

LOCAL STRUCTURE PLAN

for

**LOTS 351, 350, 4, 29, 30, 27 & 22 VIVEASH ROAD AND Lots 23 & 103 TUNNEL ROAD,
SWAN VIEW**

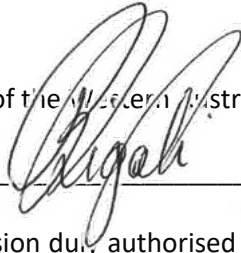
**Prepared by
STATEWEST PLANNING
Revised December 2021**

ENDORSEMENT PAGE

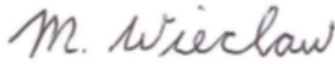
This structure plan is prepared under the provisions of the Shire of Mundaring Local Planning Scheme 4.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON: **22-Dec-2021**

Signed for and on behalf of the Western Australian Planning Commission:



an officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:



Witness

23 December 2021

Date

22-Dec-2031

Date of Expiry

Modification No.	Description of Modification	Endorsed by Council	Endorsed by WAPC

EXECUTIVE SUMMARY

This Local Structure Plan (LSP) involves 8 privately owned lots in the locality of Swan View. The existing lots range in size from 2,835m² to 2.5040ha. The site is zoned for 'Residential' under the Shire of Mundaring Local Planning Scheme No 4 with R Coding of R5 over the western section and R2.5 over the eastern section.

Topographically the site is divided in two by a north-south ridgeline that essentially follows the separation between the R Codings. The gradients to the west are gently inclined at around 8-10%. To the east they are moderately inclined at 14-20%. All lots have been developed for residential purposes. Much of the site has been cleared of native vegetation and developed as gardens or just left cleared. East of the ridgeline there are pockets of native regrowth vegetation.

The LSP provides for coordinated subdivision of the subject area into lot sizes consistent with the applicable R Coding. Maximum lot yields have not been achieved due to a variety of constraints including vehicle access, bushfire considerations, topography and vegetation protection.

Public Open Space (POS) is not proposed. In consultation with the Shire, landowners will pay cash-in-lieu.

Item	Data	Structure Plan Ref
Total Area Covered by the structure plan	8.9207ha	1.2.2
Area of each land use proposed: - Residential	Hectares / Lot yield 8.9207 / 23	1.2.2, 2.7.3
Total estimated lot yield	23	2.7.3
Estimated number of dwellings	23	2.7.1
Estimated residential site density	2.6 dwellings per ha	2.7.3
Estimated population	58	2.7.1
Number of high schools	0	N/A
Number of primary schools	0	N/A
Estimated commercial floor space	0	N/A
Estimated area and percentage of public open space given over to: - Regional open space - District open space - Neighbourhood parks - Local parks	0ha 0ha 0ha 0ha	1.3.1, 1.3.3, 2.7.2

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PART ONE – STATUTORY

1. STRUCTURE PLAN AREA

The subject area comprises Lots 351, 350, 4, 29, 30 & 27 Viveash Rd and Lots 23 & 103 Tunnel Rd, Swan View. It totals 8.9207ha.

2. OPERATION

This Local Structure Plan comes into effect on the day on which it is approved by the Western Australia Planning Commission (the Commission) and is valid for a period of 10 years from that date, or another period as determined by the Commission in accordance with Schedule 2 of the Planning and Development (Local Planning Scheme) Regulations 2015.

3. STAGING

The small scale of the Structure Plan and the availability of services enable much of the area to be independently developed. Lot 350 Viveash Rd will rely on the proposed road on Lot 351 Viveash Rd for frontage to its proposed lots. This is proposed to be the first stage of subdivision.

4. SUBDIVISION AND DEVELOPMENT REQUIREMENTS

Subdivision of the land shall be carried out in accordance with this LSP, which has been developed in accordance with the Subdivision Design Requirements contained in Section 5.8 of LPS 4. Lot sizes are consistent with those provided under the R5 and R2.5 codings contained in the Residential Design Codes.

Use class permissibility is contained in Table 1 of LPS 4. The requirements for the Residential zone apply. This LSP has no specific requirements in terms of land use, other than specific controls on the extent of uses prescribed within this document.

There are no Regional or Foreshore reserves required for this site. In consultation with the Shire cash-in-lieu will be provided instead of Public Open Space and is provided at a rate of 10% in accordance with WAPC Policy *DC 2.3 Public Open Space in Residential Areas*.

