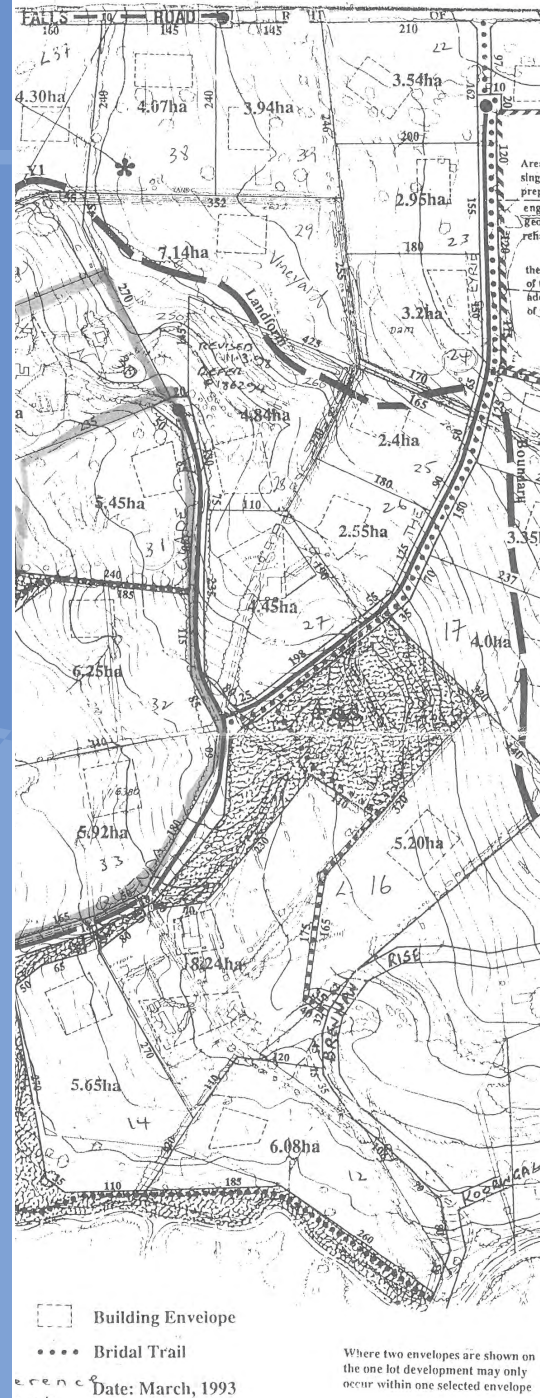


Amendment to Subdivision Guide Plan No. 3/1
Lot 36 Tilden Drive and Lots 30-31 Quenda Glade, Gidgegannup

STRUCTURE PLAN AMENDMENT



Prepared for **Conti Consulting**
Prepared by **Taylor Burrell Barnett** Town Planning & Design

DOCUMENT HISTORY AND STATUS

Structure Plan Amendment Report

Amendment to Subdivision Guide Plan
3/1 - Lot 36 Tilden Drive & Lots 30-31
Quenda Glade, Gidgegannup

Prepared By:

Taylor Burrell Barnett
Town Planning and Design

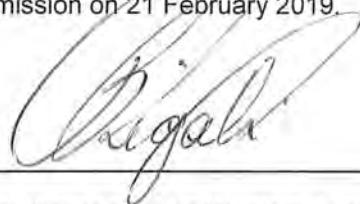
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Revision	Reviewer	Date Issued
17/009-0	JR/LR	August 2017
17/009-1	JR	January 2018
17/009-2	JR	February 2018
17/009-3	JR	October 2018
17/009-4	JR	December 2018

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Amendment to the Tilden Park Local Structure Plan has been approved by the Western Australian Planning Commission on 21 February 2019.

A handwritten signature in black ink, appearing to read 'D. Gale', is written over a horizontal line.

Signed by an officer duly authorised by the Western Australian Planning Commission pursuant to Section 16 of the Planning and Development Act 2005

TABLE OF AMENDMENTS

Amendment No.	Amendment summary	WAPC endorsed date
1	Implementation of BMP and Emergency Access Way	21-February-2019

EXECUTIVE SUMMARY

This Structure Plan Amendment Report has been prepared in accordance with the requirements of Schedule 2, Part 4 of the *Planning & Development (Local Planning Scheme) Regulations 2015*.

The structure plan amendment proposes an amendment to the endorsed Tilden Park Subdivision Guide Plan 3/1 to alter the proposed lot layout and number of lots as shown on the existing plan.

Specifically, the Subdivision Guide Plan amendment relates to existing Lot 36 Tilden Drive and Lots 30 and 31 Quenda Glade, Gidgegannup.

These three lots are capable of further subdivision in the context of the relevant site considerations, WAPC State Planning Policy framework and the City of Swan's strategic policy framework.

The subject land is located:

- Within the 'Rural Residential' zone of the City of Swan's *Local Planning Scheme No. 17*;
- Approximately 46.0km from the Perth Central Business District; and
- Approximately 3.5km north of Toodyay Road.

The Report comprises three sections, consistent with the WAPC's Structure Plan Framework (2015):

- Part One: Implementation
- Part Two: Explanatory Report
- Part Three: Technical Appendices

Item	Data	Structure Plan Ref (Section No.)
Total Area covered by Structure Plan	23.0449 Hectares	Part 2, Section 1.2.2
Area of each land use proposed: Rural Residential	23.0449 Hectares	Part 2, Section 1.2.2
Total Estimated Lot Yield	5 Lots	Part 1, Section 4.2
Total Dwelling Yield	5 Dwellings	Part 1, Section 4.3
Estimated Residential Site Density	0.22 Dwellings / hectare	Part 1, Section 4.3
Estimated Population	14 persons	Part 1, Section 4.3

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PART ONE IMPLEMENTATION

1. STRUCTURE PLAN AREA

This Structure plan amendment applies to Lot 36 Tilden Drive and Lots 30 and 31 Quenda Glade, Gidgegannup. The proposed amendment applies to the approved Subdivision Guide Plan 3/1 for Tilden Park Estate, located on Toodyay Road, Gidgegannup, approximately 46 kilometres from Perth. The land is bounded by Tilden Drive to the west, Falls Drive to the north and Wooroloo Brook to the South. The eastern edge is formed by common rural holdings.

2. OPERATION

The amendment to the existing Subdivision Guide Plan commences operation on the date it is approved by the Western Australian Planning Commission (WAPC).

3. STAGING

The creation of the proposed lots will be undertaken on a staged basis which will occur as and when the conditions of subdivision are able to be cleared by the relevant agencies.

4. SUBDIVISION AND DEVELOPMENT

4.1 LAND USE

The land use of proposed lots will be in accordance with the land uses permissible under the Rural Residential zone of the City of Swan's *Local Planning Scheme No. 17*.

4.2 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

Subdivision and development requirements will be in accordance with the approved Structure Plan Amendment document, any applicable State Planning Policy and the City of Swan's *Local Planning Scheme No. 17*.

Subdivision shall be generally in accordance with the subdivision design outlined in **Plan 1**, and will provide for the creation of no more than 5 lots within the Structure Plan Amendment area.

Individual lots to be created will be required via condition of approval to provide a minimum 10,000L water tank for the purposes of fire fighting.

An Emergency Access Way will be required via condition of approval to provide emergency access and egress for proposed Lots 1, 2 and 3, in accordance with the required standards outlined within the Bushfire Management Plan.

4.3 DEVELOPMENT

Development of land within the subject area is to be generally in accordance with the standards and requirements of the City's Scheme and local planning policy framework.

Proposed variations to these standards are to be outlined within a development application and will be considered by the determining authority with due regard to the intent and purpose of the standards.

5. LOCAL DEVELOPMENT PLANS

There will not be a requirement for the preparation of a Local Development Plan for the subject lots.

