 BAYS + 1 ACCESSIBLE BAY MINIMUM

PARKING BAY GENERALLY =5500x2600 mm



STAGE 1

STAGE 2

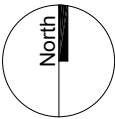
STAGE 3

SHOP:

1 UAT TOILET TO SUIT < 10 EMPLOYEES
A/C AND COOLER COMPRESSORS TO BE LOCATED AT EAST ELEVATION-ROOF MOUNTED

- POTENTIAL BLACK COCKATOO HABITAT TREE WITH HOLLOW
- POTENTIAL BLACK COCKATOO HABITAT TREE

LOCATION PLAN
SCALE 1:500



STAGE	REV.	DESCRIPTION	DATE
CP		CONCEPT LOCATION PLAN	06/10/23
	1	SHOP AREA MODIFICATIONS & 2 CAR BAYS ADDED	12/10/23
	2	LOCATION PLAN OPTION B ADDED	16/10/23
	3	LOCATION PLAN OPT C & D	26/10/23
	4	SWEPT PATH ADDED TO SHOP PLAN FOR TRANSPORT DESIGN	08/11/23
	5	STAGED NOTATIONS ADDED	09/11/23
	6	FINAL NOTATION ADDED	24/11/23

All dimensions on plan, new & existing, are nominal and to be checked on site prior to commencement of work or placing of orders. Any discrepancies on drawings to be reported to Designer immediately. Designer accepts no responsibility for expenses or costs incurred due to failure to comply with items above. All work to comply with BCA, Australian Standards and Local Government Authorities and to good building practice. Use figured dimensions in preference to scaled dimensions. All materials, fixtures, fittings and building components to be supplied and installed in accordance with manufacturer's specifications & details. All work to be carried out by qualified building tradesmen and under the supervision of a qualified Building Supervisor.



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t/f Morris Family Trust|abn 70 356 286 124

MUNDARING GOSPEL TRUST
7 HARDEY ROAD,
GLEN FORREST
LOCATION PLAN

PROJECT No 10650923

DESIGNED	CHECKED	DWG N°	REV
DS	DS		
SHEET SIZE	DATE	A 1.0	6
A3	24/11/2023		

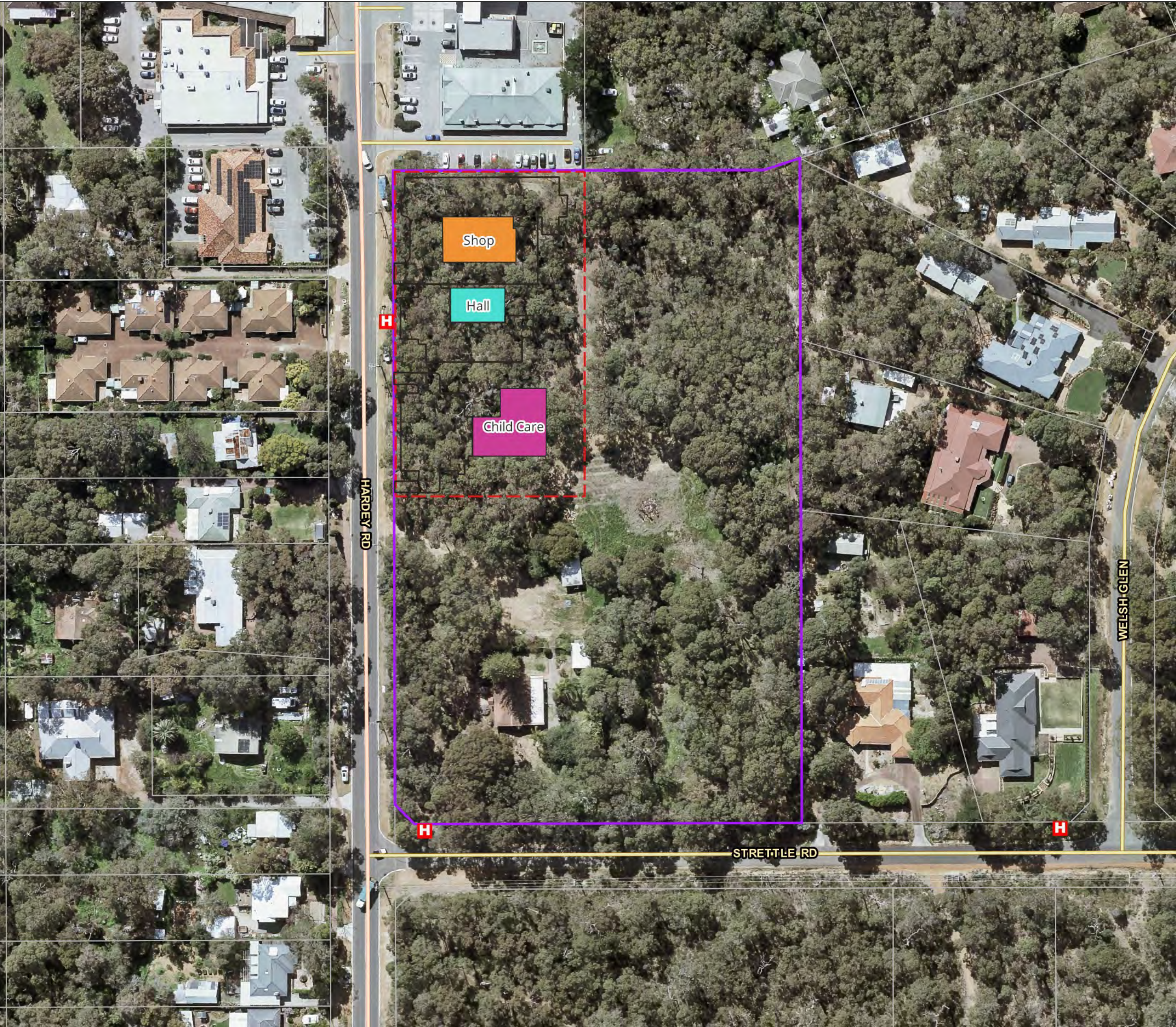


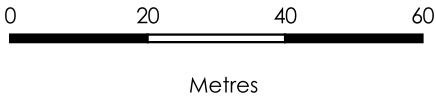
Figure 1.2

Development Map

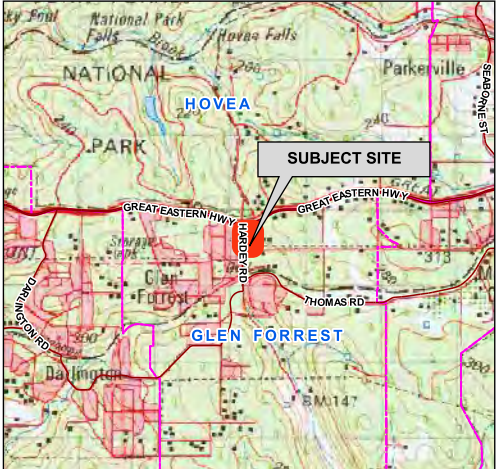
Lot 20 on Diagram 024490, Area :2.5116 ha
7 Hardey Road
GLEN FORREST
SHIRE OF MUNDARING

----- LEGEND -----

- Subject Site
- Cadastral
- Hydrants
- Buildings**
 - Child Care
 - Hall
 - Parking and Access
 - Shop



----- LOCALITY -----



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Joy 15-02-2024
SCALE (A3): 1 : 1100

BUSHFIRE PRONE PLANNING

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted.

Figure 1.3

Location Map

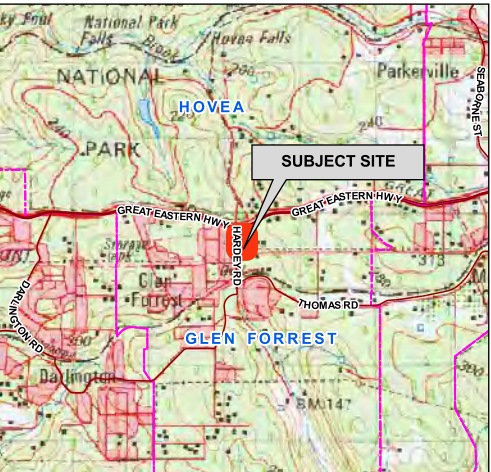
Lot 20 on Diagram 024490, Area :2.5116 ha
7 Hardey Road
GLEN FORREST
SHIRE OF MUNDARING

----- LEGEND -----

- Subject Site
- Localities
- DFES Stations
 - Bush Fire Brigade
- DBCALegislated Lands and Waters
 - Crown Freehold - Dept Managed
 - Reserves
 - Clearing Regulations
- DBCALands of Interest
 - Crown Freehold - Dept Interest
 - Crown Reserve - Dept Interest

0 100 200 300 400
Metres

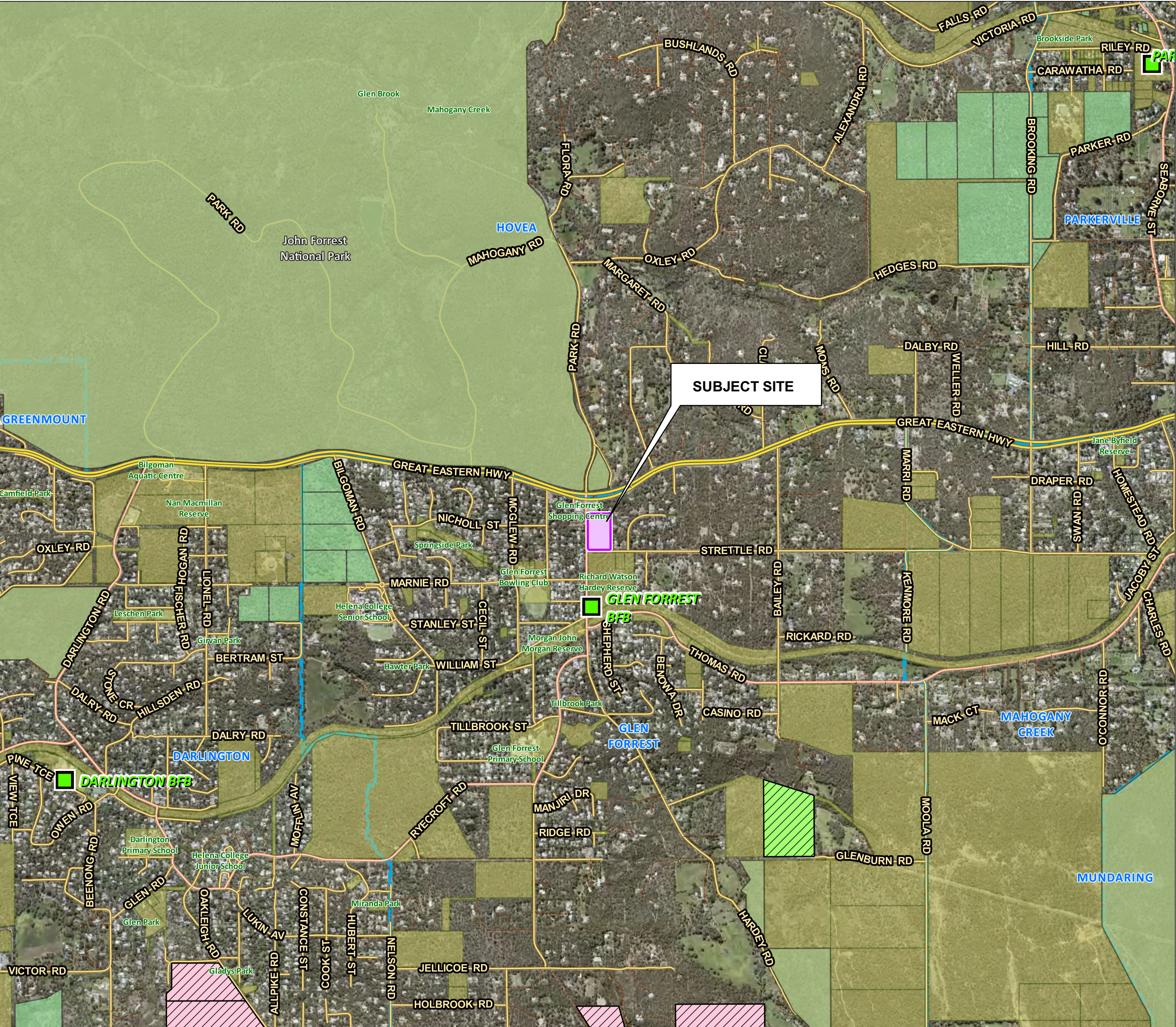
----- LOCALITY -----



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Joy 16-02-2024
SCALE (A3): 1 : 20000



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WHERE SPP 3.7 AND THE GUIDELINES ARE TO APPLY – DESIGNATED BUSHFIRE PRONE AREAS

All higher order strategic planning documents, strategic planning proposals, subdivisions and development applications located in designated bushfire prone areas need to address SPP 3.7 and its supporting Guidelines. This also applies where an area is not yet designated as bushfire prone but is proposed to be developed in a way that introduces a bushfire hazard.

For development applications where only part of a lot is designated as bushfire prone and the proposed development footprint is wholly outside of the designated area, the development application will not need to address SPP 3.7 or the Guidelines. (Guidelines DPLH 2021 v1.4, s1.2).

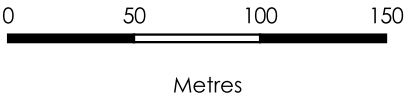
For subdivision applications, if all the proposed lots have a BAL-LOW indicated, a BMP is not required. (Guidelines DPLH 2021 v1.4, s5.3.1).

Figure 1.4
Bushfire Prone Area

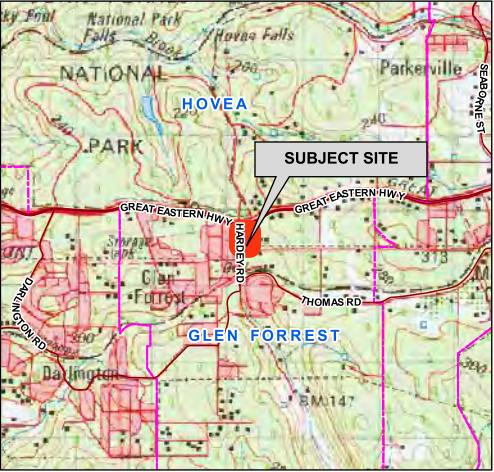
Lot 20 on Diagram 024490, Area :2.5116 ha
7 Hardey Road
GLEN FORREST
SHIRE OF MUNDARING

----- **LEGEND** -----

- Subject Site
- Cadastral
- Buildings**
- Child Care
- Hall
- Parking and Access
- Shop
- Bush Fire Prone Areas
- DFES Stations**
- Bush Fire Brigade



----- **LOCALITY** -----



AERIAL IMAGERY: Landgate/SLIP

**BUSHFIRE PRONE
PLANNING**

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Joy 15-02-2024
SCALE (A3): 1 : 3000

1.2 The Bushfire Management Plan (BMP)

1.2.1 Commissioning and Purpose

Landowner / proponent:	Greenmount Nominees
Bushfire Prone Planning commissioned to produce the BMP by:	Simon O'Hara (Statewest Planning)
Purpose of the BMP:	To assess the proposal's ability to meet all relevant requirements established by State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7), the associated 'Guidelines and any relevant Position Statements; and To satisfy the requirement for the provision of a Bushfire Management Plan to accompany the development application.
BMP to be submitted to:	Shire of Mundaring

1.2.1 Other Documents with Implications for Development of this BMP

This section identifies any known assessments, reports or plans that have been conducted and prepared previously, or are being prepared concurrently, and are relevant to the planned proposal for the subject. They potentially have implications for the assessment of bushfire threats and the identification and implementation of the protection measures that are established by this Bushfire Management Plan.

Table 1.4: Other relevant documents that may influence threat assessments and development of protection measures.

RELEVANT DOCUMENTS					
Document	Relevant	Currently Exists	To Be Developed	Copy Provided by Proponent / Developer	Title
Structure Plan	No	No	No	N/A	-
Bushfire Management Plan	Yes	Yes	No	N/A	22090 – 7 Hardey Road Glen Forrest (BMP) – Produced by BPP Feb 2024
Implications for this BMP: None					
Bushfire Emergency Plan or Information	Yes	Yes	No	N/A	220090 – 7 Hardey Road Glen Forrest Childcare Centre (BEP) – Produced by BPP Feb 2024 220090 – 7 Hardey Road Glen Forrest Hall (BEP) – Produced by BPP Feb 2024
Implications for this BMP: The BEP is mentioned in the responsibilities section of this report (Section 6).					
Bushfire Risk Assessment and Management Report	No	No	No	N/A	-
Environmental Asset or Vegetation Survey	No	No	No	N/A	-

Landscaping and Revegetation Plan	No	No	No	N/A	-
Land Management Agreement	No	No	No	N/A	-

2 BUSHFIRE PRONE VEGETATION – ENVIRONMENTAL & ASSESSMENT CONSIDERATIONS

2.1 Environmental Considerations – ‘Desktop’ Assessment

This ‘desktop’ assessment must not be considered as a replacement for a full Environmental Impact Assessment. It is a summary of potential environmental values at the subject site, inferred from information contained in listed datasets and/or reports, which are only current to the date of last modification.