The first stage of subdivision will be Lots 350 & 351 Viveash Rd. The costs for the construction of the road will be shared and the developers of Lot 350 will be required to contribute 50% towards the value of the land provided as road for the length of the road fronting the lots proposed on Lot 350.

The following provisions apply:

a) Buildings envelopes for R2.5 lots to be designated on the plan of subdivision having regard to:

- Bushfire Management Plan;
- Habitat Tree Mapping; and
- Local Natural Area vegetation; and
- Site and Soil Evaluation (refer to point b) below).

b) A site and soil evaluation, consistent with the Government Sewerage Policy 2019, is to be submitted as part of any application for subdivision and/or development demonstrating the suitability of the land for onsite effluent disposal, identifying potential contamination of waterways and providing recommendations for specific system types and locations for onsite effluent disposal, unless otherwise determined as not required by the relevant agencies including the local government

c) A flora and fauna survey is to be submitted as part of any application for subdivision and/or development to identify and protect significant vegetation classified as 'good' to 'very good', to ensure priority flora is not impacted by subdivisional/development works.

d) A significant tree survey and retention / removal plan is to be submitted as part of any application for subdivision and/or development. These plans are to inform subdivision design and lot configuration so as to maximise the retention of habitat and other significant trees.

e) All applications for subdivision and/or development are to be accompanied by a Bushfire Management Plan which considers the bushfire risk from vegetation proposed to be retained and/or planted within the structure plan area.

f) All lots are to provide a detailed drainage plan to the specifications of the Shire of Mundaring.

g) Detailed design for the construction of the 16m wide road reserve (cul-de-sac) providing a suitable road alignment for the retention of significant trees, detailing the location of shared paths, street lighting and connection with Viveash Road. Details are to be provided with the lodgement of a relevant subdivision application and the local government is to be consulted in this regard.

5. OTHER REQUIREMENTS

There are no other requirements.

PART TWO – EXPLANATORY

1. PLANNING BACKGROUND

1.1 Introduction & Purpose

This LSP has been prepared to coordinate subdivision of the subject properties as and when the respective owners choose to proceed. It has been prepared to address the requirements of the Shire of Mundaring Local Planning Scheme N^o 4, specifically section 5.17.

Due to the nature of the site, particularly the small area, limited subdivision potential of the majority of the lots and the low density residential coding (R5 & R2.5), there is little required to coordinate. Nonetheless, there may be a community expectation that some form structure plan will be produced to demonstrate how subdivision can take place without prejudicing individual landowners. This structure plan will provide the community with an opportunity to contribute to the process.

1.2 Land Description

1.2.1 Location

The subject site is located at the eastern edge of the Swan View locality (refer Location Plan). To the west of the site is well established R12.5 & R20 density residential development. To the north and south is R5 & R2.5 density residential development and to the east are residential (R2.5) properties and the John Forrest National Park

1.2.2 Area and Land Use

The subject site is 8.9207ha in area and comprises 8 privately owned lots. They are described below:

Lot 351 (No 220) Viveash Rd	2.5040ha
Lot 350 (No 290) Viveash Rd	1.7806ha
Lot 4 (No 320) Viveash Rd	0.2835ha
Lot 29 (No 360) Viveash Rd	0.7955ha
Lot 30 (No 400) Viveash Rd	0.4060ha
Lot 27 (No 440) Viveash Rd	0.6007ha
Lot 23 (No 52) Tunnel Rd	0.4001ha
Lot 103 (No 68) Tunnel Rd	2.1503ha

Historically, the land west of the ridgeline has been cleared as a result of residential activity. East of the central ridgeline is a mixture of residential development (Lot 103 Tunnel Rd) cleared land and remnant scrubland with some remnant trees. All lots contain dwellings and outbuildings.

1.2.3 Legal Description and Ownership

Copies of the Certificates of Title for each of the lots within the LSIP area are attached at Appendix 1. The subject lots are described below:

Lot No	Vol/Folio	Plan/Dia No	Owner/s
351	1416/261	Plan 301544	BW & LJ Buttsworth
350	1158/456	Plan 301544	KL & JED Gatti
4	1312/997	D32599	C & EM Branson
29	1871/178	D16318	G & AM Velletri
30	1141/686	D16318	AS & KA Dobson
27	1736/281	P223134	R Canosa
23	2948/832	P411571	ES Hart
103	2723/224	P61465	CL Snell

1.3 Planning Framework

1.3.1 Zoning and Reservations

The site is zoned 'Urban' under the MRS.

