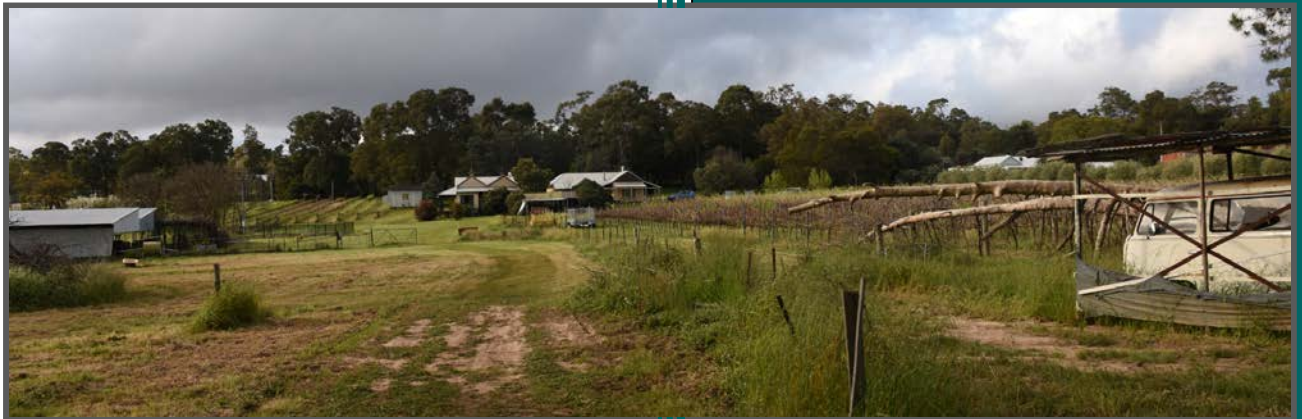




CITY OF KALAMUNDA
LOCAL PLANNING SCHEME 3
AMENDMENT ____



Revised October 2018

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME
CITY OF KALAMUNDA
LOCAL PLANNING SCHEME 3
AMENDMENT ____

Resolved that the local government, in pursuance of Section 75 of the *Planning and Development Act, 2005* amend the above local planning scheme by:

1. Recoding a northern portion of Lot 50 Lawnbrook Road, Walliston from 'Residential' R2.5 to R5.
2. Rezoning a central portion of Lot 50 Lawnbrook Road, Walliston from a local scheme reserve for 'local open space' to 'Residential' with an R5 coding.
3. Rezoning a portion of Lot 50 Lawnbrook Road, Walliston from 'Special Rural' to a local scheme reserve for 'local open space'.

As depicted on the Scheme Amendment Map.

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- the amendment does not result in any significant environmental, social, economic or governance impacts in the scheme area.

Dated this.....day of.....2018

.....
 CHIEF EXECUTIVE OFFICER

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

- | | |
|------------------------------------|---|
| 1. Local Authority: | City of Kalamunda |
| 2. Description of Scheme: | Local Planning Scheme No 3 |
| 3. Type of Scheme: | Local |
| 4. Serial No. of Amendment: | Amendment No. _____ |
| 5. Proposal: | <ol style="list-style-type: none"> 1. Recoding a northern portion of Lot 50 Lawnbrook Road, Walliston from 'Residential' R2.5 to R5. 2. Rezoning a central portion of Lot 50 Lawnbrook Road, Walliston from a local scheme reserve for 'local open space' to 'Residential' with an R5 coding. 3. Rezoning a portion of Lot 50 Lawnbrook Road, Walliston from 'Special Rural' to a local scheme reserve for 'local open space'. |
| 6. Type of Amendment | Standard |

SCHEME AMENDMENT REPORT

1.0 INTRODUCTION / BACKGROUND

Lot 50 Lawnbrook Road is located approximately 7 kilometres to the south east of Kalamunda townsite.

The lots proximity to shops, services and facilities in Kalamunda make it ideal to cater for low density 'Residential' lots. The land to the north west is already zoned 'Residential R10'. Adjacent Lot 51 to the east is zoned Residential R5 and has been subdivided.

Whilst Lot 50 has traditionally been used for rural uses, the location provides a prime opportunity for a combination of new residential development in the northern portion and larger lifestyle lots in the southern portion. The land is in close proximity to a number of commercial centres, has excellent connections to major transport routes, and is within reasonable driving distance of major employment nodes.

This report examines the existing and surrounding zoning, site characteristics, and provides justification for the amendment. The report has been prepared following preliminary consultation with the City of Kalamunda, detailed on site effluent disposal investigation, and preparation of a Bushfire Management Plan, Subdivision Concept Plan and Drainage Concept Plan.

A preliminary subdivision plan has been developed in support of the amendment having regard for the physical features of the land, surrounding road network, adjacent subdivision of Lot 51, existing development and recommendations of the Bushfire Management Plan.

2.0 SITE DESCRIPTION

2.1 Legal Site Description

There are two Certificate of Titles for Lot 50, each representing half shares, as summarised in the table below.

Volume / Folio	Plan / Deposited Plan	Owner (1/2 shares)
1831 / 60	Plan 45866	Howard John Ginbey and Doris Lilli Ginbey
1108 / 322	Deposited Plan 45866	Deceased Estate (of Margrit Hunziker)

The share titles are included as **Attachment 1**.

Lot 50 has an approximately area of 4.6842 hectares and has direct frontage to Lawnbrook Road.