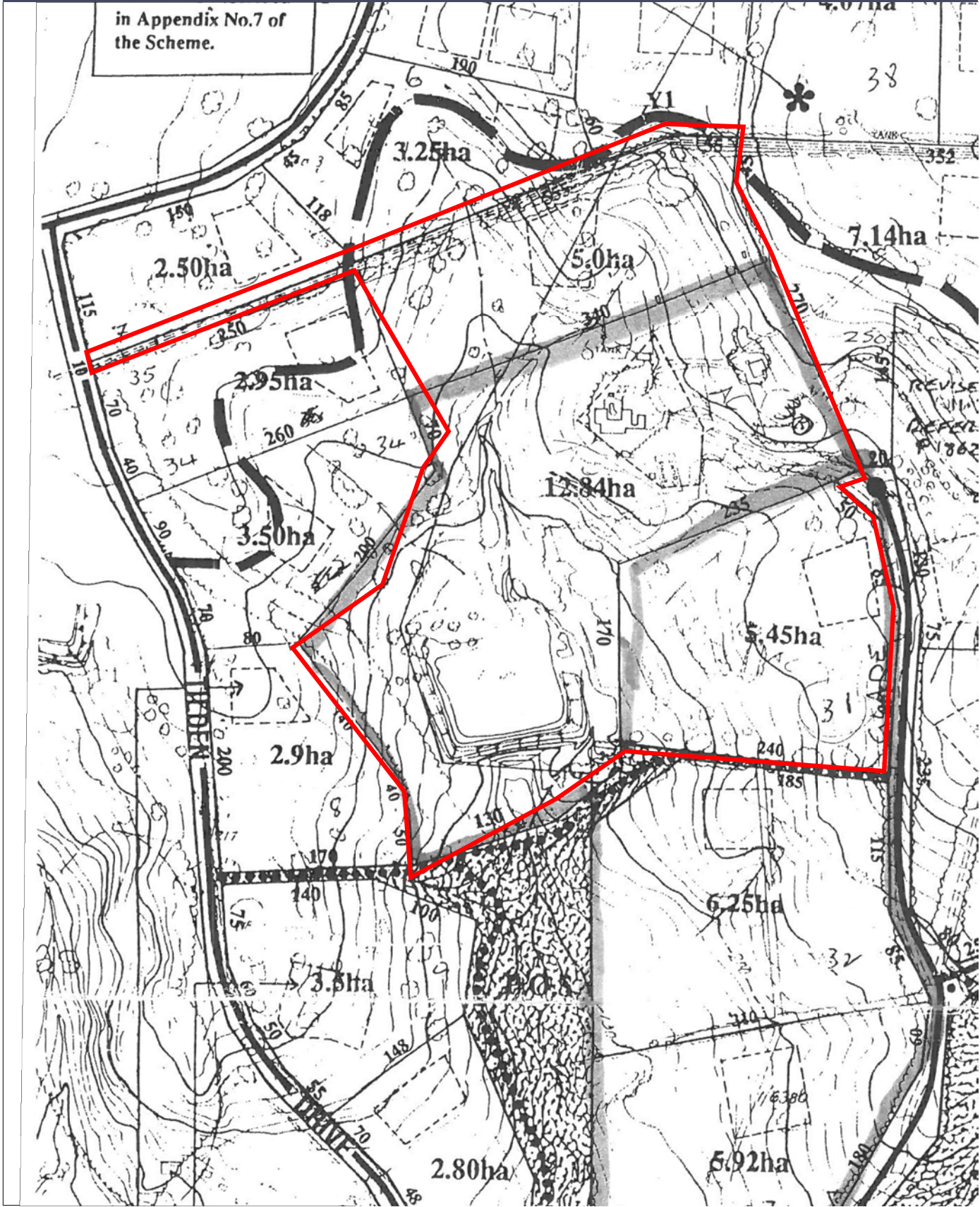
6. OTHER REQUIREMENTS

6.1 BUSHFIRE MANAGEMENT PLAN

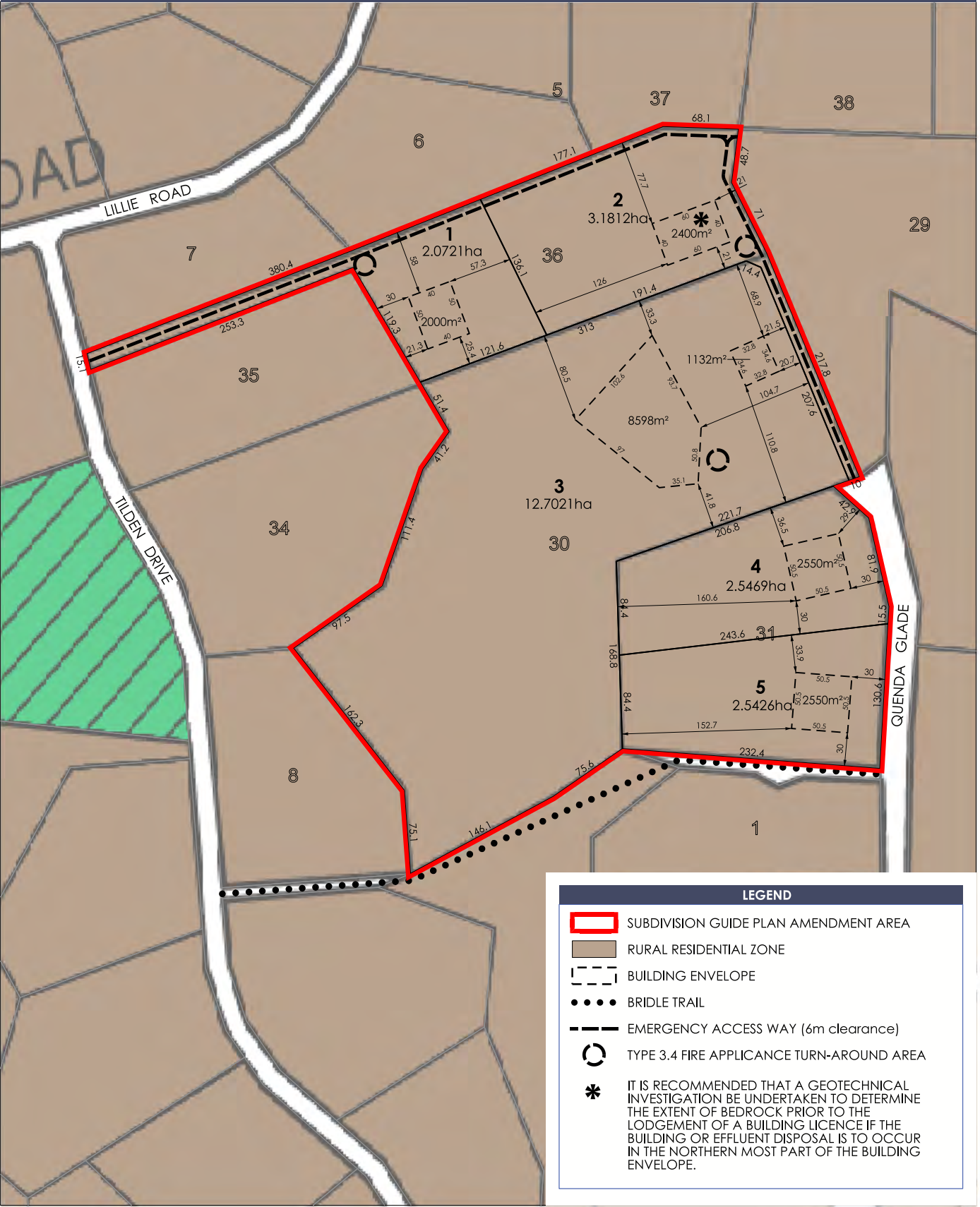
This Structure Plan is supported by a Bushfire Management Plan (BMP) prepared by Strategen Environmental and is contained at **Appendix 3**.

Development will have regard to the BAL Assessment contained in this Report and be determined in accordance with Schedule 2, Part 10A of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Section 6.3 of SPP 3.7 Planning in Bushfire Prone Areas.

EXISTING SUBDIVISION GUIDE PLAN NO. 3/1 - TILDEN PARK



PROPOSED MODIFICATION TO SUBDIVISION GUIDE PLAN NO. 3/1 - TILDEN PARK



PLAN 1 - STRUCTURE PLAN AMENDMENT SUBDIVISION GUIDE PLAN NO. 3/1
Lots 36 Tilden Road and 30-31 Quenda Glade, Tilden Park
An Contil Consult Project

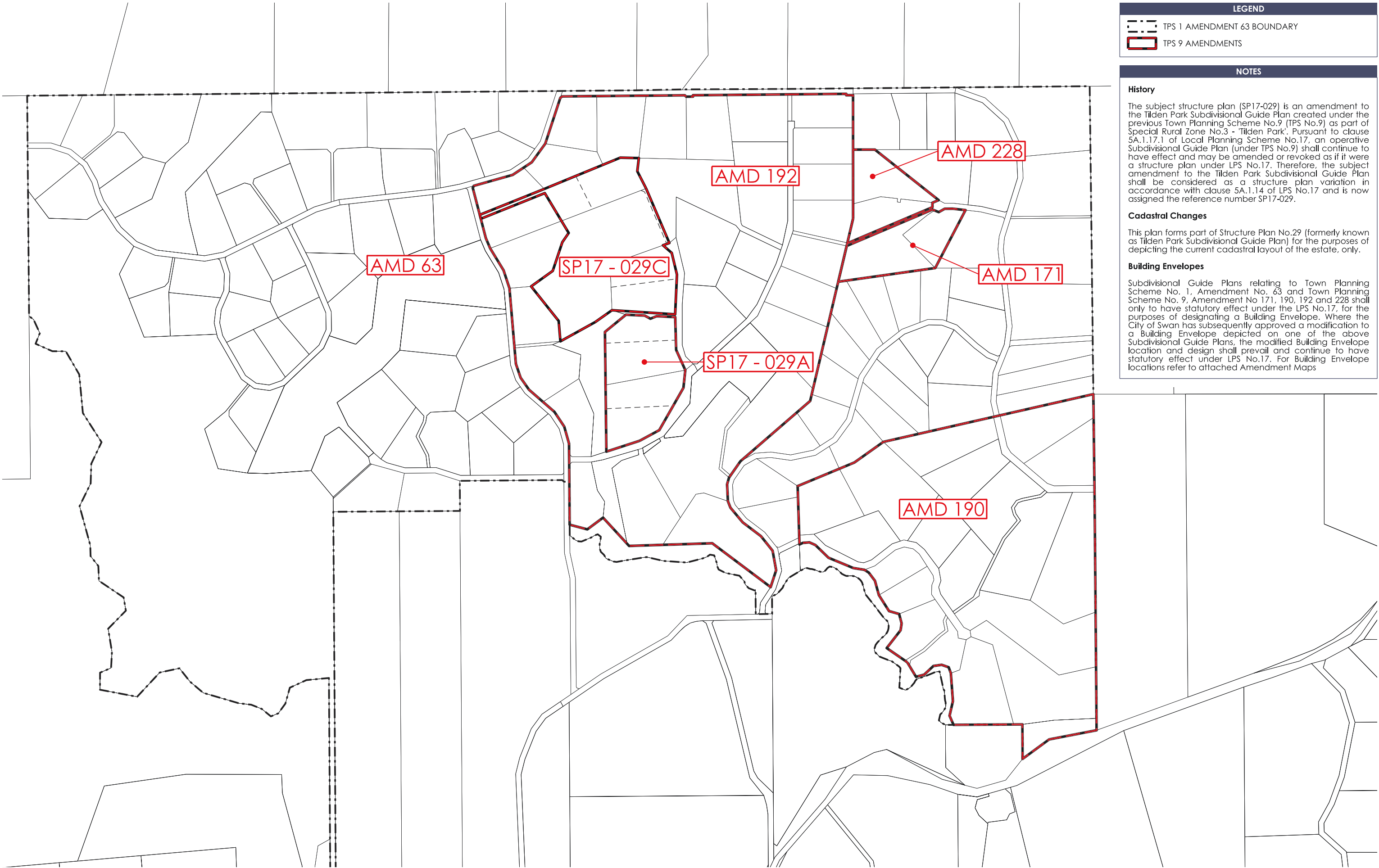
ADOPTION
Adopted by resolution of the Council of the CITY OF SWAN at the Ordinary Meeting of the Council held on the _____ day of _____, 2017 and the Seal of the Municipality was pursuant to the resolution here to affixed in the presence of:

