

# The Vines

## OUTLINE DEVELOPMENT PLAN NO. 37 AMENDMENT 9



AUGUST 2025

HATCH

## **ENDORSEMENT PAGE**

This structure plan is prepared under the provisions of the City of Swan  
Local Planning Scheme No.17

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE  
WESTERN AUSTRALIAN PLANNING COMMISSION ON:

**19 OCTOBER 2015**

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning  
and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry:

**19 OCTOBER 2035**

**Table of Amendments**

| <b>Amendment No:</b> | <b>Description of Amendment</b>  | <b>Date approved by the WAPC</b> |
|----------------------|--|----------------------------------|
| 1.                   | <ul style="list-style-type: none"> <li>- Development Plan 37/7</li> <li>- ODP37 for the Vines Stage 5 including a mix of R2.5 and R10 with 250 lots proposed.</li> </ul>   | 27 October 2005                  |
| 2.                   | <ul style="list-style-type: none"> <li>- Development Plan 37/8</li> <li>- Modification to the ODP re-coded some lots and increased number of lots from 250 to 265.</li> </ul>  | 23 August 2006                   |
| 3.                   | <ul style="list-style-type: none"> <li>- Development Plan 37/9</li> <li>- Modifications to Stage 5</li> </ul>  | 23 August 2006                   |
| 4.                   | <ul style="list-style-type: none"> <li>- Development Plan 37/10</li> <li>- Upcoding of a pocket of land from R12.5 to R30 increasing the number of lots from 265 to 310.</li> </ul>  | 21 May 2007                      |
| 5.                   | <ul style="list-style-type: none"> <li>- Development Plan 37/11</li> <li>- Extension of the Development Plan Area to the north-west to include an additional 12 hectare portion of the original Ellenbrook landholding.</li> <li>- Modification of the road networks and lot layouts to the north of the primary school to provide a more permeable road network and lots with higher amenity.</li> </ul>  | 24 May 2010                      |
| 6.                   | <ul style="list-style-type: none"> <li>- Development Plan 37/12</li> <li>- An extra road has been provided between the neighbourhood connector (Putley Road) and the Public Open Space Area 1 and Bush Forever Site No. 23 to the west of the Development Plan area. This provides a more permeable road network and an improved connection with POS Area1. In order to accommodate this road lot sizes have been reduced resulting in twenty seven (27) extra lots. A portion of Putley Road has been widened and landscaped to provide an attractive and visible entry point to POS area 1 and the amenity provided by Bush Forever Site No. 23.</li> <li>- The area of POS Area 2 has also been increased, resulting in a realignment with the road network to the north and an improved interface with adjacent lots. Lots to the north have been redesigned to provide more conventional lot shapes.</li> </ul> | 14 December 2012                 |
| 7.                   | <ul style="list-style-type: none"> <li>- Development Plan 37/13</li> <li>- Amended layout of lots within north-eastern portion of the village in response to market demand. The revised layout will result in an additional seven (7) lots.</li> </ul>   | 22 December 2014                 |
| 8.                   | <ul style="list-style-type: none"> <li>- ODP 37/F</li> <li>- Amend layout of lots in the northern portion of the village to allow future product to address to buyer demands.</li> </ul>   | 3 February 2017                  |
| 9.                   | <ul style="list-style-type: none"> <li>- ODP 37/G</li> <li>- New two storey driving range facility to the north of the Clubhouse within the existing golf course</li> <li>- Change the existing driving range to an R40 zoning enabling the development of over 55's housing and perimeter POS areas.</li> <li>- Deliver medium density housing options north of the 18<sup>th</sup> hole and amend the land to residential R40.</li> <li>- Creation of a 14-hole short course.</li> </ul>   | 3 September 2025                 |

|                        |   |
|------------------------|---|
| <b>Title</b>           | The Vines Outline Development Plan No. 37 Amendment 9 |
| <b>Project</b>         | The Vines   |
| <b>Prepared for</b>    | The Vines (WA) Pty Ltd.                               |
| <b>Status</b>          | Final (WAPC Modifications)                            |
| <b>Version</b>         | D   |
| <b>Date of Release</b> | August 2025   |
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## Project Team

|                      |                  |
|----------------------|------------------|
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| <b>Environment</b>   | Coterra          |
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| <b>Traffic</b>       | Transcore        |
| <b>Bushfire</b>      | JBS&G            |
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## EXECUTIVE SUMMARY

This Amendment No.9 to ODP No 37 (the Revised Structure Plan) has been prepared to guide the subdivision and development of several development sites being the Over 55's lots on the existing driving range site (portion of Lot 1003), Medium density townhouse development (Lot 407), adjacent the Resort Centre, the new driving range on Lakes hole 9, and the reworking of Lakes holes 1 to 8 in terms of tee box locations and greens to allow for the creation of a short course of 14 holes.