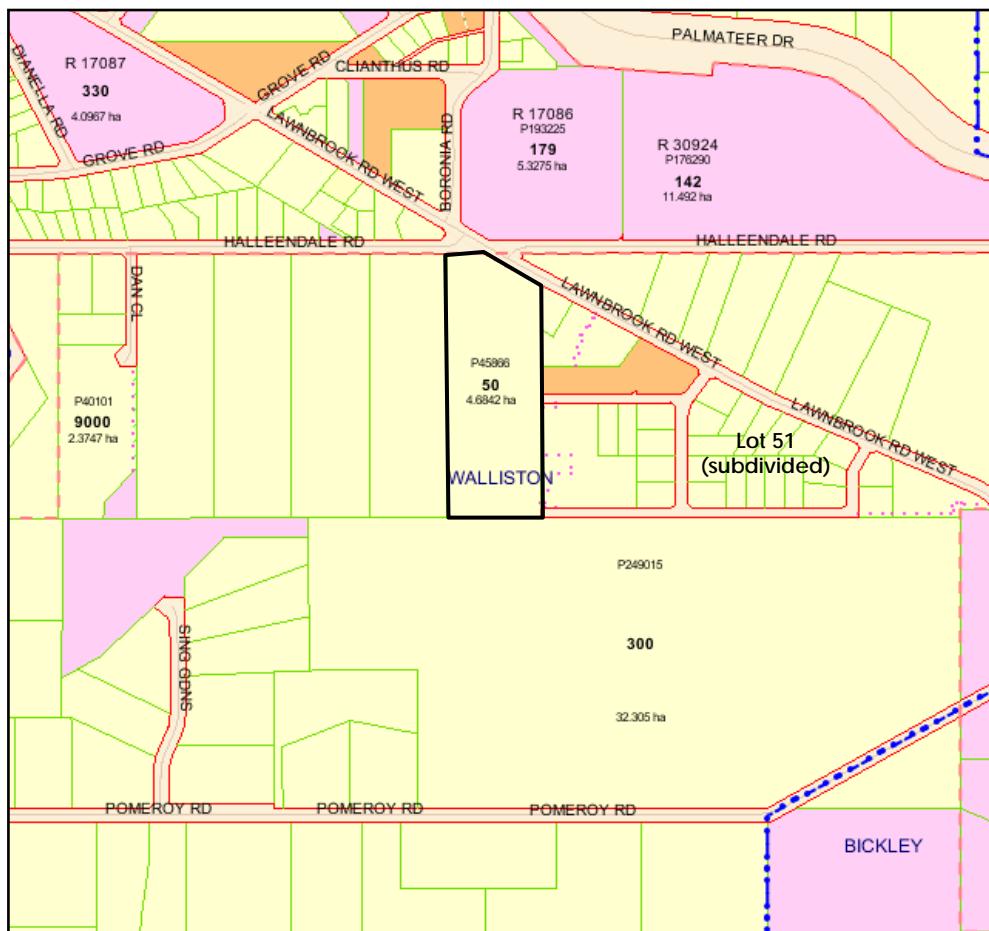


Figure 1: Location Plan

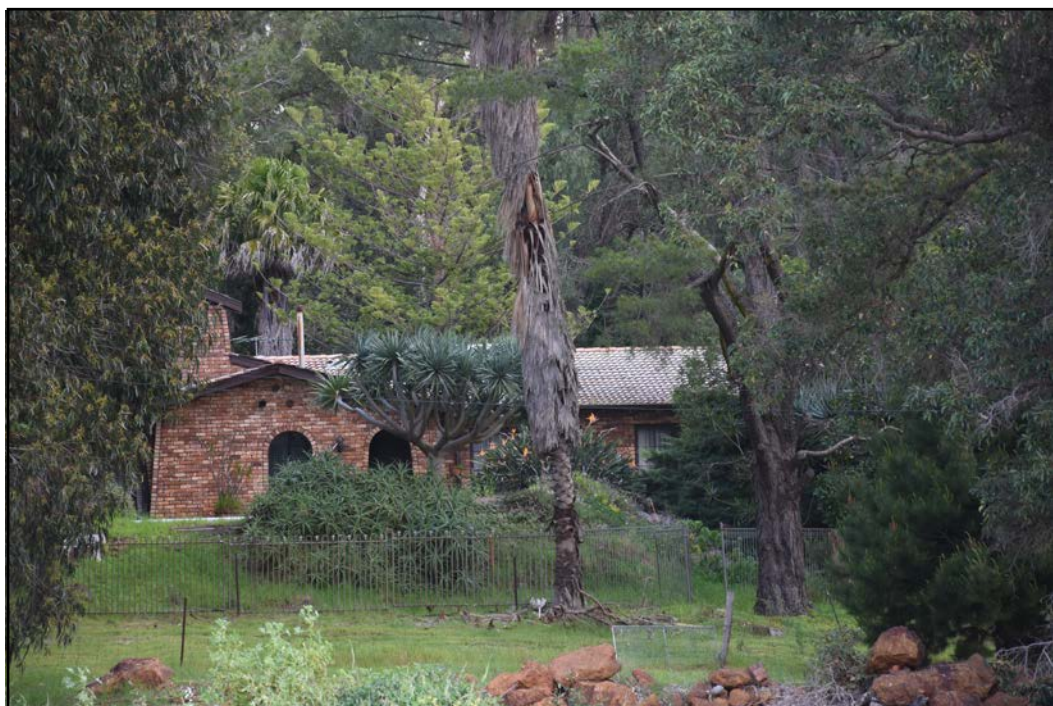
2.2 Existing Development

The property has historically been used for rural purposes and some grapevines are still grown on site. The lot contains existing houses, ancillary accommodation and outbuildings.

It is not viable for the lot to be used for any commercial viticulture or orcharding activities. In any event the land already has subdivision potential in accordance with the existing Residential and Special Rural zone under the City's Local Planning Scheme No 3 (Scheme 3).



Existing dwelling and ancillary accommodation to be retained on proposed Lot 3



Existing dwelling to be retained on proposed Lot 10

2.3 Relevant History

The existing dwelling is listed in the City's Municipal Inventory as Place No 101.

The Inventory cites that the residence was originally constructed in 1919 as the home for Frederick Rueben Wallis (1880-1961) who was an orchardist and an active community member, particularly in the Methodist church. It also states that Kate Winifred Wallis (nee Edwards) (1881-1960) brought up her five children in this home and established an orchard in the 1900's.

The Inventory lists the place as having a 'low' level of authenticity and having 'some' level of significance. It is included in management category 3 which outlines a desired outcome that the conservation of the place is desirable.

The lot has subdivision potential under the current and proposed zoning. Whilst the small orchard will be removed as part of future subdivision works, all dwellings are proposed to be retained.

2.4 Physical Description

2.4.1 Soils

The site consists of gravel and sand with a topsoil of beige silty sand. A summary of soils is included in the On Site Effluent Disposal Investigation – [Attachment 2](#).

2.4.2 Vegetation

The majority of the northern portion of the lot has been cleared for vineyard activities and also contains managed turf. A small area of remnant trees exists on the far north part of the lot parallel to Lawnbrook Road.



View of trees in north portion



View of vegetation south portion

Natural vegetation exists in the southern portion of the lot, mainly consisting of mature trees and largely managed undergrowth.

The proposed special rural lot sizes will allow for retention of existing vegetation however that will be determined at subdivision stage. Clearing will be required to comply with the Bushfire Management Plan recommendations and is proposed to be limited to firebreaks, emergency access ways and to establish Asset Protection Zones.

3.0 PROPOSED AMENDMENT

3.1 Statutory Planning – Current Zoning

3.1.1 Metropolitan Region Scheme

The north portion of the property is zoned 'Residential' under the Metropolitan Region Scheme, and the south portion is zoned 'Rural'.

The north portion was re-zoned from 'Rural' to 'Urban' under Minor Amendment No 1292/57 to the Metropolitan Region Scheme.



Figure 2: Metropolitan Region Scheme

3.1.2 Shire of Kalamunda Local Planning Scheme No. 2 (historic information)

A number of land parcels, including Lot 50, were rezoned under Amendment No 143 to the Shire of Kalamunda District Planning Scheme No 2 ('Scheme 2') from Rural Agriculture to Special Residential, Special Rural and Recreation/ Open Space.

Subdivision was to be in accordance with a Subdivision Guide Plan that formed part of a schedule in the Scheme No 2 text – [Attachment 3](#).

The original Subdivision Guide Plan allowed for future subdivision of the rural land located between Canning Road and West Lawnbrook Road to the south of Halleendale Road.

It is likely that at the time the original Guide Plan was developed in 1994/1995, some of the landowners were non-participating. This resulted in mixed zonings in the immediate area.

3.1.3 Local Planning Scheme No. 3 (current Scheme)

The northern portion of Lot 50 is zoned 'Residential' with an R2.5 density code under the City's Local Planning Scheme No 3 (Scheme 3). The central part is reserved as local open space and the southern portion is zoned 'Special Rural' under Scheme 3. The local open space on Lot 50 is a continuation of the local open space reservation on adjacent Lot 51 Lawnbrook Road, Walliston.

Although the current Scheme still refers to the Shire of Kalamunda, it is noted the Shire became a City in 2017 as designated by Governors orders.

3.2 Surrounding Zoning & Landuses

A wide range of zonings exist in the immediate locality including both Residential and Special Rural.