Mayor _____ Chief Executive Officer _____ Date _____

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d: 1 Feb 2018
p: 17/009/009A

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LEGEND

TPS 1 AMENDMENT 63 BOUNDARY

TPS 9 AMENDMENTS

NOTES**History**

The subject structure plan (SP17-029) is an amendment to the Tilden Park Subdivisional Guide Plan created under the previous Town Planning Scheme No.9 (TPS No.9) as part of Special Rural Zone No.3 - 'Tilden Park'. Pursuant to clause 5A.1.17.1 of Local Planning Scheme No.17, an operative Subdivisional Guide Plan (under TPS No.9) shall continue to have effect and may be amended or revoked as if it were a structure plan under LPS No.17. Therefore, the subject amendment to the Tilden Park Subdivisional Guide Plan shall be considered as a structure plan variation in accordance with clause 5A.1.14 of LPS No.17 and is now assigned the reference number SP17-029.

Cadastral Changes

This plan forms part of Structure Plan No.29 (formerly known as Tilden Park Subdivisional Guide Plan) for the purposes of depicting the current cadastral layout of the estate, only.

Building Envelopes

Subdivisional Guide Plans relating to Town Planning Scheme No. 1, Amendment No. 63 and Town Planning Scheme No. 9, Amendment No 171, 190, 192 and 228 shall only to have statutory effect under the LPS No.17, for the purposes of designating a Building Envelope. Where the City of Swan has subsequently approved a modification to a Building Envelope depicted on one of the above Subdivisional Guide Plans, the modified Building Envelope location and design shall prevail and continue to have statutory effect under LPS No.17. For Building Envelope locations refer to attached Amendment Maps

PLAN 1: STRUCTURE PLAN - TILDEN PARK ESTATE, GIDGEGANNUP

0m 100 200m

S: 1:12500@A3
d: 12/12/2018
p: 17/009/012

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PART TWO EXPLANATORY REPORT

1. PLANNING BACKGROUND

1.1 INTRODUCTION AND PURPOSE

This Structure Plan Amendment has been prepared by Taylor Burrell Barnett on behalf of the landowners Paul and Anne Conti, pursuant to *Planning and Development (Local Planning Schemes) Regulations 2015*.

The Structure Plan Amendment is intended as an amendment to the Tilden Park Estate Subdivision Guide Plan (SGP) No. 3/1, which was endorsed by the then Shire of Swan in 1993 as Amendment 192 to then *Town Planning Scheme No. 9*.

The Structure Plan seeks to ensure a proposed subdivision can be facilitated on Lot 36 Tilden Drive and Lots 30 and 31 Quenda Glade, generally consistent with the current approved SGP. An amendment is required to ensure the number of lots and their associated sizes are consistent with the Scheme requirements.

The Project Team responsible for preparing the information contained within this report is detailed as follows:

- **Taylor Burrell Barnett** - Town Planning and Urban Design services
- **Strategen Environmental** - Bushfire Assessment and Technical Advice

1.2 LAND DESCRIPTION

1.2.1 LOCATION

The subject area is within the rural-residential estate known as Tilden Park within the suburb of Gidgegannup. The subject area is located north of Toodyay Road, approximately 46 kilometres from the Perth CBD and approximately 24km north-east of the Midland Strategic Regional Centre.

The existing Subdivision Guide Plan applies to the land bound by Tilden Drive to the west, Falls Drive to the north and Wooroloo Brook to the South, with the eastern edge formed by common rural holdings.

The structure plan area is located in the centre of the Subdivision Guide Plan area, and is generally bound by Quenda Glade to the east and Tilden Drive to the west, and bound by in all other directions by existing rural residential lots.

1.2.2 LEGAL DESCRIPTION AND OWNERSHIP

The three lots subject to this amendment request are legally described in **Table 1**.

Table 1: Legal description and ownership

Lot Description	Volume	Folio	Area	Owners
Lot 30 Quenda Glade	2014	977	12.923 ha	Anne Conti
Lot 31 Quenda Glade	2014	978	5.0898 ha	Quenda Glade Pty Ltd
Lot 36 Tilden Drive	2014	959	5.0314 ha	Paul and Anne Conti
		Total	23.0442ha	

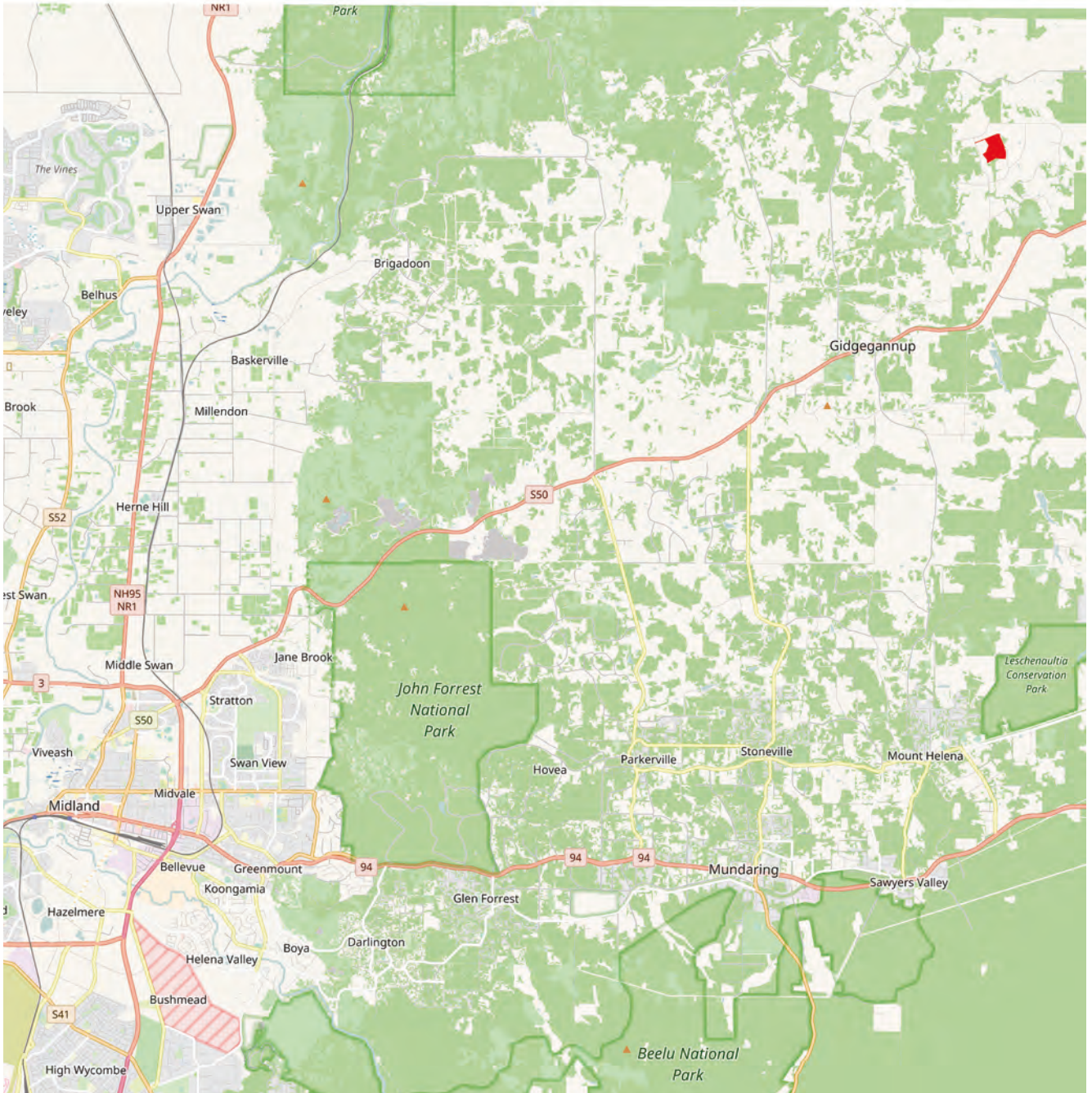


Figure 1: The structure plan amendment area is located within Gidgegannup, approximately 24km north-east of the Midland Strategic Regional Centre.

1.2.3 LAND USE

The subject area is currently used for rural residential purposes, with Lot 36 Tilden Drive and Lot 31 Quenda Drive largely cleared of native vegetation, and Lot 30 developed as a rural-residential property accommodating the primary residence of the landowners.

The intended use of the proposed lots is rural-residential, and each of the lots is proposed to accommodate a single dwelling and associated outbuildings in accordance with the City's Scheme and policy requirements.

1.3 PLANNING FRAMEWORK

The following section provides an outline of the planning framework as it relates to the structure plan amendment area.

1.3.1 ZONING AND RESERVATIONS

METROPOLITAN REGION SCHEME

The subject land is zoned 'Rural' under the *Metropolitan Region Scheme* (MRS) as shown in **Figure 2**. The majority of the surrounding land is also zoned 'Rural.'

LOCAL PLANNING SCHEME NO. 17

The subject land is zoned 'Rural Residential' under the City of Swan's *Local Planning Scheme No.17*, as outlined in **Figure 3**.

