

Upper Swan - Proposed Structure Plan SP/2016/003

I object to the proposed development unless the following issues are taken care off ¹

Introduction

Figure I-1 shows a suggested change to the Proposed Upper Swan Local Structural Plan (USLPL) that was out for public comment. The school has been relocated into a more 'natural' environment. Research shows to have nature around helps with well-being of students ². In addition children and parents can walk along a tree-lined street to the commercial centre. The original planned Public Open Spaces have been distributed to around the school and other areas that have existing mature trees on them. It is well documented all over the world that street trees and trees in general enhance property values ³. The indicative landscape plans (Fig 10 a & b, Attachment 10-2) were not followed by the target density design, they line up more with what is suggested here in Fig I-1. The designers need to have a bit more imagination to incorporate the existing trees and not to see them as a nuisance in front of a bulldozer.

The beauty of this proposed development is that because of its location a premium price could be asked for because of the "rural" aspects. By removing all vegetation and flattening the blocks as much as possible, the blocks become just like an ordinary block in a subdivision closer to the city.

In the reports the categories '*native*' and '*non-native*' are used. Could not find explanation what is *native* means "native to local area vegetation classification", "Swan Coastal plain", "WA" or "Australia"? Is non-native anything that is not native or exotic?

Vegetation & Topography

Tree clusters identified on aerial images are shown in figure V-1 overlain on the target Residential Densities. It is clear that the planning design goes in many areas over tree clusters.

In figures 12 & 13 (Attachment 2-1) details various quality values of tree in regard to birds. As Fig. V-1 shows the Target Residential Density that even if a tree that meet certain criteria but lacks large hollows or broken branches or has a low foraging value is planned to be removed. In other words trees have suddenly no dollar value? All trees have a monetary value associated with them and can be valued using a method like Helliwell ⁴. More importantly they have an ecological and societal value.

¹ Note : Did not have access to original data, therefore all maps scanned in. So there are likely some positional inaccuracies. These are not important in this submission since the aim of the maps are to give an indication of the problems.

² Here just one reference : "How does nature impact on our well being?" <https://www.takingcharge.csh.umn.edu/enhance-your-wellbeing/environment/nature-and-us/how-does-nature-impact-our-wellbeing>

³ Here jus one reference "Street trees give rise to property prices" <http://www.sciencewa.net.au/topics/social-science/item/1975-street-trees-give-rise-to-property-prices>.

⁴ Helliwell, D. R. (1967), The Amenity Value of Trees and Woodlands, *Scottish Forestry*, 21, 109-112. Helliwell, R. (2014). Putting a value on visual amenity, *Arboricultural Journal: The International Journal of Urban Forestry*, 36(3), 129-139.

Figure 6 (Attachment 3) has classified three areas as planted non native trees. An image of one of the areas, Lot 30 Orange St, shows some of the large trees are Australian natives and even when planted they should be preserved. These trees can when the time comes for replacement be replaced with 'local native' species.



In figure 8 (Attachment 3, same in figure 11 , Attachment 3) “VSAs and fauna results” an area (at approx 407550E and 6486000N; Lot 13526 Railway Pde) has been incorrectly classified as VSA 5 exotic garden trees and plantings. It should be native vegetation with black cockatoo foraging habitat as indicated in figure 11 (Attachment 3). The two images on the left show the vegetation.



The burned trees in the image on the right (Railway Pde, Lot 13256) are dead, but typical of the Australian landscape. As long as they are safe they can form a habitat or viewing platform for animals. In the meantime new trees can be planted to fill the gap and when they get large enough that the dead trees interfere with their growth, remove the dead trees.

If any trees need to be removed with a valid reason (not just because it easier) then the developer has to pay the city the value of the tree, a penalty and replace the tree. Before development can start all trees need to be valued by for example the Helliwell or similar method (see footnote 3).

In section 4.3.1 (Attachment 10-1) under 'Key points of the minor drainage system strategy', a follow up question to point 1 is what happens when impervious layer is <1.5m deep?

Fig 4.1 (Attachment 10-1) shows development plans over gullies; the overlaying plan obscures the contour map underneath. Perhaps clearer marked in Figure I-1. Keep the natural/existing topography, so no flat grading of the landscape. Make use of the natural landscape (follow the contours).