These data sources must be considered indicative where the subject site has not previously received a site-specific environmental assessment by an appropriate professional.

Many bushfire prone areas also have high biodiversity values. Consideration of environmental priorities within the boundaries of the land being developed can avoid excessive or unnecessary modification or clearing of vegetation. Approval processes (and exemptions) apply at both Commonwealth and State levels.

Any ‘modification’ or ‘clearing’ of vegetation to reduce bushfire risk is considered ‘clearing’ under the *Environmental Protection Act 1986* (EP Act) and requires a clearing permit under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* (Clearing Regulations) – unless for an exempt purpose.

Clearing native vegetation is an offence, unless done under a clearing permit or the clearing is for an exempt purpose. Exemptions are contained in the EP Act or are prescribed in the Clearing Regulations (note: these do not apply in environmentally sensitive areas).

The *Department of Water and Environmental Regulation (DWER)* is responsible for issuing ‘clearing’ permits and the framework for the regulation of clearing. Approvals under other legislation, from other agencies, may also be required, dependent on the type of flora or fauna present.

Local Planning Policy or Local Biodiversity Strategy: Natural areas that are not protected by the above Act and Regulation (or any other National or State Acts) may be protected by a local planning policy or local biodiversity strategy. Permission from the local government will be required for any modification or removal of native vegetation in these Local Natural Areas (LNA’s). Refer to the relevant local government for detail.

For further Information refer to Guidelines v1.4, the Bushfire and Vegetation Factsheet - WAPC, Dec 2021 and <https://www.der.wa.gov.au/our-work/clearing-permits>



Figure 2.1

Environmental Considerations Map

Lot 20 on Diagram 024490, Area :2.5116 ha
7 Hardey Road
GLEN FORREST
SHIRE OF MUNDARING

----- **LEGEND** -----

Subject Site

DFES Stations

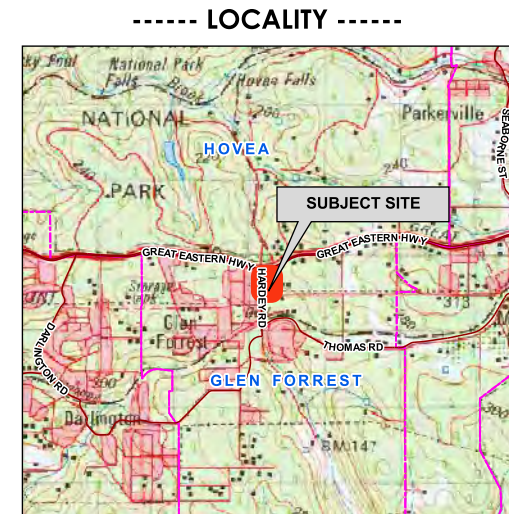
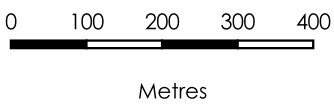
Bush Fire Brigade

DBCA Legislated Lands and Waters

Crown Freehold - Dept Managed

Reserves

Clearing Regulations



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Joy 16-02-2024
SCALE (A3): 1 : 10000

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted.

2.1.1 Declared Environmentally Sensitive Areas (ESA)

IDENTIFICATION OF RELEVANT ENVIRONMENTALLY SENSITIVE AREAS							
ESA Class	Relevant to Proposal	Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures	Relevant Dataset	Information Source(s) Applied to Identification of Relevant Vegetation			Further Action Required
				Dataset	Landowner or Developer	Environmental Asset or Vegetation Survey	
Wetlands and their 50m Buffer (Ramsar, conservation category and nationally important)	No	No	DBCA-010 and 011, 019, 040, 043, 044	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None
Bush Forever	No	No	DPLH-022, SPP 2.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None
Threatened and Priority Flora + 50m Continuous Buffer	Unlikely	Unlikely	DBCA-036	Restricted Scale of Data Available (security)	<input type="checkbox"/>	<input type="checkbox"/>	Data not obtained - confirm with relevant agency
Threatened Ecological Community	Unlikely	Unlikely	DBCA-038		<input type="checkbox"/>	<input type="checkbox"/>	Data not obtained - confirm with relevant agency
Heritage Areas National / World	No	No	Relevant register or mapping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None
Environmental Protection (Western Swamp Tortoise) Policy 2002	No	No	DWER-062	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None

DESCRIPTION OF THE IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS:

Further consultation with relevant authority is required regarding accurate accounts of threatened and priority flora as well as threatened ecological communities within the site as this data has restricted access.

2.1.2 Other Protected Vegetation on Public Land

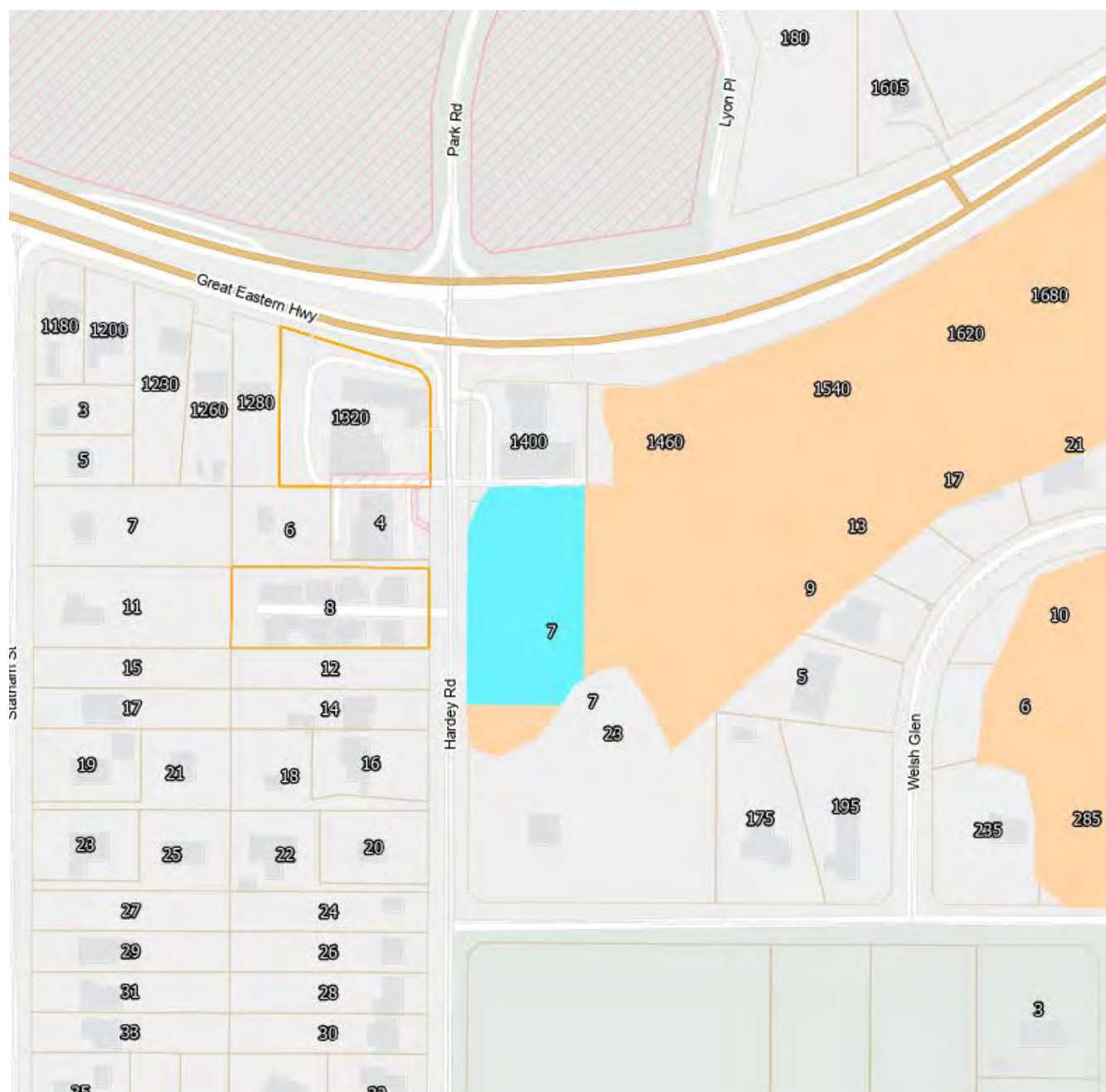
IDENTIFICATION OF PROTECTED VEGETATION ON PUBLIC LAND							
Land with Environmental, Biodiversity, Conservation and Social Values	Relevant to Proposal	Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures	Relevant Dataset	Information Source(s) Applied to Identification of Relevant Vegetation			Further Action Required
				Dataset	Landowner or Developer	Environmental Asset or Vegetation Survey	
Legislated Lands (tenure includes national park/reserve, conservation park, crown reserve and state forest)	Yes	No	DBCA-011	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None
Conservation Covenants	No	No	DPIRD-023	Only Available to Govt.	<input type="checkbox"/>	<input type="checkbox"/>	None
National World Heritage Areas	No	No	-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None
Designated Public Open Space	No	No	-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None

DESCRIPTION OF THE IDENTIFIED AREA(S) OF VEGETATION

As shown in Figure 2.1 of this document, there is a reserve and national park (John Forrest National Park) to the north and south of the development however, they will not impact the application of any bushfire protection measures outlined in this BMP.

2.1.3 Locally Significant Conservation Areas – Local Natural Areas (LNA)

SHIRE OF MUNDARING – LOCAL NATURAL AREAS			
<p>The Shire of Mundaring has a Local Biodiversity Strategy (2009) to protect or retain most of the Local Natural Areas (LNAs) currently found in the Shire. These are the natural areas that are not currently protected in the public conservation estate or included within state forests, water catchment areas or Bush Forever sites. Approval for modification or removal of native vegetation within these LNAs will need to be granted by the Shire.</p> <p>The Strategy assigns conservation protection categories to the LNAs based on several considerations. Refer to the Shire of Mundaring Local Biodiversity Strategy and Local Planning Strategy (2009) for details. Maps (downloadable and online) are located on the Shire's website.</p>			
LOCAL NATURAL AREA (LNA) PROTECTION CATEGORIES			
Categories have been assigned based on known ecological values, relative conservation priority (see below), other environmental attributes, Town Planning Zoning and other planning considerations.			
Map Legend		Category (Level)	
<div>Local Natural Area Protection Level</div> <div><div></div> Conservation</div> <div><div></div> Protection</div> <div><div></div> Retention</div> <div><div></div> Limited Protection / Already Committed by Zoning</div> <div>To Be Determined / Negotiated</div> <div><div></div> a) Land Reserved for Public Purposes and vested in an agency other than the Shire</div> <div><div></div> b) Proposed open space within the Parkerville and Stoneville Townsite Developments</div> <div><div></div> c) Residential zone: Special Environmental Features</div> <div><div></div> d) Special Purpose zones (other than Parkerville and Stoneville Townsite Developments)</div> <div><div></div> e) Local Reserve for Recreation (in TPS 4), Local Centre zone or Road Reserve</div>		Conservation – On Crown Land vested for a conservation purpose.	
		Protection – Conservation priority levels 1 & 2 on land near watercourses, on certain lot size and on certain zoned land.	
		Retention - Conservation priority level 3 on land near watercourses, on certain lot size and on certain zoned land.	
		Limited Protection – On land further from watercourses and already committed by zoning.	
		To be Determined / Negotiated (comprising 5 sub-categories). The intent is that over time this land, through the planning and land management processes and by negotiations, will be assigned to the other categories.	
LOCAL NATURAL AREA (LNA) CONSERVATION PRIORITIES			
Whilst all natural areas have numerous ecological values, it is often necessary to consider their value relative to other areas in the Shire for conservation purposes, or when making decisions on development proposals. The Strategy determines relative conservation significance using a variety of ecological values to assign each LNA a conservation priority.			
Map Legend	Priority	Intention	Relevant Conservation Assets
<div>Conservation Priority Priority</div> <div><div></div> 1</div> <div><div></div> 2</div> <div><div></div> 3</div>	1	To be conserved or protected and receive active management	Rare vegetation complexes / At risk vegetation complexes / LNA's within 20 m of a watercourse Regional linkage over special features / Regional linkage over habitat
	2	To be conserved or protected and receive active management	Habitat LNA's / Special features / LNA's within 20-50m of a watercourse / Regional linkages
	3	To be retained and where possible receive active management	Every other LNA



Legend: Refer to previous table Source: Copy of online maps (IntraMaps), Shire of Mundaring website.

2.1.4 Response of Proposed Development to Identified Environmental Limitations

Consideration of the implications that identified protected areas of vegetation (i.e., those with environmental and subject to conservation) have for the proposed development.

PROPOSED DEVELOPMENT RESPONSE TO IDENTIFIED 'PROTECTED' VEGETATION	
The existence of 'protected' areas of vegetation has implications for the ability of the proposed development to reduce potential bushfire impact through modification or removal of vegetation.	No
Application of Design and/or Construction Responses to Limit Vegetation Modification or Removal	
Modify the development location to reduce exposure by increasing separation distance.	No
Redesign development, structure plan or subdivision.	No
Reduction of lot yield where this can increase available separation distances.	No
Cluster development to limit modification or removal of vegetation.	No
Construct building(s) to the requirements corresponding to higher BAL ratings to reduce required separation distances.	No

2.2 Bushfire Assessment Considerations

2.2.1 Planned Onsite Vegetation Landscaping

Identification of areas of the subject site planned to be landscaped, creating the potential for increased or decreased bushfire hazard for proposed development.

PLANNED LANDSCAPING	
Relevant to Proposal:	No

2.2.2 Planned / Potential Offsite Rehabilitation or Re-Vegetation

Identification of areas of land adjacent to the subject site on which re-vegetation (as distinct from natural re-generation) will or may occur and is likely to present a greater bushfire hazard for proposed development.

POTENTIAL RE-VEGETATION PROGRAMS		
Land with Environmental, Biodiversity, Conservation and Social Values	Relevant to Proposal	Description
Riparian Zones / Foreshore Areas	No	N/A
Wetland Buffers	No	
Legislated Lands	No	
Public Open Space	No	
Road Verges	No	
Other	No	

2.2.3 Identified Requirement to Manage, Modify or Remove Onsite or Offsite Vegetation

Identification of native vegetation subject to management, modification or removal.

REQUIREMENT TO MANAGE, MODIFY OR REMOVE NATIVE VEGETATION	
Has a requirement been identified to manage, modify or remove <u>onsite</u> native vegetation to establish the required bushfire protection measures on the subject site?	Yes
Vegetation removal is required within the site as shown in Figure 3.1 'Classified Vegetation and Topography Map (Existing)' and Figure 3.1.1 'Classified Vegetation and Topography Map (Post Development)' of this document.	
Is approval, from relevant state government agencies and/or the local government, to modify or remove <u>onsite</u> native vegetation required? (Note: if 'Yes' evidence of its existence should be provided in this BMP).	Yes
The management and removal of vegetation is outlined in Figure 3.1 'Classified Vegetation and Topography Map (Existing)', Figure 3.1.1 'Classified Vegetation and Topography Map (Post Development)' and Appendix A of this document. All removal and management of native vegetation required prior approval from the relevant agencies.	
Has a requirement been identified to manage, modify or remove <u>offsite</u> native vegetation to establish the required bushfire protection measures on the subject site?	No

<p>Is written approval required, from relevant state government agencies and/or the local government, that permits the landowner, or another identified party, to modify or remove <u>offsite</u> bushfire prone vegetation and/or conduct other works, to establish an identified bushfire protection measure(s)?</p> <p>If 'Yes', appropriate evidence of the approval or how it is to be established, shall be provided in this BMP as an addendum.</p>	No
<p>Is a written management agreement required that states the obligation of the landowner, or another responsible party, to manage defined areas of <u>offsite</u> bushfire prone vegetation, in perpetuity, to ensure the conditions of no fire fuels and/or low threat vegetation and/or vegetation managed in a minimal fuel condition, continue to be met?</p> <p>If 'Yes', appropriate evidence of the agreement or how it is to be established, shall be provided in this BMP as an addendum.</p>	No

2.2.4 Variations to Assessed Areas of Classified Vegetation to be Applied

FOR THE PROPOSED DEVELOPMENT SITUATIONS TO BE ACCOUNTED FOR IN ASSESSING THE POTENTIAL BUSHFIRE IMPACT (BAL)	
Area(s) of land will be subject to future vegetation rehabilitation or re-vegetation that will require a change to a higher threat classification of vegetation on that land. (Note: this is not regeneration to the mature natural state which is accounted for in the 'existing state' assessment in accordance with AS 3959:2018).	No
Modification of existing area(s) of classified vegetation due to the implementation of the proposed development and/or prior to the site's occupancy or use. This modification will require a change to a lower threat classification (or exclusion from classification) for that area of vegetation.	Yes
Refer to Figure 3.1.1 'Post Development Classified Vegetation' and Appendix A1.2 for justification details supporting the change.	
Removal of much of the existing area(s) of classified vegetation due to the implementation of the proposed development and/or prior to the site's occupancy or use. This modification will require an exclusion from classification for that area of vegetation.	Yes
<p>The retention of selected potential habitat trees and retention of other vegetation where practicable in landscape areas.</p> <p>Refer to Figure 1.1 'Proposed Development Site Plan' and Figure 3.1.1 'Post Development Classified Vegetation'</p>	

3 BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT

BUSHFIRE ATTACK LEVELS (BAL) - UNDERSTANDING THE RESULTS

The potential transfer (flux/flow) of radiant heat from the bushfire to a receiving object is measured in kW/m². The AS 3959:2018 BAL determination methodology establishes the ranges of radiant heat flux that correspond to each bushfire attack level. These are identified as BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ.