The proposed ODP seeks to secure the future of golf at the Vines for the next 30 years being an 18 hole championship course, new Driving Range, 14 hole short course and Ellenbrook 9 holes.

The Vines Resort opened and welcomed its first residents in 1989. Over the decades The Vines has evolved from a remote low density resort community to a key district within the wider North Eastern Urban Corridor.

It now benefits from significant surrounding urban growth, regional and district Town Centre amenities and major transport infrastructure upgrades, including the Tonkin Highway extension and the Morley – Ellenbrook rail line due to open in 2024. Its inclusion within the wider Urban area and significant infrastructure means it provides an important opportunity and obligation to contribute to the Urban Consolidation principles of Perth and Peel @ 3.5m.

During that time the demographics of The Vines neighbourhood, tourism drivers and golf participation patterns have also evolved. The purpose of this amendment is to facilitate interrelated investment and development around the Resort Clubhouse by:

- Providing a new 2 storey driving range facility to the north of the Clubhouse within the existing golf course area;
- Change the existing driving range to an R40 zoning enabling the development of over 55's housing and perimeter POS areas;
- Deliver medium density housing options adjacent the resort centre and amend the land to residential R40; and,
- Creation of a 14 hole short course.

The objectives of the changes are:

- Increase housing diversity through additional medium density housing options that cater to established residents with downsizer alternatives;
- Provide greater access and activation of the resort facility, through additional residential population within the walkable catchment; and
- Enhance golf facilities to better meet changes in participation and playing patterns.

# PART ONE IMPLEMENTATION



## 1.0 Structure Plan Area

The Vines estate covers an area of approximately 503ha and is zoned both 'Urban' and 'Rural' under the Metropolitan region Scheme (MRS).

The Vines Outline Development Plan 37 (ODP 37) is the operational Structure Plan for The Vines and covers approximately eighty percent of the The Vines site excluding that portion of the estate covered by 'The Vines Stage 5 – Outline Development Plan'. This revised Structure Plan being Amendment 9 to ODP 37, applies to three parcels of land accounting for approximately 47 hectares of land within Lot 1003 on Plan 2163 and 4696m<sup>2</sup> being Lot 407 on Plan 1677 and a portion of Lot 11 on Plan 22138. This being Land contained within the inner edge of the dotted line on the revised Structure Plan map (Refer plan 1).

## 2.0 Operation

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

This Revised Structure Plan is to be given due regard when making decisions on the development and subdivision of land within the Structure Plan area.

## 3.0 Staging

The development of the Structure Plan area will be implemented in stages. The staging plan is indicative as timing of the first stage will be dependent on market demand.

Stage 1 will be the two-storey driving range & short course (14 holes).

Stage 2 will be the over 55's housing located on the old driving range.

Stage 3 will be the medium density development on Lot 407.

The subdivision and development of land is to be generally in accordance with the Structure Plan (Plan 1).

### 3.1 Land Use Zones and Reserves

Land Use permissibility within the Revised Structure Plan area shall be in accordance with 'Special Use Zone 3' as contained in LPS 17.

### 3.2 Hazards and Separation Areas

Residential lots identified as a Bushfire Prone Area in the Bushfire Management Plan (Appendix 1) require a Bushfire Attack Level assessment and BAL Contour Plan to be prepared in accordance with State Planning Policy 3.7, for an application of subdivision and / or development.

### 3.3 Public Open Space

Subdivision of the over 55's housing site shall provide Public Open Space generally in accordance with the revised Structure Plan, inclusive of the site's landscaping strategy and Table 2 - POS Schedule set out in Part Two - Explanatory Section to maintain as many of the existing mature trees as possible.

### 3.4 Residential Development

#### 3.4.1 Density Target

Residential densities applicable to the Revised Structure Plan area shall be those shown on the Structure Plan Map (Plan1).

Under Perth and Peel @3.5million 'Connected City' scenario new urban areas are to use a minimum average residential target of 15 dwellings per gross hectare of Urban zoned land, and occupancy rate of 2.95 people per dwelling. The residential revisions to the Structure Plan comply, providing approximately 20 dwellings per ha.

Based on Liveable Neighbourhoods (LN) 'Site Hectare' definition, the Structure Plan the area to be developed for residential purposes excludes non-residential uses including streets, laneways and POS. Based on 112 dwellings the revisions to the Structure Plan estimates 40 dwellings per site hectare. This complies with the LN target of 22 dwellings per site hectare.

#### 3.4.2 Density Code Plans

The Revised Structure Plan Map (Plan 1) defines the residential density that applies to specific areas within the Structure Plan area.



