



TO: The Most Reverend Archbishop Kay Goldsworthy. AO

Via email: archbishop@perth.anglican.org / CC: [Keith Stephens](mailto:Keith.Stephens@perth.anglican.org) kstephens@perth.anglican.org

RE: 'North Stoneville' Rezone Solution

11/09/2026

Dear Archbishop Goldsworthy,

It has been a long time since our last correspondence and we hope our letter finds you well.

We write, as always, in good faith to you.

As we all await the State Administrative Tribunal (SAT) decision on North Stoneville, we, respectfully, feel it's timely to re-visit Save Perth Hills' Rezone to Rural Residential application, lodged with the WA Planning Commission (WAPC) in 2020. In 2021 Save Perth Hills' North Stoneville Rezone application was presented by WA's Department of Planning to 10 State Government departments and agencies, with no objections received.

1. Rezone Update: North Parkerville

- **In 2025 'North Parkerville' changed from a 700-lot Urban-deferred development to a 65-lot Rural Residential development with support of WAPC, Shire of Mundaring, and DFES.**

The North Parkerville landholding, like North Stoneville, sat idle, as an intended Urban estate, for more than two decades. In 2024, the North Parkerville developer, commendably, consulted Save Perth Hills on Community acceptably around bushfire safety and environmental protection. We recommended a Rural Residential outcome.

The Rural Residential Structure Plan took just months to progress from developer submission to WAPC approval. Notably, every lot features a bushfire-fighting water tank, acknowledging the area's inherent and increasing bushfire risks. We welcome this approach which we consider reflects necessary 21st century contemporary planning in a region experiencing increasingly frequent and severe bushfire risks.

The developer has commenced construction, in a buoyant housing market, while respecting local Community risks, environmental sensitivity, and alignment with existing amenity.

2. Rezone: Compliant and Environmentally Respectful

- **A rezone would see you and your Church celebrated as saviours of tens of thousands of trees that support Endangered Black Cockatoos.**

A Rezone offers a compliant, financially viable, and 'elegant solution' for the Diocese. It would enable you, the landowner, to develop in a bushfire-safer way while aligning with your 5th Mark of Mission. Our numerous Anglican supporters regularly express dismay at the Diocese's intended bulldozing of 60,000 100-200-year-old habitat-supportive Jarrah and Marri trees. Indeed, under the WA's Government's Tree Rebate scheme, North Stoneville's trees, earmarked for bulldozing on your property, are valued at \$9-million dollars.

Conversely, if the more than 60,000 Black Cockatoo supportive trees are felled for an Urban development, it would be the largest deliberate loss of trees on a single private property in Perth. This would inflict an unprecedented deficit against the Government's tree canopy targets that would take decades, or centuries, to resolve.



3. **Rezone: Redress**

- **A Rezone ends exorbitant and unrecoverable legal fees. It removes complex Urban planning and Community roadblocks allowing you to move forward, and to finance the Church's Redress responsibilities, noting applications close June 2027.**

Given social, financial and timing pressures of Redress, we struggle to understand why Satterley, or the Diocese, would build Stage 1 of 130 lots, but pin full financial returns decades into the future on Stages 2 and 3, which are dependent on 'East Link' - a non-existent highway.

Your own witnesses at SAT conceded that East Link might not occur until 2045 - if ever.

It's important to note that Local, State and Federal elections have been determined on proposed North Stoneville. East Link remains unfunded, unapproved, and unacceptable to our Community. Federal Member for Bullwinkel, Trish Cook, has confirmed Federal Government investment focus is for **rail** freight solutions in WA, not road, with the Federal Government underscoring **Westport** as a nationally critical project and committing \$33.5 million to planning. The 2026 State and Federal Budgets detailed joint \$1.1 billion investments by the Albanese and Cook Governments for Westport's rail-freight focussed project.

We ask, with sincerity, how can the hope of a non-existent and unlikely highway be reconciled with the needs of aging Redress survivors, when a compliant Rezone solution is on the table?