Figures 4.2 and 4.3 (Attachment 10-1) are useless because cannot read the writing, content too small (original should not have been a scanned/converted into image, too pixelates?).

Water

The ground watering monitoring bores (as shown in Fig 3-7, Attachment 10; Fig. W-1) should be kept. Water conservation is essential, any further drop in the water tables will affect vegetation not only for the USLPL but also will jeopardise agricultural activities down stream in the Swan Valley .

Part-2 of report (Attachment 10) shows in Fig 18 the potential of waterlogging in certain spots of the USLPL (Fig. W-2). This corresponds with fig 3-7 (Attachment 10) of part-1 of the report, which shows very shallow Average Annual Maximum Groundwater Levels (shown here in fig W-1). This data overlain on to the target residential design is shown in figure W-3. The question is how is the developer going to deal with this problem.

The water-licences acquired by the developer to be used only for public purposes, like sporting fields or picnic areas need to be metered and a water usage fee to be paid. No private bores to be allowed.

Transport

Propose a pedestrian / bike bridge at Rose street into Vines, then can users can connect up to cycle ways in Swan Valley.

Agree : With only left turn onto GN Hwy from Railway Pde. Busy intersection Railway Pde / GN Hwy not good idea, because it is too close to Railway crossing and GN Hy intersection with West Swan Rd. Most drivers traveling north along GN Hwy will turn into Railway Pde instead waiting till

the Apple Street turnoff. Can the local roads cope with this increase in traffic?

The report acknowledges that there are no formal cycle ways in the USLPL, but that there are cycling facilities amongst others along GN Hwy. However cycling with just a white line separating you from roadtrains passing at 80 kmh is not what one can classify as safe. It is actually dangerous. That is the situation along GN Hwy. Therefore any reference to that type of cycle path should be removed until proper separated cycle paths have been constructed. If Main Roads Department have a different view that is fine, but only after their management take their (grand) children cycling along there on a busy day.

General recommendations

- Encourage use of renewable energy setup, like in the White Gum Valley (near Fremantle) development.
- Minimum 20% “green” space on each block. This means flexible planning regulations in order to achieve that. The “green” space is not equivalent to the general term of “open space”, the latter includes driveways and other paved areas.

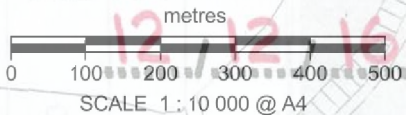
P.S.

- A contours option on City of Swan Intramap would be greatly appreciated.
- The maps in some reports (Attachment 3) have coordinates while maps in other reports have not (Attachment 2 and 10).

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REVISED PLAN

ADVERTISED PLAN



- LEGEND
- LSP BOUNDARY
 - MRS - URBAN
 - EXISTING BOUNDARIES
 - PROPOSED BOUNDARIES
 - FORESHORE ENVELOPE
 - PUBLIC OPEN SPACE
 - FORESHORE RESERVE
 - PRIMARY SCHOOL
 - WASTE WATER PUMP STATION
 - COMMERCIAL CENTRE
 - RESIDENTIAL (R2.5)
 - RESIDENTIAL (R15)
 - RESIDENTIAL (R16 - R20)
 - RESIDENTIAL (R30)
 - RESIDENTIAL (R30 - R40)
 - RESIDENTIAL (R60)

Stockfeeds Process Plant

LEXIA AVENUE

RAILWAY PARADE

ALMERIA PARADE

RAILWAY

The Vines Resort Ellenbrook

APPLE STREET

Fig. W-1

Areas Waterlogging Risk Oevrlaing Target Residential Density map

LEGEND

- Subject land boundary
- Cadastral boundary
- Areas of seasonal inundation and waterlogging as observed on the 13th of September 2007
- Seasonal Waterlogging Vulnerability
 - Very high risk
 - High risk
 - Moderate risk