## 4.0 Local Development Plans

Local Development Plans (LDPs) are to be prepared in accordance with part 6 of the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 – Deemed Provisions. LDPs may be required as a condition of subdivision approval for Lots comprising one or more of the following site attributes:

- a. Lots with an area of 260m<sup>2</sup> or less;
- b. Irregular shaped lots;
- c. Lots with an interface, or outlook to POS;
- d. Lots that obtain vehicular access from a laneway or right-of-way;
- e. Lots that propose grouped or multiple dwelling development; and
- f. Lots affected by Bushfire Hazard, as identified by the Bushfire Management Plan (refer Appendix 4)

LDPs will generally be prepared to address one or more of the following:

- a. Building orientation;
- b. Building design and setbacks;
- c. Overlooking and/or privacy;
- d. Vehicle access / garage width;
- e. Car Parking;
- f. Private open space;
- g. Interface with POS (fencing, footpath location);
- h. Bushfire protection provisions (if any);
- i. Laneway treatments;
- j. Building Height; and
- k. Any such information considered relevant by the proponent and/or determining authority to address the requirements of this Structure Plan.

## 5.0 Residential Design Code variations

The City of Swan Local Planning Policy POL-LP-11 Variation to Deemed to Comply requirements of the R-Codes -Medium Density Single House development Standards (R-MD Codes) sets out acceptable variations to the deemed-to-comply provisions for lots coded R25-R60. Except where an approved Local Development Plan (LDP) varies the 'Deemed-to -Comply' provisions of the R-Codes, the standards set out in Local Planning Policy POL-LP-11 shall apply to this Structure Plan.

## 6.0 Other Requirements

In respect of applications for the subdivision of land the City of Swan may recommend to the Western Australian Planning Commission that a condition be imposed on the granting of subdivision approval for a notification to be placed on the Certificate(s) of Title(s) to advise the following:

- a. Building setbacks and construction standards to achieve a Bushfire Attack Level – 29 or lower in accordance with Australian Standard (AS 3959-2009) Construction of buildings in bushfire prone areas.



## 7.0 Additional Information

| ADDITIONAL INFORMATION                     | APPROVAL STAGE  | CONSULTATION REQUIRED   |
|--|---|---|
| Density Code Plan                          | Subdivision application   | WAPC<br>City of Swan  |
| Public Open Space Schedule                 | Subdivision application   | City of Swan  |
| Bushfire Attack Level Assessment           | <ul style="list-style-type: none"> <li>Subdivision application/condition of subdivision for identified lots, or</li> <li>Development application for identified lots</li> </ul> | City of Swan<br>Department of Fire and Emergency Services   |
| Urban Water Management Plan                | <ul style="list-style-type: none"> <li>Condition of subdivision</li> <li>Condition of development approval</li> </ul>   | City of Swan  |
| Preliminary Site Investigation             | <ul style="list-style-type: none"> <li>Condition of subdivision</li> <li>Condition of development approval</li> </ul>   | City of Swan<br>Department of Water and Environment Regulation<br>Department of Bio-diversity, Conservation and Attractions |
| Construction Environmental Management Plan | <ul style="list-style-type: none"> <li>Condition of subdivision</li> <li>Condition of development approval</li> </ul>   |   |
| Fauna Management Plan                      | <ul style="list-style-type: none"> <li>Condition of subdivision</li> <li>Condition of development approval</li> </ul>   |   |
| Tree Protection Plan                       | with subdivision application  | City of Swan  |



Plan 1: Outline Development Plan No. 37- Amendment 9

# PART TWO **EXPLANATORY**







## 1.0 Introduction

### 1.1 Purpose

The Revised Structure Plan for The Vines ODP 37 – Amendment No 9 (Structure Plan) has been prepared by Hatch and the project team on behalf of The Vines (WA) Pty Ltd. The purpose of the Structure Plan is to guide the orderly and proper subdivision and development of the; Over 55's site, medium density sites, new driving range site and the creation of the 14 hole short course. The residential developments being in line with the Urban designation under the North East Sub regional Planning Framework.

The Structure Plan is prepared in accordance with the requirements of Planning and Development (Local Planning Schemes) Regulations 2015 and the Western Australian Planning Commission (WAPC) Structure Plan Framework, with regard to the City of Swan Local Planning Scheme No.17 (LPS 17) – Part 5A.

The decision to redevelop the Vines made by the owners The Vines (WA) Pty Ltd, recognises that the resort and facilities are now 30 years old and in need of rejuvenation. The changes proposed as part of this Structure Plan (ODP 37 Amendment 9) have been made to underpin the long-term financial viability for the Resort and to ensure that a range of golfing alternatives consistent with contemporary expectations can be provided, to members and residents.