The subject land is adjacent to the established Walliston urban area located north west of Halleendale Road.

Adjacent Lot 51 is zoned 'Residential' with an R5 density code. The north portion of Lot 50 has already been identified as being suitable for low density residential development.

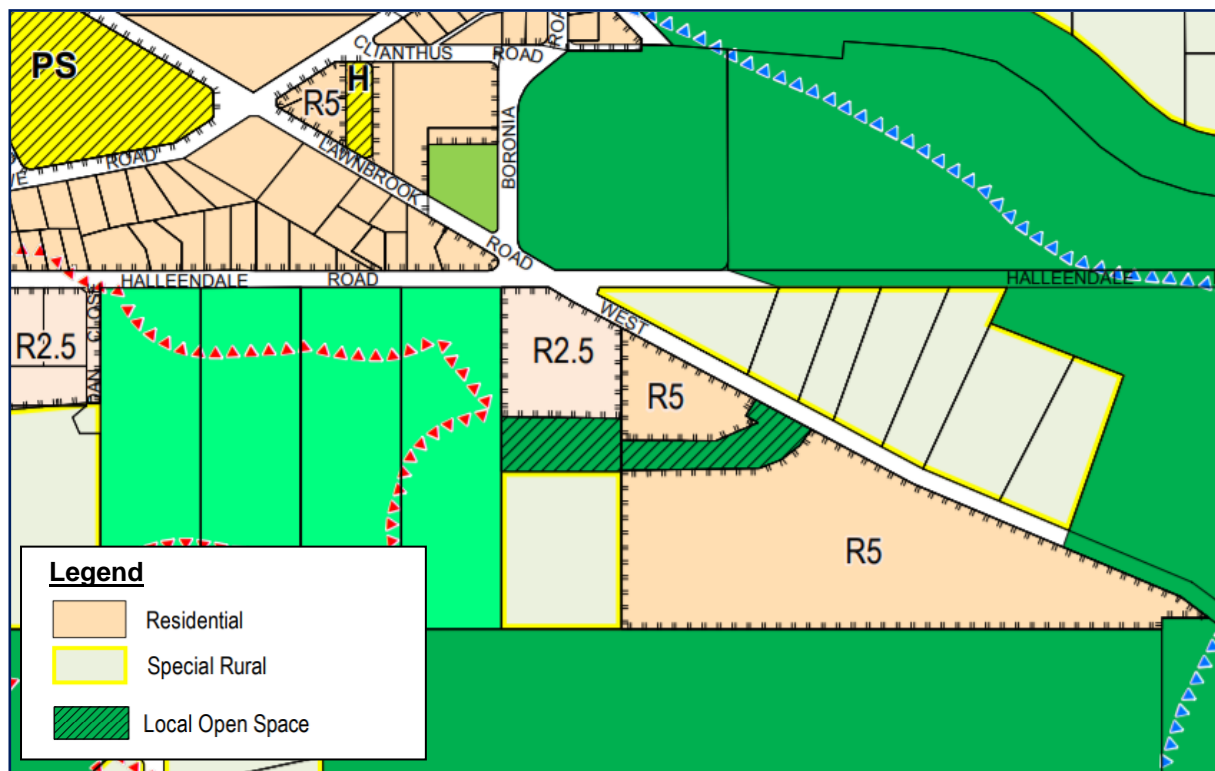


Figure 3: The City's Local Planning Scheme No 3

Land to the south is zoned 'Parks and Recreation' under Scheme 3.

4.0 JUSTIFICATION

4.1 Relevant Planning Policies / Documents

4.1.1 Network City

In 2004 the State Government launched Network City after widespread consultation. The community plan that was produced outlines a change in direction for planning in Perth.

Broad principles and an action plan are incorporated within the Network City Community Planning Strategy for Perth and Peel for 2030.

The amendment to facilitate low density residential housing is consistent with Network City principles, including the objective to provide for dwellings in existing areas, to facilitate increased housing diversity meeting the needs of the Perth population, and to maximise service efficiency and use of existing infrastructure.

Network City sets an expectation that all local authorities will cater for increased residential growth.

The Metropolitan Development Program estimated an increase of resident population from 50,600 to 53,200 between 2006 and 2011 for the City of Kalamunda.

The estimated population has been exceeded and the official population for the City of Kalamunda was 59,349 in 2016, equating to a population density of 1.83 persons per hectare. The population increased by 8, 297 people between 2005 and 2016.

The amendment will facilitate provision of new residential land available for development.

4.1.2 Directions 2031

Directions 2031 supercedes Network City however encompasses the same broad recognition of the benefits of more consolidated urban areas. Importantly, the framework sets achievable goals that will promote housing affordability over the longer term.

The framework provides for different lifestyle choices, vibrant nodes for economic and social activity and a more sustainable urban transport network. The framework also encourages a long-term approach to the provision of infrastructure in an economically sustainable way.

The proposed amendment is consistent with all of the objectives of Directions 2031, will result in more efficient use of the land and maximises use of available infrastructure.

4.1.3 Draft North-East Sub-Regional Planning Framework

The draft North-East Sub-regional Planning Framework forms an integral part of the Perth and Peel@3.5million strategic suite of draft planning documents.

These strategic planning documents aim to ensure that there will be sufficient suitable land identified for future housing and employment to accommodate population growth. They will guide further detailed planning and decision-making by State Government agencies and local governments.

Perth and Peel@3.5million outlines existing community attributes and future direction. It also promotes change to achieve a more considered, connected, consolidated urban form.

The draft North-East Sub-regional Planning Framework represents a whole-of-State Government approach to managing the future urban form within the sub-region, including land in the City of Kalamunda.

The draft framework is subject to further refinement prior to its finalisation and endorsement as a sub-regional structure plan.

It currently recognises the north portion of Lot 50 as Urban and the south portion as Rural Residential. Adjacent Lot 51 is recognised as Urban, and it identifies nearby Kalamunda as an activity centre.

