



Enquiries: Andrew Bratley on 9273 3500  
Our Ref: SE3/6

22 November 2017

Hon Matthew Swinbourn MLC  
Parliament House  
4 Harvest Terrace  
WEST PERTH WA 6005

Dear Sir,

**Petition No 21 – Shenton Park Hospital Redevelopment**

Thank you for your letter and petition dated 1 November 2017 regarding the above matter.

The City provides the following comments with respect to the content of the submissions addressing State Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Region (SPP 2.8), State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) and the WA Planning Commission's current Guidelines for Planning in Bushfire Prone Areas (Guidelines) relating to clearing of bushland at the Shenton Park Hospital Redevelopment site.

In reference to SPP 2.8 and the WA Planning Commission's Capital City Planning Framework Policy (February 2013), the area concerned is part of a regionally significant ecological linkage between Kings Park and Bold Park, joining two Bush Forever Sites, these being Shenton Bushland and Underwood Avenue Bushland.

SPP 2.8 stipulates that proposals or decision making should proactively seek to safeguard, enhance and establish ecological linkages between Bush Forever areas. In addition to this SPP 2.8 stipulates that the onus is on the proponent to provide sufficient evidence and to demonstrate to the decision-making body that a proposal or decision is consistent with this policy or that a deviation is justified.

Based on previous advice received by the City from the Environmental Protection Authority (EPA) the area contains *Banksia woodland* in 'Very Good' condition which provides a habitat for Carnaby's Black cockatoo and the Forest Red-tailed Black cockatoo. The EPA also advised that planning for the site should seek to retain as much cockatoo habitat as possible.

Taking into consideration the above, the area concerned is environmentally significant, and to date little evidence has been provided as to why a deviation from SPP 2.8 is warranted. As such, the City does not support the proposed clearing of vegetation within the western portion of the Shenton Park Hospital site.

It is important to note that when previously asked to provide comment on the proposed MRS Amendment, Structure Plan and Improvement Scheme for the site Council advised that they did not support the removal of any remnant vegetation and requested that it be retained.

The City was recently invited to provide comment on the clearing permit application that was submitted to the Department of Water and Environmental Regulation for the western portion of the site.

As noted in the petitions, the clearing application is based on the current Bushfire Management Plan (BMP) which was prepared prior to the implementation of SPP 3.7 and the Guidelines.

The application of a hazard separation zone (HSZ) appears to have informed the recommendation to treat areas of remnant vegetation to a low threat standard in order to remove the bushfire hazard (and associated bushfire attack level (BAL) impacts) posed by the vegetation.

While this approach is considered valid in terms of reducing bushfire hazard to proposed development, complying with a 100m-wide HSZ is not required within the Guidelines, nor is complete removal of the bushfire hazard.

The associated Improvement Scheme requires the development site to be located in an area not subject to BAL-40 or BAL-FZ, while the associated Structure Plan indicates development should be exposed to an acceptable BAL. Within the Guidelines, an acceptable BAL rating is considered to be BAL-29 or less.

Therefore, compliance with Element 2 (and similarly Element 1) of the Guidelines can be satisfied by ensuring that the asset protection zone is of sufficient width that the building is subject to a BAL rating of BAL-29 or less.

Overall, additional areas of remnant vegetation could be retained within the site while still achieving the bushfire protection criteria.

No vegetation removal or modification is required to the western portion of the site to ensure the current approved subdivision area (WAPC reference 154745) is able to satisfy the bushfire protection criteria.

Again, it is important to note that Council raised concerns that the bushfire management plan had been prepared using legislation which had been superseded when previously asked to provide comment on the proposed MRS Amendment, Structure Plan and Improvement Scheme for the site.

If you have any queries please do not hesitate to contact the City's Coordinator Statutory Planning Andrew Bratley on 9273 3500 or via [abratley@nedlands.wa.gov.au](mailto:abratley@nedlands.wa.gov.au).

Yours faithfully

Jennifer Heyes  
Manager Planning