The objectives of the Rural-Residential zone are to:-

- *provide for low density residential development and associated rural-residential activities in comprehensively planned estates;*
- *recognise the environmental characteristics of the landscape, including landform, water resources, remnant vegetation, and native fauna, and to ensure as far as practicable, that these characteristics are not compromised by development and use of the land;*
- *encourage the rehabilitation of degraded areas through selected replanting of indigenous flora, and the creation and enhancement of habitat for indigenous fauna.*

The proposed subdivision and development of the subject area is consistent with the objectives of the Rural Residential zone.

1.3.2 REGIONAL AND SUB-REGIONAL STRUCTURE PLAN

The WAPC's *Perth and Peel @ 3.5 Million* is a suite of documents released in 2015 for the Perth and Peel metropolitan regions to identify:

- where future homes and jobs should be located;
- how to protect important environmental assets;
- how to best utilise existing and proposed infrastructure; and
- appropriate areas for greater infill development and residential density.

As part of this documentation, sub-regional planning frameworks have been prepared to guide future development. These will then become sub-regional structure plans to guide future development and supporting infrastructure.

The subject land is included within the North-East Sub-Regional Planning Framework (Sub-regional Planning Framework) which identifies the subject land within a pocket of 'Rural Residential', consistent with the proposed subdivision and development outlined in this structure plan amendment.

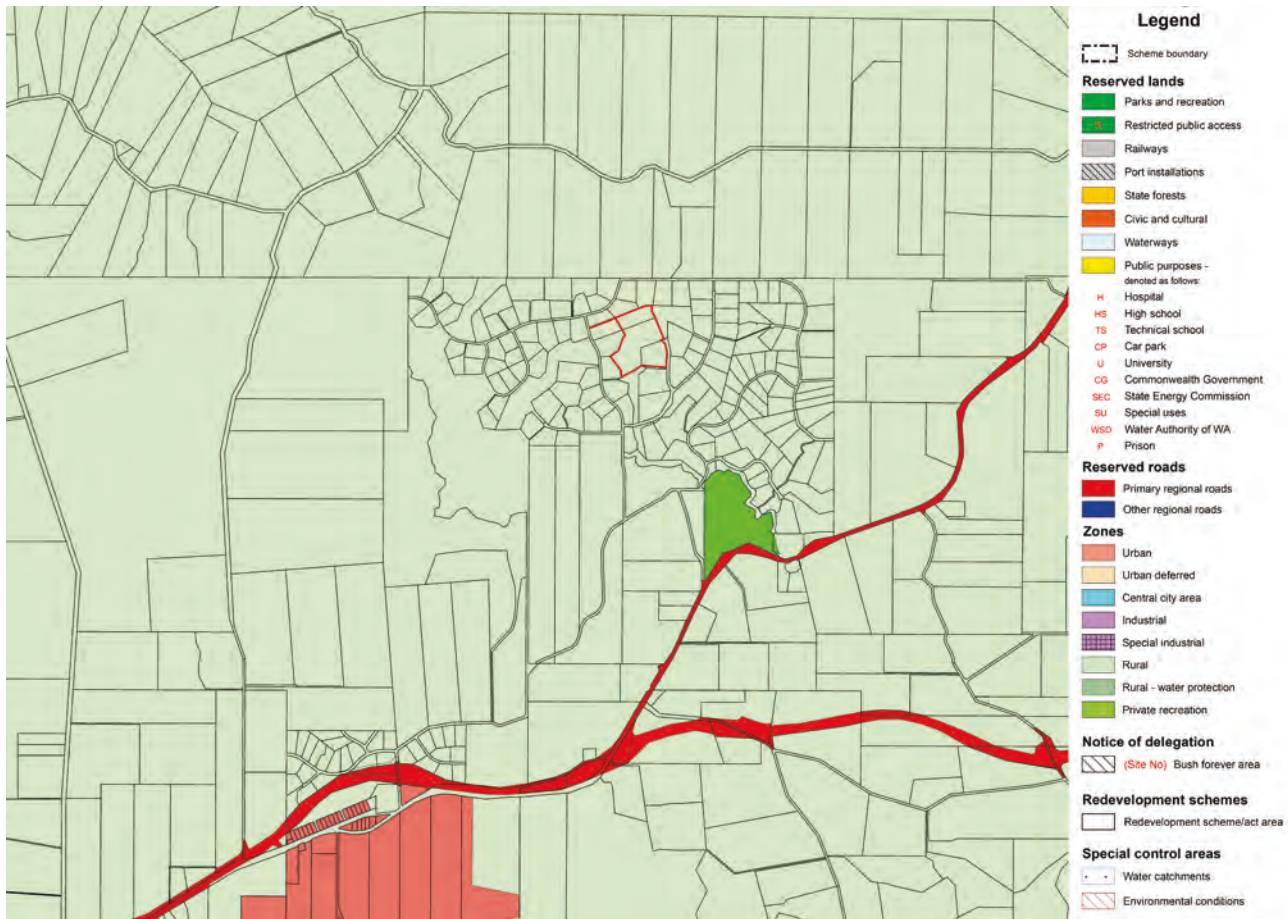


Figure 2: The subject area is zoned 'Rural' under the Metropolitan Region Scheme (WAPC 2017)

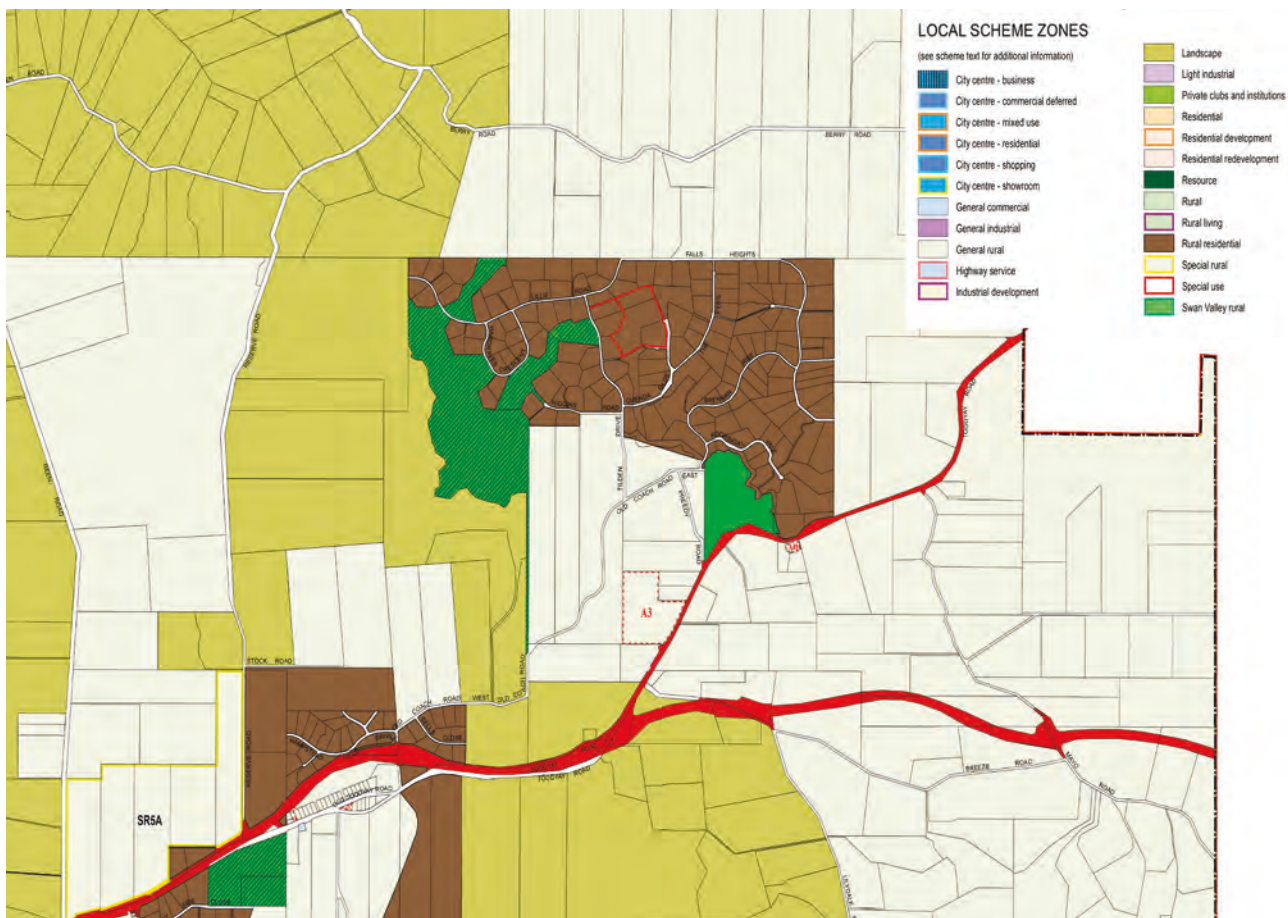


Figure 3: The subject area is zoned 'Rural-Residential' under the City's Local Planning Scheme No. 17.

1.3.3 PLANNING STRATEGIES

The structure plan amendment has been considered against the following relevant State and Local planning strategies:

STATE PLANNING STRATEGY 2015

The purpose and function of this document is to provide a credible State strategic context and basis for the integration and coordination of land-use planning and development across state, regional and local jurisdictions. It highlights principles, strategic goals and strategic directions that are important to the land-use planning and development of Western Australia.

Five interrelated strategic goals have been identified by the Western Australian Government with the view to realising a vision of sustained prosperity for Western Australia:

- Global competitiveness will be enhanced through continued economic diversification.
- Strong and resilient regions will be built through economic expansion and inter-regional collaboration.
- Sustainable communities will be enhanced by investment in infrastructure and social capital.
- Infrastructure planning and coordination will achieve efficiencies and synergy in pursuit of economic growth.
- Conservation of the environment will be enhanced by sustainable development and efficient resource use.