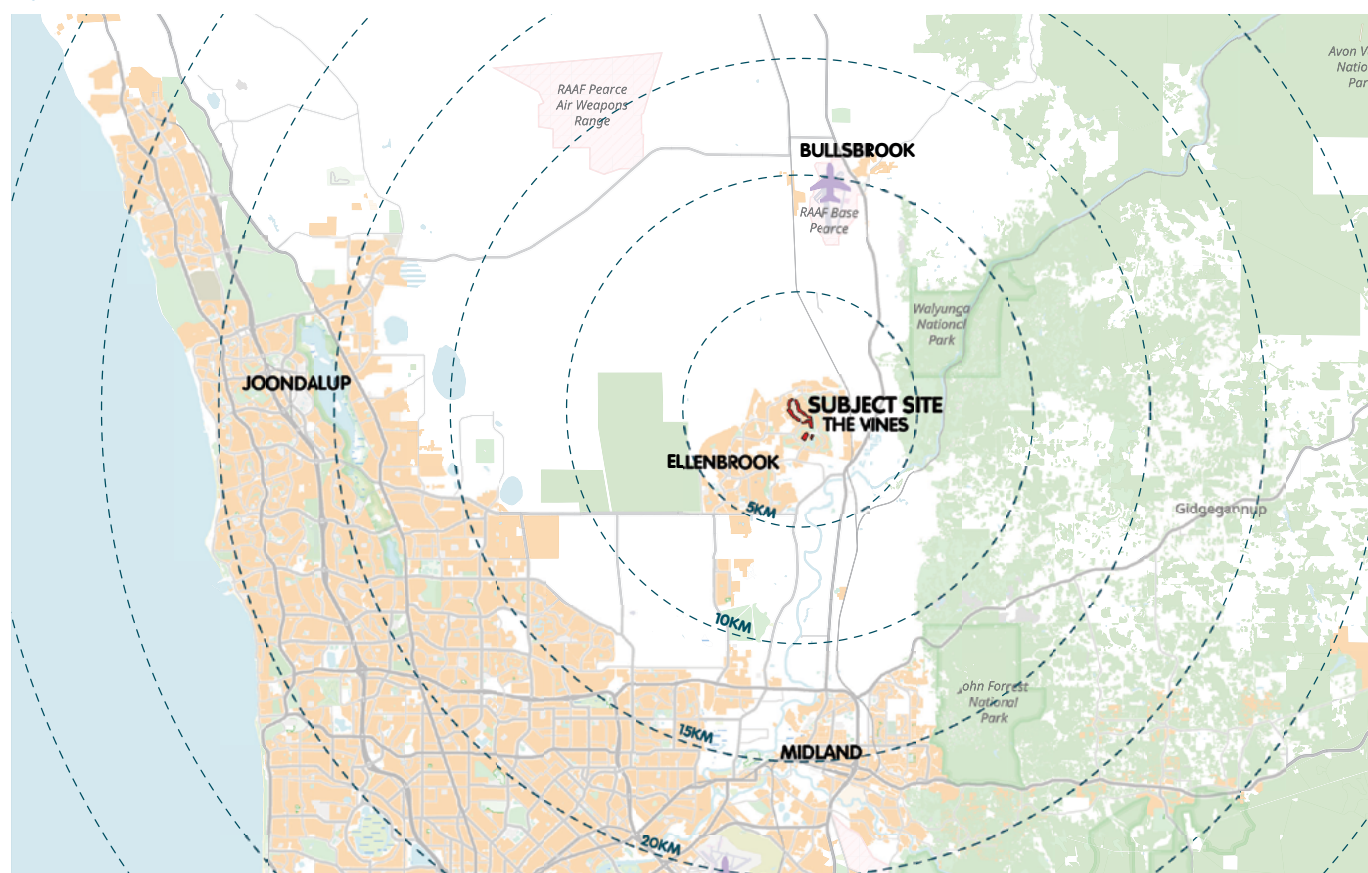
### 1.2 Location

The Vines is located within the City of Swan in the north-east corridor of the Perth metropolitan region. The site is situated 2 kilometres east of the Ellenbrook District Centre, 4.5 kilometres north-east of the Ellenbrook Regional Centre and 12 kilometres north of the Midland Strategic Regional Centre.