The site is zoned 'Residential' under the Shire of Mundarings LPS 4 with R Codings of R5 over the western portion and R2.5 over the eastern portion.

The site contains no local or regional reserves, although a regional Parks and Recreation reserve (John Forrest National Park) is located to the east of the site as shown in the Location Plan.

1.3.2 Regional and Sub-Regional Structure Plans

The subject site is not contained in any Regional or Sub-Regional Structure Plans.

1.3.3 Planning Strategies

LPS 4 Local Planning Strategy

The Shire of Mundaring has a Local Planning Strategy that supports LPS 4. In terms of Swan View, the only applicable strategy is that the Council wishes to advocate for the extension of reticulated sewerage to unsewered residential areas in the locality. The subject site is one such location. Reticulated sewer is available on the west side of Viveash Rd, and the house on Lot 351 is connected to that sewer. Extensive investigations with the Water Corporation by the proponents of this Structure Plan, involving the Shire of Mundaring and a consulting Engineer, resulted in the Water Corporation advising that this site is not capable of connection to reticulated sewer.

Shire of Mundaring POS Strategy

The Council also has a Public Open Space (POS) Strategy which identifies this site as providing POS in the form of cash-in-lieu for the upgrading of the nearby heritage trail.

Shire of Mundaring Local Biodiversity Strategy

Produced in 2009, this Strategy was utilised as a key component in the Councils LPS 4, which was gazetted in 2014. The two documents work together in trying to balance the need for growth in order to create a sustainable community whilst retaining valuable natural resources where practicable. The Strategy in its recommendations recognised the development potential of the LSP area. It identified some areas of Priority 1 & Priority 3 conservation (refer Plan 3). It also accepted the Residential zoning of the land and classified them with a protection category of "Limited Protection / Already Committed by Zoning" (refer Plan 4).

1.3.4 Policies

Government Sewerage Policy

Released in September 2019, this policy requires the provision of reticulated sewerage for all subdivisions where it can be provided. Where it can't be provided (as is the case with this site – refer s.1.3.3 above), the policy requires the proponent to demonstrate the capability of the site to accommodate on-site effluent disposal. This is discussed in detail in s.2.2 below.

WAPC DC 1.1 – Subdivision of Land General Principles

This policy sets out the process of land subdivision, including the need (in some cases) for Structure Plans to coordinate subdivision, developer contributions, and the provision of infrastructure.

WAPC DC 2.2 – Residential Subdivision

DC 2.2 provides broad guidance on residential subdivision, including lot sizes, lot configuration, and connections to infrastructure. The LSP complies with these.

WAPC DC 2.3 – Public Open Space in Residential Areas

In consultation with the Shire and as outlined in the Shire's POS Strategy the LSP area is not identified as a location for the provision of POS and the standard requirements will take the form of cash-in-lieu of POS to facilitate upgrading of the adjacent heritage trail.

WAPC DC 2.6 – Residential Road Planning

This policy focuses on residential road hierarchy and road design, critically permeability, variety, legibility and accessibility. It accommodates motor vehicle, cycle and pedestrian traffic movement. These aspects are incorporated into the design, recognising that only one, short cul-de-sac is proposed in this LSP.

Guidelines for the Preparation of Structure Plans (WAPC)

These Guidelines state the purpose of a local structure plan is to deal with residential density, subdivision, and the coordination of infrastructure on a neighbourhood or smaller scale. The information provided is to be relevant to the site and commensurate with the scale of planning being undertaken. Discussion with the local government and DPLH staff has identified that the key elements are subdivision coordination and response to bushfire and environmental issues.

Better Urban Water Management Guidelines

This policy provides a process to achieve urban water management at various levels through the Planning system. This will often take the form of a Local Water Management Strategy at the Structure Plan stage. In this instance, there are no wetlands on the site, no watercourses, no drainage channels, no high groundwater levels and low to nil risk of acid sulphate soils. The water regime (drainage) would be affected by subdivision (caused by a short road and the construction of new homes). This is reflected in the SSE that accompanies this LSP. These are minor and it is standard practice for an Urban Water Management Plan to be required as a condition of subdivision, when the details of the subdivision construction design are known.