LOCAL RURAL PLANNING STRATEGY

The purpose of the City of Swan Local Rural Planning Strategy (LRPS) is to provide the strategic guidance specifically for the future development of the City's rural areas, and provides the basis for the review of the City's Local Planning Scheme No. 17 (LPS17). In particular the LRPS sets out the vision, aims, strategies and actions associated with agricultural and natural resources, infrastructure, rural settlement, biodiversity and preservation of the rural and natural environment (**Figure 4**). The Strategy examines the social, environmental, cultural and economic issues facing the City's rural areas.

In accordance with the City's Local Rural Planning Strategy (LRPS) the subject lots are located in the Rural Living A – Rural Residential precinct (**Figure 4**). Rural Residential is a subset of Rural Living with land parcels typically ranging from 1-4 hectares predominantly with a lifestyle focus.

The LRPS outlines place specific objectives specific to Rural Living:

1. To provide coordinated rural living opportunities whilst considering and minimising impacts on rural character, biodiversity, natural resources, bushfire threats and agricultural and primary production activities.
2. To ensure Rural Residential and Rural Smallholding developments are comprehensively planned and provided with necessary infrastructure.
3. To ensure development and subdivision takes into account the prevalent surrounding rural, agricultural and extractive resource activities.
4. To support the social and economic viability of the rural townsites of Bullsbrook and Gidgegannup through the effective provision of services and infrastructure (including community infrastructure).
5. To minimise risk to life and property by considering the prevailing threat of bushfire hazard in determining planning applications, ensuring development is in accordance with current best practice for bushfire protection and mitigation.

The proposed subdivision and development of the subject area to create rural-residential lots of greater than 2 hectares for the purpose of rural residential development is consistent with the objectives and criteria outlined in the Local Rural Planning Strategy.

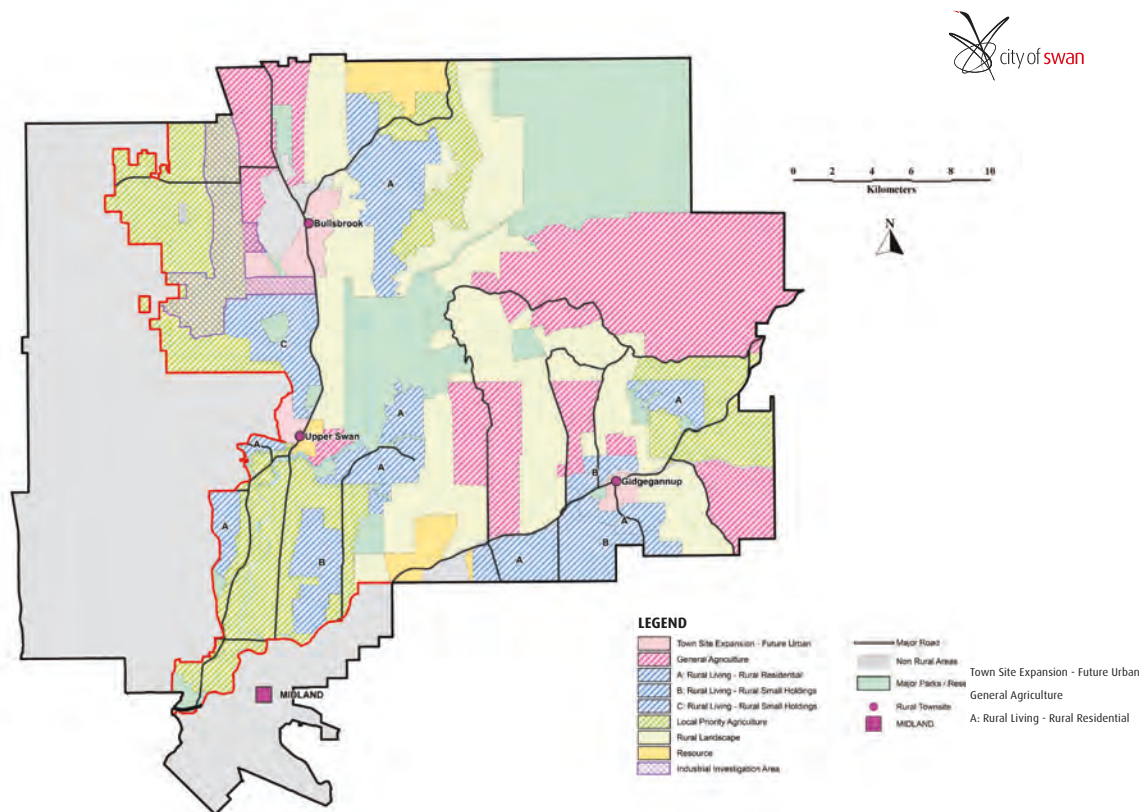
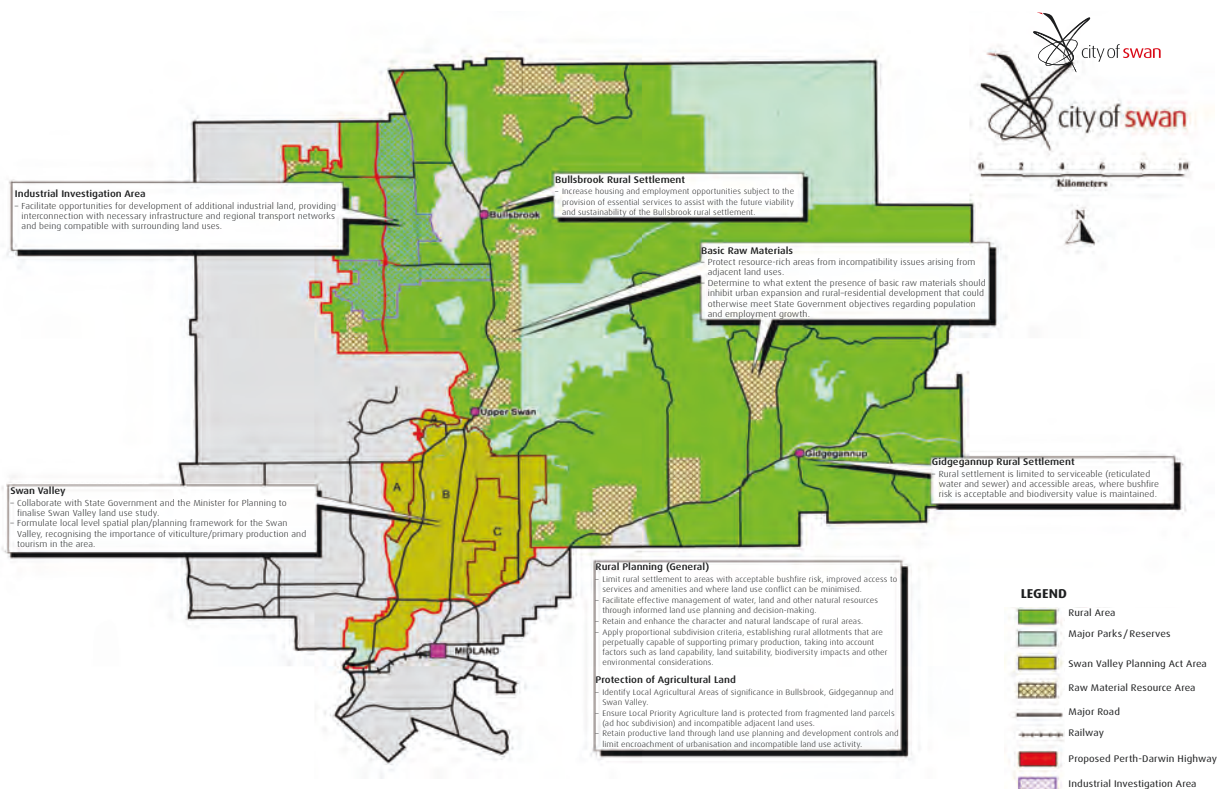


Figure 4: Extracts from the City of Swan's Local Rural Planning Strategy, identifying the subject area as within the 'Rural Areas' precinct for the purpose of the primary strategy (top) and within the Rural Living Area A - Rural Residential precinct for the purpose of the precinct plan (bottom).

1.3.4 PLANNING POLICY

The structure plan amendment has been considered against the following relevant State and Local policies.

STATE PLANNING POLICY 2.5 - RURAL PLANNING

The intent of *State Planning Policy (SPP) 2.5* is to protect and preserve Western Australia's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome.

The objectives of this policy are to:

- support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food;
- provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses;
- outside of the Perth and Peel planning regions, secure significant basic raw material resources and provide for their extraction;
- provide a planning framework that comprehensively considers rural land and land uses, and facilitates consistent and timely decision-making;
- avoid and minimise land use conflicts;
- promote sustainable settlement in, and adjacent to, existing urban areas; and
- protect and sustainably manage environmental, landscape and water resource assets.

The proposed subdivision and development of the subject area provides for sustainable settlement within the existing Tilden Park Estate, and minimises environmental and landscape degradation by appropriately siting development in existing cleared areas.

STATE PLANNING POLICY 3.7 - PLANNING FOR BUSHFIRE MANAGEMENT

State Planning Policy 3.7 - Planning for Bushfire Management and Guidelines – Planning for Bushfire Protection (SPP 3.7) assists in reducing the risk of bushfire to people, property, and infrastructure by encouraging a conservative approach to strategic planning, subdivision, development, and other planning decisions proposed in bushfire-prone areas.

The objectives of this policy are to:

- Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount.
- Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.
- Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures.
- Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.

SPP 3.7 applies to all land which has been designated as bushfire prone by the Fire and Emergency Services (FES) Commissioner as identified on the Map of Bush Fire Prone Areas. The subject land is identified as bushfire prone on the Map of Bush Fire Prone Areas. Accordingly, a Bushfire Management Plan has been prepared for the subject area and has informed the structure plan amendment. A copy of the Bushfire Management Plan is included at in **Appendix 3**.