The bushfire performance requirements for certain classes of buildings are established by the Building Code of Australia (Vol. 1 & 2 of the NCC). The BAL will establish the bushfire resistant construction requirements that are to apply in accordance with AS 3959:2018 - *Construction of buildings in bushfire prone areas* and the NASH Standard – *Steel framed construction in bushfire areas (NS 300 2021)*, whose solutions are deemed to satisfy the NCC bushfire performance requirements.

DETERMINED BAL RATINGS

A BAL Certificate can be issued for a determined BAL. A BAL can only be classed as 'determined' for an existing or future building/structure when:

1. It's final design and position on the lot are known and the stated separation distance from classified bushfire prone vegetation exists and can justifiably be expected to remain in perpetuity; or
2. It will always remain subject to the same BAL regardless of its design or position on the lot after accounting for any regulatory or enforceable building setbacks from lot boundaries as relevant and necessary (e.g., R-codes, restrictive covenants, defined building envelopes) or the retention of any existing classified vegetation either onsite or offsite.

If the BMP derives determined BAL(s), the BAL Certificate(s) required for submission with building applications can be provided, using the BMP as the assessment evidence.

INDICATIVE BAL RATINGS

A BAL Certificate cannot be issued for an indicative BAL. A BAL will be classed as 'indicative' for an existing or future building/structure when the required conditions to derive a determined BAL are not met.

This class of BAL rating indicates what BAL(s) could be achieved and the conditions that need to be met are stated.

Converting the indicative BAL into a determined BAL is conditional upon the currently unconfirmed variable(s) being confirmed by a subsequent assessment and evidential documentation. These variables will include the future building(s) location(s) being established (or changed) and/or classified vegetation being modified or removed to establish the necessary vegetation separation distance. This may also be dependent on receiving approval from the relevant authority for that modification/removal.

BAL RATING APPLICATION – PLANNING APPROVAL VERSUS BUILDING APPROVAL

1. Planning Approval: SPP.3.7 establishes that where BAL- LOW to BAL-29 will apply to relevant future construction (or existing structures for proposed uses), the proposed development may be considered for approval (dependent on the other requirements of the relevant policy measures being met). That is, BAL40 or BAL-FZ are not acceptable on planning grounds (except for certain limited exceptions).

Because planning is looking forward at what can be achieved, as well as looking at what may currently exist, both determined and indicative BAL ratings are acceptable assessment outcomes on which planning decisions can be made (including conditional approvals).

2. Building Approval: The Building Code of Australia (Vol. 1 & 2 of the NCC) establishes that relevant buildings in bushfire prone areas must be constructed to the bushfire resistant requirements corresponding to the BAL rating that is to apply to that building. Consequently, a determined BAL rating and the BAL Certificate is required for a building permit to be issued - an indicative BAL rating is not acceptable.

3.1 BAL Assessment Summary (Contour Map Format)

INTERPRETATION OF THE BAL CONTOUR MAP

The BAL contour map is a diagrammatic representation of the results of the bushfire attack level assessment.

The map presents different coloured contours extending out from the areas of classified vegetation. Each contour represents a set range of radiant heat flux that potentially will transfer to an exposed element (building, person or other defined element), when it is located within that contour.

Each of the set ranges of radiant heat flux corresponds to a different BAL rating as defined by the AS 3959:2018 BAL determination methodology.

The width of each shaded BAL contour will vary dependant on both the BAL rating and the relevant parameters (calculation inputs) for the subject site. Their width represents the minimum and maximum vegetation separation distances that correspond to each BAL rating (refer to the relevant table below for these distances).

The areas of classified vegetation to be considered in developing the BAL contours, are those that will remain at the intended end state of the subject development once earthworks, clearing and/or landscaping and re-vegetation have been completed. Variations to this statement that may apply include:

- Both pre and post development BAL contour maps are produced; and/or
- Each stage of a development is assessed independently.

3.1.1 BAL Determination Methodology and Location of Data and Results

LOCATION OF DATA & RESULTS					
BAL Determination Methodology		Location of the Site Assessment Data			Location of the Results
AS 3959:2018	Applied to Assessment	Classified Vegetation and Topography Map(s)	Calculation Input Variables		Assessed Bushfire Attack Levels and/or Radiant Heat Levels
			Summary Data	Detailed Data with Explanatory and Supporting Information	
Method 1 (Simplified)	Yes	Figure 3.1	Table 3.2	Appendix A1	Table 3.1 Table 3.3 / BAL Contour Map

3.1.2 BAL Ratings Derived from the Contour Map

Table 3.1: Indicative and determined BAL(s) for existing and/or proposed building works.

BUSHFIRE ATTACK LEVEL FOR EXISTING/PLANNED BUILDINGS/STRUCTURE ¹		
Building/Structure Description	Indicative BAL ²	Determined BAL ²
Shop	BAL-29	N/A
Hall	BAL-29	N/A
Childcare centre	BAL-29	N/A
¹ The assessment data used to derive the BAL ratings is sourced from Table 3.1 and Figure 3.2 'BAL Contour Map'. ² Refer to the start of Section 3 for an explanation of indicative versus determined BAL ratings.		

3.1.3 Site Assessment Data Applied to Construction of the BAL Contour Map(s)

RELEVANT CLASSIFIED VEGETATION	
Identification of Classified Vegetation that is Relevant to the Production of the BAL Contour Map(s)	Relevant Vegetation Map
The relevant vegetation will be all areas of classified vegetation that exist at the time of the site assessment – both within the subject site (onsite) and external to the subject site (offsite).	Figure No.3.1
The relevant vegetation for the post-development BAL contour map will be any area of classified vegetation - both within the subject site (onsite) and external to the subject site (offsite) - that will remain at the intended end state of the subject development once earthworks, any clearing and/or landscaping and re-vegetation have been completed.	Figure No.3.1.1
Supporting Assessment Details: The BAL Contour map is based on vegetation classifications post development and vegetation management.	

Table 3.2: The calculation inputs applied to determining the site specific separation distances corresponding to levels of potential radiant heat transfer (including BAL's).

SUMMARY OF CALCULATION INPUT VARIABLES APPLIED TO THE DETERMINATION OF SEPARATION DISTANCES CORRESPONDING TO RADIANT HEAT LEVELS ¹													
Applied BAL Determination Method			METHOD 1 - SIMPLIFIED PROCEDURE (AS 3959:2018 CLAUSE 2.2)										
The Calculation Variables Corresponding to the BAL Determination Method Applied													
Methods 1 and 2			Method 1		Method 2								
Vegetation Classification			FDI	Effective Slope		Site Slope	FFDI or GFDI	Flame Temp.	Elevation of Receiver	Flame Width	Fireline Intensity	Flame Length	Modified View Factor
				Applied Range	Determined								
Area	Class				degree range	degrees	degrees		K	metres	metres	kW/m	metres	% Reduction
1	(A) Forest		80	Upslope or flat 0	flat 0	-	-	-	-	-	-	-	-
2	(A) Forest			Downslope >0-5	d/slope 2.4	-	-	-	-	-	-	-	-
3	(B) Woodland			Downslope >0-5	d/slope 2.4	-	-	-	-	-	-	-	-
4	(G) Grassland			Upslope or flat 0	flat 0	-	-	-	-	-	-	-	-
5	(G) Grassland			Downslope >0-5	d/slope 2.4	-	-	-	-	-	-	-	-
6	Excluded cl 2.2.3.2(e & f)			N/A	-	-	-	-	-	-	-	-	-
¹ All data and information supporting the determination of the classifications and values stated in this table and any associated justification, is presented in Appendix A. Where the values are stated as ‘default’ these are either the values stated in AS 3959:2018, Table B1 or the values calculated as intermediate or final outputs through application of the equations of the AS 3959:2018 BAL determination methodology. They are not values derived by the assessor.													

Table 3.3: Vegetation separation distances corresponding to the radiant heat levels illustrated as BAL contours in Figure 3.2.

THE CALCULATED VEGETATION SEPARATION DISTANCES (METRES) CORRESPONDING TO THE STATED LEVEL OF RADIANT HEAT FLUX ¹									
Vegetation Classification		Bushfire Attack Levels						Specific Values	
		BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5	BAL-LOW		
		Maximum Radiant Heat Flux							
Area	Class	>40 kW/m²	40 kW/m²	29 kW/m²	19 kW/m²	12.5 kW/m²	N/A ²	10 kW/m²	2 kW/m²
1	(A) Forest	<16	16-<21	21-<31	31-<42	42-<100	>100	-	-
2	(A) Forest	<20	20-<27	27-<37	37-<50	50-<100	>100	-	-
3	(B) Woodland	<13	13-<17	17-<25	25-<35	35-<100	>100	-	-
4	(G) Grassland	<6	6-<8	8-<12	12-<17	17-<50	>50	-	-
5	(G) Grassland	<7	7-<9	9-<14	14-<20	20-<50	>50	-	-
6	Excluded cl 2.2.3.2(e & f)	-	-	-	-	-	-	-	-

¹ All calculation input variables are presented in Table 3.2. A copy of the radiant heat calculator output for each area of classified vegetation is presented in Appendix A3.

² The BAL-LOW rating is not defined by the level of radiant heat flux. It applies when the vegetation separation distance is 100m or 50m for the Grassland vegetation classification.

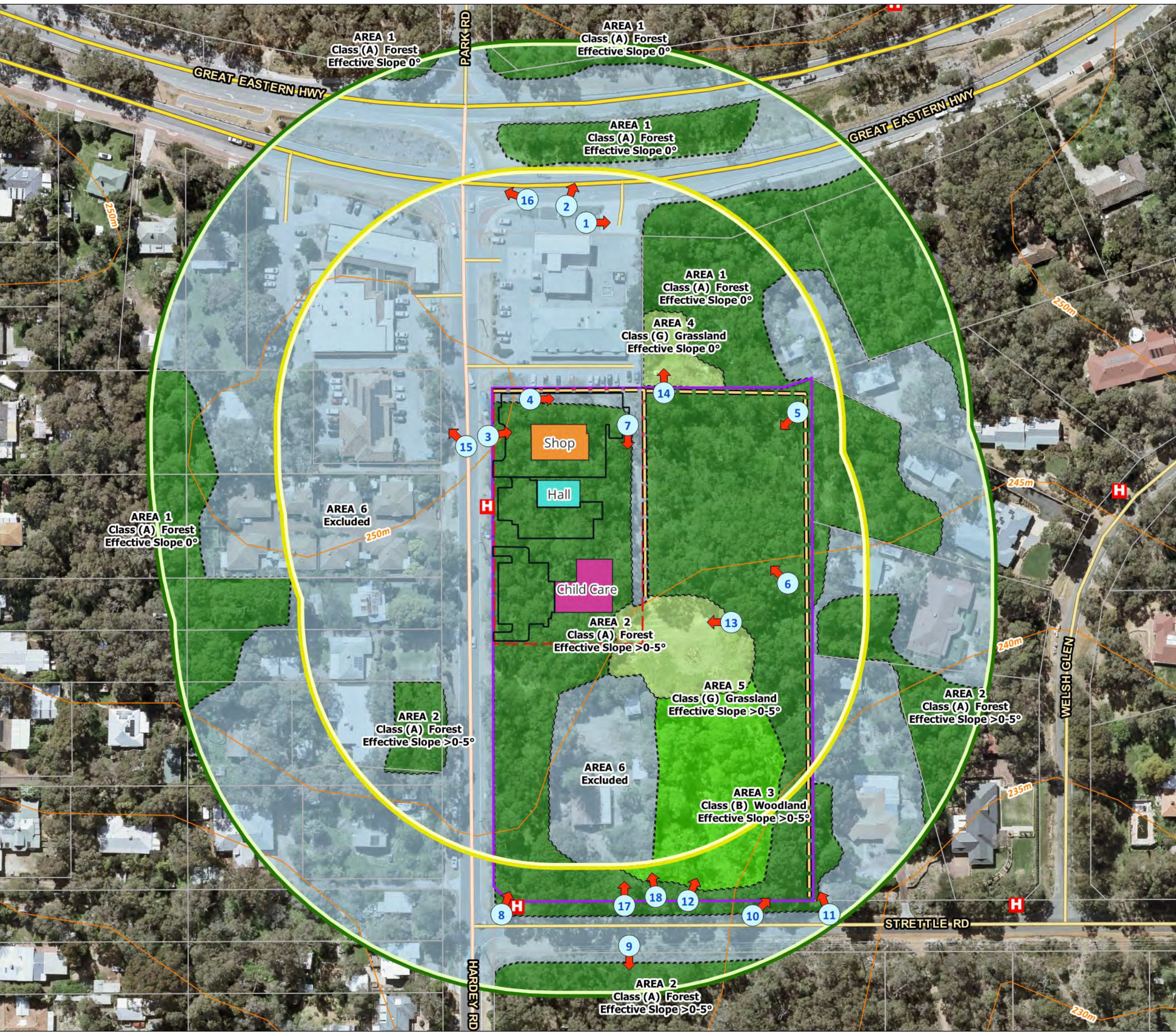


Figure 3.1
Classified Vegetation & Topography (Existing)
Lot 20 on Diagram 024490, Area :2.5116 ha
7 Hardey Road
GLEN FORREST
SHIRE OF MUNDARING

----- **LEGEND** -----

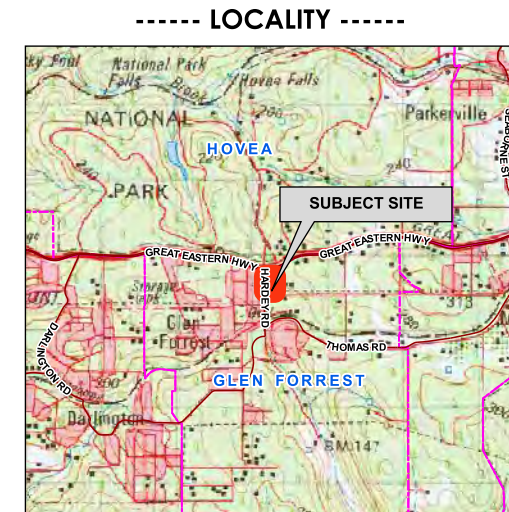
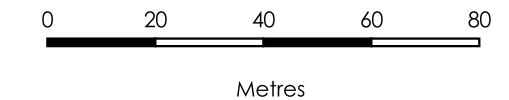
- Subject Site
- Cadastral
- Photo and Direction
- Hydrants
- Vegetation Distance (m)
- 150m Assessment Area
- 100m Assessment Area
- Firebreaks

Buildings

- Child Care
- Hall
- Parking and Access
- Shop

Classified Vegetation

- Class A - Forest
- Class B - Woodland
- Class G - Grassland
- Exclusion 2.2.3.2