Residential Design Codes

Being zoned Residential, this site is subject to the Residential Design Codes. This will place constraints on some lots, notably Lot 4 Viveash Rd which, at 2,835m², has no mathematical subdivision potential.

SPP 3.7 Planning in Bushfire Prone Areas

This Structure Plan is located within a mapped bushfire prone area, and is therefore subject to the provisions of SPP 3.7. A Bushfire Management Plan has been prepared which identifies how the risk arising from bushfires is to be mitigated, and is discussed within the Site Conditions and Constraints section.

1.3.5 Other Approvals and Decisions

Under the Shire of Mundarings Local Planning Scheme No 3 (no longer current), this location had a Local Subdivision and Infrastructure Plan (LSIP 134) covering it. This LSIP failed to facilitate subdivision over the subject area for two decades. Under the new (current) LPS 4 the R coding was increased over the western portion to the current R5.

In 2015 a subdivision application over Lot 29 was refused primarily on the basis of the absence of a Structure Plan. More recently a subdivision of the land on the corner of Viveash and Tunnel Rds was approved without a Structure Plan. That subdivision created Lot 23 which is included in this Structure Plan.

1.3.6 Pre Lodgement Consultation

Prior to lodgement of this Structure Plan, consultation has occurred with:

- Shire of Mundaring (Messrs A Money, C Jennings, J Dooner & Ms M Bradfield);
- Department of Planning Lands & Heritage (Messrs M Selby & A Cook)
- Water Corporation (Mr B Coombes)

2. SITE CONDITIONS AND CONSTRAINTS

2.1 Biodiversity and Natural Area Assets

As mentioned above, extensive portions of this LSP area have been cleared to accommodate residential development, including domestic gardens, with some pockets of remnant vegetation and regrowth (refer Aerial Photo). Nonetheless a portion of the site has been identified as Local Natural Area by the Shire of Mundaring, albeit with limited protection due to the existing zoning. This affects Lots 351, 350 & 103. These are the three largest lots with all other lots having been cleared for residential development.

In view of the mapped LNA's Terratree Pty Ltd was commissioned to carry out a spring survey and black cockatoo habitat assessment of Lots 351, 350 & 103. That document forms part of this LSP and is provided at Appendix 2.

The assessment states that much of the area is densely infested with weed species. It found no Priority or Threatened Ecological Communities.

The assessment found no Threatened (Declared Rare) Flora. One Priority species, *Beaufortia purpurea*, was found, present throughout the Vegetation Type 1 area as a main understorey species. This species is not protected under the Biodiversity Conservation Act. The Terratree

report recommends minimization of impact on the species by marking out the plant prior to ground disturbance. This will be done at subdivision.

A large portion of the survey area (77.24%) was rated as either 'Degraded' or 'Completely Degraded'. Pockets on each lot were mapped as 'Good' and 'Very Good'. These are mapped on the Local Structure Plan (Plan 1). There were no areas that qualified as 'Excellent' or 'Pristine'.

As mentioned above, the LNA's were identified through the Council's Local Biodiversity Strategy (LBS). Section 5.1 of that Strategy deals with the levels of protection for local natural areas. This site is identified in the category of "Limited Protection / Already Committed by Zoning". In relation to this category, the LBS states:

"Where residential subdivision takes place, most LNAs will be lost, due to clearing for development or for protection and/or hazard reduction zones to reduce bushfire hazard for residences. However, some vegetation retention may be possible in some circumstances, particularly in the delineation of Public Open Space."

This acknowledges that subdivision will occur consistent with the zoning and R Coding of the land. It also acknowledges that if the vegetation is of significance it could be protected in POS. Consultation with the Local Government resulted in no POS being required. In this instance the LSP proposes building envelopes on the R2.5 coded lots to reduce clearing impacts on the vegetation. Furthermore, bushfire management doesn't require wholesale clearing of land within the Asset Protection Zone (that will extend outside the building envelopes). It involves management of vegetation to designated standards contained with the Bushfire Management Plan and Council's annual bushfire notices.