CITY OF SWAN POLICY 87 - GIDGEGANNUP RURAL STRATEGY 2006

The purpose of the Policy is to guide strategic and statutory land use and development decisions for Gidgegannup and portion of Red Hill.

Noting this policy is specific to the immediate Gidgegannup location where the subject lots are located, the following strategic policy goals are deemed relevant:

1. Conserve and enhance the rural and landscape character of the District characterised by large tracts of remnant vegetation, topography, rural activities, creeks, rock outcrops and rural and valley vistas.
2. Ensure that land use and development is based on land capability and suitability, taking into consideration the impact on a wide range of environment, social and economic factors such as:
 - Human safety through bushfire, erosion, flooding, soil and water quality, water supply and wastewater disposal
 - Rural and natural visual landscapes
 - Remnant vegetation, ecosystems and water resources
 - Access to services, facilities and employment
 - Current or potential future opportunities for rural, agricultural, tourism and recreational enterprises.

Further analysis of each of the relevant policy requirements is outlined in **Table 2** and **Table 3**.

Table 2 :POL-C-087 Gidgegannup Rural Strategy 2006 (Rural Residential Zone Provisions)

Ref	Relevant Policy Requirement	Response
RR1	<p>Objectives for Rural-Residential Precinct</p> <ul style="list-style-type: none"> To provide rural living opportunities while preserving and minimising impacts on the distinctive landscape character, ecological linkages and environmental assets (land, water, biodiversity) and rural activity. To ensure that Rural-Residential Precincts ... are comprehensively planned. 	The proposed subdivision and development of the subject area minimises impacts on the surrounding natural environment and contributes to comprehensive planning of the Tilden Park Estate.
RR2	Minimum 2 hectares lots for Rural-Residential Precincts subject to land capability and land suitability including sufficient potable water harvested on-site	Lot size within the subject area each exceed 2 hectares.
RR5	<p>Public community infrastructure, including public open space will not be supported in Rural-Residential or Rural Small Holdings Precincts, with the exception of bridle paths where they:</p> <ul style="list-style-type: none"> Are integrated into road reserves Meet safety standards Do not result in unnecessary clearing of remnant vegetation Are constructed at the developer's cost. 	The structure plan amendment is consistent with this requirement, as no additional areas of open space are proposed.

Table 3: POL-C-087 Gidgegannup Rural Strategy 2006 (Local Structure Plan Provisions)

Ref	Relevant Policy Requirement	Response
LSP1	Type 2 Bush Fire Hazard Assessment in accordance with WAPC/FESA Planning for Bush Fire Protection (2001) undertaken by a suitably qualified person.	The structure plan amendment is consistent with this requirement, with a comprehensive FMP prepared by a suitably qualified consultant included as Appendix 3.
LSP2	Preparation of a Fire Management Plan in accordance with WAPC/FESA Planning for Bush Fire Protection (2001) and the City's Fire Management Plan Model to the satisfaction of the City of Swan and FESA.	The structure plan amendment is consistent with this requirement, with a comprehensive FMP prepared by a suitably qualified consultant included as Appendix 3.
LSP3	Where in the opinion of the Council the proposal may have a significant impact on landscape character, undertake a visual landscape assessment that identifies landscape characteristics and features that should be retained or enhanced	The structure plan amendment is consistent with this requirement, noting the position of the proposed building envelopes has been specifically selected to reduce and visual impact on adjoining properties.
LSP4	Where in the opinion of the Council the proposal may have a significant impact on landscape character, the Council may require the preparation of detailed Design Guidelines outlining how the location, scale and design of development.	See comments under LSP3 (above).
LSP7	A detailed assessment of soil types and land capability.	The structure plan amendment is consistent with this requirement, noting the environmental assessment at the time of the original development of Tilden Park identified no soil or land capability limitations at that time.
LSP8	The Strategic Vision and Goals for Gidgegannup and Strategic Vision and Objectives for particular Land Use Precincts	The structure plan amendment is consistent with this requirement.
LSP10	The extent of the Local Structure Plan / Outline Development Plan area will be determined by reference to the need to provide adequate road access options in the locality, extent of regional or local ecological linkages, extent of local surface water or drainage catchments and extent of fire management requirements	The structure plan amendment is consistent with this requirement, noting no additional roads are required to service the development and the environmental impacts are deemed to be low noting development will occur on land already cleared.
LSP11	Compliance with WAPC/FESA Planning for Bush Fire Protection (2001).	The structure plan amendment is consistent with this requirement, noting a comprehensive FMP prepared by a suitably qualified consultant included as Appendix 3.
LSP12	Any comments or advice from Fire and Emergency Services (FESA)	The structure plan amendment includes a comprehensive FMP prepared by a suitably qualified consultant which will be referred to DFES as a component of assessment.
LSP14	Location of building envelopes in accordance with the City's Policy Pol-080 Building Envelopes.	The structure plan amendment is consistent with the requirement of Pol-080.
LSP15	Assessment of the need for strategic revegetation in accordance with the City's Policy Pol-C-060 Rural Subdivision Revegetation	No revegetation is proposed as part of this structure plan amendment.
LSP16	Conservation of significant local natural areas as determined by the assessment of ecological values using the local natural areas template (refer to LSP5 above)	No additional conservation areas are required as part of this structure plan amendment.

Ref	Relevant Policy Requirement	Response
LSP17	No clearing of locally significant remnant vegetation for any purpose other than within building envelopes, roads, accessways, fences, firebreaks and essential infrastructure	No vegetation clearing is required as part of this structure plan amendment.
LSP18	Minimising the impact of roads, accessways and strategic firebreaks on local environmental assets and landscape amenity.	No additional roads are required as part of this structure plan amendment.
LSP19	The City may refer Local Structure Plans / Outline Development Plans to relevant agencies for advice on environmental and landscape matters and may require this advice to be incorporated into the Plan prior to final approval. In particular, the City will refer Local Structure Plans / Outline Development Plans to: Department of Conservation and Land Management, Department of Environment and Department for Indigenous Affairs	To be determined by the City.

CITY OF SWAN DRAFT POLICY 3.1 - STRUCTURE PLANNING AREAS

The objective of this policy aims to ensure that:

1. Subdivision and development within structure planning areas occurs in a co-ordinated and integrated manner to provide the optimal development outcome;
2. Applicants clearly understand the expectations of the City of Swan with respect to the preparation of structure plans; and
3. Endorsed structure plans present data and information in a consistent format.

POL-LP-3.1 also details the relevant processes to be followed in assessing Structure Plans, and the information required to be provided by the applicant to the City in order to facilitate the preparation and subsequent subdivision of land as detailed by an adopted Structure Plan.

The structure plan amendment has been prepared in accordance with the requirements of POL-LP-3.1 (where relevant).

CITY OF SWAN POLICY 80 – BUILDING ENVELOPES

The objective of the this policy is to specify the Council's position with regard to the nomination, relocation and modification of building envelopes and to outline the matters that will be considered when assessing a development application for the construction of a building outside a building envelope. The policy will also:

1. Provide for the orderly development of rural land through the use of building envelopes;
2. Minimise the need to clear vegetation for buildings;
3. Ensure adequate separation distances between buildings and effluent disposal systems from watercourses, wetlands and groundwater levels;
4. Ensure suitable site conditions for development within building envelope; and
5. Minimise the visual impact of buildings on the landscape.

The following relevant criteria applicable to the structure plan amendments are detailed within **Table 4**.

Table 4: POL-C-080 – Building Envelopes – Nominating Building Envelopes (Criteria)

Relevant Policy Requirement	Response
Is regular in shape and does not exceed 10% of the area of the lot or 4000m ² whichever is the lesser.	Proposed building envelopes for new lots are compliant with policy provision. The building envelope for proposed Lot 3 (existing Lot 30) is to be retained as this contains an existing dwelling and outbuildings.
Achieves the minimum boundary setbacks prescribed for the relevant zone.	The structure plan amendment is consistent with this requirement, as shown in Figure 5.
Is sited to cover the least vegetated areas of the lot, in order to minimise the clearing of vegetation on the property.	The structure plan amendment is consistent with this requirement, as shown in Figure 5.
Is sited on soils that are suitable for conventional on-site effluent disposal.	The structure plan amendment is consistent with this requirement, as per the original Tilden Park Subdivision Guide Plan land capability assessment.
Is not located within a floodplain or within 100m of any watercourse or wetland and is located in an area with a minimum vertical distance of 2m to the highest known level of groundwater.	The structure plan amendment is consistent with this requirement.
Is located a sufficient distance from the top of a ridgeline to ensure that any buildings constructed will not have a visual impact upon the skyline.	The structure plan amendment is consistent with this requirement.
Does not contain rock outcrops or slopes exceeding 20%, in order to maximise development options within the building envelope and minimise the need for site works or alteration of natural topographical features of the site.	The structure plan amendment is consistent with this requirement.
A building envelope may be split into a maximum of two parts provided that the total area of the two parts does not exceed that specified for a single envelope and that both part envelopes meet the criteria specified in 5.1.1.	Not proposed.

CITY OF SWAN POLICY 126 - BUILDING AND DEVELOPMENT STANDARDS - RURAL ZONES

The objective of this policy is to prescribe building and development standards applicable to all development within the General Rural, Swan Valley Rural, Special Rural, Rural - Residential, Rural Living, Resource and Landscape Zones and ensure that the development of land within rural areas is consistent with the principles of proper and orderly planning and furthers the objectives of the relevant zone.

The relevant policy provisions applicable to the structure plan amendment are detailed within **Table 5**.

Table 5: POL-C-126 – Building and Development Standards – Rural Zone (Provisions).