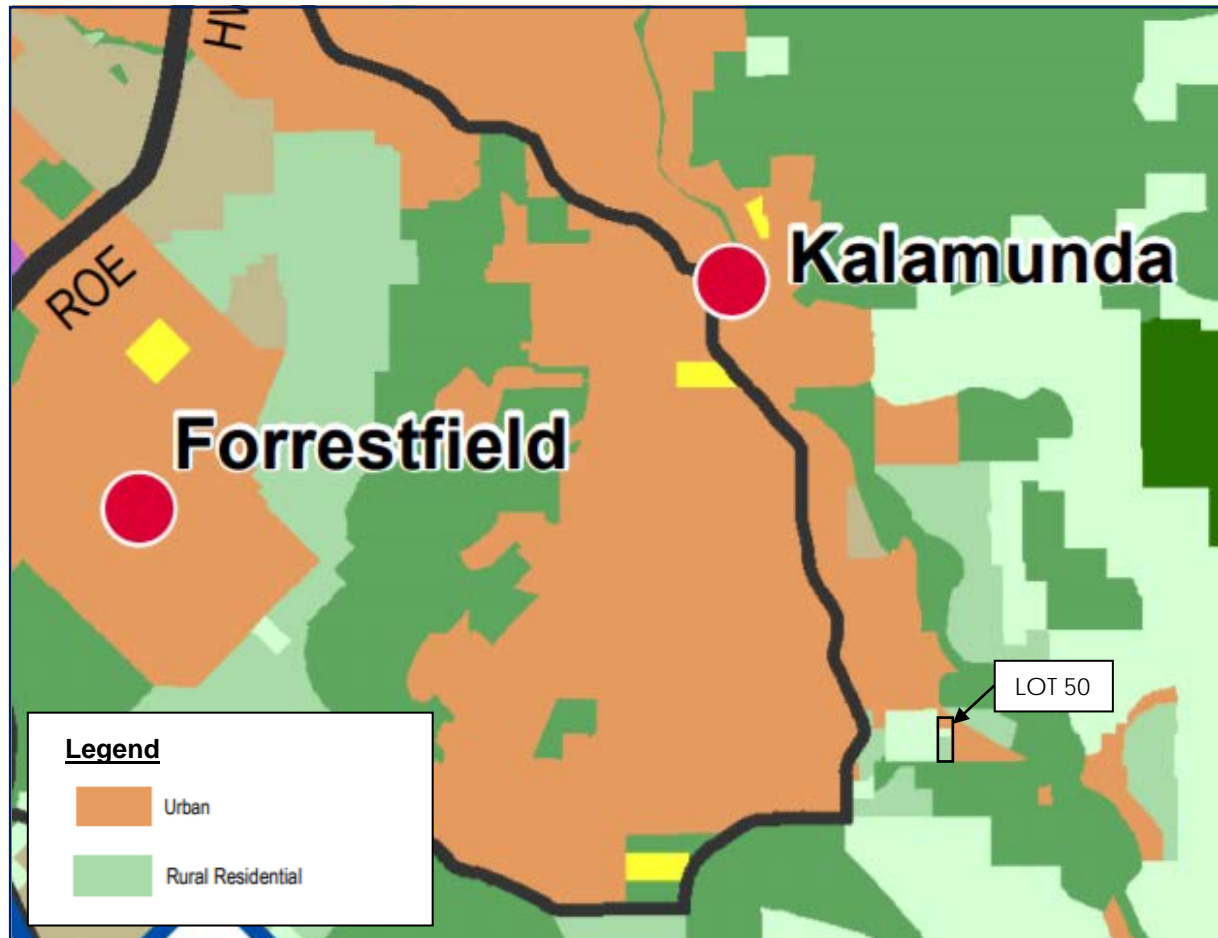


Figure 4: Draft North East Sub-regional Planning Framework

Town Planning Innovations considers there is sufficient planning justification for urban expansion to continue to the west of Lot 50 and Lot 51 Lawnbrook Road. Despite this, the amendment only seeks recoding of the north residential portion of Lot 50 as it is consistent with the Metropolitan Region Scheme and the Draft North East Sub-Regional Planning Framework.

The Draft North East Sub Regional Planning Framework aims to achieve more consolidated urban form and development within the sub-region. It recognises the need to plan differently if the housing targets of Directions 2031 are to be met.

The sub-regional population is predicted to more than double by 2050 — growing from 209,156 people in 2011 to over 450,500 by 2050. The Draft North East Sub Regional Planning Framework expects that this population growth will predominantly occur within the City of Swan, however there are opportunities for population growth to be accommodated within the City of Kalamunda adjacent to existing established residential areas.

Increasing the permissible density for the north part of Lot 50 will facilitate subdivision to cater for new housing and would form a natural extension to the existing Residential R5 area located to the immediate east.

4.1.3 Relevant Local Planning Scheme Objectives

The objectives of the City's Local Planning Scheme No 3 for residential zones are outlined in Clause 4.2.1 as follows;

- To provide primarily for single residential development whilst allowing for a range of residential densities in order to encourage a wide choice of housing choice within the local government area.
- To give consideration to grouped dwelling developments if the site is near amenities and can be integrated into the single residential environment.
- To facilitate a range of accommodation styles and densities to cater for all community groups inclusive of the elderly, young people in transition and the handicapped. Such accommodation is supported where it is appropriately situated in proximity to other services and facilities.
- To encourage the retention of remnant vegetation.

The Amendment is consistent with the Scheme objectives as it will provide opportunities for single residential development at a low density catering for different lifestyle needs in close proximity to the Kalamunda Town Centre, Lesmurdie shopping centre, Walliston Industrial area and local Walliston Primary School.

Lot 50 has excellent locational advantages that make it ideal to cater for new housing, as discussed below.

4.2 Locational Advantages

Lot 50 is located in Walliston which incorporates a nearby residential area, semi rural areas (mainly consisting of orchards) and established industrial area.

The lot has excellent locational advantages making it ideal to cater for new housing and an increasingly growing local population.

Within Walliston and the surrounding suburbs to the west including Bickley, Carmel, Pauls Valley and Pickering Brook, there are a wide range of well known public places including Beelu National Park, Kalamunda National Park, Korung National Park, Banyowla Regional Park, Perth Observatory, the Bibbulmun Track, Pickering Brook Golf Course, Victoria Reservoir, Gungin Gully Picnic Area, The Dell Picnic Area, , Alan Anderson Park, Bickley Recreation Ground, Carmel Recreation Reserve, George Spriggs Reserve, Gooseberry Hill Recreation Reserve, Jorgensen Park, Wallis Park, Walliston Recreation Reserve, and various state forests.

Residents in Walliston have excellent access to open space and walking trails as well as several nearby schools. Within Walliston, Lesmurdie and Kalamunda alone there are several pre-primary, primary and high schools including and not limited to Good Start Early Learning, Spring Road Community Kindergarten, Walliston Primary School, Lesmurdie Falls Primary School, Lesmurdie Primary School, Lesmurdie Senior High School, St Brigid's College, Mazenod College, Kalamunda Senior High School and Kalamunda Christian College.

The map below shows the schools in the immediate vicinity of Lot 50, and more schools are located in nearby Kalamunda.



Figure 5: Local Schools

Other locational advantages include:

- The proximity to major transport routes including Kalamunda Road, Welshpool Road, and Tonkin Highway with strong links to major employment nodes such as the Walliston industrial area, Forrestfield industrial area, Welshpool, Perth Airport and Kalamunda townsite.
- Access to employment opportunities associated with the growing local tourism industry as local wineries and orchards diversify and expand to include an increasing number of quality restaurants and cafes such as the Packing Shed, Core Cider, Plume Estate vineyard and café, Lawnbrook Estate, Hainault vineyard and café, and other attractions such as Masonmill restaurant and function centre in nearby Carmel.

The Perth Hills Visitor Centre located in Kalamunda promotes a wide range of local events, markets, festivals, walking trails, tours and the Bickley Valley Wine and Cider Trail – refer map over page.