A total of 13 potential black cockatoo habitat trees were located, one of which has since fallen (due to white ant infestation). These have also been mapped on the Local Structure Plan. The recommendations of the report are:

- *Ensure machinery entering site, especially earth-moving equipment is 'clean on entry' to the survey area i.e. free of soil and vegetative materials to prevent the introduction of weeds and pathogens;*
- *If significant populations of Priority flora are to be impacted, then every effort should be made to minimize impacts by demarcating populations prior to ground disturbance activities;*
- *Impacts to Black Cockatoo habitat should be focused on avoidance and mitigation, as per **Table 2** in the EPBC Act Referral Guidelines for Three Threatened Black Cockatoo Species (SEWPAC 2012). Specific recommendations for the survey area include:*
 - *Trees that provide significant habitat for Black Cockatoos should be retained if possible during construction; and*
 - *Avoidance and control of the introduction of pathogens and plant diseases during activities which may negatively impact retained or surrounding habitat of the development.*

Building envelopes on the LNA affected lots will also protect the significant trees. Proposed lot boundaries and the proposed new road reserve have been aligned to enable the retention of potential black cockatoo habitat trees.

2.2 Landform and Soils

Topographically the site is divided in two by a north-south ridgeline that essentially follows the separation between the R Codings. The gradients to the west are gently inclined at around 8-10%. To the east they are moderately inclined at 14-20%.

Elevations on the site range from 94m AHD at the top of the ridge dropping to 65m AHD at the NE corner of Lot 103, 60m at the NE corner of Lot 350, and 81m AHD at the SW corner of Lot 351.

The site contains no watercourses or wetlands of any description. There are rock outcrops across the site in the undeveloped areas on the top of and the east side of the ridge. This variation in characteristics reflects the difference in the R Codings.

Soil mapping in the Darling Range Rural Land Capability Study (DRRLCS) conducted by the Department of Agriculture and Food (DAFWA) stops slightly short of this site. By extension of the existing mapping just north-west of the site along the same ridgeline, soils across the site will be Darling Scarp (DS2), which is described as:

“Moderate to steeply inclined high relief slopes at the western edge of the Darling Plateau. Variable moderately well to well drained duplex and gradational soils formed from weathering of granites and gneisses, and intruded doleritic parent materials. The soils are formed in situ or from colluvium and are generally moderately deep to deep. Rock outcrop is common.”

Table 1 (below) tabulates the DS2 capabilities.

Descriptions of the DS2 land unit in the DRRLCS include its characteristics as:

- Moderately high to high nutrient retention ability
- Moderately well draining
- Moderate microbial purification
- Low risk of waterlogging or inundation
- No flood risk

The above demonstrates that the site is capable of supporting on-site effluent disposal. Other factors that the Government Sewerage Policy (GSP) takes into consideration in determining if a site should be considered for on-site disposal are:

- Is the site in a designated Public Drinking Water Supply area? This site is not (refer Plan 6).
- Is the site in a designated Sewage Sensitive Area? The site is not.

The site is within a low to no risk Acid Sulphate Soils area.

Confirming these characteristics is a Site & Soil Evaluation (SSE) conducted by McDowall Affleck Pty Ltd on the 3 June 2020. The SSE is included at Appendix 3 and forms part of this LSP. It concluded that all proposed lots can sustain on-site effluent disposal systems.

2.3 Groundwater and Surface Water

The site contains no watercourses or wetlands. The SSE found no evidence of a high groundwater table. This is to be expected in this location in the Darling Scarp foothills.

2.4 Bushfire Hazard

The land has been mapped as bushfire prone and a Bushfire Management Plan (BMP) has been prepared for the structure plan site. The exposure of this site to bushfire, mainly from the east, was a key design consideration. Accessibility was reviewed critically.

Ideally a road connection from Viveash Rd to Pechey Rd would be desirable. The slope of the land over the eastern portion of Lots 350 & 351, at 16-30% gradients, made this outside the realms of normal road construction, and certainly well in excess of the 10 degrees (11%) set in SPP 3.7. "Zig-zagging" a road down this slope would result in significant cut and fill earthworks devastating the hillside and vegetation resulting in a significant scarring and erosion risk.

Consideration was also given to the extension of Tunnel Rd through to Pechey Rd, but with gradients in the order of 17%, this fails to comply with SPP 3.7. Discussions with Council staff (Planning and Engineering) has identified that the maximum road gradient they have approved in recent history was 13%, and they advise that they were reluctant to support that.