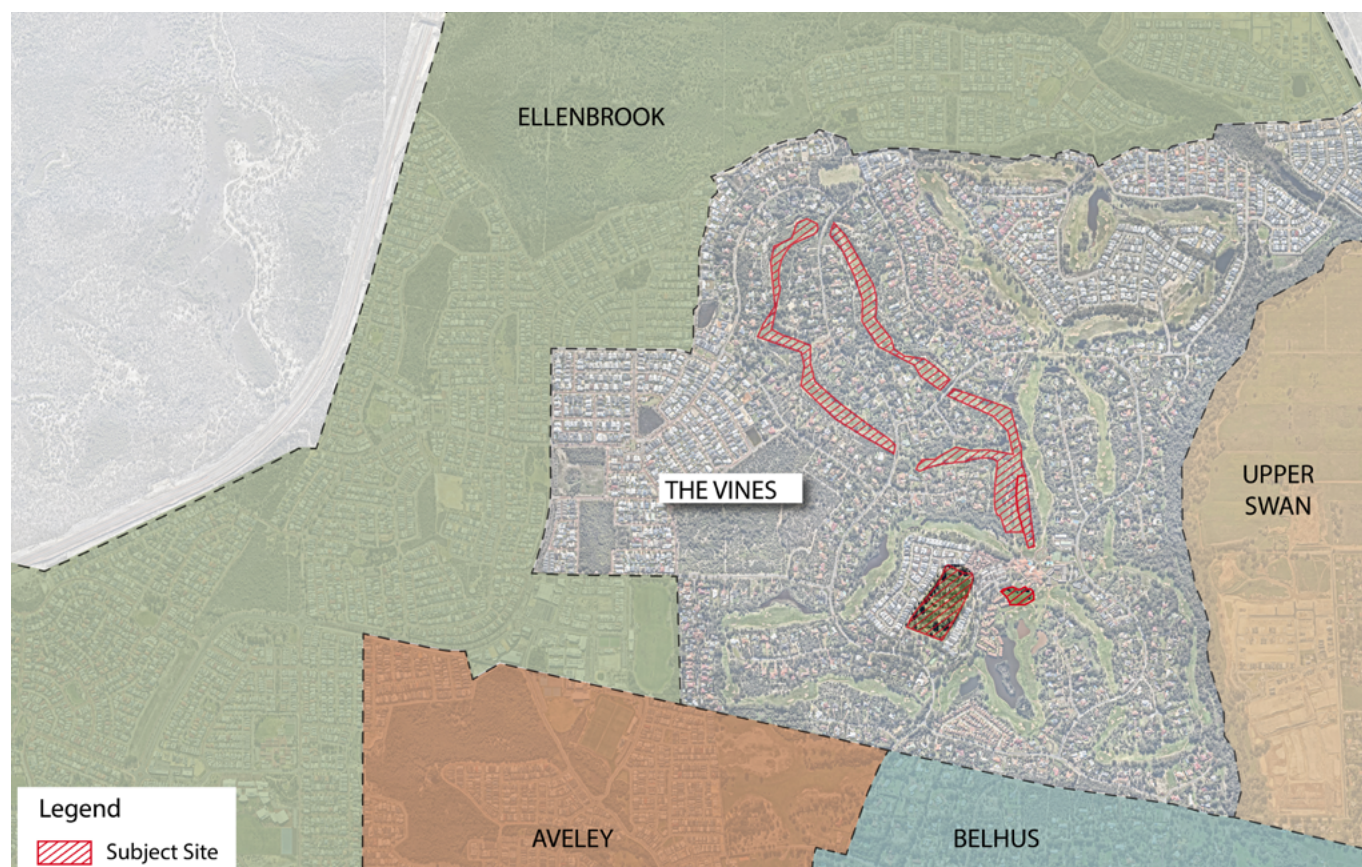
The proposed development sites are centred around the original Vines Resort and Country Club which comprises a number of golf, tourism and medium density housing components.



**Figure 1: Location Plan**



**Figure 2: Context Plan**



### 1.3 Area and Land Use

The amendments to the ODP comprise four key sites as follows:

- **Driving Range**

Situated to the north of the existing club house this area is currently an existing golf fairway (hole 9 on the lakes course), generally clear and flat with minor shaping and bunker areas. The area comprises approximately 2.43ha for the amenities building and driving range.

- **R40 (over 55's Housing) (5.31ha)**

Situated southwest of the clubhouse, this area comprises the current driving range, which is to be closed, and is generally flat with fringing mature vegetation. It is surrounded to the west, north and east by existing medium density housing and to the south by three special residential lots.

- **R40 (Terrace Housing) (0.46ha)**

Located immediately south of the clubhouse. The area is largely flat and cleared.

- **14 Hole Short Course**

Located on holes 1 to 8 on the Lakes course which comprises existing golf fairways and bunker areas.

### 1.4 Previous Statutory Approvals

ODP 37 has been through 8 previous amendments. These have largely dealt with introduction of additional medium density housing, open space refinements, boundary adjustments, additional road connections and refinement of tourism facilities.

