

No.	Name and Address	Affected Property / General	Summary of Submissions	Comments / Recommendation
27	J, D, L & E Hill 1095 Helena Terrace, Sawyers Valley	Lots between Cole Road and Pearce Street, Sawyers Valley.	<ul style="list-style-type: none"> <li>a) Concerned about proposed rezoning of land between Cole and Pearce Roads, Sawyers Valley.</li> <li>b) Currently lots are zoned "RLL", Council's long term strategy – Policy 1 will rezone land to "R5"</li> <li>c) The subject land is extremely close, and in some cases bordering on Jarrah Creek</li> <li>d) Increased density would insert a large number of septic tanks and garden runoff, whilst community is trying to rehabilitate creek.</li> <li>e) Increase in cats and dogs, putting more pressure on native fauna</li> <li>f) Also increase primary school children crossing Great Eastern Highway and push limits of school</li> <li>g) Will destroy village atmosphere of Sawyers Valley</li> </ul>	<p>(These comments and recommendations also applicable to Submission Nos 28, 38 – 41, 47 – 54, 58, 61 and 72).</p> <p><b><u>COMMENTS</u></b></p> <p>Note: Comments 1 – 8 recognise and respond to matters identified in points a – g of the submission.</p> <ul style="list-style-type: none"> <li>1 Land comprises lower part of same valley system as the "Millstream R2.5 development and is more exposed to Highway in terms of visual exposure and traffic impacts.</li> <li>2 In consideration of maintaining lifestyle diversity and rural living qualities it is location that adjoins R5 development, R2.5 development, RLL areas and State Forest/water catchment.</li> <li>3 Given the current status of Sawyers Valley Townsite as a relatively remote rural-forest village with limited services and population size, a substantial increase in size and density of population settlement would be premature at this time.</li> <li>4 The existing orchard is not of a scale and location that warrants protection.</li> <li>5 As with the 'Millstream' development, the density of settlement needs to reflect constraints (i.e. low lying land, nutrient management, vegetation, etc).</li> <li>6 Council's TPS and long term planning strategy promote the establishment and</li> </ul>

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				<p>consolidation of urban villages in a hills rural setting. These villages need to be planned and contained to avoid pressure of 'sprawl' in the rural hinterland. These villages also require a sufficient population threshold for the utility and maintenance of services and facilities.</p> <p>7 Examination of the 'Millstream' R2.5 development shows approximately 50% of the 31 lots being sold in the initial two years with numerous lots also built on. Such a relatively good take up rate indicate acceptance of R2.5.</p> <p>8 Other issues identified in the submission(s), such as proximity to forest and water catchment, security, traffic amenity and safety, effluent disposal, nutrient management, public transport and facilities, and school capacity, etc, have been noted and the above comments and ultimate recommendation respond to these issues. Further, matters that are relevant to servicing authorities (e.g. education, Main Roads and community services) will form part of a comprehensive evaluation and consultation through the Scheme Amendment process.</p> <p><b><u>RECOMMENDATION</u></b></p> <p>Upon review of the original Residential R5 proposal, in the context of the strategic and physical attributes of the subject land, and the relevant issues identified in public submissions, it is recommended that the area is more suited to a combination of R5, Residential R2.5 with a component for</p>