Ref	Relevant Policy Requirement	Response
Building Standards	Council will not support the total area of buildings on any rural lot exceeding 10% of the lot area.	The structure plan amendment is consistent with this requirement, as shown in Plan 1 and Figure 5.
	All buildings and structures within the rural zones shall be constructed of external materials and colours in a form which does not detract from the visual amenity of the locality. The Council may require the submission and approval of a schedule of materials and finishes for any proposed building within a rural zone prior to considering an application for development approval or issuing a building licence.	This is to be required at the Development Application stage.
	No dwelling unit shall be approved or occupied unless it is connected to a 120,000 litre minimum capacity water tanks(s) connected to sufficient roof catchments	This is to be required at the Development Application stage.
	For the purpose of ensuring that each rainwater tank has a reasonable roof catchment, no dwelling of less than 130 square metres roof area shall be permitted where the dwelling relies solely on roof catchment of rain water for its potable water supply.	This is to be required at the Development Application stage.
Building Envelopes	Where building envelopes are, pursuant to a town planning scheme, required to be depicted on an Outline Development Plan or Subdivision Guide Plan, all buildings shall be located within the building envelopes shown on those Plans.	The structure plan amendment is consistent with this requirement as shown in Plan 1.
Environmental Considerations	In a General Rural zone and Resource zones no more than 10% of a lot shall be cleared without Council's approval.	The structure plan amendment is consistent with this requirement.
	All existing vegetation within 30 metres of a stream, creek, watercourse, flood plain, or permanent or seasonal areas of inundation, or on land which has slopes in excess of 20% shall not be modified except with the approval of the Council.	The structure plan amendment is consistent with this requirement, noting no additional roads are required to service the development and the environmental impacts are deemed to be low noting development will occur on land already cleared.
Fire Management Plans	Refer to Section 2.4.	Refer to Section 2.4 and Appendix 3.

2. SITE CONDITIONS AND CONSTRAINTS

2.1 BIODIVERSITY AND NATURAL AREA ASSETS

Significant peripheral vegetation surrounds the existing lots, and existing Lot 30 (proposed Lot 3) is substantially vegetated. This vegetation is well established, mature, and provides a significant visual screening from public areas, including both the road network and the adjoining bridle trails / strategic firebreaks.

The proposed building envelopes on proposed Lots 1, 2, 4 and 5 have generally been positioned to ensure the least possible visual impact on surrounding properties and ensure that minimal vegetation is required to be removed. The vegetation on proposed Lot 3 will not be impacted by the proposed subdivision, as the building envelope is proposed to remain as per the original Subdivision Guide Plan 3/1.

2.2 LANDFORM AND SOILS

Topographic elevation across the project area ranges from approximately 185 m Australian Height Datum (mAHD) in the west and southwest to approximately 235 mAHD in the northwest and east. Slope across the site generally ranges from 0 to 5 degrees from the primary drainage line that dissects the site.

Tilden Park's ground conditions have previously been described as varying from 'heavy non-gravelly soil with minor areas of granite in the west, to gravel soils in the east and laterite uplands in the north (Subdivision Guide Plan, 1993).

2.3 GROUNDWATER AND SURFACE WATER

Given the lot sizes proposed and the on-site conditions, drainage is proposed to be disposed of at the discretion of individual landowners to the satisfaction of the City of Swan.

The land is sufficiently graded to deal with any increased run-off that is likely to be generated as a result of the additional lots, noting they share the same characteristics as the existing lots where this type of disposal is permissible.

Drainage will be disposed of on-site to the satisfaction of the City as a condition of approval for a future dwelling.

2.4 MOVEMENT NETWORK

No additional roads are required to be constructed as a result of this proposal. Access to the proposed lots will be as shown in **Figure 5** and described as follows:

- Proposed Lot 1 will be accessed of Tilden Drive via the existing 15m wide battleaxe leg used to gain access to the existing Lot 36.
- Proposed Lot 2 will be accessed via a new 10m wide battleaxe leg off Quenda Glade.
- Proposed Lots 3, 4 and 5 will retain their direct access via Quenda Glade.

The construction of vehicle crossovers may be a requirement of subdivision approval and will be constructed in accordance with the City of Swans relevant engineering standards.

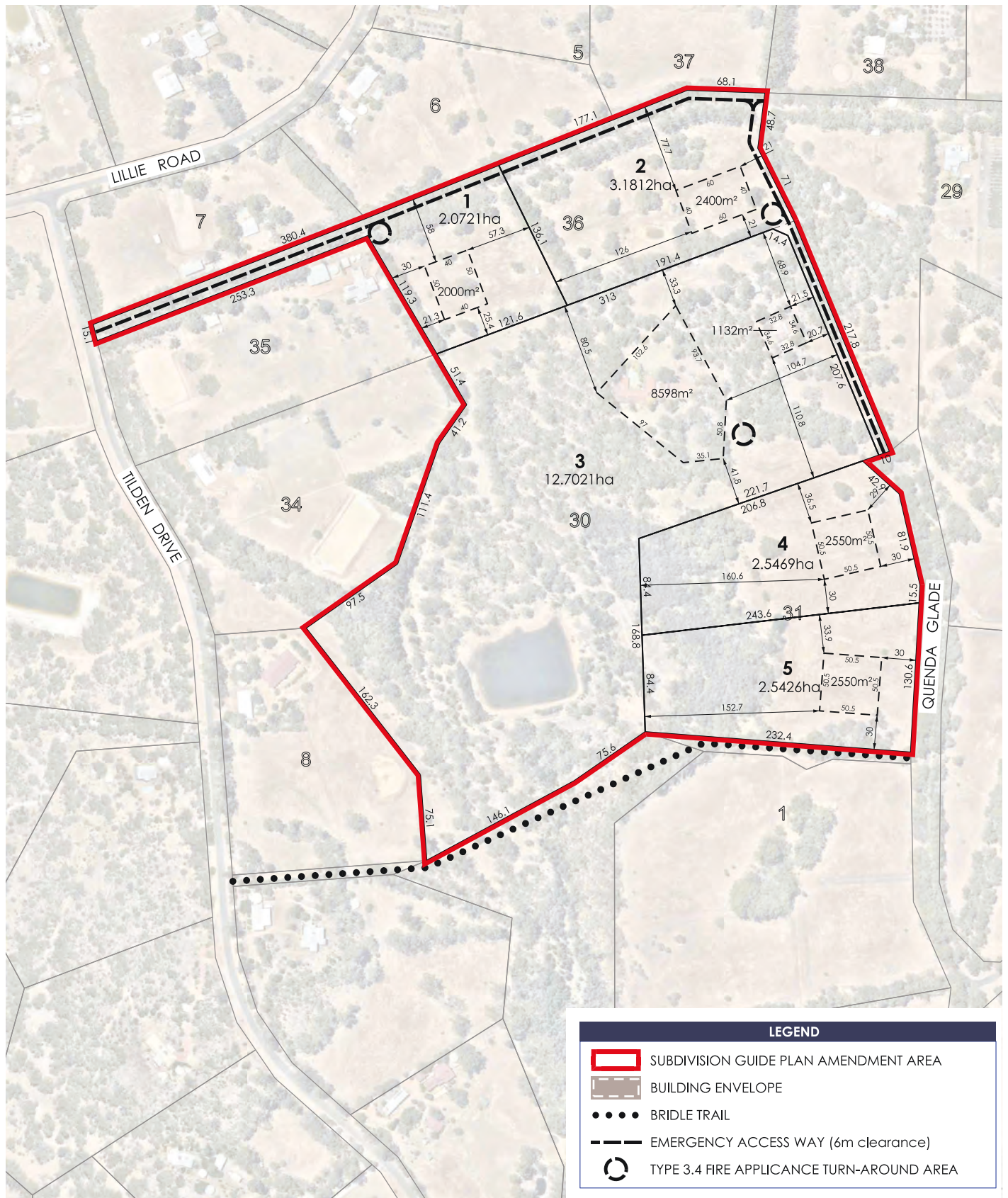


Figure 5: Lot 1 proposed to be accessed via existing battleaxe leg from Tilden Drive, Lot 2 to be accessed via new battleaxe leg from Quenda Glade, and Lots 3, 4 and 5 to retain access from Quenda Glade.

2.5 BUSHFIRE HAZARD

A Bushfire Management Plan has been prepared by Strategen Environmental in support of the Structure Plan (refer **Appendix 3**).

The BMP outlines how future on-site assets can be protected during the summer months when the threat from bushfire is at its peak. This is particularly relevant when existing fire appliances in the area may be unable to offer an immediate emergency suppression response; therefore, development planning and design should aim to provide mitigation strategies that protect future life and property from bushfire as a priority.

A summary of the relevant matters addressed in the Bushfire Management Plan is outlined as follows:

- All new development is proposed to be located to ensure a maximum rating of BAL-29 is achieved, with no development to occur in the BAL-FZ or BAL-40 zones.
- The minimum Asset Protection Zones will be achieved around all new building envelopes to ensure a maximum rating of BAL-29. Minimum Asset Protection Zones and Hazard Separation Zones have also been noted around existing dwellings in accordance with the City's annual firebreak notice.
- The recommended APZs will be implemented around all buildings, prior to construction of new dwellings and managed on a regular and ongoing basis by the landowner. Management will include slashing/mowing of grassland and weeds to height of less than 10cm, which is driven through compliance with the City of Swan annual firebreak notice.
- Hazard Separation Zones (HSZs) are to be maintained around the APZs for existing dwellings within Lot 3 on a regular and ongoing basis in accordance with the City of Swan annual firebreak notice.
- The City of Swan annual firebreak notice also requires unmanaged grass (grass that is 50 cm or higher) to be slashed, mown or grazed to a height no greater than 10cm for a minimum width of three metres immediately adjacent to firebreaks.
- Proposed buildings will need to be constructed to the assessed BAL rating, either in accordance with the BMP or future reassessment of the BAL to support the building permit stage.
- The proposed emergency accessway and existing public access network will provide a minimum of two different vehicular access routes for the proposed development area at all times. The emergency access way will be provided as right of way or public access easements in gross to ensure accessibility to the public and fire services during an emergency. It will be sign posted, with any gates unlocked. Each respective landowner will be responsible for maintaining the emergency access way where it occurs on their land.
- All private driveways longer than 50m and emergency access ways constructed as part of the development will comply with technical requirements of the Guidelines in accordance with A3.5 and A3.6.
- Three metre wide, mineral earth internal perimeter firebreaks with four metre vertical clearance will be required around the boundary of each proposed lot in accordance with requirements of the City of Swan annual firebreak notice.
- Notification is to be placed on the Title of all proposed lots (either through condition of subdivision or other head of power) to ensure all landowners/proponents and prospective purchasers are aware that their lot is subject to an approved BMP and BAL assessment.