### 1.5 Legal Description and Ownership

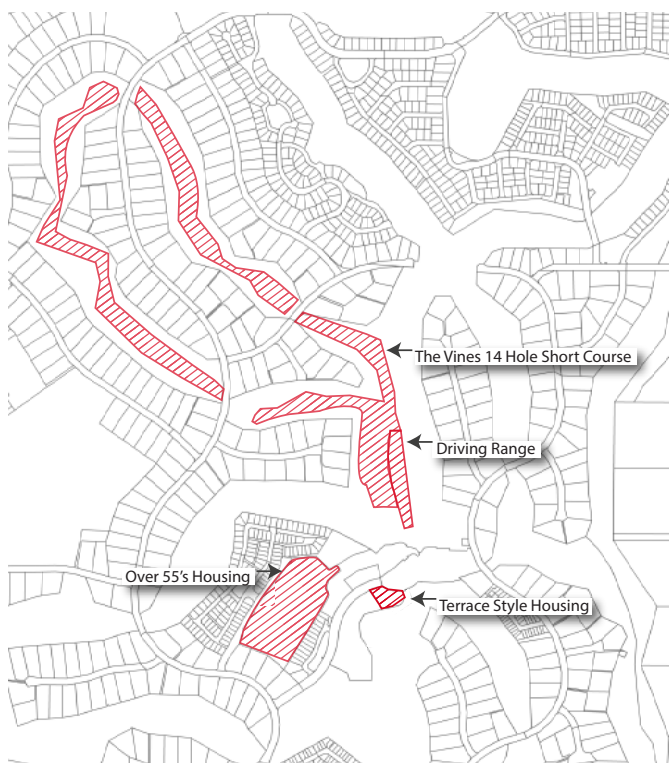
The Structure Plan encompasses the following landholdings:

- Lot 1003 on Plan 23163 Verdelho Drive, The Vines
- Lot 407 on Plan 1677 Verdelho Drive, The Vines
- Lot 11 on Plan 22138 Verdelho Drive, The Vines

### 1.6 Project Team

| DISCIPLINE              | CONSULTANT             |
|-------------------------|------------------------|
| Planning & Urban Design | Hatch                  |
| Traffic and Transport   | Transcore              |
| Engineering & services  | Cossill & Webley       |
| Environmental           | Coterra                |
| Landscape               | Plan E                 |
| Surveyors               | MNG                    |
| Bushfire Mgt            | JBS&G                  |
| Aboriginal Heritage     | R & E O'Connor Pty LTD |
| Hydrology               | Pentium                |

Figure 3: Subject Site





## 2.0 Planning Framework

### 2.1 Zoning and Reservations

#### 2.1.1 Metropolitan Region Scheme

The current Metropolitan Region Scheme (MRS) zoning and reservations are shown in Figure 4.

Notwithstanding the Urban designation under Perth and Peel @ 3.5m, the southern portion of The Vines has remained within the Rural zone. The existing MRS Rural zoning has supported a series of previous medium density housing proposals.

#### 2.1.2 City of Swan Local Planning Scheme No.17

The current Local Planning Scheme No.17 (LPS 17) zoning and reservations are shown in Figure 5.

The Over 55's & medium density sites, new driving range site and proposed short course are zoned 'Special Use Area 3' under the City of Swan LPS17.

The proposed uses are all 'P' permitted uses in accordance with the "Tourism and Recreation Resort" designation in the Special Use 3 zone.

Figure 4: Metropolitan Region Scheme

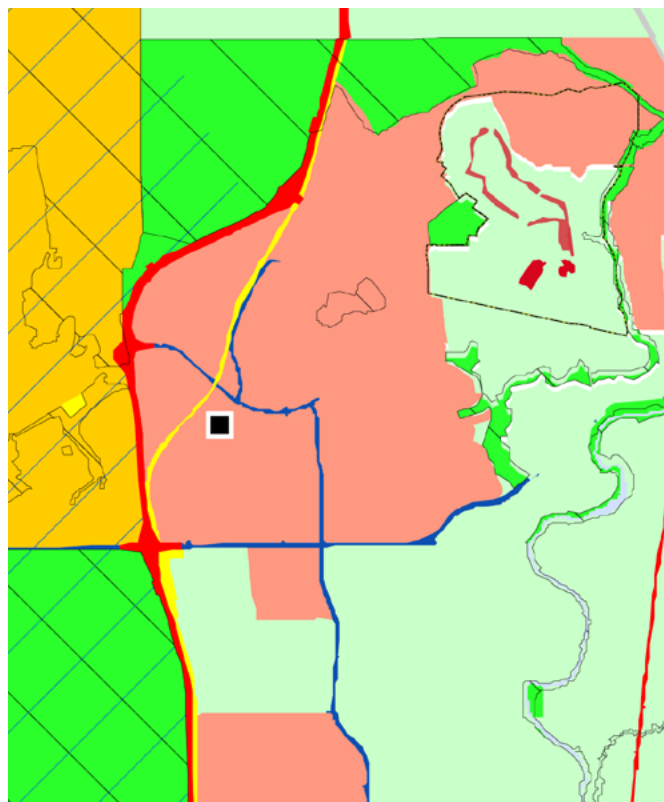
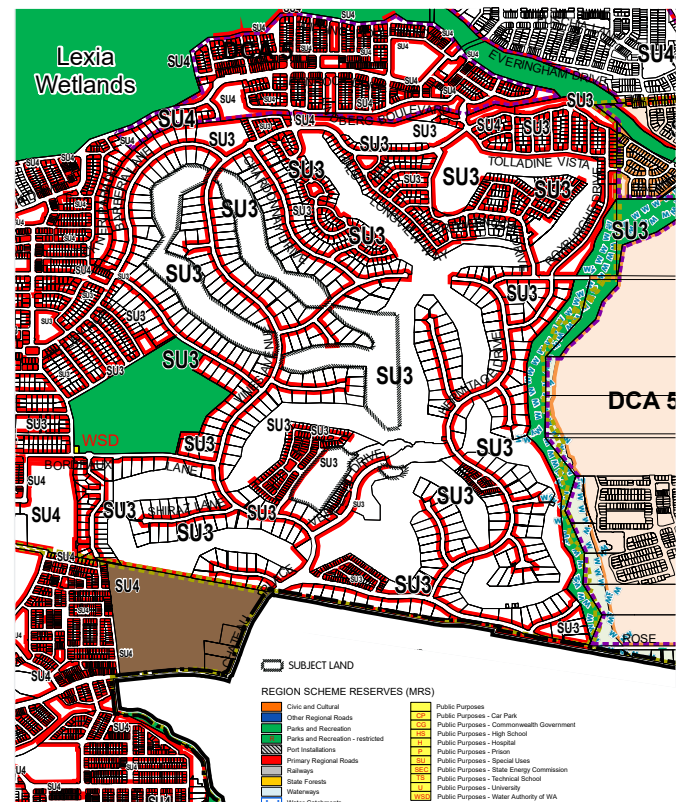