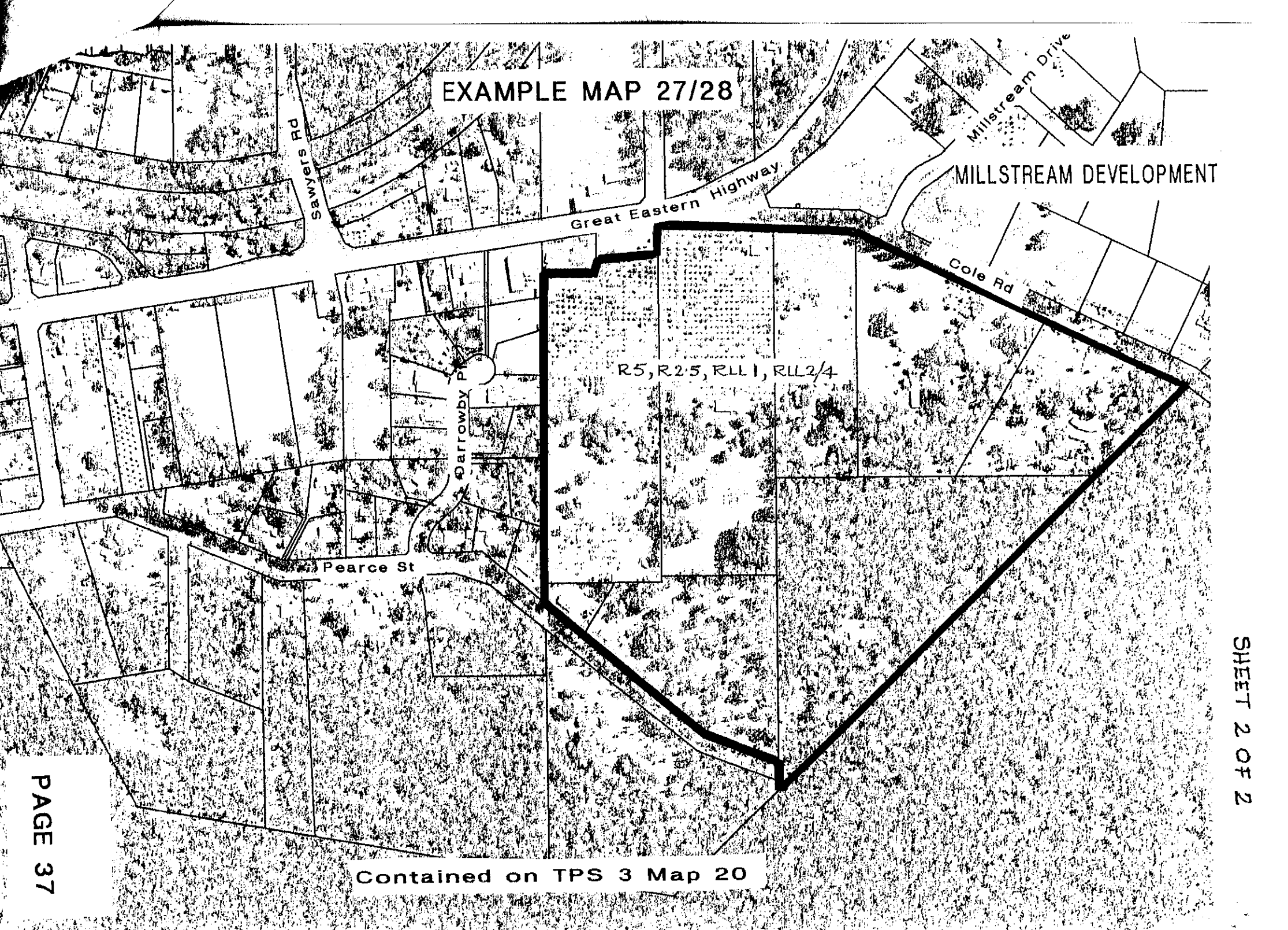
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				<p>Rural Landscape Living 1 and RLL 2/4 in the upland vegetated areas in proximity to the forest. During the formal review process the applicant will be requested to provide a draft LSIP to illustrate the proposed zoning disposition based on physical and environmental assessment. (See example Map 26 / 27)</p>
28	<p>Ray Belton PO Box 429 Midland WA 6936 on behalf of various landowners</p>	<p>Lots 106, 107, 1877, 2083, 2348, 2483 and 1 Great Eastern Highway /Cole Road, Sawyers Valley.</p>	<p>a) Request rezoning of Lot 1877, 107, 106, 2083, 234 and 1 Great Eastern Highway / Old Sawyers Road / Cole Road, Sawyers from Special Purpose (southern portion of Lot 1877) RLL 2 and RLL to R5.</p> <p>b) Potential development 70 lots of 2000m<sup>2</sup> each.</p> <p>c) Demand for 2000m<sup>2</sup> lots in the locality high due to scarcity.</p> <p>d) Essential services unavailable in locality.</p> <p>e) A primary school and recreation field exist approximately 450 metres and 400 metres respectively from the subject land.</p> <p>f) The soil types (D2 and Yg1) are suitable for on-site effluent disposal.</p>	<p><b><u>COMMENTS</u></b>  Note: Comments below recognise and respond to the matters outlined under points a) to f) of submission.</p> <p>1 Lots 2083, 2348, 2483, 1, 2, 108, 109 were identified for R5 development in Council's Planning Policy 1 for reasons quoted in points d), e) and f) of the submission and the following reasons:  <i>"the need for each settlement to sustain a population level capable of financially supporting the facilities that the residents within each settlement want provided by the Shire."</i></p> <p>2 The projected population for Sawyers Valley townsite for the year 2029 is 640 (256 lots) and the rural hinterland is 670 (268 lots). These projections have been confirmed in the Draft North Eastern Hills Settlement Pattern Plan Study. The market analysis demonstrating the demand is</p>