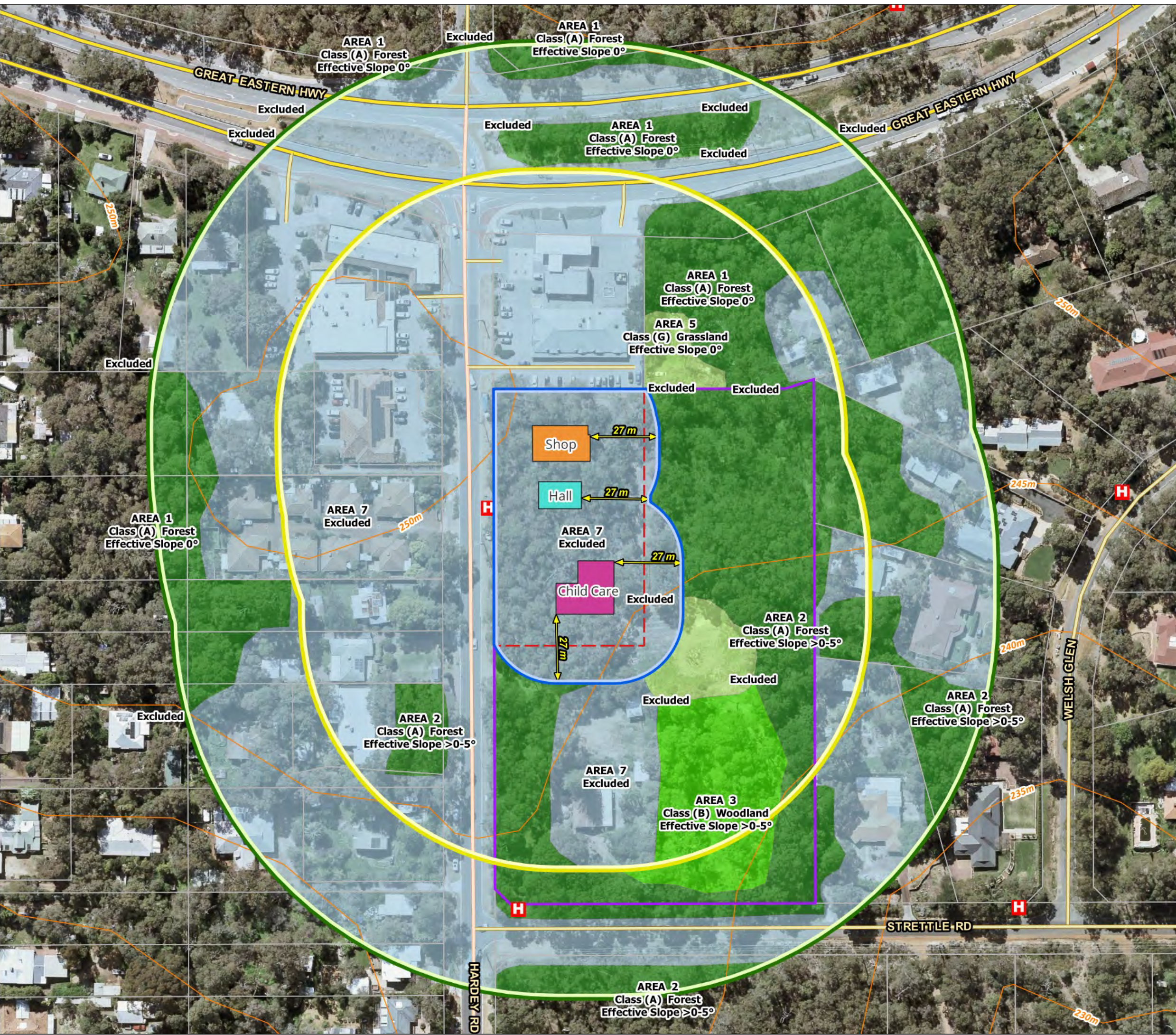
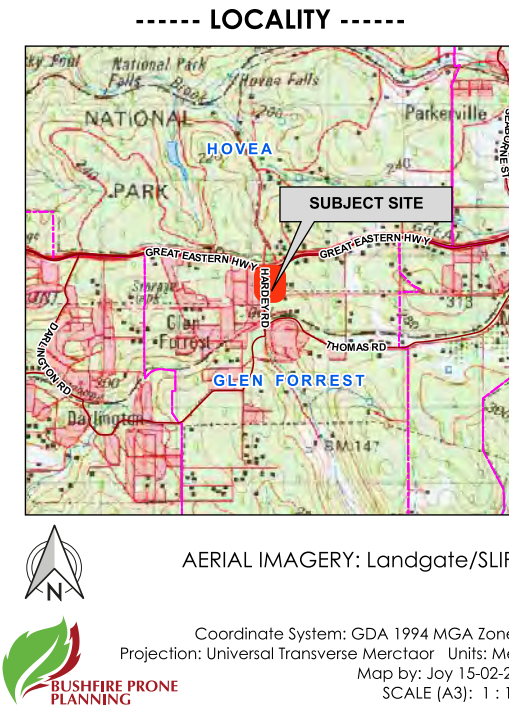
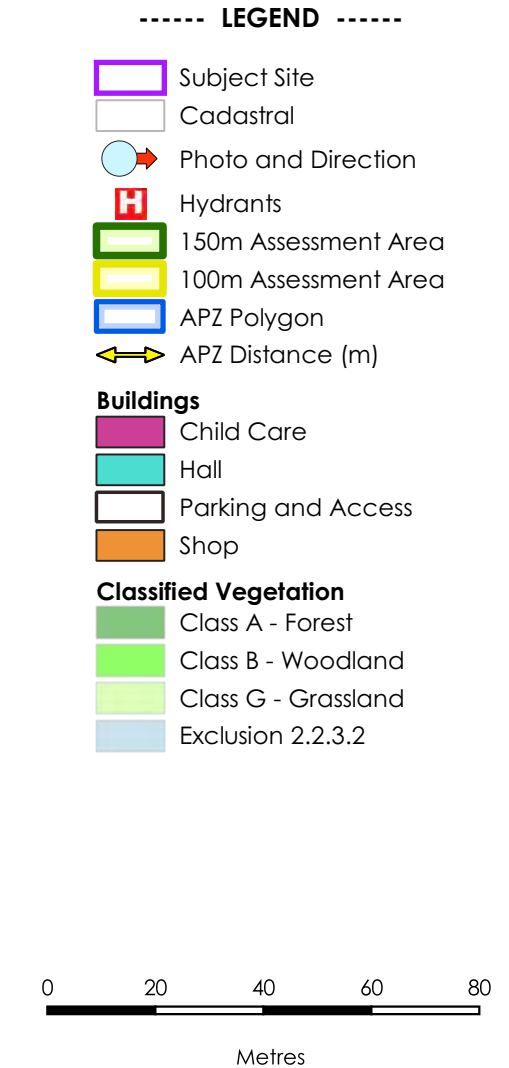


AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Joy 16-02-2024
SCALE (A3): 1 : 1400

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted.

Figure 3.1.1
Classified Vegetation & Topography (Post Dev)
Lot 20 on Diagram 024490, Area :2.5116 ha
7 Hardey Road
GLEN FORREST
SHIRE OF MUNDARING






Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted.





Figure 3.2
BAL Contour Map

Lot 20 on Diagram 024490, Area :2.5116 ha
7 Hardey Road
GLEN FORREST
SHIRE OF MUNDARING







----- **LEGEND** -----

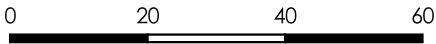
-  Subject Site
-  Cadastral
-  100m Assessment Area

Buildings

-  Child Care
-  Hall
-  Parking and Access
-  Shop

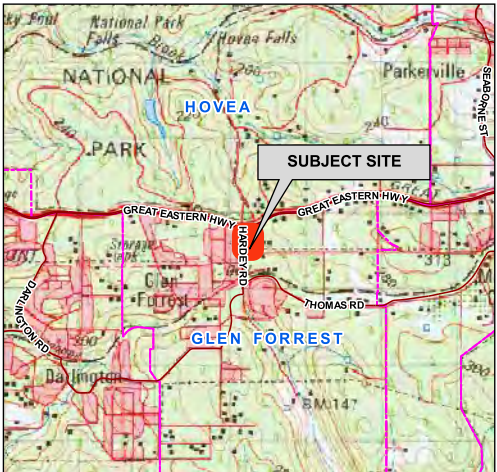
Bushfire Attack Levels

-  BAL-FZ
-  BAL-40
-  BAL-29
-  BAL-19
-  BAL-12.5
-  BAL-LOW



Metres

----- **LOCALITY** -----



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Joy 15-02-2024
SCALE (A3): 1 : 1100

4 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

The Guidelines for Planning in Bushfire Prone Areas (WAPC 2021 v1.4), Appendix 5, establish that the application of this section of the BMP is intended to support strategic planning proposals. At the strategic planning stage there will typically be insufficient proposed development detail to enable all required assessments, including the assessment against the bushfire protection criteria.

Strategic Planning Proposals

For strategic planning proposals this section of the BMP will identify:

- Issues associated with the level of the threats presented by any identified bushfire hazard;
- Issues associated with the ability to implement sufficient and effective bushfire protection measures to reduce the exposure and vulnerability levels (of elements exposed to the hazard threats), to a tolerable or acceptable level; and
- Issues that will need to be considered at subsequent planning stages.

All Other Planning Proposals

For all other planning stages, this BMP will address what are effectively the same relevant issues but do it within the following sections:

- Section 2 – Bushfire Prone Vegetation - Environmental and Assessment Considerations: Assess environmental, biodiversity and conservation values;
- Section 3 – Potential Bushfire Impact: Assess the bushfire threats with the focus on flame contact and radiant heat; and
- Section 5 – Assessment Against the Bushfire Protection Criteria (including the guidance provided by the *Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2'*): Assess the ability of the proposed development to apply the required bushfire protection measures thereby enabling it to be considered for planning approval for these factors.

Is the proposed development a strategic planning proposal?

No

5 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA (GUIDELINES V1.4)

5.1 Bushfire Protection Criteria Elements Applicable to the Proposed Development/Use

APPLICATION OF THE CRITERIA, ACCEPTABLE SOLUTIONS AND PERFORMANCE ASSESSMENT

The criteria are divided into five elements – location, siting and design, vehicular access, water and vulnerable tourism land uses. Each element has an intent outlining the desired outcome for the element and reflects identified planning and policy requirements in respect of each issue.

The example acceptable solutions (bushfire protection measures) provide one way of meeting the element's intent. Compliance with these automatically achieves the element's intent and provides a straightforward pathway for assessment and approval.

Where the acceptable solutions cannot be met, the ability to develop design responses (as alternative solutions that meet bushfire performance requirements) is an alternative pathway that is provided by addressing the applicable performance principles (as general statements of how best to achieve the intent of the element).

A merit based assessment is established by the SPP 3.7 and the Guidelines as an additional alternative pathway along with the ability of using discretion in making approval decisions (sections 2.5, 2.6 and 2.7). This is formally applied to certain development (minor and unavoidable – sections 5.4.1 and 5.7). Relevant decisions by the State Administrative Tribunal have also supported this approach more generally.

Elements 1 – 4 should be applied for all strategic planning proposals, subdivision or development applications, except for vulnerable tourism land uses which should refer to Element 5. Element 5 incorporates the bushfire protection criteria in Elements 1 – 4 but caters them specifically to tourism land uses. (Guidelines DPLH 2021v1.4)

The Bushfire Protection Criteria	Applicable to the Proposed Development/Use
Element 1: Location	Yes
Element 2: Siting and Design	Yes
Element 3: Vehicular Access	Yes
Element 4: Water	Yes
Element 5: Vulnerable Tourism Land Uses	No

5.2 Local Government Variations to Apply

Local governments may add to or modify the acceptable solutions to recognise special local or regional circumstances (e.g., topography / vegetation / climate). These are to be endorsed by both the WAPC and DFES before they can be considered in planning assessments. (Guidelines DPLH 2021v1.4).

Do endorsed regional or local variations to the acceptable solutions apply to the assessments against the Bushfire Protection Criteria for the proposed development /use?

No

5.3 Assessment Statements for Element 1: Location

LOCATION			
Element Intent	To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.		
Proposed Development/Use – Relevant Planning Stage	(Do) Development application other than for a single dwelling, ancillary dwelling or minor development		
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.		
Pathway Applied to Provide an Alternative Solution	N/A		
<p align="center">Acceptable Solutions - Assessment Statements</p> <p><i>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.</i></p>			
Solution Component Check Box Legend	<input checked="" type="checkbox"/> Relevant & met	<input checked="" type="checkbox"/> Relevant & not met	<input type="checkbox"/> Not relevant
E1 Location	Compliant:	Yes	
A1.1 Development location	Applicable:	Yes	Compliant: Yes
ASSESSMENT AGAINST THE REQUIREMENTS ESTABLISHED BY THE GUIDELINES			
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.			
<p>Supporting Assessment Details:</p> <p>Once vegetation management has been completed and the development constructed, all buildings will be subject to BAL-29.</p>			
ASSESSMENTS APPLYING THE GUIDANCE ESTABLISHED BY THE WAPC ELEMENT 1 & 2 POSITION STATEMENT (2019)			
<p>"Consideration should be given to the site context where 'area' is the land both within and adjoining the subject site. The hazards remaining within the site should not be considered in isolation of the hazards adjoining the site, as the potential impact of a bushfire will be dependent on the wider risk context, including how a bushfire could affect the site and the conditions for a bushfire to occur within the site."</p> <p>Strategic Planning Proposals: Consider the threat levels from any vegetation <u>adjoining</u> and <u>within</u> the subject site for which the potential intensity of a bushfire in that vegetation would result in it being classified as an Extreme Bushfire Hazard Level (BHL). Identify any proposed design strategies to reduce these threats.</p> <p>Structure Plans (lot layout known) and Subdivision Applications: As for strategic planning proposals but <u>within</u> the subject site the relevant threat levels to consider are the radiant heat levels represented by BAL-FZ and BAL-40 ratings.</p>			
The planning proposal is a development application, consequently the referenced position statement is not applicable to the Element 1 assessment.			

5.4 Assessment Statements for Element 2: Siting and Design

SITING AND DESIGN OF DEVELOPMENT			
Element Intent	To ensure that the siting and design of development minimises the level of bushfire impact. (BPP Note: not building/construction design)		
Proposed Development/Use – Relevant Planning Stage	(Do) Development application other than for a single dwelling, ancillary dwelling or minor development		
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.		
Pathway Applied to Provide an Alternative Solution	N/A		
<p align="center">Acceptable Solutions - Assessment Statements</p> <p>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.</p>			
Solution Component Check Box Legend	<input checked="" type="checkbox"/> Relevant & met	<input checked="" type="checkbox"/> Relevant & not met	<input type="checkbox"/> Not relevant
E2 Siting and Design of Development	Compliant:		Yes
A2.1 Asset Protection Zone (APZ)	Applicable:	Yes	Compliant: Yes
<p>APZ DIMENSIONS – DIFFERENCES IN REQUIREMENTS FOR PLANNING ASSESSMENTS COMPARED TO IMPLEMENTATION</p> <p>A key required bushfire protection measure is to reduce the exposure of buildings/infrastructure (as exposed vulnerable elements at risk), to the direct bushfire threats of flame contact, radiant heat and embers and the indirect threat of consequential fires that result from the subsequent ignition of other combustible materials that may be constructed, stored or accumulate in the area surrounding these structures. This reduces the associated risks of damage or loss.</p> <p>This is achieved by separating buildings (and consequential fire fuels as necessary) from areas of classified bushfire prone vegetation. This area of separation surrounding buildings is identified as the Asset Protection Zone (APZ) and consists of no vegetation and/or low threat vegetation or vegetation continually managed to a minimal fuel condition. The required separation distances will vary according to the site specific conditions and local government requirements.</p> <p>The APZ dimensions stated and/or illustrated in this Report can vary dependent on the purpose for which they are being identified.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p><i>Note: Appendix B 'Onsite Vegetation Management' provides further information regarding the different APZ dimensions that can be referenced, their purpose and the specifications of the APZ that are to be established and maintained on the subject lot.</i></p> </div> <p align="center">THE 'PLANNING BAL-29' APZ DIMENSIONS</p> <p>Purpose: To provide evidence of the development or use proposal's ability to achieve minimum vegetation separation distances. To achieve 'acceptable solution' planning approval for this factor, it must be demonstrated that the minimum separation distances corresponding to a maximum level of radiant transfer to a building of 29 kW/m², either exist or can be implemented (with certain exceptions). These separation distances are the 'Planning BAL-29' APZ dimensions.</p>			

The 'Planning BAL-29' APZ is not necessarily the size of the APZ that must be physically implemented and maintained by a landowner. Rather, its sole purpose is to identify if an acceptable solution for planning approval can be met.

THE 'REQUIRED' APZ DIMENSIONS

Purpose: Establishes the dimensions of the APZ to be physically implemented by the landowner on their lot: These will be the minimum required separation distances from the subject building(s) to surrounding bushfire prone vegetation (identified by type and associated ground slope). These are established by:

- A. The 'BAL Rating APZ' of the subject building(s) when distances are greater than 'B' below (except when 'B' establishes a maximum distance); or
- B. The 'Local Government' APZ' derived from the Firebreak/Hazard Reduction Notice when distances are greater than 'A' above, other than when a maximum distance is established, in which case this will apply; or
- C. A combination of 'A' and 'B'.

Within this Report/Plan it is the 'Planning BAL-29' APZ that will be identified on maps, diagrams and in tables as necessary – unless otherwise stated.

The 'Required' APZ dimension information will be presented in Appendix B1.1 and on the Property Bushfire Management Statement, when required to be included for a development application.

ASSESSMENT AGAINST THE REQUIREMENTS ESTABLISHED BY THE GUIDELINES

☒ ☐ ☐ APZ Width: The proposed (or a future) habitable building(s) on the lot(s) of the proposed development - or an existing building for a proposed change of use – can be (or is) located within the developable portion of the lot and be surrounded by a 'Planning BAL-29' APZ of the required dimensions (measured from any external wall or supporting post or column to the edge of the classified vegetation), that will ensure their exposure to the potential radiant heat impact of a bushfire does not exceed 29 kW/m².

☐ ☐ ☒ Restriction on Building Location: It has been identified that the current developable portion of a lot(s) provides for the proposed future (or a future) building/structure location that will result in that building/structure being subject to a BAL-40 or BAL-FZ rating. Consequently, it may be considered necessary to impose the condition that a restrictive covenant to the benefit of the local government pursuant to section 129BA of the Transfer of Land Act 1893, is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of that portion of land (refer to Code F3 of Model Subdivision Conditions Schedule, WAPC June 2021 and Guidelines s5.3.2).

☒ ☐ ☐ APZ Location: The required dimensions for a 'Planning BAL-29' APZ can be contained solely within the boundaries of the lot(s) on which the proposed (or a future) habitable building(s) - or an existing building(s) for a proposed change of use – is situated.