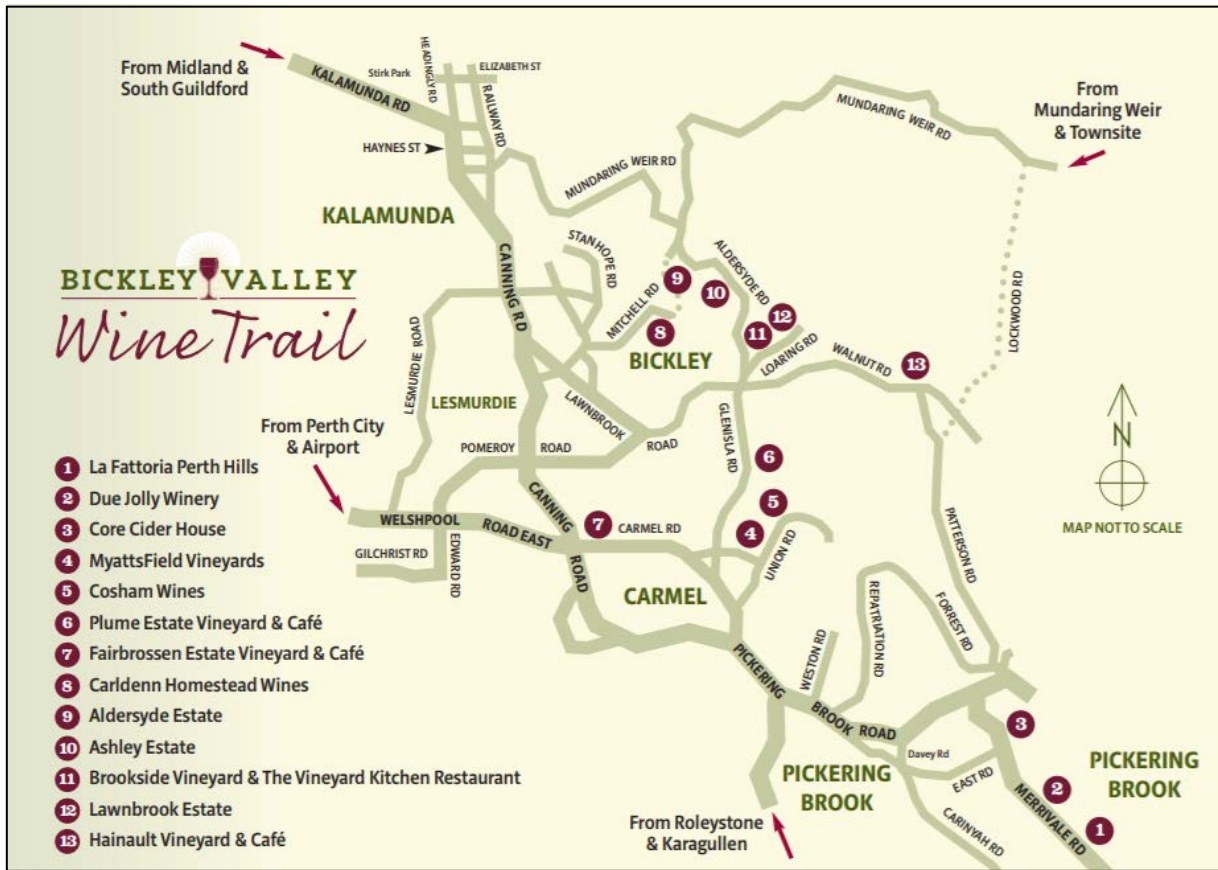


Figure 6: Nearby wineries and cafes

4.3 Established subdivision pattern

It is important to examine the proposed re-zoning in context of existing development and approved subdivision in the immediate locality.

As explained in section 3.2, land to the north west of Lot 50 is zoned 'Residential R10' and is an established urban area. The existing extension of the residential zone to the south of Hallendale Road to Lot 50 is logical as small scale traditional semi-rural activities become unsustainable.

Adjacent Lot 51 Lawnbrook Road is zoned 'Residential' with a density code of R5.



The Western Australian Planning Commission approved subdivision of Lot 51 into 38 lots ranging from 1918m² to 2665m² (WAPC Reference: 152886). The estate is known as 'Conti's Gardens'.

Subdivision works on Lot 51 have been completed and new titles have been issued for Stage 1.

The following information supports the proposed scheme amendment;

- The amendment is a logical extension to the existing Residential R5 coded area developed on adjacent Lot 51, known as Conti Gardens. Continuance of an R5 density over a portion of Lot 50 is consistent with the density already approved on adjacent Lot 51 by the City and Western Australian Planning Commission.
- A portion of Lot 50 is already designated as being suitable for Residential development under the Metropolitan Region Scheme and Local Planning Scheme. The increase in density proposed for the north part of the lot under this amendment is more practical and allows for more manageable lot sizes which can support on site effluent disposal.
- The location allows new residents to have excellent access to existing services, facilities and shops in Walliston, Lesmurdie and Kalamunda. As already explained the land is close to the Walliston Primary school, Kalamunda townsite (which contains a regional shopping centre), major employment areas, wineries/ tourist sites, and has good access to local National Parks such as Lesmurdie Falls and Alan Anderson Park.
- It allows for a transition between the established urban area to the north-west and 'Special Rural' zone in the south part of Lot 50.
- It will result in a more efficient use of the land, with lot sizes that are compatible with those already approved for adjacent Lot 51.
- Although there are some site constraints, a subdivision design can be achieved which is compatible with Conti Gardens. Similar to Conti Gardens the subdivision concept plan proposes to continue lots along a linear public open space corridor.
- The smaller lot sizes maximises use of existing infrastructure including power, water and telecommunications.

4.4 Preliminary Subdivision Plan

The scheme amendment will facilitate future subdivision with a minimum lot size of 2000m² in the northern section of Lot 51.

A preliminary plan has been prepared to demonstrate how the land could be subdivided in conformance with the R5 and Special Rural zone requirements – **Figure 7**.

The proposed subdivision has been designed having regard for the existing and proposed zoning configuration, refined local scheme reserve, topography, fire