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				<p>required prior to rezoning be initiated. Also refer to submission 78(g) from the Ministry for Planning.</p> <p>3 The proposed 2000m<sup>2</sup>-lot size is a significant increase on the current density of development on the subject land.</p> <p>4 The land to the south of Great Eastern Highway is heavily constrained by high water tables and clay soils close to the surface.</p> <p>5 The broad land capability assessment (D2 and Yg1) may suggest that the land is capable of supporting residential development, however this is based on 1 septic tank per hectare and does not take into account site specific conditions.</p> <p>6 A detailed geotechnical report demonstrating that the land is suitable for accommodating the proposed density of development as well as a detailed Drainage Plan consistent with the Shire's Urban Strategy would be required.</p> <p>7 The remnant vegetation in the southern part of the proposed development possesses landscape and conservation values that require a greater level of protection than provided in the proposal.</p> <p>8 Based on the above, the proposal has to be redesigned to incorporate:</p> <p>(i) areas of POS</p>

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				<p>(ii) 4000m<sup>2</sup> or larger lots for areas containing remnant vegetation and/or constrained by high water tables.</p> <p>(iii) Larger lots (1ha, 2ha, 4ha) abutting state forrest areas to the south.</p> <p>(iv) Better access arrangements to the southern lots by the removal of cul-de-sac heads.</p> <p>(v) Small lots (2000m<sup>2</sup> to 4000m<sup>2</sup>) adjacent to Great Eastern Highway, subject to demonstration that the land is suitable.</p> <p>Refer example map 27/28.</p> <p>9 Due to extensive vegetation cover Lots 106 and 107 shall remain within the existing RLL 2 zone.</p> <p>10 The status quo for Lot 1877 be maintained.</p> <p><b><u>RECOMMENDATION</u></b></p> <p>1 That the submission as proposed be not supported.</p> <p>2 The proponent be required to submit a comprehensive LSIP incorporating lots 2083, 2348, 2483, 1, 2, 108 and 109 Great Eastern Highway, Cole Road and Pearce Street Sawyers</p>

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				<p>Valley in accordance with the above comments.</p> <p>3 The LSIP and the associated documentation shall be submitted prior to the formal review process of the Scheme or shall await the next review in the years 2006 / 2007.</p>