☐ ☐ ☒ APZ Location: The required dimensions for a 'Planning BAL-29' APZ can be partly established within the boundaries of the lot(s) on which the proposed (or a future) habitable building(s) - or an existing building(s) for a proposed change of use – is situated. The balance of the APZ would exist on adjoining land that satisfies the exclusion requirements of AS 3959:2018 cl 2.2.3.2 for non-vegetated areas and/or low threat vegetation and/or vegetation managed in a minimal fuel condition.

☐ ☐ ☒ APZ Location: It can be justified that any adjoining (offsite) land forming part of a 'Planning BAL-29' APZ will:

- If non-vegetated, remain in this condition in perpetuity; and/or
- If vegetated, be low threat vegetation or vegetation managed in a minimal fuel condition in perpetuity.

<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>APZ Management: The area of land (within each lot boundary), that is to make up the required 'Landowner' APZ dimensions (refer to Appendix B, Part B1), can and will be managed in accordance with the requirements of the Guidelines Schedule 1 'Standards for Asset Protection Zones' (refer to Appendix B).</p>
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	<p>Staged Subdivision: The subdivision proposes development in stages and each stage is to comply with the relevant bushfire protection criteria.</p> <p>A balance lot is created or classified vegetation within a subsequent stage will be removed and/or modified and/or be subject to ongoing management, to ensure that proposed lots within the current stage of the subdivision achieve a development site subject to 29 kW/m² or below.</p> <p>The planned approach for achieving the required outcome is described in the supporting assessment details below.</p>
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>Firebreak/Hazard Reduction Notice: Any additional requirements established by the relevant local government's annual notice to install firebreaks and manage fuel loads (issued under s33 of the Bushfires Act 1954), can and will be complied with.</p>
<p>Supporting Assessment Details:</p> <p>The required APZ dimensions are outlined in Figure 3.1.1 within this document. Areas to the east and south are to be managed to a low threat stage. Areas to the north and west are permanently non-vegetated areas including other infrastructure and roads.</p>	
<p>ASSESSMENTS APPLYING THE GUIDANCE ESTABLISHED BY THE WAPC ELEMENT 1 & 2 POSITION STATEMENT (2019)</p>	
<p>Strategic Planning Proposals: "At this planning level there may not be enough detail to demonstrate compliance with this element. The decision-maker may consider this element is satisfied where A1.1 is met."</p> <p>Structure Plans (lot layout known) and Subdivision Applications: "Provided that Element 1 is satisfied, the decision-maker may consider approving lot(s) containing BAL-40 or BAL-FZ under the following scenarios.</p>	
<p>The planning proposal is a development application, consequently the referenced position statement is not applicable to the proposed development.</p>	

5.5 Assessment Statements for Element 3: Vehicular Access

VEHICULAR ACCESS			
Element Intent	To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.		
Proposed Development/Use – Relevant Planning Stage	(Do) Development application other than for a single dwelling, ancillary dwelling or minor development		
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.		
Pathway Applied to Provide an Alternative Solution	N/A		
<p align="center">Acceptable Solutions - Assessment Statements</p> <p><i>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.</i></p> <p><i>The technical construction requirements for access types and components, and for each firefighting water supply component, are also presented in Appendices C and D. The local government will advise the proponent where different requirements are to apply and when any additional specifications such as those for signage and gates are to apply (these are included in the relevant appendix if requested by the local government).</i></p>			
Solution Component Check Box Legend	<input checked="" type="checkbox"/> Relevant & met	<input checked="" type="checkbox"/> Relevant & not met	<input type="checkbox"/> Not relevant
E3 Vehicular Access	Compliant:	Yes	
A3.1 Public roads	Applicable:	Yes	Compliant: Yes
<p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The technical construction requirements of vertical clearance and weight capacity (Guidelines, Table 6) can and will be complied with (Refer also to Appendix C in this BMP).</p>			
<p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> All other applicable technical requirements of trafficable width, gradients and curves, are required to be in "accordance with the class of road as specified in the IPWEA Subdivision Guidelines, Liveable Neighbourhoods, Ausroad Standards and/or any applicable standard in the local government area" (Guidelines, Table 6 and E3.1. Refer also to Appendix C in this BMP).</p> <p>The assessment conducted for the bushfire management plan indicates that it is likely that the proposed development can and will comply with the requirements.</p> <p>However, the applicable class of road, the associated technical requirements and subsequent proposal compliance, will need to be confirmed with the relevant local government and/or Main Roads WA.</p>			
<p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> A traversable verge is available adjacent to classified vegetation (Guidelines, E3.1), as recommended.</p>			
<p>Supporting Assessment Details:</p> <p>Hardey Road and Great Eastern Highway are likely to comply with public road standards.</p>			
A3.2a Multiple access routes	Applicable:	Yes	Compliant: Yes

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	For each lot, two-way public road access is provided in two different directions to at least two different suitable destinations with an all-weather surface.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	The two-way access <u>is</u> available at an intersection no greater than 200m from the relevant boundary of each lot, via a no-through road.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<p>The two-way access is <u>not</u> available at an intersection within 200m from the relevant boundary of each lot. However, the available no-through road satisfies the established exemption for the length limitation in every case. These requirements are:</p> <ul style="list-style-type: none"> Demonstration of no alternative access (refer to A3.3 below); The no-through road travels towards a suitable destination; and The balance of the no-through road that is greater than 200m from the relevant lot boundary is within a residential built-out area or is potentially subject to radiant heat levels from adjacent bushfire prone vegetation that correspond to the BAL-LOW rating (<12.5 kW/m²).
<p>Supporting Assessment Details:</p> <p>The Hall, Shop and Childcare centre all have access onto Hardey Road which provides two-way access – to Great Eastern Highway to the north and towards Glen Forrest and Darlington to the south.</p>			
A3.2b Emergency access way			<div style="display: flex; justify-content: space-between;"> <div>Applicable:</div> <div style="background-color: #00a0e3; color: white; padding: 2px 5px;">No</div> <div>Compliant:</div> <div style="background-color: #00a0e3; color: white; padding: 2px 5px;">N/A</div> </div>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	The proposed or existing EAW provides a through connection to a public road.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	The proposed or existing EAW is less than 500m in length and will be signposted and gated (remaining unlocked) to the specifications stated in the Guidelines and/or required by the relevant local government.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.2b. Refer also to Appendix C in this BMP), can and will be complied with.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<p>The subdivision proposes development in stages and each stage is to comply with the relevant bushfire protection criteria.</p> <p>A temporary EAW is planned to facilitate the staging arrangements of a subdivision as an interim second access route until the required second access route is constructed as a public road in a subsequent stage. The planned approach for achieving the required outcome is described in the supporting assessment details below.</p>
<p>Supporting Assessment Details:</p> <p>None required.</p>			
A3.3 Through-roads			<div style="display: flex; justify-content: space-between;"> <div>Applicable:</div> <div style="background-color: #00a0e3; color: white; padding: 2px 5px;">No</div> <div>Compliant:</div> <div style="background-color: #00a0e3; color: white; padding: 2px 5px;">N/A</div> </div>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	A no-through public road is necessary as no alternative road layout exists due to site constraints.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	The no-through public road length does not exceed the established maximum of 200m to an intersection providing two-way access (Guidelines, E3.3).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	The no-through public road exceeds 200m but satisfies the exemption provisions of A3.2a as demonstrated in A3.2a above.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>	The public road technical construction requirements (Guidelines, Table 6 and E3.1. Refer also to Appendix C in this BMP), can and will be complied with as established in A3.1 above.	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>	The turnaround area requirements (Guidelines, Figure 24) can and will be complied with.	
Supporting Assessment Details: None required.				
A3.4a Perimeter roads			Applicable:	<div style="display: flex; justify-content: space-between; width: 100%;"> No Compliant: N/A </div>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>	The proposed greenfield or infill development consists of 10 or more lots (including those that are part of a staged subdivision) and therefore should have a perimeter road. This is planned to be installed.	
<p>The proposed greenfield or infill development consists of 10 or more lots (including those that are part of a staged subdivision). However, it is not required on the established basis of:</p> <div style="display: flex; align-items: flex-start;"> <div style="width: 10%;"><input type="checkbox"/></div> <div style="width: 10%;"><input type="checkbox"/></div> <div style="width: 10%;"><input checked="" type="radio"/></div> <div style="width: 70%;"> <ul style="list-style-type: none"> The vegetation adjoining the proposed lots is classified Class G Grassland; Lots are zoned rural living or equivalent; It is demonstrated that it cannot be provided due to site constraints; or All lots have existing frontage to a public road. </div> </div>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>	The technical construction requirements of widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.4a) can and will be complied with.	
Supporting Assessment Details: None required.				
A3.4b Fire service access route			Applicable:	<div style="display: flex; justify-content: space-between; width: 100%;"> No Compliant: N/A </div>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>	The FSAR can be installed as a through-route with no dead ends, linked to the internal road system every 500m and is no further than 500m from a public road.	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>	The technical construction requirements of widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.4b. Refer also to Appendix C in this BMP), can and will be complied with.	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>	The FSAR can and will be signposted. Where gates are required by the relevant local government, the specifications can be complied with.	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>	Turnaround areas (to accommodate type 3.4 fire appliances) can and will be installed every 500m on the FSAR.	
Supporting Assessment Details: None required.				
A3.5 Battle-axe access legs			Applicable:	<div style="display: flex; justify-content: space-between; width: 100%;"> No Compliant: N/A </div>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>	A battle-axe leg cannot be avoided due to site constraints.	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>	The proposed development is in a reticulated area and the battle-axe access leg length from a public road is no greater than 50m. No technical requirements need to be met.	

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>	The proposed development is not in a reticulated area. The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.5. Refer also to Appendix C in this BMP), can and will be complied with.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>	Passing bays can and will be installed every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m.
Supporting Assessment Details: None required.			
A3.6 Private driveways			<div style="display: flex; justify-content: space-between;"> Applicable: Yes Compliant: Yes </div>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The private driveway to the most distant external part of the development site is within a lot serviced by reticulated water, is accessed via a public road with a speed limit of 70 km/hr or less and has a length is no greater than 70m (measured as a hose lay). No technical requirements need to be met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>	The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.6. Refer also to Appendix C in this BMP), can and will be complied with.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>	Passing bays can and will be installed every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>	The turnaround area requirements (Guidelines, Figure 28, and within 30m of the habitable building) can and will be complied with.
Supporting Assessment Details: All three private driveways will less than 70m in length, Hardey Road does not exceed 70km/h speed limit and a hydrant is located in front of the Hall. Therefore, none of the driveways need to comply with any technical construction requirements. All three developments have an allocated parking area which allows for sufficient turn around space for emergency service vehicles.			

5.6 Assessment Statements for Element 4: Water

WATER			
Element Intent	To ensure water is available to enable people, property and infrastructure to be defended from bushfire.		
Proposed Development/Use – Relevant Planning Stage	(Do) Development application other than for a single dwelling, ancillary dwelling or minor development		
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.		
Pathway Applied to Provide an Alternative Solution	N/A		
<p align="center">Acceptable Solutions - Assessment Statements</p> <p><i>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.</i></p> <p><i>The technical construction requirements for access types and components, and for each firefighting water supply component, are also presented in Appendices C and D. The local government will advise the proponent where different requirements are to apply and when any additional specifications such as those for signage and gates are to apply (these are included in the relevant appendix if requested by the local government).</i></p>			
Solution Component Check Box Legend	<input checked="" type="checkbox"/> Relevant & met	<input checked="" type="checkbox"/> Relevant & not met	<input type="checkbox"/> Not relevant
E4 Water	Compliant:		Yes
A4.1 Identification of future firefighting water supply	Applicable:	No	Compliant: N/A
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> It can be demonstrated that reticulated or sufficient non-reticulated water for firefighting can be provided at the development application stage in accordance with the specifications of the relevant water supply authority or the requirements of Schedule 2.			
Supporting Assessment Details: None required.			
A4.2 Provision of water for firefighting purposes	Applicable:	Yes	Compliant: Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> A reticulated water supply is available to the proposed development. The existing hydrant connection(s) are provided in accordance with the specifications of the relevant water supply authority.			
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> A reticulated water supply will be available to the proposed development. Hydrant connection(s) can and will be provided in accordance with the specifications of the relevant water supply authority.			
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> A static water supply (tank) for firefighting purposes will be installed on the lot that is additional to any water supply that is required for drinking and other domestic purposes.			
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> A strategic water supply (tank or tanks) for firefighting purposes will be installed within or adjacent to the proposed development that is additional to any water supply that is required for drinking and other domestic purposes. The required land will be ceded free of cost to the local government and the lot or road reserve where the tank is to be located will be identified on the plan of subdivision.			

☐ ☐ ☒ The strategic static water supply (tank or tanks) will be located no more than 10 minutes travel time from a subject site (at legal road speeds).

☐ ☐ ☒ The technical requirements (location, number of tanks, volumes, design, construction materials, pipes and fittings), as established by the Guidelines (A4.2, E4 and Schedule 2) and/or the relevant local government, can and will be complied with.

Supporting Assessment Details:

A hydrant is located on Hardey Road in front of the existing lot as indicated on Figure 3.1 and at 200m intervals along Hardey Road.

Refer to information contained in Appendix D for the firefighting water supply specifications and technical requirements.

6 RESPONSIBILITY CHECKLISTS FOR THE IMPLEMENTATION AND MANAGEMENT OF BUSHFIRE PROTECTION MEASURES

The following sections and their associated tables establish:

- The bushfire protection measures that shall be initially implemented and those requiring ongoing maintenance to the stated requirements;
- The persons responsible for the implementation and maintenance of the required bushfire protection measures; and
- The persons responsible and the timing for compliance certification when required.

The necessity for the BMP to contain this information is established by the *Guidelines for Planning in Bushfire Prone Areas* (Version 1.4, WAPC 2021) in Appendices 3 and 5.

6.1 Developer / Landowner Responsibilities Prior To Sale or Occupancy or Commencement of Operation

TABLE 6.2(A) REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS (SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)	
1	<p>Prior to occupancy/operation establish the 'Required' Asset Protection Zone (APZ) around habitable buildings (and other structures as required) to satisfy:</p> <ul style="list-style-type: none"> • The minimum required dimensions established in Appendix B1; and • The standards established by the <i>Guidelines for planning in bushfire prone areas</i>, DPLH, 2021 v1.4, Schedule 1; or • The standards established for an Asset Protection Zone (APZ) by the relevant local government's requirements set out in a section 33 notice under the Bush Fires Act 1954 (annual firebreak/fuel load notice); or • An alternative standard in a gazetted local planning scheme; or <p>If native vegetation is required to be modified or removed, ensure that approval has been received from the relevant authority (refer to the applicable local government for advice).</p>
2	<p>Prior to occupancy, for the 'vulnerable' land use, there is an outstanding obligation, created by this Bushfire Management Plan, for a Bushfire Emergency Plan for proposed occupants to be updated and approved for both the Hall and Childcare centre.</p>
3	<p>Prior to occupancy, signage must be prominently displayed within the site that informs the actions of those persons onsite in the event of a bushfire. This will include evacuation route information, site procedures – as per the instructions within the Bushfire Emergency Plan or Bushfire Information Poster developed for the site and use.</p>
4	<p>Prior to occupancy, all actions contained within the 'Pre-Season Preparation Procedure' established by the Bushfire Emergency Plan, must be completed.</p>

TABLE 6.2(B)

REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS

(SUBJECT TO COMPLIANCE BEING ESTABLISHED BY THE WAPC AND/OR LOCAL GOVERNMENT)

	<p>[Relevant when stated as a condition of planning approval]</p> <p>The landowner/proponent is to register a notification onto the certificate of title and deposited plan (with the required wording stated by the local government).</p> <p>This will be done pursuant to <i>Section 70A Transfer of Land Act 1893 (as amended)</i> as per '<i>Factors affecting use and enjoyment of land, notification on title</i>'.</p>
1	<p>This is to notify owners and prospective purchasers of the land that:</p> <ol style="list-style-type: none"> 1. The land is in a designated bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner; 2. The land is subject to a Bushfire Management Plan that establishes certain protection measures to manage bushfire risk that are to be implemented and continue to be applied at the owner's cost; and 3. That additional planning and building requirements may apply to development on this land.
2	<p>Prior to sale the lot is to be compliant with current version of the Shire of Mundaring Firebreak and Fuel Load Notice issued under s33 of the Bushfires Act 1954.</p> <p>Where the Notice includes a standard for asset protection zones, this may differ from the standards established for an Asset Protection Zone (APZ) by the Guidelines DPLH, 2021 v1.4, Schedule 1 (refer to Appendix B), with the intent to better satisfy local conditions.</p> <p>An alternative standard in a gazetted local planning scheme may also apply to the subject lot(s).</p>

TABLE 6.2(C)

REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS

(NOT SUBJECT TO COMPLIANCE CHECK)