The requirements of the Bushfire Management Plan are shown in **Figure 6** and fully outlined in **Appendix 3**.

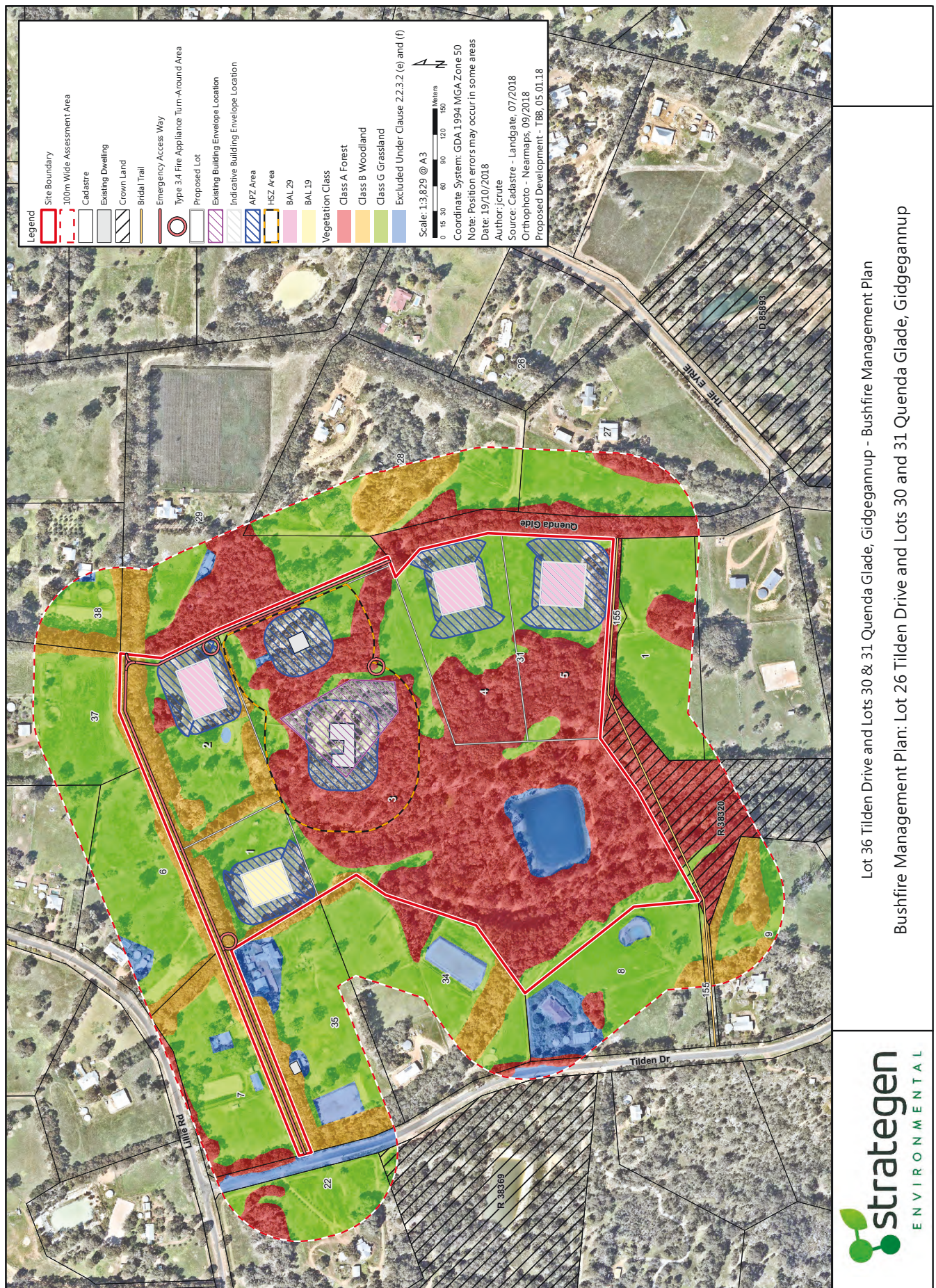


Figure 6: Bushfire Management Plan prepared for the subject area and included as Appendix 3.

2.6 SERVICE INFRASTRUCTURE

2.6.1 POTABLE WATER

The project area is not connected to a reticulated mains water supply. Water supply within the project area consists of numerous water tanks surrounding the dwellings, with additional supply pumped from the nearby dam via an independent power supply, which contains significant volume capacity all year round.

Each individual lot will be required to provide a sufficient on-site potable water supply. It is envisaged this will involve the provision of a domestic water tank of not less than 120,000 litres for each dwelling (as per POL-TP-126).

A potable on-site water supply will be provided to the satisfaction of the City of Swan when future development applications are received for future (dwelling) structures.

2.6.2 SEWERAGE

All the proposed lots will be serviced by on-site effluent disposal systems to the satisfaction of the Health Department WA. Sewerage will be disposed of on-site using conventional septic systems, to the satisfaction of the City of Swan and the Health Department of WA when development applications are received for future (dwelling) structures.

2.6.3 ELECTRICITY AND POWER

The existing Western Power infrastructure is deemed sufficient to provide a reliable source of power supply to proposed Lots 1–5. Western Power is anticipated to confirm any extension to the electricity network, or any upgrades required to service the additional lots by way of a recommended condition of approval at subdivision stage.

2.6.4 TELECOMMUNICATIONS

The development will be serviced by existing telecommunication service providers. Telstra is anticipated to confirm the extension of the telecommunications network, or any upgrades required to service the additional lots by way of a recommended condition of approval at subdivision stage.

2.7 IMPLEMENTATION

Implementation of the structure plan amendment will be by way of subdivision application and the satisfaction of conditions of subdivision approval.

3. HISTORY OF SUBDIVISION GUIDE PLAN

The City of Swan has provided details relating to the history of the preparation of the original Subdivision Guide Plan and its various amendments prior to the preparation of this amendment. These are summarised in Table 6.

Table 6 :History of the Subdivision Guide Plan area (City of Swan, 2018)

Reference	History of Subdivision Guide Plan
TPS 1 Amendment 63	Amendment 63 covered the entire estate of Tilden Park (previously known as the Gidgegannup Equestrian Estate). Under this amendment, the estate was rezoned from General Rural to Special Rural. The location of building envelopes was approved as part of the amendment.
TPS 9 Amendments 171, 190, 192, and 228	<p>After gazettal of TPS 9, these amendments were approved, mainly to facilitate subdivision. Amendment 192 covered an area in the middle of the estate. This Amendment:</p> <ul style="list-style-type: none"> Substituted a new Subdivision Guide Plan (SGP) (SGP No. 2) over lots 69, 70, 200 & Pt 19 Tilden Drive, Gidgegannup, for the portion of the previous Subdivision Guide Plan covering those lots. Amended Clause 1 of Special Rural Zone 3 to stipulate that subdivision shall generally be in accordance with Subdivision Guide Plans (including SGP 3/1) as endorsed by the Shire Clerk and with the criteria that average lot size shall be 4 hectares with a minimum lot size of 2 hectares. Introduced provisions for the portion of Tilden Park covered by Subdivision Guide Plan 3/1. These provisions comprised: <ul style="list-style-type: none"> A stocking limit for livestock on the lots; Restrictions on clearing vegetation; and A revegetation program for lots within the Y1 landform unit (in the northern sector of SGP 3/1). <p>The Subdivision Guide Plans formed part of the Scheme under Appendix No. 7.</p>
Structure Plan 29 (Tilden Park Estate)	<p>The City assimilated previously approved scheme amendments (modifications to SGP No. 3) and prepared one structure plan (SP17-29) depicting the existing cadastres at that time.</p> <p>This plan was then modified to facilitate the subdivision of Lot 104 Hayes Court, into 2 lots. Included the declaration of Bushfire Prone Area and designation of BAL levels for Lot 104 Hayes Court.</p> <p>Adopted by the City on 25.7.2013.</p>
SP17-29/A	<p>Amendment A to the structure plan was approved by the WAPC on 19.5.2014.</p> <p>Declaration of Bushfire Prone Area and designation of BAL levels for Lots 32 and 33 Quenda Glade, to facilitate the subdivision of these lots into 4 lots.</p>

Reference	History of Subdivision Guide Plan
SP17-29/B	<p>Amendment B to the structure plan was approved by the WAPC on 23.10.2014.</p> <p>Declaration of Bushfire Prone Area and designation of BAL levels for Lot 149 Falls Heights, to facilitate the subdivision of this lot into 3 lots.</p>
SP17-29/C	<p>Amendment C to the structure plan proposes the re-subdivision of Lot 36 Tilden Drive, and Lots 30-31 Quenda Glade, Gidgegannup, into 5 lots ranging from 2.07 ha to 12.7 ha.</p> <p>Includes a Fire Management Plan, soil mapping, and a black cockatoo habitat survey relevant to the subject lots.</p>