EXAMPLE MAP 27/28



MILLSTREAM DEVELOPMENT

R5, R2.5, R1L1, R1L2/4

Sawyers Rd

Millstream Drive

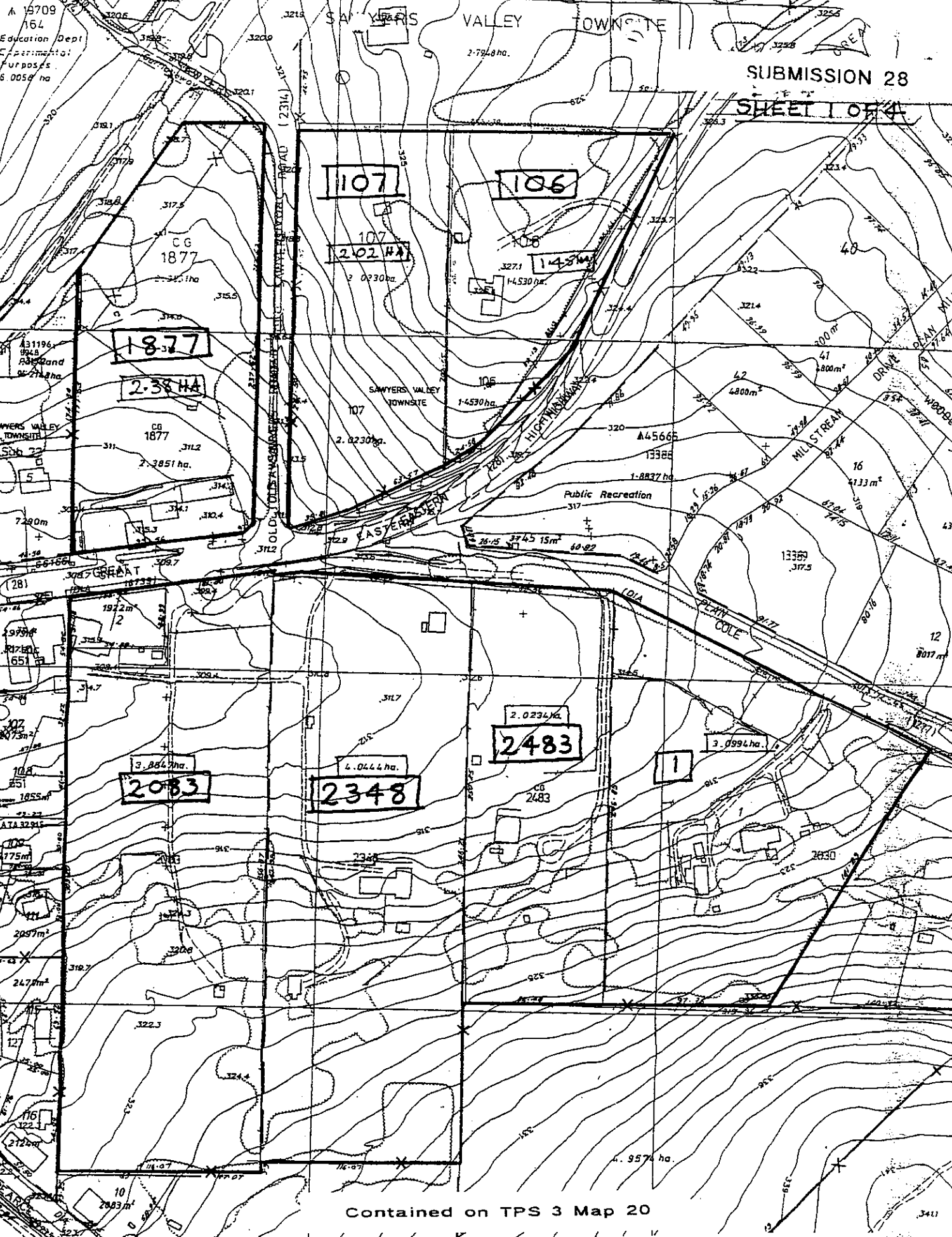
Great Eastern Highway

Cole Rd

Pearce St

Darrowby Pl