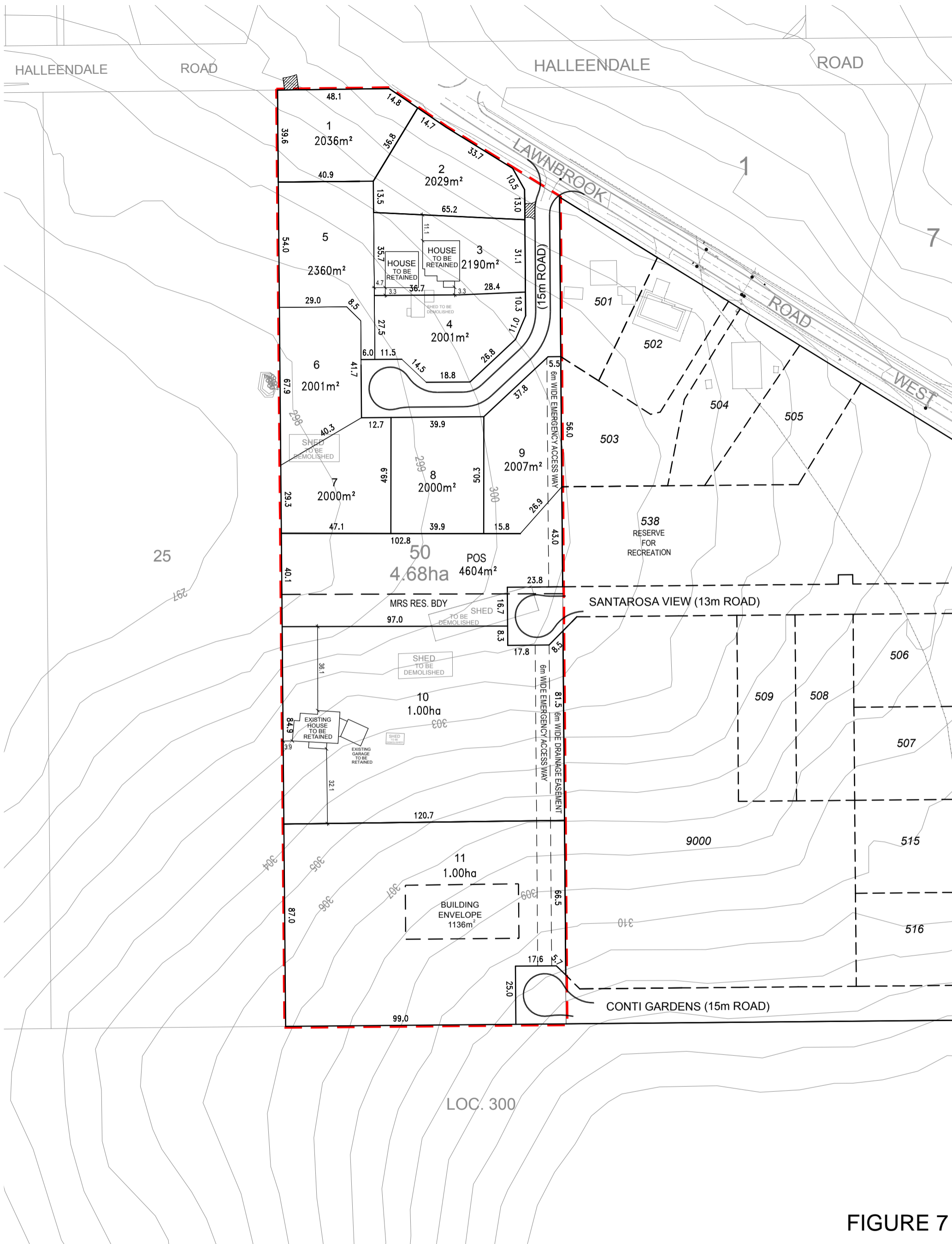




FIGURE 7

**PROPOSED SUBDIVISION
LOT 50 LAWNBROOK ROAD
WALLISTON**

LEGEND:
Subject Land..... 

NOTE:
All dimensions and areas subject to survey.


0  50m
SCALE 1:1500 @ A3
JOB REFERENCE: 26-2017
DATE: 16.10.2018


Town Planning Innovations
PO Box 223
Guildford WA 6935
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management requirements, drainage requirements, and the need to extend existing road connections from Conti Gardens.

The proposed subdivision seeks to:

- Cater for larger residential lots in a unique rural setting within close distance to a wide range of shops and services within Walliston, Lesmurdie and nearby Kalamunda;
- Maximise use of connections from the existing subdivision to the immediate east;
- Provide open space within a refined local scheme reserve that links with open space in Conti Gardens;
- Provide casual surveillance of open space;
- Accommodate appropriate stormwater retention within public open space in accordance with appropriate water management guidelines;
- Accommodate setbacks for fire management to the southern boundary;
- Implement recommendations of the Bushfire Management Plan.

4.4.1 Road Layout

There are two roads constructed on adjacent Lot 51 that connect with the eastern boundary of Lot 50.



Conti Gardens and Santarosa View – roads connect to east boundary of Lot 50

These existing roads provide access to future one hectare Special Rural lots on Lot 50, and will be provided with cul-de-sac heads for adequate vehicle turnaround. Emergency access ways (EAW's) will connect the cul-de-sac heads to provide two emergency egress points.

Based on current state planning direction, namely the Draft North East Sub Regional Planning Framework, provision is not made for future re-zonings and subdivision to extend to the west.

As current planning under the Metropolitan Region Scheme and City of Kalamunda Local Planning Scheme does not allow for any residential subdivision to the west of Lot 50, no major road extensions to Santorini Promenade or Conti Gardens are proposed. The proposed cul-de-sacs are sufficient to provide access to the southern Special Rural lots.

The northern residential lots will be serviced by a cul-de-sac connection from Lawnbrook Road. The owners of adjacent Lot 51 have allowed for a truncation to the new cul-de-sac on their survey diagram/ subdivision design.

4.4.2 Stormwater Management

A preliminary drainage concept plan has been prepared by McDowall Affleck to inform the subdivision concept plan – **Attachment 4**.

Stormwater management infrastructure will be incorporated within the planned public open space. The overall objective is to minimise pollution and maintain an appropriate water balance.

Design objectives will seek to deliver best practice outcomes using a Water Sensitive Urban Design (WSUD) approach, including management approaches for Stormwater quality.

Stormwater management will be focused on stormwater runoff quantity and quality. The principle behind the stormwater management strategy for Lot 50 Lawnbrook Road is to mimic the existing hydrology.

The preliminary design of stormwater management infrastructure ensures overall peak discharge from the development does not exceed the pre-development flows for up to the 100 year ARI event.

A basin has been planned to accommodate storage from runoff from proposed road reserves, and pre-development flow from the proposed lots. The basin size takes into account the shallow depth to rock (between 0.4m to 1m) within the public open space, and will form part of a living stream.

Preliminary design has made allowances for a future footpath through the open space.

Soakwells will be employed to minimise runoff from roof and paved areas for proposed residences.

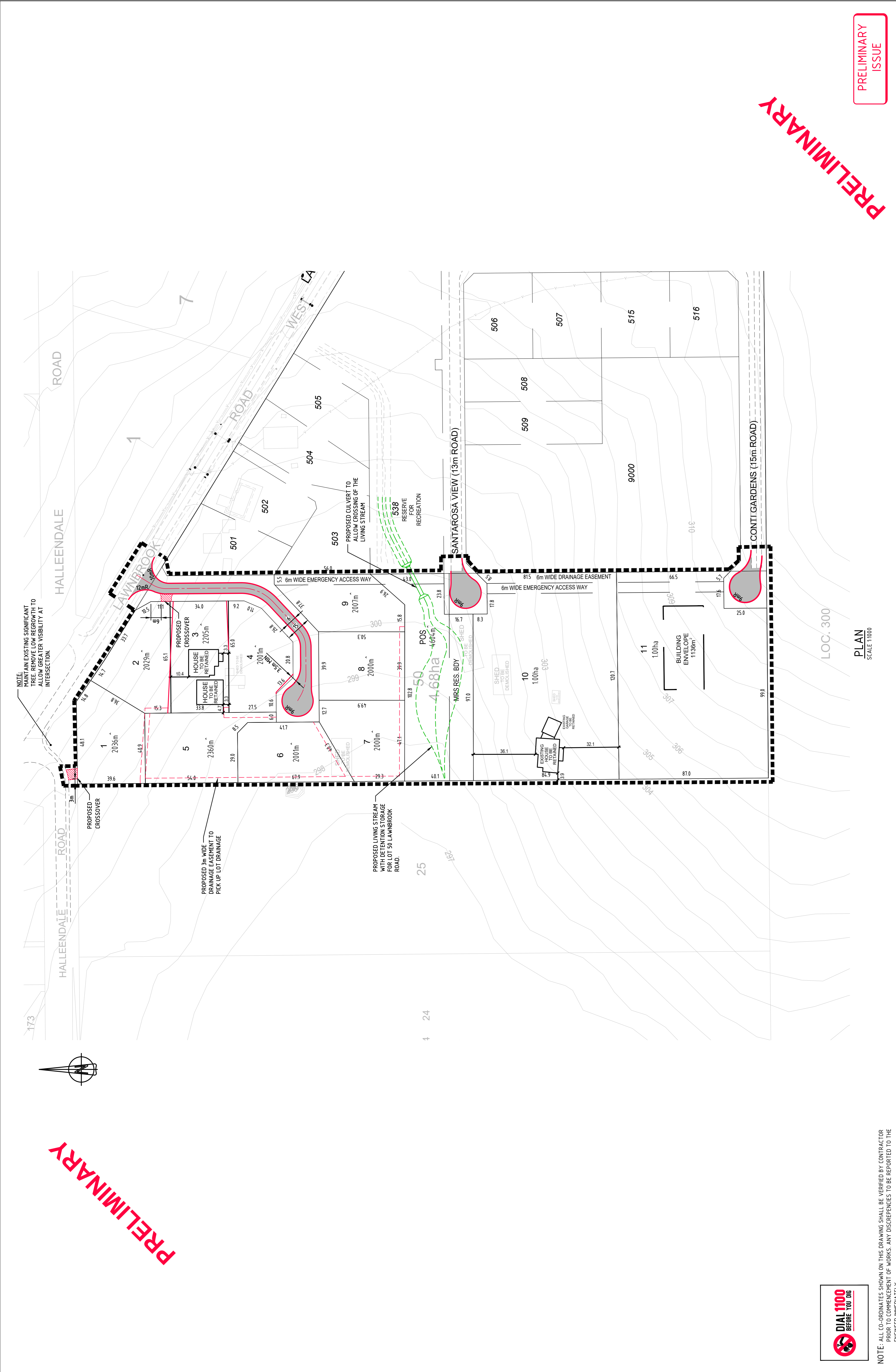
McDowell Affleck has confirmed that the the proposed public open space area is sufficiently sized to accommodate drainage requirements for a future subdivision.