January 2017

UPPER SWAN JOINT VENTURE - LEXIA AVENUE, UPPER SWAN SURFACE & GROUNDWATER ASSESSMENT TO SUPPORT MRS AMENDMENT

AREAS OF WATERLOGGING

FIGURE 18



CHECKED BY: MD 24-10-07

SOURCE: GHD, Review of the NE Corridor Urban Water Management Strategy, 2007

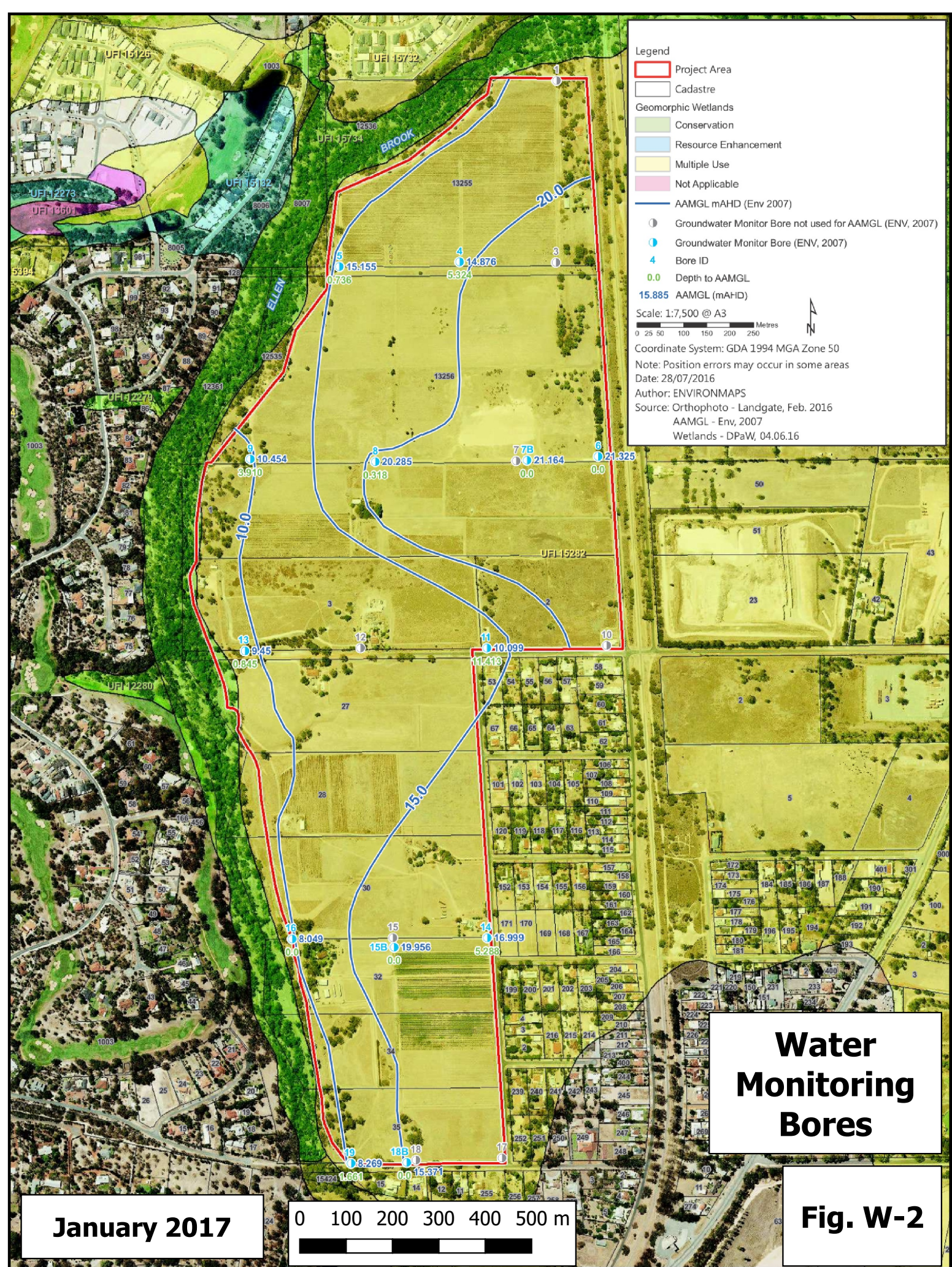


Fig. W-2