Figure 5: LPS 17 Zoning Plan



## 2.2 Strategic Planning Framework

### 2.2.1 Perth and Peel @ 3.5 million / North-East Sub-Regional Planning Framework

The Vines estate was originally identified as future urban development in the 1994 North East Corridor Structure Plan (WAPC) for 'tourist and resort development'.

The Perth and Peel @ 3.5m and associated North-East Sub-regional Planning Framework released in 2018 now formally identifies the entirety of The Vines as Urban.

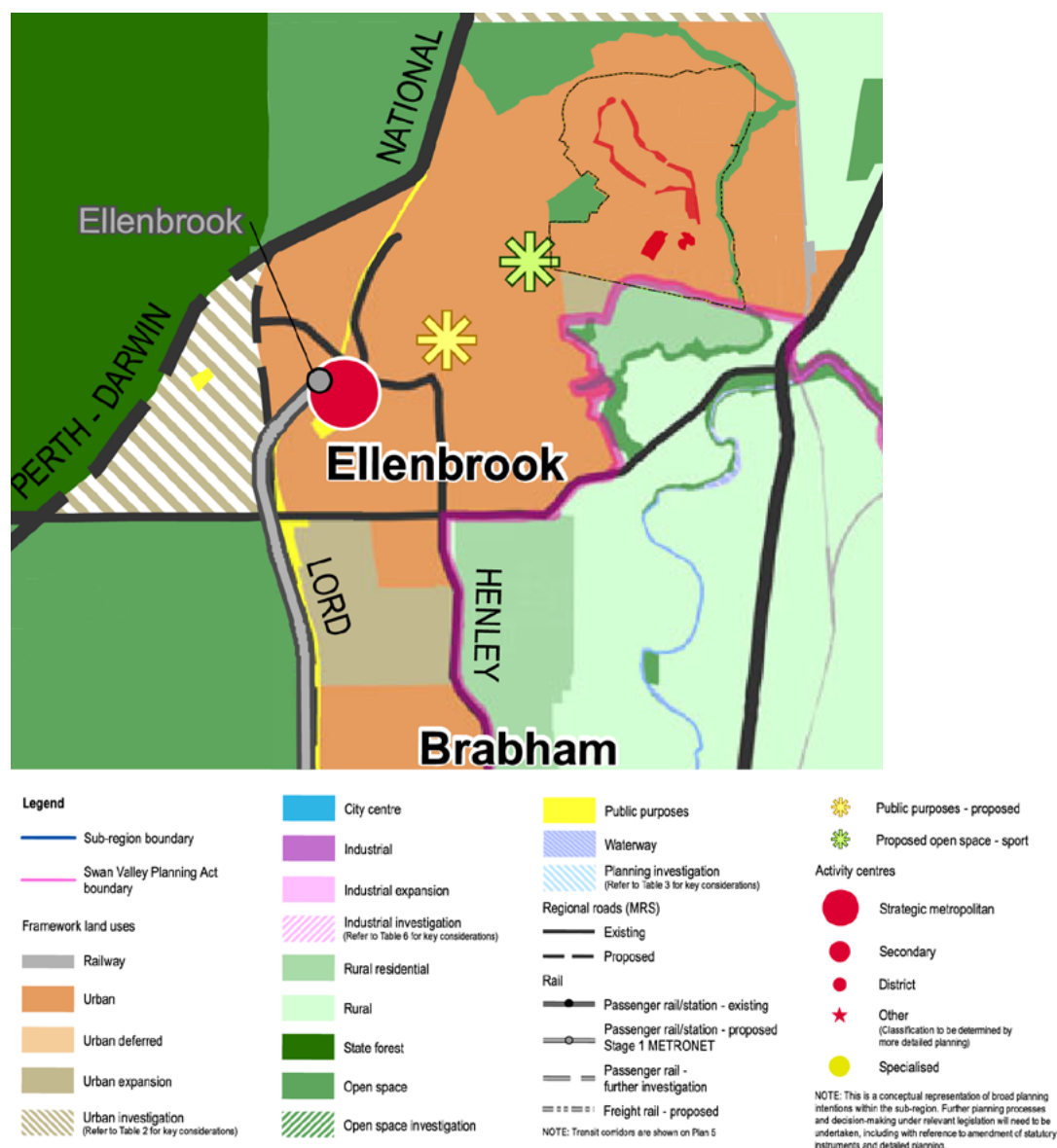
This designation is a clear recognition of the Urban Consolidation principles of the growth strategy and the high level of Urban amenity and infrastructure The Vines now benefits from, as Ellenbrook reaches completion and the Urban front expands to Upper Swan, North Ellenbrook and Bullsbrook.