1	<p>Prior to relevant building work, inform the builder of the existence of this approved Bushfire Management Plan (BMP). The plan identifies that the development site is within a designated bushfire prone area and states the indicative (or determined) BAL rating(s) that may (or will) be applied to buildings/structures. A BAL assessment report may be required to confirm determined ratings and will be required when ratings are indicative. BAL certificates will need to be issued to accompany building applications.</p> <p>The BMP may also establish, as an additional bushfire protection measure, that construction requirements to be applied will be those corresponding to a specified higher BAL rating.</p> <p>Compliance with the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), will require certain bushfire resistant construction requirements be applied to residential buildings in bushfire prone areas (i.e., Class 1, 2 and 3 and associated Class 10a buildings and decks). Other classes of buildings may also be required to comply with these construction when established by the relevant authority or if identified as an additional bushfire protection measure within the BMP.</p> <p>The deemed to satisfy solutions that will meet the relevant bushfire performance requirements are found in AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended).</p>
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2	Each property owner on sale of the allotment is provided with a copy of the BMP and informed of their responsibilities. A copy of the approved BMP should be attached to all contracts of sale for the lot.
3	<p>Prior to sale or occupancy, a copy of the Bushfire Emergency Plan (BEP) must be provided to the landowner, and they are to be informed that it contains responsibilities that must be actioned due to the use of the land being defined as a 'Vulnerable Land Use' for the reasons identified in Section 1.1.</p> <p>The 'Pre-Season Preparation Procedure' instructions must be complied with.</p>

6.2 Landowner / Occupier Responsibilities – Ongoing Management

TABLE 6.3 REQUIRED BUSHFIRE PROTECTION MEASURES – ONGOING MANAGEMENT ACTIONS	
1	<p>Maintain the 'Required' Asset Protection Zone (APZ) around habitable buildings (and other structures as required) to satisfy:</p> <ul style="list-style-type: none"> • The minimum required dimensions established in Appendix B1; and • The standards established by the <i>Guidelines for planning in bushfire prone areas</i>, DPLH, 2021 v1.4, Schedule 1; or • The standards established for an Asset Protection Zone (APZ) by the relevant local government's requirements set out in a section 33 notice under the Bush Fires Act 1954 (annual firebreak/fuel load notice); or • An alternative standard in a gazetted local planning scheme; or
2	<p>Comply with the Shire of Mundaring Firebreak and Fuel Load Notice issued under s33 of the Bush Fires Act 1954. Check the notice annually for any changes.</p>
3	<p>Ensure that builders engaged to construct dwellings/additions and/or other relevant structures on the lot, are aware of the existence of this approved Bushfire Management Plan (BMP). The plan identifies that the development site is within a designated bushfire prone area and states the indicative (or determined) BAL rating(s) that may (or will) be applied to buildings/structures.</p> <p>A BAL assessment report may be required to confirm determined ratings and will be required when ratings are indicative. BAL certificates will need to be issued to accompany building applications.</p> <p>Compliance with the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), will require certain bushfire resistant construction requirements be applied to residential buildings in bushfire prone areas (i.e., Class 1, 2 and 3 and associated Class 10a buildings and decks). The deemed to satisfy solutions that will meet the relevant bushfire performance requirements are found in AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended).</p> <p>As an additional bushfire protection measure, other classes of buildings may also be required to comply with these construction requirements when established by the relevant authority or if identified as an additional bushfire protection measure within the BMP. The BMP may also establish that construction requirements to be applied will be those corresponding to a specified higher BAL rating. When applicable, these requirements will be identified in Section 5.7.</p>
4	<p>Ensure all future buildings the landowner has responsibility for, are designed and constructed in full compliance with:</p> <ul style="list-style-type: none"> • The bushfire resistant construction requirements of the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), as established by the Building Regulations 2012 (WA Building Act 2011); and • Any additional bushfire protection measures this Bushfire Management Plan has established are to be implemented.
5	<p>Annually review the Bushfire Emergency Plan and complete all actions contained within the 'Pre-Season Preparation Procedure' and the 'In-Season Preparation Procedure' at the appropriate times of the year.</p>

6	The bushfire specific content of the operation's Site Emergency Plan must be reviewed annually, relevant information updated and ensure all bushfire related preparation procedures are carried out.
7	Ensure the ongoing implementation of the BMP, including providing successive landowners with a copy of the BMP and making them aware of the responsibilities it contains.

6.3 Local Government Responsibilities – Ongoing Management

TABLE 6.4 REQUIRED BUSHFIRE PROTECTION MEASURES – ONGOING MANAGEMENT ACTIONS	
1	<p>To be aware of the potential consequences of any significant changes in the local government's management of land, of which they have vested control (including re-vegetation), that could have an adverse impact on the determined BAL ratings that apply to adjacent existing or future buildings and where:</p> <ul style="list-style-type: none"> • The determined BAL ratings have been established by an existing BMP or a BAL Assessment; and • The BAL has been correctly determined with appropriate consideration of what might reasonably be expected to potentially change in the future with regards to the classification of the vegetation being altered and/or management of the relevant area of vegetation.

APPENDIX A: DETAILED BAL ASSESSMENT DATA AND SUPPORTING INFORMATION

A1: BAL Assessment Inputs Common to the Method 1 and Method 2 Procedures

A1.1: FIRE DANGER INDICES (FDI/FDI/GFDI)

When using Method 1 the relevant FDI value required to be applied for each state and region is established by AS 3959:2018, Table 2.1. Each FDI value applied in Tables 2.4 – 2.7 represents both the Forest Fire Danger Index (FFDI) and a deemed equivalent for the Grassland Fire Danger Index (GFDI), as per Table B2 in Appendix B. When using Method 2, the relevant FFDI and GFDI are applied.

The values may be able to be refined within a jurisdiction, where sufficient climatological data is available and in consultation with the relevant authority.

Relevant Jurisdiction:	WA	Region:	Whole State	Method 1	Applied FDI:	80
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A1.2: VEGETATION ASSESSMENT AND CLASSIFICATION

Vegetation Types and Classification

In accordance with AS 3959:2018 Clauses 2.2.3 and C2.2.3.1, all vegetation types within 100 metres of the 'site' (defined as "the part of the allotment of land on which a building stands or is to be erected"), are identified and classified. Any vegetation more than 100 metres from the site that has influenced the classification of vegetation within 100 metres of the site, is identified and noted. The maximum excess distance is established by AS 3959: 2018 Clause 2.2.3.2 and is an additional 100 metres.

Classification is also guided by the Visual Guide for Bushfire Risk Assessment in WA (WA Department of Planning February 2016) and any relevant FPA Australia practice notes.

Modified Vegetation

The vegetation types have been assessed as they will be in their natural mature states, rather than what might be observed on the day. Vegetation destroyed or damaged by a bushfire or other natural disaster has been assessed on its expected re-generated mature state. Modified areas of vegetation can be excluded from classification if they consist of low threat vegetation or vegetation managed in a minimal fuel condition, satisfying AS 3959:2018 Clause 2.2.3.2(f), and there is sufficient justification to reasonable expect that this modified state will exist in perpetuity.

The Influence of Ground Slope

Where significant variation in effective slope exists under a consistent vegetation type, these will be delineated as separate vegetation areas to account for the difference in potential bushfire behaviour, in accordance with AS 3959:2018 Clauses 2.2.5 and C2.2.5.



THE INFLUENCE OF VEGETATION GREATER THAN 100 METRES FROM THE SUBJECT SITE





Vegetation area(s) within 100m of the site whose classification has been influenced by the existence of bushfire prone vegetation from 100m – 200m from the site:

None


Assessment Statement:


No vegetation types exist close enough, or to a sufficient extent, within the relevant area to influence classification of vegetation within 100 metres of the subject site.


VEGETATION AREA 1						
Classification	A. FOREST					
Types Identified	Low open forest A-04			Open forest A-03		
Exclusion Clause	N/A					
Effective Slope	Determined	flat 0 degrees		Applied Range (Method 1)		Upslope or flat 0 degrees
Foliage Cover of Tallest Plant Layer	30-70%		Shrub/Heath Height		<2m	Tree Height Up to 30m
Justification Comments	Tall young eucalypts. Photo 1 shows the forest along Great Eastern highway within residential lots. This forest is quite dense with a definite under and mid storey. Photo 2 has a grassy under storey and forms part of the median strip along Great Eastern Highway.					
Post Development Assumptions:	N/A					
<div><div><div><div>DIRECTION 109 deg(T)</div><div>31.90325°S 116.10478°E</div><div>ACCURACY 6 m DATUM WGS84</div></div><div></div><div><div>2024-02-06 11:04:30+08:00</div></div></div><div><div><div>DIRECTION 44 deg(T)</div><div>31.90326°S 116.10478°E</div><div>ACCURACY 7 m DATUM WGS84</div></div><div></div><div><div>2024-02-06 11:04:34+08:00</div></div></div></div>						
PHOTO ID: 1				PHOTO ID: 2		

VEGETATION AREA 2					
Classification	A. FOREST				
Types Identified	Open forest A-03				
Exclusion Clause	N/A				
Effective Slope	Determined	d/slope 2.4 degrees	Applied Range (Method 1)	Downslope >0-5 degrees	
Foliage Cover of Tallest Plant Layer	30-70%	Shrub/Heath Height	<2m	Tree Height	Up to 30m
Justification Comments	Tall young trees, some areas with an open under storey and some with dense ground cover and some with a denser under storey. Forest predominantly Marri and Banksia species. High levels of leaf litter and ground fuels.				
Post Development Assumptions:	The area in which the development will be constructed will need to be cleared to allow for the construction of buildings and car parks. The APZ will need to be managed to a low threat state. All under storey needs and dead material needs to be removed to reduce fuel loads. Trees need to be under pruned and are to be at least 6m from the nearest building elevation. Prior approval of native vegetation management and removal is required from the Shire of Mundaring, including identifying any significant habitat trees.				
					
PHOTO ID: 3		PHOTO ID: 4			
					
PHOTO ID: 5		PHOTO ID: 6			

<p> DIRECTION 185 deg(T) 31.90383°S 116.10500°E ACCURACY 5 m DATUM WGS84 </p>  <p> 2024-02-06 11:01:47+08:00 </p>	<p> DIRECTION 21 deg(T) 31.90566°S 116.10442°E ACCURACY 6 m DATUM WGS84 </p>  <p> 2024-02-06 11:23:40+08:00 </p>
<p>PHOTO ID: 7</p>	<p>PHOTO ID: 8</p>
<p> DIRECTION 195 deg(T) 31.90570°S 116.10493°E ACCURACY 9 m DATUM WGS84 </p>  <p> 2024-02-06 11:09:37+08:00 </p>	<p> DIRECTION 25 deg(T) 31.90568°S 116.10536°E ACCURACY 17 m DATUM WGS84 </p>  <p> 2024-02-06 11:14:16+08:00 </p>
<p>PHOTO ID: 9</p>	<p>PHOTO ID: 10</p>
<p> DIRECTION 329 deg(T) 31.90567°S 116.10586°E ACCURACY 11 m DATUM WGS84 </p>  <p> 2024-02-06 11:17:37+08:00 </p>	
<p>PHOTO ID: 11</p>	

VEGETATION AREA 3					
Classification	B. WOODLAND				
Types Identified	Woodland B-05				
Exclusion Clause	N/A				
Effective Slope	Determined	d/slope 2.4 degrees	Applied Range (Method 1)		Downslope >0.5 degrees
Foliage Cover of Tallest Plant Layer	10-30%	Shrub/Heath Height	-	Tree Height	Up to 30m
Justification Comments	Singular native trees with a grassy and sandy under storey.				
Post Development Assumptions:		N/A			
<div><div><div>DIRECTION 31 deg(T)</div><div>31.90561°S 116.10515°E</div><div>ACCURACY 5 m DATUM WGS84</div></div><div>2024-02-06 11:12:40+08:00</div></div>					
PHOTO ID: 12					

VEGETATION AREA 4					
Classification	G. GRASSLAND				
Types Identified	Spare open tussock G-24				
Exclusion Clause	N/A				
Effective Slope	Determined	d/slope 2.4degrees	Applied Range (Method 1)	Downslope >0-5 degrees	
Foliage Cover of Tallest Plant Layer	-	Shrub/Heath Height	-	Tree Height	-
Justification Comments	Unmanaged open grass area.				
Post Development Assumptions:	Grasses need to be slashed and maintained in accordance with the Shire of Mundaring Firebreak and Fuel Load Notice.				
<div> <div> <div> DIRECTION 267 deg(T) 31.90460°S 116.10537°E </div> <div> ACCURACY 8 m DATUM WGS84 </div> </div>  <div> 2024-02-06 10:57:56+08:00 </div> </div>					
PHOTO ID: 13					

VEGETATION AREA 5					
Classification	G. GRASSLAND				
Types Identified	Open tussock G-23				
Exclusion Clause	N/A				
Effective Slope	Determined	flat 0 degrees	Applied Range (Method 1)	Upslope or flat 0 degrees	
Foliage Cover of Tallest Plant Layer	-	Shrub/Heath Height	>2m	Tree Height	-
Justification Comments	Unmanaged grass area on neighbouring lot. High levels of dead material and leaf litter scattered among grasses.				
Post Development Assumptions:	N/A				
					
PHOTO ID: 14					

VEGETATION AREA 6					
Exclusion Clause	2.2.3.2 (e) non-vegetated areas and (f) vegetation managed in a minimal fuel condition.				
Effective Slope	Determined	N/A	Applied Range (Method 1)	N/A	
Foliage Cover of Tallest Plant Layer	-	Shrub/Heath Height	-	Tree Height	-
Justification Comments	Excluded areas include permanently non-vegetated areas such as roads, buildings,, footpaths and firebreaks. Other areas have been excluded as having minimal fuel conditions such as managed verges, nature strips and private gardens. E.g. Photo 17 and 18 show a private garden with invasive species such as palms and bamboo that are not able to achieve a forest fire like the surrounding native vegetation.				
Post Development Assumptions:	N/A				
<div> <div>DIRECTION 288 deg(T)</div> <div>31.90398°S 116.10438°E</div> <div>ACCURACY 5 m DATUM WGS84</div>  <div>2024-02-06 10:46:10+08:00</div> </div>			<div> <div>DIRECTION 298 deg(T)</div> <div>31.90313°S 116.10462°E</div> <div>ACCURACY 5 m DATUM WGS84</div>  <div>2024-02-06 11:05:04+08:00</div> </div>		
PHOTO ID: 15			PHOTO ID: 16		
<div> <div>DIRECTION 347 deg(T)</div> <div>31.90564°S 116.10493°E</div> <div>ACCURACY 7 m DATUM WGS84</div>  <div>2024-02-06 11:09:45+08:00</div> </div>			<div> <div>DIRECTION 334 deg(T)</div> <div>31.90565°S 116.10518°E</div> <div>ACCURACY 5 m DATUM WGS84</div>  <div>2024-02-06 11:12:13+08:00</div> </div>		
PHOTO ID: 17			PHOTO ID: 18		

A1.3: EFFECTIVE SLOPE

EXPLAINING THE ASSESSMENT METHODOLOGY APPLIED BY BUSHFIRE PRONE PLANNING

DEFINITION: Effective slope is "the slope under that classified vegetation which most influences the bushfire attack" (AS 3959:2018, Clause 1.5.11).

"The effective slope under the classified vegetation is not the same as the average slope for the land surrounding the site of the proposed building. The effective slope is that slope which most significantly influences bushfire behaviour" (AS 3959:2018, Clause CB4).

The slope is described as upslope, flat or downslope when viewed from an exposed element (e.g., building) and looking towards the vegetation. It is measured in degrees.

[Note: Additional relevant guidance provided by AS 3959:2018 and NSW RFS, Planning for Bushfire Protection (2019) is incorporated into the applied assessment methodology and is presented at the end of this explanation.]

COMPOUND SLOPES UNDER VEGETATION AND DETERMINING SLOPE SIGNIFICANCE

Non-Linear Slopes: When the slope of ground under the vegetation out to the distance to be assessed (100 m or further if necessary), is not a straight line or nearly straight line slope, then it is made up of several different slopes i.e., it is a compound slope. The different slope angles and lengths must be factored into the determination of the effective slope value to be applied. Different slopes will potentially influence the bushfire rate of spread and intensity, both increasing and decreasing it.

Significant Slope: The AS 3959:2018 bushfire attack level determination methodology, with default inputs, models a fully developed bushfire. Therefore, a 'significant' slope is one that will significantly influence bushfire behaviour. To be 'significant' the length of the slope must be 'sufficient' to support a fully developed fire on that slope. The angle of a significant slope could be the determined effective slope for the area of classified vegetation if it is the one that 'most influences the bushfire attack'.

Sufficient Slope Length: Is a slope that will, as a minimum, allow the entire flame depth (flaming zone) of a fully developed fire (100m flame width) to exist on that slope.

The expected flame depth of a fully developed bushfire is a function of the length of time the flaming phase will exist on a section of the fuel bed (the 'residence time') and the bushfire's 'rate of spread'. For a given rate of spread, longer residence times result in greater flame depths. Greater flame depths are correlated with greater flame temperatures and greater flows of radiant heat.

The primary factors that will increase the residence time are:

- Heavier fine fuel loads of grass, leaf litter, twigs, bark etc less than 6mm in width and existing within the surface and near surface layers (and elevated fuel layers when contiguous with the base layers); and
- A greater percentage of larger fine fuels within the fuel load.

The primary factors that increase the rate of spread (apart from fire weather factors), include finer fuels, drier fuels, horizontal continuity of fuel and steeper upward ground slope in the direction of fire travel.