Drainage has also been reviewed by Groundwork Consulting and there has been discussions with the City's Engineer.

It is proposed to created a meandering 'living stream' through the public open space, and have a culvert under the emergency access.

After consultation with the City the following has been incorporated:

- Each lot will detain 100 year peak post development flows onsite, restricted back to the 5 year pre development. Lot connections to each lot would be provided. Drawing 6329-200-B shows possible drainage line easements connecting through to the POS drainage - refer **Figure 8** overpage.



PRELIMINARY ISSUE

PRELIMINARY



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No.	Revision	Checked	Approved	Date	No.	Date
B	MINOR AMENDMENTS	ALS	PJG	12/10/18		
A	PRELIMINARY ISSUE FOR COMMENTS	ALS	PJG	29/08/18		
		Checked	Approved	Date	No.	Date

Client	H & N Ginbey
Job	LOT 50 LAWNBROOK RD - WALLISTON
Title	CONCEPTUAL ROAD PLAN
Scale	1:1000
Drawn	RJH 27-08-18
Checked	RJH 27-08-18
Design	RJH 27-08-18
Approved	
WAPC No.	
Original Size	A1
Dwg. No.	6329-200
Revision	B

GROUNDWORK Consulting Engineers	
Telephone: (08) 9448-6656 Fax: (08) 9424-0861 PO Box 2165 HARMON 6020	
Mobile: 0400-120-991 E-mail: www.gw.net.au	

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Drawing File No.: 6329-200.DWG

4.4.3 Public Open Space

In accordance with Policy No DC 2.3, the Western Australian Planning Commission's normal requirement in residential areas is that 10 percent of the net subdivisible area be given up free of cost by the subdivider and vested in the Crown under the provisions of Section 152 of the Planning and Development Act 2005 (as amended) as a Reserve for Recreation.

Although Lot 50 has a total area of 4.68 hectares, public open space is only required for the residential component.

As a portion of both Lot 51 and Lot 50 is already reserved for local open space under the City's Local Planning Scheme, the location of an open space linear corridor has been substantially pre-determined.

It is understood that the open space was based on the historic 1995 Subdivision Guide Plan which envisaged open space linking from Lot 51 through Lot 50, and ultimately having potential to connect with existing subdivision in Sing Gardens.

It is envisaged that future development of the open space in Lot 50 will be designed to complement that within Conti Gardens.

The public open space area complies with the 10 percent requirements as summarised in Table 1.

TABLE 1 - PUBLIC OPEN SPACE SCHEDULE			
Site area			4.68 ha
Less:			
Deductions (LN Element 4 – R43)		Sub total	
Special Rural zone / lots	2ha		
Drainage (1 year 1 hour water quality area)	236m ²		
Total			
Net site area			2.65 ha
Public open space @ 10 percent required			2650m ²
Public Open Space Contribution			
Minimum 80% unrestricted public open space area (2144m ² permissible)			4024m ²
Minimum 20% restricted public open space area (536m ² permissible)			344m ²
Area of proposed open space			4368m ²
Deduct emergency access way	238m ²		
Total area of open space			4130m²

An oversupply of open space is provided as the width is required for drainage design. The 4368m² open space area is sufficient to allow for any on site drainage requirements, based on the preliminary drainage concept plan.

The Public Open Space area will be ceded to the crown free of cost as part of the normal subdivision process.

Detailed design will comply with the specifications of the City of Kalamunda and may be refined at subdivision stage. A separate approval is required for subdivision, and the determining authority is the Western Australian Planning Commission.

4.4.4 On Site Effluent Disposal

A Land Capability Report is not considered necessary as a portion of Lot 50 is already zoned 'Residential', the majority of the land is cleared and / or managed, and the amendment simply seeks to increase the permissible density over the northern part of the lot.

A detailed On Site Effluent Disposal Investigation has been conducted by McDowell Affleck and includes comprehensive information on the geological formation, land surface, soil profile, soil texture, permeability, vegetation, drainage, climate and areas for disposal – [Attachment 2](#).

On site investigations were conducted to cover the area of the proposed lots. Holes were dug on site on Wednesday 19th September 2017. Environmental Health Officers from the City of Kalamunda inspected the test holes.

The On Site Disposal Investigation report demonstrates compliance with the City of Kalamunda's requirements and with the Australian Standard 1547 -2000.

It recommends that on site effluent disposal be adopted using conventional leach drains in proposed Lots 1, 2 & 11 (the areas of holes 4, 8 and 9). It also recommend that on site effluent disposal be adopted using Alternative Treatment Units (ATU's) for the proposed Lots 3 – 9 (the areas of holes 1 – 3, 5 – 7, 10, and 11).

The existing leach drain on proposed Lot 10 is to remain with the house. The existing effluent disposal system for the house on proposed Lot 3 will need to be upgraded to an ATU due to space and setback considerations based on the proposed subdivision layout.

The effluent disposal areas for each proposed lot can be located in relatively flat areas (terraced if required) providing a suitable minimum area of 150 square metres depending on the size of the house. The exact location of the effluent disposal field for each lot will need to be agreed at subdivision stage with the City of Kalamunda.

The On Site Effluent Disposal Investigation was accepted by the City of Kalamunda on the 16 October 2017 – [Attachment 5](#).

4.4.6 Vegetation

New landowners and current bushfire protection requirements will determine the extent of vegetation to be removed for new residences, however the southern lot sizes are conducive to retention of mature trees. Clearing of the southern lots at subdivision stage will be limited to the Asset Protection Zones required for bushfire management.

4.5 Bushfire Management

The Western Australian Planning Commission released SPP3.7 and associated Guidelines for Planning in Bushfire Prone Areas in December 2015. These documents apply to all land identified as Bushfire Prone, and are amended from time to time.

Mapping identifying Bushfire Prone Areas is available through the Department of Fire and Emergency Services website. Lot 50 is within the declared bushfire prone area.