4. **Rezone: Site Costs**

- **Costs to clear and prepare an *Urban* North Stoneville site are substantial and on-going. Satterley confirmed in SAT that even without East Link approval, it will bulldoze all 60,000 Jarrah and Marri trees for an estate that might never progress beyond Stage 1.**

Added to the unprecedented scale and cost of tree clearance, major infrastructure for just 130 homes across 530-hectares, include earth-works to flatten natural Hills' undulations to force bushfire compliance, installation/maintenance of a privately run Waste Water Treatment Plant, (or 20-years' waste removal by trucks), extensive internal road networks, street lighting, mandatory underground power, construction/operation/maintenance of the promised 'Bushfire Refuge', hydrants, playgrounds, landscaping, shops, Public Open Space design and in-perpetuity management, dams' management, an eight-kilometre scheme-water pipeline extension and pressure pumps. None of these costs are Mundaring Shire responsibilities.

A Rezone offers savings *and* a solution at a time the Diocese remains, with others, financially obligated to Redress, amid increasing public awareness that abuse survivors need to be paid:

- <https://www.wa.gov.au/government/media-statements/Cook%20Labor%20Government/Government-reforms-to-help-child-abuse-victims-with-compensation-20260908>
- **June 23 2026** - *Canberra Times* reported the organisation responsible for paying financial restitution to victims of child sexual abuse by Christian Brothers is facing financial collapse, such is the burden of repayment. Christian Brothers has just \$23 million left and [expects to collapse within months](#) as it pays compensation to thousands of abuse victims at an average rate of \$1.4 million a week. The order and its related entities are asking the NSW Supreme Court for a moratorium to suspend victims' and creditors ability to pursue money as it proposes a deal to distribute remaining funds including a property portfolio worth close to \$216 million.



In Conclusion:

- **It's time to draw the line, accept the compliant and elegant solution, and rezone the land.**

If 'North Stoneville' were a 'good' Urban plan, it would've been approved, long, long ago. Satterley's numerous iterations for an Urban North Stoneville have been formally rejected, due to non-compliance, nine times between 2019 and 2025: Once by City of Swan, twice by Shire of Mundaring, and three times, each, by DFES and the State's highest planning authority, the WAPC. Plus 35 years, and longer if required, of relentless Community opposition.

With deep respect, we urge you to consider this Rezone solution, suggested to us in the office of ex-Premier Mark McGowan in 2020, where we met the Premier about North Stoneville.

The Urban proposal has caused decades of Community uncertainty and fear, specifically around adding thousands of new residents when increasingly frequent catastrophic-level bushfires have claimed more than 150 homes in and around the area of North Stoneville in recent years. Evidence provided to the SAT hearing confirmed many residents suffered life-long trauma from those disasters, meaning they will never heal.

Rural-Residential style properties in the Perth Hills, of 5-acres (2 hectares) and larger, are highly sought after with local real estate agencies reporting demand exceeding supply.

Costs and impacts of building 130 fully-serviced Urban houses versus substantial benefits of a Rural Residential outcome – where fewer trees would be felled, fewer people would need to evacuate in a bushfire emergency, and home-owners would be responsible for their own water supplies, sewerage, and considerable local land management, cannot be ignored.

The Rural Residential style is Community-acceptable, supports the State Government's desire for housing diversity, aligns with the WAPC's North Parkerville approval, and reflects recent comments by WAPC Chair, Emma Cole:

- <https://www.watoday.com.au/national/western-australia/wa-s-planning-commission-boss-talks-housing-density-and-pushback-20260828-p60sjm.html>
- ***"We have to think about the person and their sense of local community and its character, and we're really mindful of things like character and heritage, and not wanting homogenous development everywhere."***

A Rezone would demonstrate your active efforts to settle Redress claims, and our Community would acknowledge, with lasting gratitude, your recognition of our increasingly vulnerable bushfire reality.

And we'd all remain, forever grateful, on behalf of our diminishing flocks of Endangered Black Cockatoos and the thousands and thousands of trees - you can choose to save.

As always, we would welcome, sincerely, the opportunity to meet and discuss the Rezone solution with you.

With our kind and sincere regards,

Debra Bishop: Chair - Save Perth Hills Inc. on behalf of the Save Perth Hills Committee.