Contained on TPS 3 Map 20



SUBMISSION 28  
SHEET 1 OF 4

Contained on TPS 3 Map 20

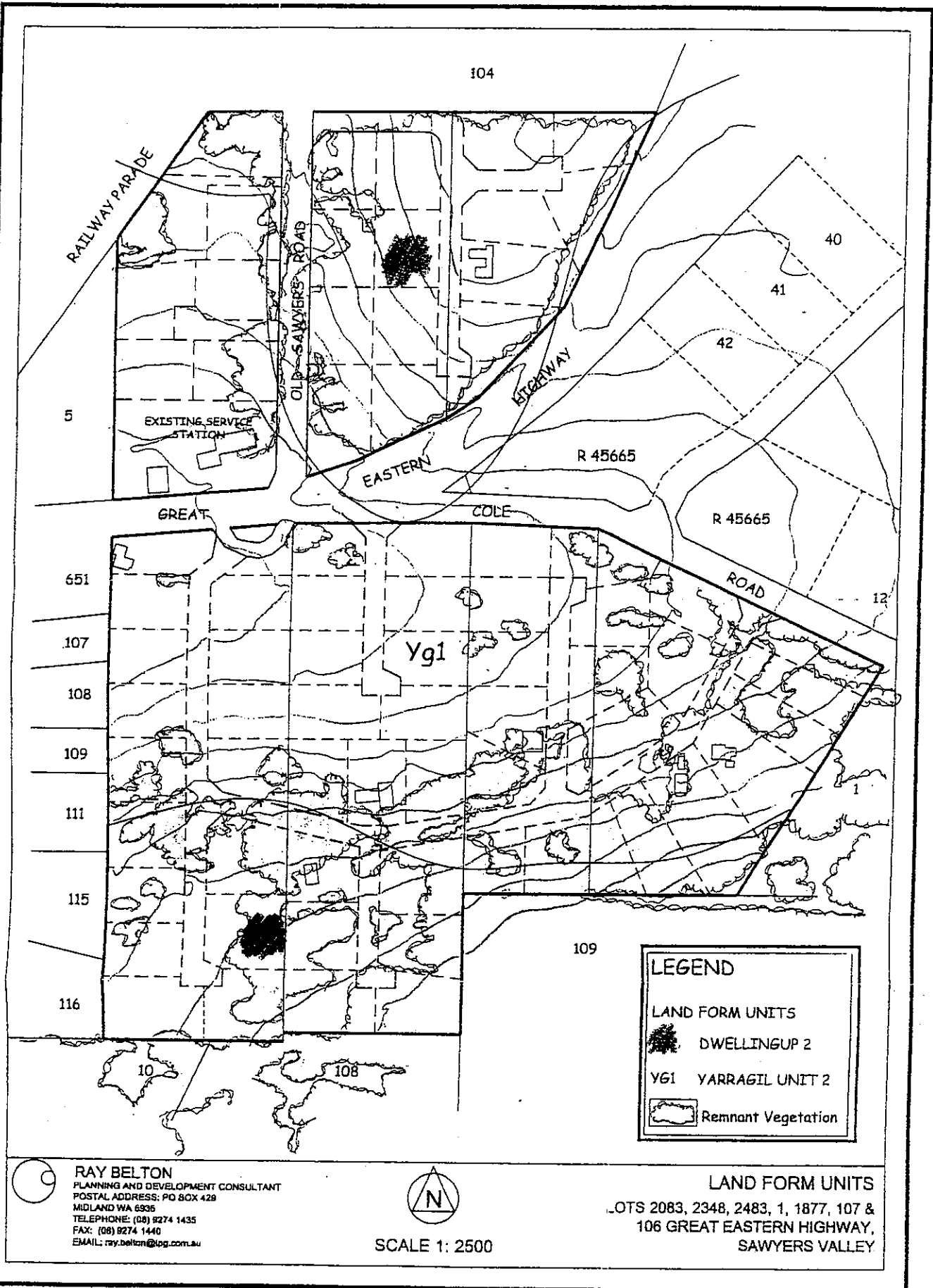
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SCALE 1:2000