Consideration was also given to creating an internal road connection from Viveash Rd to Tunnel Rd. This would have essentially been in the form of an extension of the proposed cul-de-sac northwards along the western boundary of Lot 103 to connect to Tunnel Rd. This would have also had the benefit of providing road frontage to the rear of the Viveash Rd frontage lots. Unfortunately the gradients at the northern section are in the order of 14%.

A more gradual gradient could be achieved by diverting this road alignment in a north-easterly direction, but it would then not provide the secondary road frontage to the Viveash Rd lots, and it would push the road through the very good quality vegetation and rock outcrops.

Finally, a dedicated fire escape was proposed connecting the proposed cul-de-sac to Tunnel Rd and providing emergency access to the rear of the Viveash Rd frontage lots. It still faced the same gradient issues as the road option (failure to comply with SPP 3.7). It was reviewed by Council staff (Planning and Emergency Services) and rejected on the basis that it would be unacceptable from a risk perspective. They formed the view that the current design complies with SPP 3.7 and would be safer. They advised that additional access is not necessary and would not be used in an emergency.

The BMP has been prepared in accordance with SPP3.7 and Guidelines for Planning in Bushfire Prone Areas version 1.3 and is included in Appendix 4. The BMP demonstrates that future buildings on new lots will be located within areas of BAL-29 or lower.

Table 1

RURAL RESIDENTIAL				HOBBY FARMING/AGRICULTURE			WATER SUPPLY			
Land Unit	Rural retreat (housing, roads & effluent disp.)	House and road construction	Effluent disposal (septic tanks)	Grazing	General annual horticulture	General perennial horticulture	Irrigation water supply+ (best option)	Earth dam rating (D)	Groundwater bore rating (B)	Stream supply rating (S)

Darling Scarp

DS2	III a	II	III a	II	III e,k	II	III h (D)	III h	IV g	V j
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Legend* to Table 1

Capability class		Capability subclass	Land quality
I	Very high capability	a	Soil absorption ability
II	High capability	e	Water erosion risk
III	Fair capability	g	Groundwater availability
IV	Low capability	h	Dam site construction suitability
V	Very low capability	j	Surface water availability
		k	Soil workability

2.5 Heritage

A review of Councils Municipal Inventory revealed no sites of significance.

A search of the Aboriginal Heritage Inquiry System identified three potential sites:

- Site 3492 (Green Bullfrog Dreaming). This area measures approximately 16km² and includes portions of the localities of Swan View, Stratton, Jane Brook, Middle Swan, Midvale and John Forrest National Park.
- Site 3720 (Blackadder and Woodbridge Creeks). At approximately 24km² this site includes the localities of Swan View, Greenmount, Darlington, Koongamia, Bellevue, Midvale, Midland, Viveash, Caversham, Middle Swan, Stratton, Jane Brook and the John Forrest National Park.
- Site 3759 (Jane Brook). This site also covers an area of approximately 24km². It includes portions of the localities of Swan View, Stratton, Middle Swan, Caversham, West Swan, Red Hill, Jane Brook and the John Forrest National Park.

2.6 Coast and Foreshores

Not applicable for the subject site.

2.7 Context and Other Land Use Constraints and Opportunities

The site is located at the eastern edge of the long established residential locality of Swan View. It forms a transitional area to the John Forrest National Park to the east, which is reflected in the R coding.

2.7.1 Land Use

Land use will be single residential. On the basis of the anticipated lot yield (2.7.3 below) this would result in a total population of 58, based on 2016 ABS statistics for Swan View that state there are 2.5 persons per household. As there are currently 8 houses, this would mean the actual increase in population would be 38 persons. No commercial, community or other land uses are proposed.

2.7.2 Open Space

Public Open Space will be provided as cash-in-lieu of land, consistent with the Shire of Mundaring's POS policy (refer 1.3.3 above).

Public Open Space Schedule

Item	Data	Structure Plan Ref
Site Area	8.9207ha	1.2.2
Less	0ha	
Net Site Area	8.9207ha	1.2.2
Deductions	0ha	
Gross Subdivisible Area	8.9207ha	1.2.2
Public Open Space @ 10%	0.8921ha	
Public Open Space contribution	0ha	1.3.3
Restricted POS proposed	0ha	
Public Open Space provision	0ha	

2.7.3 Lot Sizes / Configuration

Lot sizes will be consistent with the R5 or R2.5 coding that applies to the site under the current zoning. They will also respond to the site constraints including vegetation, access and existing house locations, resulting in lot sizes ranging from 1,998m² to approximately 1.68ha. A conceptual subdivision configuration is illustrated on Plan 1. This will result in a total lot yield of 23 or 2.6 dwellings per ha.