A Bushfire Management Plan (BMP) has been prepared by RUIC Fire to support the proposed Subdivision Plan and Scheme Amendment - **Attachment 6**. The BMP covers the entire site and an additional 150 metres surrounding its perimeter.

Bushfire hazards are posed by native vegetation contained to the north east of Lawnbrook Road, Reserve 37174 (Alan Anderson Park) to the immediate south of Lot 50, and a portion of adjacent Lot 25 Halleendale Road.



Vegetation in Alan Anderson Park



Vegetation in south part of Lot 25, west of Lot 50

All areas on the site and within 150 metres of the lot boundary have been assessed for vegetation classification and bushfire hazard rating levels. The highest hazard is to the immediate south.

It has been determined that the site can accommodate land intensification and the bushfire threat can be adequately mitigated consisted with current guidelines.

Mitigations will include modification of vegetation within the Residential zone to low threat, and establishment of Asset Protection Zones for the larger 1 hectare southern lots – refer **Figure 9**.

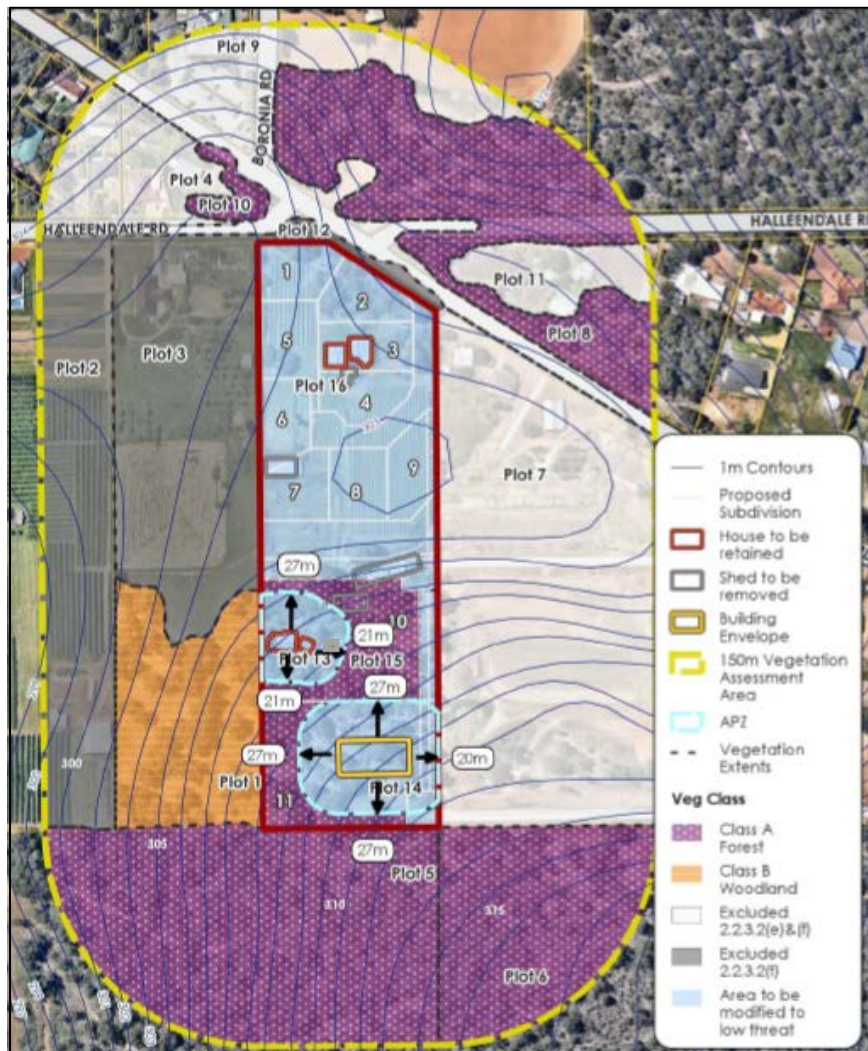


Figure 9 – Vegetation Classification. Source: RUC Fire

4.5.2 Construction of Dwellings

Exposed dwellings within 150 metres of classified vegetation will be constructed to address AS 3959:2009 *Construction of buildings in bushfire-prone areas requirements*.

The Bush Attack Level (BAL) rating for each lot has been identified as part of the Bushfire Management Plan. The achievable BAL ratings range between BAL 12.9 to BAL 29 for proposed Lots 1 to 9, and Lot 11.

There is an existing dwelling on proposed Lot 10 which will be retained. Higher construction standards cannot be retrospectively applied however the BMP recommends that an Asset Protection Zone be established for Lot 10 and any future dwelling on Lot 11.

Notifications will be placed on the Certificate of Title of each lot to alert prospective purchasers of the Bushfire Management Plan at subdivision stage.

4.6 Planning Benefits

The amendment will facilitate a more efficient density for the northern residential zone on Lot 50 consistent with that of adjacent Lot 51 which has recently been subdivided.

It also refines the local scheme reservation for local open space whilst maintaining the ability for 1 hectare special rural lots in the south portion of the subject land.

The amendment will result in an improved and more efficient use of the land with clear benefits including:

- Providing new housing in an accessible location close to Kalamunda townsite, local shopping centres, and a wide range of local services and schools;
- Catering for wider housing and lifestyle choice for a growing population in a unique hills environment;
- Maximising accessibility to jobs and services with excellent transport links to the Walliston Industrial area, Forrestfield Industrial area and Perth airport;
- Maximising efficient use of available infrastructure;
- Providing a logical extension of roads and residential subdivision compatible with adjacent Conti Gardens.
- Extending the open space in Conti Gardens and creating a landscaped, meandering living stream.

5.0 Conclusion

The Scheme Amendment is consistent with relevant state planning policies, will facilitate subdivision on land capable of supporting low density Residential lots, and is consistent with the Metropolitan Region Scheme.

Accordingly support for the amendment is sought from the City of Kalamunda and Western Australian Planning Commission.

PLANNING AND DEVELOPMENT ACT 2005**CITY OF KALAMUNDA****LOCAL PLANNING SCHEME 3****AMENDMENT 41**

The City of Kalamunda Council under and by virtue of the power conferred upon it in that behalf by the *Planning and Development Act, 2005*, hereby amends the above local planning scheme by:

1. Recoding a northern portion of Lot 50 Lawnbrook Road West, Walliston from 'Residential' R2.5 to R5.
2. Rezoning a central portion of Lot 50 Lawnbrook Road West, Walliston from local scheme reserve for 'local open space' to 'Residential' with an R5 coding.
3. Rezoning a portion of Lot 50 Lawnbrook Road West, Walliston from 'Special Rural' to a local scheme reserve for 'local open space'.

As depicted on the Scheme Amendment Map.

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- the amendment does not result in any significant environmental, social, economic or governance impacts in the scheme area.

ADOPTION

Adopted by resolution of the City of Kalamunda at the Ordinary Meeting of the Council held on the _____ day of _____ 2018.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted by Resolution of the City of Kalamunda at the meeting held on the ___ day of _____ 20___, and pursuant to that Resolution the Seal of the Municipality was hereunto affixed in the presence of:

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

RECOMMENDED/SUBMITTED FOR FINAL APPROVAL

.....
DELEGATED UNDER S.16 OF THE
PLANNING AND DEVELOPMENT ACT 2005

Date.....

FINAL APPROVAL GRANTED

.....
MINISTER FOR PLANNING

Date.....