**CADASTRAL PLAN**  
 Lots 106, 107, 1877, 2023,  
 2348, 2483 and 1 Great  
 Eastern Highway,  
 Sawyers Valley







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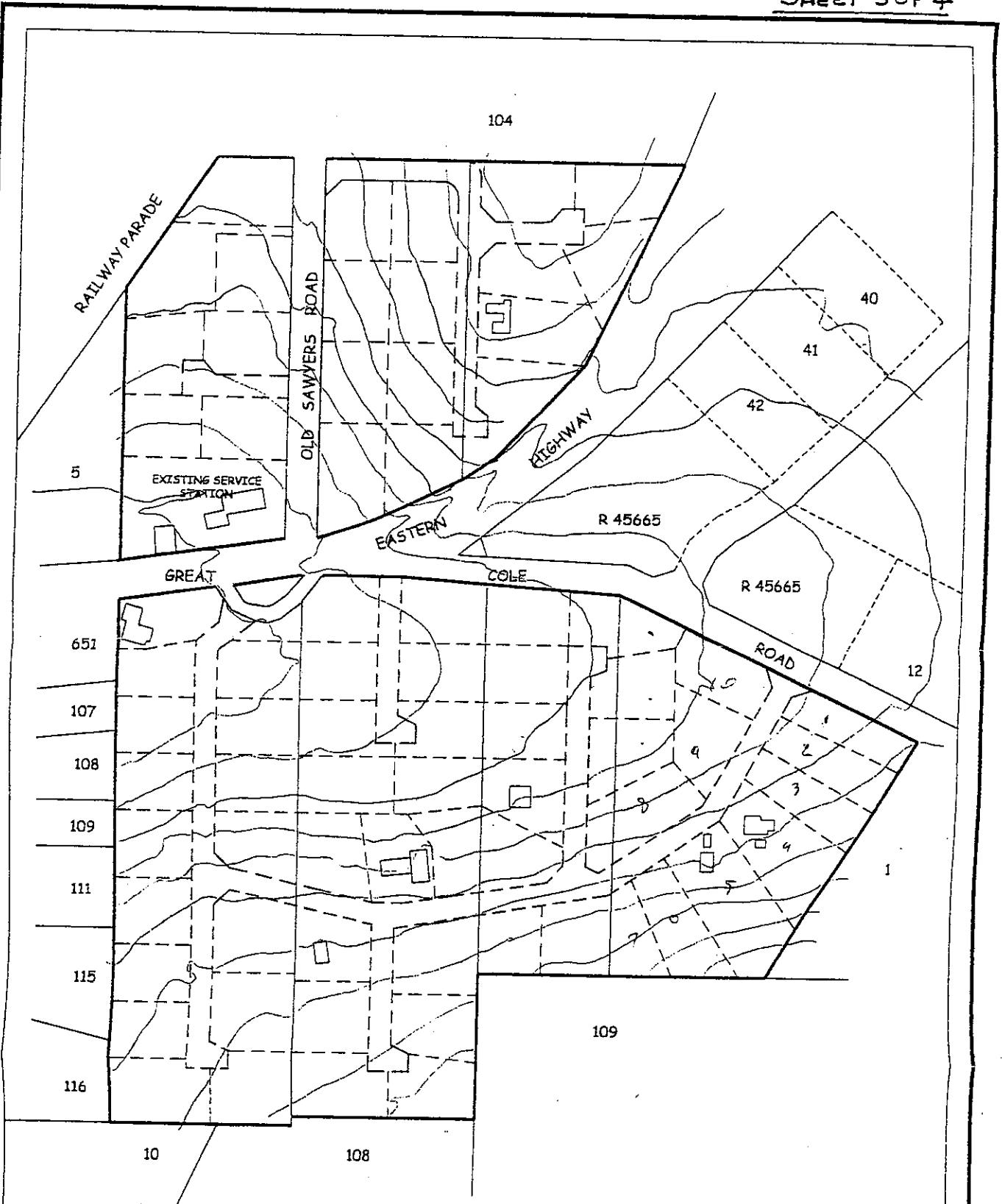
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**LEGEND**

LAND FORM UNITS

-  DWELLINGUP 2
- YG1 YARRAGIL UNIT 2
-  Remnant Vegetation

**LAND FORM UNITS**  
 LOTS 2083, 2348, 2483, 1, 1877, 107 &  
 106 GREAT EASTERN HIGHWAY,  
 SAWYERS VALLEY



Contained on TPS 3 Map 20



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GUIDE PLAN

LOTS 2083, 2348, 2483, 1, 1877, 107 &  
106 GREAT EASTERN HIGHWAY,  
SAWYERS VALLEY