Example values:

- Residence Time: Grassfire 5 – 15 seconds, Forest fire 25 -50 seconds.
- Rate of Spread: Grassfires of a few km/hr are considered fast moving, 5-10 km/hr is common and fastest in the order of 25km/hr. Forest fire typically recorded in metres/hour with 1-1.5 km/hr being considered fast moving and fastest in the order of 3-4 km/hr.
- Flame Depth: More typically, a few metres for grasses to tens of metres for forest fires.

An Isolated Slope: For scenarios where there is a single significant slope (based on the above criteria) additional consideration would need to be given to the time and distance consumed by a bushfire still in its 'developing' phase. This will require due consideration be given to how it is potentially ignited i.e., from a single or multiple points, as this will influence the time and distance required to fully develop. For such scenarios, a normally significant slope may not be sufficiently long. It may be necessary to determine the potential bushfire impact more accurately by

justifying the application of a lesser effective slope, or a lower threat vegetation classification, or calculating a reduced headfire width (using short fire run modelling).

Determined Effective Slope: **Only a 'significant' slope** can potentially be the effective slope by itself. In which case, for a defined vegetation area, the worst significant slope under that vegetation is to apply.

The table below indicates Bushfire Prone Planning's considerations in assessing short and/or compound slopes to determine the effective slope.

Slope Length (m)	Considered a Significant Slope	Considerations in Determining the Effective Slope
< 5	No	The single length of slope can be ignored.
5-20	No	The influence of the slope, even though reduced, must still be recognised to an appropriate degree by the determined effective slope.
20-30	Possibly Not – But Requires Justification	<p>Consider likely bushfire hazard threat levels (direct attack mechanisms) within the general assessment area as influenced by local topography, vegetation extents and types.</p> <p>Consider the potential for preheating and ignition source impacts from bushfire on adjoining or nearby land onto vegetation on the subject slope.</p> <p>Isolated slopes of this length are less likely to be considered significant. Consider if vegetation on the slope is likely be ignited by a single ignition point or is multipoint ignition possible from bushfire an adjoining slopes or the surrounding area. Single point ignition will require a fire to travel further before being fully developed (DFES considers less than 100m fire runs may be considered a short fire run for forest, woodland and scrub vegetation classifications).</p> <p>If considered not significant, the influence of the slope, even though reduced, must still be recognised to an appropriate degree by the determined effective slope.</p>
>30	Yes	Will likely always be a significant slope (unless isolated – in which case, justifying the application of a lesser effective slope, or a lower threat vegetation classification, or calculating a reduced headfire width.

BPP Approach - Slope Variation Within Areas of Vegetation

Where a significant variation in effective slope exists under a consistent vegetation type, these will be delineated as separate vegetation areas to account for the difference in potential bushfire behaviour and impact, in accordance with AS 3959:2018 clauses 2.2.5 and C2.2.5.

Effective Slope Variation Due to Multiple Development Sites

When the effective slope, under a single area of bushfire prone vegetation, will vary significantly relative to multiple proposed development sites (exposed elements), then the effective slopes corresponding to each of the different locations, are separately identified. The relevant (worst case) effective slope is determined in the direction corresponding to the potential directions of fire spread towards the subject building(s).

AS 3959:2018 EFFECTIVE SLOPE DETERMINATION - GUIDANCE

The Standard presents a broad set of guidance statements that indicate the intent of deriving an effective slope value for use in calculations, rather than detailing the 'in the field' determination process. These include:

- Highlighting the importance of the value by stating "The slope of the land under the classified vegetation has a direct influence on the rate of fire spread, severity of the fire and the ultimate level of radiant heat flux" (Clause C2.2.5). [Note: A common rule of thumb is that for every 10 degrees of upslope, a fire will double its rate of spread if moving in the direction of the prevailing wind. Fires travel slower down a slope].
- It may be necessary to consider the slope under the classified vegetation for distances greater than 100 m in order to determine the effective slope for that vegetation classification.

- “Where there is more than one slope within the classified vegetation, each slope shall be individually assessed, and the worst case Bushfire Attack Level shall apply” (Clause 2.2.5).

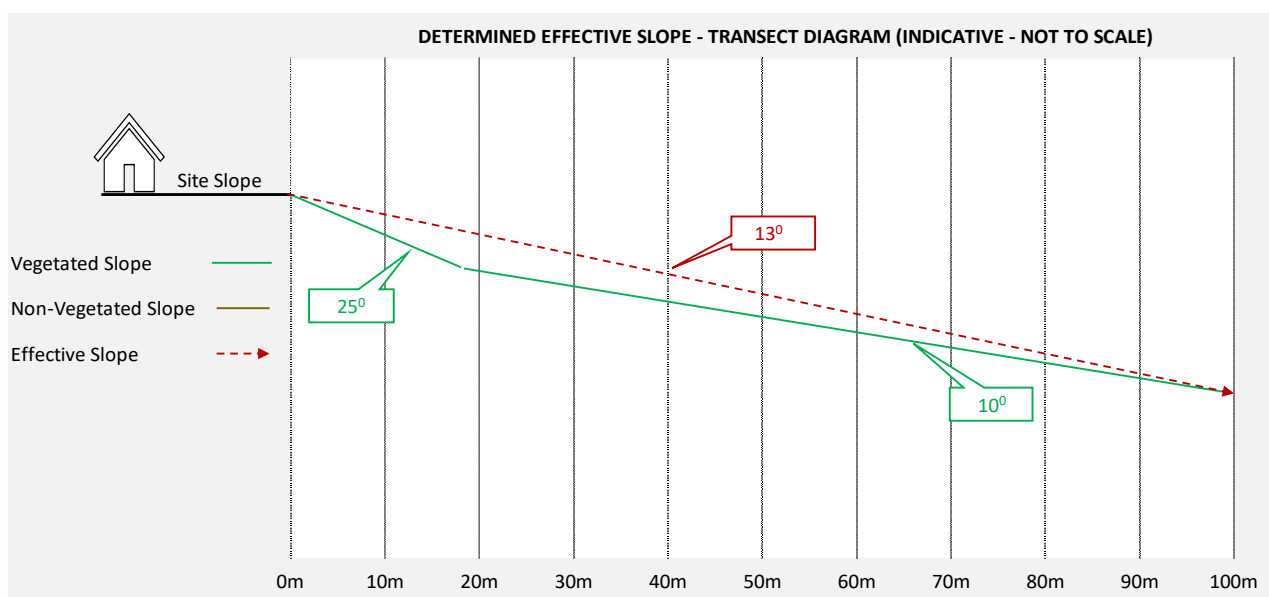
NSW RFS 2019, PLANNING FOR BUSHFIRE PROTECTION - APPENDIX A1.5 - ADDITIONAL DETERMINATION GUIDANCE

- “In identifying the effective slope, it may be found that there are a variety of slopes covering different distances within the vegetation. The effective slope is considered to be the slope under the vegetation which will most significantly influence the bushfire behaviour for each aspect. This is usually the steepest slope. In situations where this is not the case, the proposed approach must be justified”.
- “Vegetation located closest to an asset may not necessarily be located on the effective slope”.

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

The effective slopes determined from the site assessment are recorded in Table 3.2 of this Bushfire Management Plan.

An example of their determination is presented below.



A1.4: SEPARATION DISTANCE

Measuring

The separation distance is the distance in the horizontal plane between the receiver (building/structure or area of land being considered) and the edge of the classified vegetation (AS 3959:2018, clause 2.2.4)

The relevant parts of a building/structure from which the measurement is taken is the nearest part of an external wall or where a wall does not exist, the supporting posts or columns. Certain parts of buildings are excluded including eaves and roof overhangs.

The edge of the vegetation, for forests and woodlands, will be determined by the unmanaged understorey rather than either the canopy (drip line) or the trunk (AS 3959:2018, clause C2.2.5).

Measured Separation Distance as a Calculation Input

If a separation distance can be measured because the location of the building/structure relative to the edge of the relevant classified vegetation is known, this figure can be entered into the BAL calculation. The result is a determined BAL rating.

Assumed Separation Distance as a Calculation Input

When the building/structure location within the lot is not known, an assumed building location may be applied that would establish the closest positioning of the building/structure relative to the relevant area of vegetation.

The assumed location would be based on a factor that puts a restriction on a building location such as:

- An established setback from the boundary of a lot, such as a residential design code setback or a restrictive covenant; or
- Within an established building envelope.

The resultant BAL rating would be indicative and require later confirmation (via a Compliance Report) of the building/structure actual location relative to the vegetation to establish the determined BAL rating.

Separation Distance as a Calculation Output

With the necessary site specific assessment inputs and using the AS 3959:2018 bushfire modelling equations, the range of separation distances that will correspond to each BAL rating (each of which represents a range of radiant heat flux), can be calculated. This has application for bushfire planning scenarios such as:

- When the separation distance cannot be measured because the exact location of the exposed element (i.e., the building, structure or area), relative to classified vegetation, is yet to be determined.

In this scenario, the required information is the identification of building locations onsite that will correspond to each BAL rating. That is, indicative BAL ratings can be derived for a variety of potential building/structure locations; or

- The separation distance is known for a given building, structure or area (and a determined BAL rating can be derived), but additional information is required regarding the exposure levels (to the transfer of radiant heat from a bushfire), of buildings or persons, that will exist at different points within the subject site.

The calculated range of separation distances corresponding to each BAL rating can be presented in a table and/or illustrated as a BAL Contour Map – whichever is determined to best fit the purpose of the assessment.

For additional information refer to the information boxes in Section 3 'Bushfire Attack Levels (BAL) - Understanding the Results and Section 3.2. 'Interpretation of the BAL Contour Map'.

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

For the subject development/use the applicable separation distances values are derived from calculations applying the assessed site data. They are an output value, not an input value and therefore are not presented or justified in this appendix.

The derived values are presented in Section 3, Table 3.1 and illustrated as a BAL contour map in Figure 3.2.

APPENDIX B: ADVICE - ONSITE VEGETATION MANAGEMENT - THE APZ

THE ASSET PROTECTION ZONE (APZ) – DESCRIPTION AND OBJECTIVES

Description: The asset protection zone (APZ) is the area of land surrounding a building or structure on which any combustible materials will be located and/or managed to reduce the potential impact of the direct and indirect attack mechanisms (threats) of bushfire, and therefore reduce the associated risks of building/structure damage or loss, to acceptable levels.

When cultivated and/or natural vegetation exists within the zone it must present low potential threat levels from the direct fire attack mechanisms of flame contact, radiant heat and ember attack and fire driven wind, and the indirect attack mechanisms of debris accumulation, surface fire, tree strike and consequential fire.

The required low threat levels will be achieved as the result of factors that include persistent higher fuel moisture contents, lower flammability and/or minimal fuel loads, due to either limiting the existence of these fuels through removal and/or modification, and the subsequent ongoing management (reduction) of fuel loads.

When a bushfire attack level (BAL) is required to be determined for a building/structure to establish its bushfire construction requirements, the condition of the vegetation within the APZ must satisfy the requirements established by *clause 2.2.3.2 of AS 3959:2018 Construction of buildings in bushfire prone areas* - to be excluded from classification.

For other combustible structures/materials within the APZ, lower threat levels will be the result of factors such as their appropriate use, lowered vulnerability and location relative to the primary building/structure to be protected.

Objectives: The primary objectives of establishing a low threat area surrounding buildings/structures are to create that performs the following functions:

1. To establish an APZ of specified dimensions ensure the building is sufficiently separated from the identified bushfire hazard to limit the impact of its direct attack mechanisms. The required dimensions of the APZ must:

- Remove the potential for direct flame contact on the building;
- Reduce the level of radiant heat to which the building is exposed. The APZ dimensions should ensure that the potential level of radiant heat impact corresponds to the level of vulnerability of the building/structure - as determined by the degree to which bushfire resistant construction has been applied (or not). For example, when constructed to the requirements corresponding to its determined exposure to radiant heat (measured as a bushfire attack level) in accordance with AS 3959 or the NASH Standard.
- Ensure some reduction in the threat level of the ember/burning debris attack mechanism when higher threat vegetation types are present in the vicinity. Note, the reduction in some scenarios will be minimal given the produced quantity, type, survival time and consequent distance that certain embers/burning debris can travel.

Be aware of that research has identified that consequential fire, ignited by embers, is the primary cause (>80%) of building loss in past Australian bushfire events. In bushfire prone areas, the importance of applying protection measures to prevent ember entry to buildings/structures and minimising the existence of consequential fire fuels cannot be overstated.

2. To ensure any combustible fuels (debris and structures) or trees that remain within the APZ will be managed and located to limit the potential impact of the indirect attack mechanisms of bushfire by:

- Minimising the accumulation of debris on, within and around buildings/structures to limit this source of fuel for consequential fires that will result in the direct fire attack mechanisms of flames and greater radiant heat existing closer to the buildings/structures, even though the bushfire hazard exists at a greater distance away;
- To prevent surface fire moving through the APZ and closer to buildings/structures than the fire in the bushfire hazard itself can;

- Prevent fire weakened or windblown trees/branches impacting buildings/structures and allowing ember/burning debris entry;
- To ensure other combustible materials that can result in a consequential fire ignited by embers/burning debris, within both the APZ and parts of the building, are eliminated, minimised and/or appropriately located or protected (the explanatory notes in the Guidelines provide some guidance for achieving this objective and other sources are available); and

3. To provide a defensible space for firefighting activities.

B1: Asset Protection Zone (APZ) Dimensions

APZ DIMENSIONS – DIFFERENCES IN REQUIREMENTS FOR PLANNING ASSESSMENTS COMPARED TO IMPLEMENTATION

THE 'PLANNING BAL-29' APZ DIMENSIONS

The 'Planning BAL-29' APZ is not necessarily the size of the APZ that must be physically implemented and maintained by a landowner. Rather, its purpose is to identify if an acceptable solution for planning approval can be met i.e., can a specified minimum separation distance from bushfire prone vegetation exist.

An assessment against the Bushfire Protection Criteria is conducted for planning approval purposes. To satisfy 'A2.1: Asset Protection Zone', it must be demonstrated that certain minimum separation distances between the relevant building/structure and different classes of bushfire prone vegetation, either exist or can be created and will remain in perpetuity. These minimum separation distances determine the 'Planning BAL-29' APZ dimensions.

Dimensions: The minimum dimensions are those that will ensure the potential radiant heat impact on subject buildings does not exceed 29 kW/m². These dimensions will vary dependent on the vegetation classification, the slope of the land they are growing on and certain other factors specific to the subject site.

Note: For certain purposes associated with vulnerable land uses, the 'Planning BAL-29' APZ may be replaced with dimensions corresponding to radiant heat impact levels of 10 kW/m² and 2 kW/m² and calculated using 1200K flame temperature.

Location: The identified 'Planning BAL-29' APZ must not extend past lot boundaries onto land the landowner has no control over either now or potentially at some point in the future. Limited exceptions include:

- When adjoining land is not vegetated (e.g., built out, roads, carparks, drainage, rock, water body etc.);
- When adjoining land currently or, will in the short term, contain low threat vegetation and or vegetation managed in a minimal fuel condition as per AS 3959:2018 cl. 2.2.3.2. It must be reasonable (justifiable) to expect this low threat vegetation and/or level of management will continue to exist or be conducted in perpetuity and require no action from the owner of the subject lot.

Such areas of land include formally managed areas of vegetation (e.g., public open space / recreation areas / services installed in a common section of land). For specific scenarios, evidence of the formal commitment to manage these areas to a certain standard may be required and would be included in the BMP.

These areas of land can also be part of the required APZ on a neighbouring lot for which the owner of that lot has a recognised responsibility to establish and maintain; and

- When there is a formalised and enforceable capability and responsibility created for the subject lot owner, or any other third party, to manage vegetation on land they do not own in perpetuity. This would be rare, and evidence of the formal authority would be included in the BMP.

The bushfire consultant's 'Supporting Assessment Detail', that is presented in the assessment against the acceptable solution A2.1, will identify and justify how any adjoining land within the 'Planning BAL-29 APZ will meet the APZ standards. Or otherwise, explain how this condition cannot be met.

THE 'BAL RATING' APZ DIMENSIONS

The applicable BAL rating will have been stated in the BAL Assessment Data section of the BAL Assessment Report or BMP (as relevant). The BAL rating can be assessed as 'determined' or 'indicative' or be 'conditional', dependent of the specific conditions associated with the site and the stage of assessment or planning. It is the eventual assessment of the 'Determined' BAL that will establish both the BAL rating that is to apply and its corresponding 'BAL Rating' APZ dimensions.

Dimensions: The minimum dimensions of the 'BAL Rating' APZ to be established and maintained will be those that correspond to the determined BAL rating for the subject building/structure that has accounted for surrounding vegetation types, the slope of the land they are growing on and certain other factors specific to the subject site and surrounding land.

Establishing the 'BAL Rating' APZ will ensure that the potential radiant heat exposure of the building/structure will be limited to the level that the applied construction requirements are designed to resist when that building/structure is required to be constructed to the standard corresponding to the Determined BAL.