As mentioned above, Lot 4 Viveash Rd has no subdivision potential due to its lot size.

Lot 30 Viveash has mathematical potential for subdivision but is constrained by the R Codes. It has a frontage of 28.8m, already under the required 30m frontage. Creation of a vacant lot at the front of the property would require a 6m wide battle-axe leg because the area is mapped as bushfire prone, reducing the frontage to 22.8m. The narrowness of the lot would push the boundary between the front and rear lots right up against the front of the existing house. It would also result in the access leg comprising approximately 526m², or 25.6% of the rear (house) lot area, which exceeds the maximum 20% stated in the R Codes. Consideration was given to reducing the width of the access leg by sharing access with the lots on either side, but the houses to the north and south are close to their respective common boundaries.

Several options for the subdivision of Lot 103 were considered and discussed with Council staff. The vegetation and rock outcrop, combined with the topography and bushfire issues made these options unacceptable.

2.7.4 Movement Network

Each of the three existing road frontages – Viveash Rd, Tunnel Rd and Pechey Rd - is constructed to sealed standard. Tunnel Rd is not constructed beyond 205m from Viveash Rd, ie, its eastern section remains unconstructed. This section is unlikely to be constructed due to the steepness of the terrain (approx. 17% gradient) and its construction is not necessary to service any new lots.

A new subdivision road (cul-de-sac) will be installed on Lot 351. This will service lots proposed to be created out of existing Lots 350 & 351. Its alignment will enable the protection of two identified potential black cockatoo habitat trees.

2.7.5 Water Management

Due to the small scale of this structure plan, water management is proposed to be designed at subdivision stage. The general principles of dealing with stormwater run-off are discussed in the SSE.

2.7.6 Infrastructure Coordination, Servicing and Staging

Overhead power, telecommunications and reticulated water is available to the site.

Reticulated sewer is connected to the house on Lot 351, but, as mentioned above, the Water Corp advise that the Structure Plan is not able to be serviced. Accordingly effluent will need to be disposed of on site.

Due to the fragmentation of land ownership, it is likely that the subdivision of land within the LSP will take place in stages. These are yet to be determined and will be dependent on owners' ambitions and the property market. The owners of Lots 350 & 351 have expressed a

wish to proceed. The balance of the landowners can subdivide independently. Subdivision conditions and the resulting supporting documentation and works will respond to the individual stages. Coordination of infrastructure is not required due to the small scale of the structure plan and the availability of existing infrastructure.

2.7.7 Other Requirements

Upgrade requirements for existing roads shall be determined by the Local Government at the time of subdivision. All lots shall ultimately be provided with sealed and drained road frontage to Local Government specifications.

The proposed new subdivision road shall be created and constructed by the owners whose proposed lots front that road when those lots are proposed to be created. Where shared roads are proposed the owners of the adjoining lots will be required to share the road requirements in terms of land and cost of development unless alternative arrangements are made, and approved by the Local Government, to ensure that all proposed lots have adequate road frontage.

All subdividers are to ensure that development of their site conforms with the requirements of the Aboriginal Heritage Act 1972 (as amended).

Effluent disposal systems shall be installed in accordance with the recommendations of the Local Government based on site specific assessment.

The structure plan area is located within a bushfire prone area. A BMP was submitted as part of the application (Appendix 4) to demonstrate lots within the concept plan were capable of development. To ensure bushfire risk is appropriately mitigated, any subdivision application within the structure plan area will be required to be accompanied by an updated BAL assessment and BMP.

Portions of the structure plan area are located within a Local Natural Area. These proposed lots have designated building envelopes. No clearing of vegetation is permitted outside of the building envelope without the prior written approval of the Local Government. The requirement for retaining vegetation will need to be balanced with the requirements for clearing for subdivision works and bushfire risk management.



0 200 400 600 800 1000 1200m

SCALE 1:30 000
ORIGINAL PLAN SIZE: A4



NORTH

PLAN 6 - PUBLIC DRINKING WATER SOURCE AREA

220, 290, 320, 360, 400 & 440 VIVEASH ROAD AND
52 & 68 TUNNEL ROAD, SWAN VIEW
Shire of Mundaring



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