Note: For certain purposes associated with vulnerable land uses, the 'BAL Rating' APZ dimensions may be replaced with dimensions corresponding to the specific radiant heat impact levels of 10 kW/m² and 2 kW/m² and calculated using 1200K flame temperature.

Location: The same conditions will apply as for the 'Planning BAL-29' APZ.

THE 'LOCAL GOVERNMENT' APZ DIMENSIONS

Some Local Government's establish the dimensions of the APZ that must be established surrounding buildings in their annual Firebreak/Hazard Reduction Notice. Or for a specific site they may establish a maximum allowable dimension (typically that corresponding to BAL-29). When established, the landowner will need to be comply with these.

THE 'REQUIRED' APZ DIMENSIONS

This is the APZ that is to be established and maintained by the landowner within the subject lot and surrounding the subject building(s). It will be identified on the Property Bushfire Management Statement when it is required to be included in this Report/Plan.

Dimensions: The 'Required APZ' dimensions are the minimum (or maximum when relevant) distances away from the subject building(s) that the APZ must extend. These distances will not necessarily be the same all around the building(s). They can vary and are dependent on the different vegetation types (and their associated ground slope) that can exist around the building(s), and specific local government requirements. The dimensions to implement are determined by:

- A. The 'BAL Rating APZ' of the subject building(s) when distances are greater than 'B' below (except when 'B' establishes a maximum distance); or
- B. The 'Local Government' APZ' derived from the Firebreak/Hazard Reduction Notice when distances are greater than 'A' above, other than when a maximum distance is established, in which case this will apply; or
- C. A combination of 'A' and 'B'.

Location: The same conditions will apply as for the 'Planning BAL-29' APZ.

B1.1: THE APZ DIMENSIONS REQUIRED TO BE IMPLEMENTED BY THE LANDOWNER

DETERMINATION OF THE 'REQUIRED' APZ DIMENSIONS TO BE IMPLEMENTED AND MAINTAINED BY LANDOWNER WITHIN THEIR LOT										
Relevant Buildings(s)	Vegetation Classification [Refer to Fig 3.1]		Minimum Required Separation Distances from Building to Vegetation (metres)							
			Established by the 'BAL Rating' APZ Dimension				Established by the "Local Government" APZ Dimension		The 'Required' APZ Dimensions [see note]	
			Determined Radiant Heat Impact	Stated 'Indicative' or 'Conditional' BAL				Firebreak / Hazard Reduction Notice		Maximum Allowed
	BAL-29	BAL-19		BAL-12.5	BAL-LOW					
Hall, Shop and Childcare centre	1	(A) Forest	N/A	21-<31	31-<42	42-<100	>100	20	N/A	20
	2	(A) Forest		27-<37	37-<50	50-<100	>100	23		27
	3	(B) Woodland		17-<25	25-<35	35-<100	>100	23		23
	4	(G) Grassland		8-<12	12-<17	17-<50	>50	20		23
	5	(G) Grassland		9-<14	14-<20	20-<50	>50	23		23
	6	Excluded cl 2.2.3.2(e & f)		-	-	-	-	-		-
<p>Note: The 'Required' APZ Dimension corresponding to each area of vegetation is the greater of the 'BAL Rating' or the 'Firebreak/Hazard Reduction Notice' APZ dimensions unless a local government maximum distance(s) is established as a result of their environmental assessment of the subject site. The area of the APZ will also be limited to the subject lot boundary unless otherwise justified in this Report/Plan. Final determination of the dimensions will require that any indicative or conditional BAL becomes a 'Determined' BAL.</p>										
<p>Comments</p> <p>The Shire of Mundaring Firebreak and Fuel load notice has specific APZ requirements as outlined below:</p> <ul style="list-style-type: none">- Maintain all grass on the land to a height no greater than 5cm.- Fuel loads maintained at 2 tonnes per hectare or lower.- Clear separation between adjoining or nearby tree crowns- Small group/s of trees within close proximity to one another may be treated as one crown provided the combined crowns do not exceed the area of a large or mature crown size for that species.										

- No trees/shrubs over 2 metres high are to be within 2 metres of a habitable building.
- Trees and shrubs must be under-pruned to a minimum height of 2 metres from the ground.
- Shrubs over 2 metres high must not be planted in groups close to habitable buildings, ensuring there is a gap of at least three times the height (at maturity) of the shrub away from habitable buildings.
- Ensure no part of a tree overhangs any buildings.
- Roofs, gutters, and walls of all buildings on the land are free of fine fuel loads and other flammable material.
- Ensure paths and non-flammable features immediately adjacent to habitable buildings are installed.
- Wood piles and flammable materials are stored a safe distance from habitable buildings.
- Ensure roofs, gutters, and walls of all buildings on the land are free of flammable matter, for example, the accumulation of leaves in gutters, wood piles against building walls and flammable/inflammable materials against that building or stored under pole-framed houses.

B2: The Standards for the APZ as Established by the Guidelines (DPLH, v1.4)

Within the Guidelines (source: <https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas>), the management Standards are established by:

- Schedule 1: Standards for Asset Protection Zones (see extract below) established by the Guidelines; and
- The associated explanatory notes (Guidelines E2) that address (a) managing an asset protection zone (APZ) to a low threat state (b) landscaping and design of an asset protection zone and (c) plant flammability.

Guidelines for
Planning in
Bushfire
Prone Areas

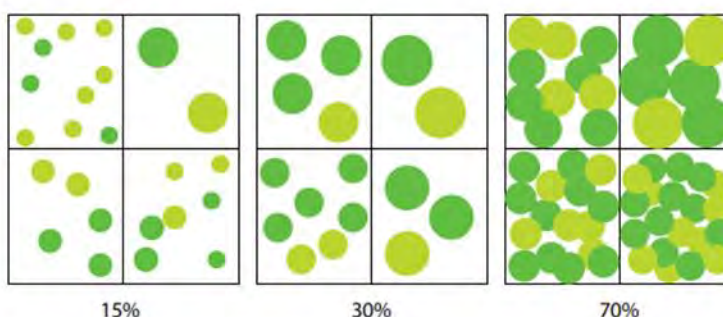
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ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT	REQUIREMENT
Fences within the APZ	<ul style="list-style-type: none"> • Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness)	<ul style="list-style-type: none"> • Should be managed and removed on a regular basis to maintain a low threat state. • Should be maintained at <2 tonnes per hectare (on average). • Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch >6 millimetres in thickness.
Trees* (>6 metres in height)	<ul style="list-style-type: none"> • Trunks at maturity should be a minimum distance of six metres from all elevations of the building. • Branches at maturity should not touch or overhang a building or powerline. • Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation. • Canopy cover within the APZ should be <15 per cent of the total APZ area. • Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ.

Figure 19: Tree canopy cover – ranging from 15 to 70 per cent at maturity



Shrub* and scrub* (0.5 metres to six metres in height). Shrub and scrub >6 metres in height are to be treated as trees.	<ul style="list-style-type: none"> • Should not be located under trees or within three metres of buildings. • Should not be planted in clumps >5 square metres in area. • Clumps should be separated from each other and any exposed window or door by at least 10 metres.
Ground covers* (<0.5 metres in height. Ground covers >0.5 metres in height are to be treated as shrubs)	<ul style="list-style-type: none"> • Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above. • Can be located within two metres of a structure, but three metres from windows or doors if >100 millimetres in height.
Grass	<ul style="list-style-type: none"> • Grass should be maintained at a height of 100 millimetres or less, at all times. • Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.
Defendable space	<ul style="list-style-type: none"> • Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.
LP Gas Cylinders	<ul style="list-style-type: none"> • Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building. • The pressure relief valve should point away from the house. • No flammable material within six metres from the front of the valve. • Must sit on a firm, level and non-combustible base and be secured to a solid structure.

* Plant flammability, landscaping design and maintenance should be considered – refer to explanatory notes

B3: The Standards for the APZ as Established by the Local Government

Refer to the firebreak / hazard reduction notice issued annually (under s33 of the Bushfires Act 1954) by the relevant local government. It may state Standards that vary from those established by the Guidelines and that have been endorsed by the WAPC and DFES as per Section 4.5.3 of the Guidelines.

A copy of the applicable notice is not included here as they are subject to being reviewed and modified prior to issuing each year. Refer to ratepayers notices and/or the local government's website for the current version.

B4: Vegetation and Areas Excluded from Classification - Ensure Continued Exclusion

AS 3959:2018 establishes the methodology for determining a bushfire attack level (BAL). The methodology includes the classification of the subject site's surrounding vegetation according to their 'type' and the application of the corresponding relevant bushfire behaviour models to determine the BAL.

Certain vegetation can be considered as low threat or managed in a minimal fuel condition and can be excluded from classification. Where this has occurred in assessing the site, the extract from AS3959:2018 below states the requirements that must continue to exist for the vegetation on those areas of land to be excluded from classification (including the size of the vegetation area if relevant to the assessment).

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AS 3959:2018

2.2.3.2 Exclusions—Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

- (a) Vegetation of any type that is more than 100 m from the site.
- (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.
- (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.
- (d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.
- (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.
- (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTES:

- 1 Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).
- 2 A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

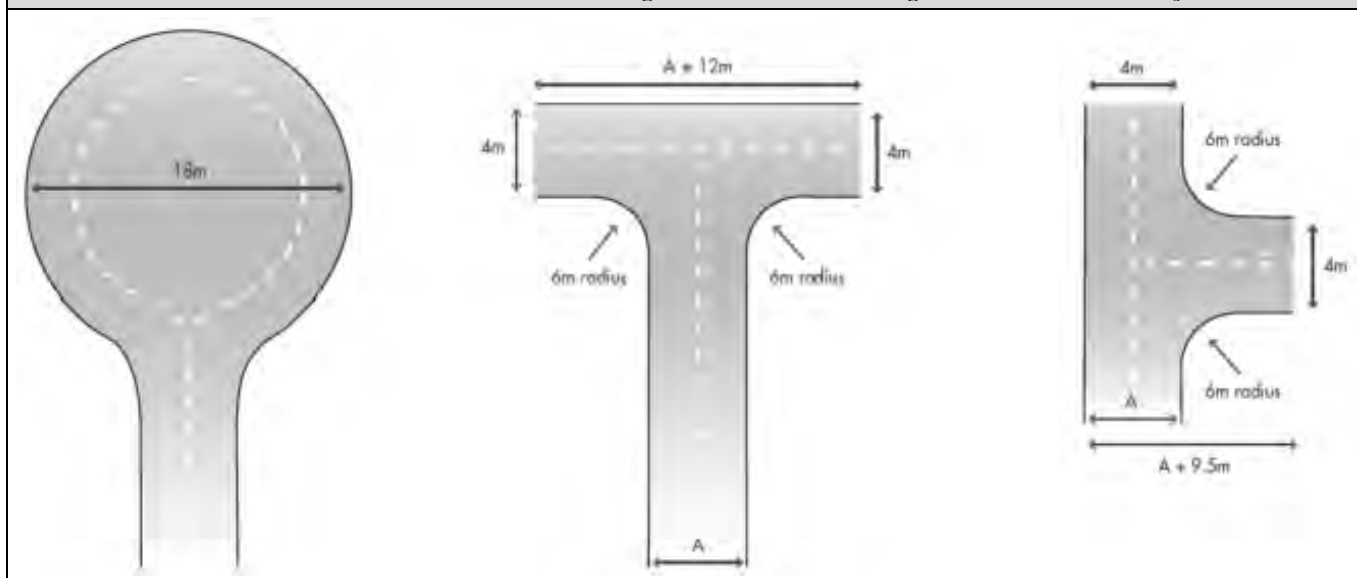
APPENDIX C: TECHNICAL REQUIREMENTS FOR VEHICULAR ACCESS

The design/layout requirements for access are established by the acceptable solutions of the Guidelines (DPLH, 2021 v1.4) Element 3 and vary dependent on the access component, the land use and the presence of 'vulnerable' persons. Consequently, the best reference source are the Guidelines. The technical requirements that are fixed for all components and uses are presented in this appendix.

GUIDELINES TABLE 6, EXPLANATORY NOTES E3.3 & E3.6 AND RELEVANT ACCEPTABLE SOLUTIONS

Technical Component	Vehicular Access Types / Components			
	Public Roads	Emergency Access Way ¹	Fire Service Access Route ¹	Battle-axe and Private Driveways ²
Minimum trafficable surface (m)	In accordance with A3.1	6	6	4
Minimum Horizontal clearance (m)	N/A	6	6	6
Minimum Vertical clearance (m)	4.5			
Minimum weight capacity (t)	15			
Maximum Grade Unsealed Road ³	As outlined in the IPWEA Subdivision Guidelines	1:10 (10%)		
Maximum Grade Sealed Road ³		1:7 (14.3%)		
Maximum Average Grade Sealed Road		1:10 (10%)		
Minimum Inner Radius of Road Curves (m)		8.5		

Turnaround Area Dimensions for No-through Road, Battle-axe Legs and Private Driveways ⁴



Passing Bay Requirements for Battle-axe leg and Private Driveway

When the access component length is greater than the stated maximum, passing bays are required every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m (i.e. the combined trafficable width of the passing bay and constructed private driveway to be a minimum 6m).

Emergency Access Way – Additional Requirements

Provide a through connection to a public road, be no more than 500m in length, must be signposted and if gated, gates must be open the whole trafficable width and remain unlocked.

¹ To have crossfalls between 3 and 6%.

² Where driveways and battle-axe legs are not required to comply with the widths in A3.5 or A3.6, they are to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision.

³ Dips must have no more than a 1 in 8 (12.5% or 7.1 degree) entry and exit angle.

⁴ The turnaround area should be within 30m of the main habitable building.

APPENDIX D: TECHNICAL REQUIREMENTS FOR FIREFIGHTING WATER SUPPLY

D1: Reticulated Areas – Hydrant Supply

The Guidelines state “where a reticulated water supply is existing or proposed, hydrant connection(s) should be provided in accordance with the specifications of the relevant water supply authority.”

The main scheme water suppliers / authorities in WA are The Water Corporation, AqWest – Bunbury Water Corporation and Busselton Water Corporation. Various local authority exists in other non-scheme and regional areas. However, most existing fire hydrants are connected to Water Corporation water mains.

Consequently, the hydrant location specifications from The Water Corporation’s ‘No 63 Water Reticulation Standard’ (Ver 3 Rev 15) are provided in the extract below with the key distances relevant to bushfire planning assessments being highlighted. This Standard is deemed to be the baseline criteria for developments and should be applied unless different local water supply authority conditions apply. Other applicable specification will be found in the Standard.

Note: The maximum distance from a hydrant to the rear of a lot/building is generally interpreted as not applicable to large lot sizes where the maximum distance becomes an impractical limitation i.e., typically rural residential areas.

Design Standard DS 63
Water Reticulation Standard



2.2.1.5 Appurtenances

c. Hydrants

Hydrants shall be screw-down hydrant with built-in isolation valve and installed only on DN100 or larger pipes. Hydrants shall be located:

- so that the maximum distance between a hydrant and the rear of a building envelope, (or in the absence of a building envelope the rear of the lot) shall be 120m;
- so that spacing (as measured by hose-run) between hydrants in non-residential or mixed use areas shall be maximized and no greater than 100m;
- so that spacing (as measured by hose-run) between hydrants in residential areas with lots per dwelling <10,000m² shall be maximized and no greater than 200m;
- so that spacing between hydrants (as measured by hose-run) in rural residential areas where minimum lots per dwelling is >10,000 m² (1ha) shall be maximized and no greater than 400m;
- centrally along the frontage of a lot to avoid being under driveways, unless the lot features a frontage 6m or less, in which case it shall be placed to the side opposite the driveway;
- at lots that have the widest frontage in the local area;
- where appropriate at the truncation of road junctions or intersections so that they can serve more than one street and can be readily located;
- on both sides of the major roads at staggered intervals where there are mains on both sides of the road;
- at major intersections on dual multi-lane roads, where two hydrants are to be sited on diagonally opposite corners;
- hydrants should be located at least 20m from traffic calming devices i.e., median slow points or chokers, chicanes, mini traffic circles, and intersection ‘pop-outs’ to ensure traffic is not impeded;
- in a position not less than 10m from any high voltage main electrical distribution equipment such as transformers and distribution boards, liquefied petroleum gas or other combustible storage;
- directly on top of the main using a tee unless proved to be impractical.

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PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

The DAP notes the status of the following State Administrative Tribunal Applications and Supreme Court Appeals:

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DR193/2023 DAP/23/02545	Shire of Serpentine Jarrahdale	Lot 218 (No.575) Abernethy Road, Oakford	Proposed Educational Establishment	19/12/2023
DR94/2024 DAP/23/02623	City of Cockburn	Lot 9501 Gaebler Road, Hammond Park	Mixed Use Commercial Development	27/06/2024

Current Supreme Court Appeals				
File No.	LG Name	Property Location	Application Description	Date Lodged
DAP/23/02496 CIV 2251 of 2023	City of Swan	Lot 2 & 67 (No.163) and Lot 18 (No.159) James Street, Guildford	Proposed redevelopment of Vaudeville Theatre	03/11/2023

2. General Business

3. Meeting Closure

In accordance with Section 7.3 of the DAP Standing Orders 2024 a DAP member must not publicly comment on any action or determination of a DAP.