Infrastructure includes the recently completed Tonkin Highway extension which opens up extensive regional connections via the metropolitan freeway network including CBD, major activity and employment precincts and the Airport.

This will be further enhanced when the Morley to Ellenbrook Line opens in late 2024 connecting the district to the entire Metronet rail network.

As a result of the full development of Ellenbrook, The Vines is now provided with an extensive range of regional and district level community, education, entertainment, retail, and business facilities.

Figure 6: North-East Sub-Regional Planning Framework



### 2.2.2 SPP 3.7 Bushfire Planning

The proposed ODP development sites are located in a designated 'Bushfire Prone' area under SPP 3.7 and are subject to site mitigation and built measures. Future development within the development sites will need to account for and implement the required bushfire protection requirements.

A Bushfire Management Plan prepared by JBS&G in support of the ODP Amendment, as contained in Appendix 4, confirms that compliance with the bushfire protection criteria in the guidelines can be achieved. Such compliance will be further demonstrated through the future subdivision of the subject land and development applications.

## 2.3 Local Planning Context

### 2.3.1 City of Swan Local Planning Strategy

The 2020 Strategy contains the following specific objective for Population and Housing:

"Facilitate a wide range of housing and lifestyle choices for current and future residents"

The Strategy is focused on assisting delivery of the planned growth outlined in Perth and Peel @ 3.5m, which by association includes the Urban zoning of The Vines. Specifically, there are a number of identified "Key Issues" relevant to the ODP amendment as follows:

- Ageing Population - the need to accommodate aging in place in locations with suitable amenity and infrastructure;
- Housing Diversity – the need to provide a wider range of housing types to cater for shifting demographics and a predominate low density housing stock; and

The key recommendations in the Local Planning Strategy support earlier aligned recommendations in the City of Swan - Ellenbrook Local Area Plan (inc The Vines), 2017 and Urban Housing Strategy, 2012 which included:

"Lobby and explore incentives for the construction of housing suitable for senior persons including homes that meet universal design criteria, retirement villages and senior public housing. ...."

### 2.3.2 Urban Housing Strategy

The City of Swan's Urban Housing Strategy, consisting of the Infill Strategy and Greenfields Strategy, sets out the need to address ageing population, lack of housing diversity and rapid population growth within the City through the development of areas in line with the principles of Liveable Neighbourhoods.

The Vines falls within the Greenfields Strategy area and the development of undeveloped land. Recommendations for the existing greenfield areas include providing a variety of residential densities and housing types, provision of community facilities, as well as active and passive public open space.

The proposed ODP Amendment will accommodate the development intents set out in the strategy and the residential development needs required to meet the population targets and anticipated growth within the north-eastern corridor and City of Swan locality.

### 2.3.3 City of Swan Strategy for the Ageing Population (SAP)

The SAP provides the City and its communities with a vision for supporting its ageing population into the future, with a specific focus across interdependent sub-objectives being accessibility, ageing in place, employment, diverse and including communities, security, and health.

Population estimates of the SAP forecast a net increase in the population in the Ellenbrook region of between 7,501 to 10,000 persons aged 55 and above. 2021 ABS census data notes the median age of residents within The Vines was 39 years of age, 95.1 percent of which lived in a single separate house.

The SAP necessitates the need for universally designed, residential living options to be able to accommodate the demand for residents who wish to age in place. Growth in The Vines as a newer suburb requires planning interventions to be able to accommodate ageing residents within these communities. Otherwise, older, and established suburbs within the north-eastern corridor such as Midland become the only viable areas in which these residents are able to find the dwellings that provide access to the services and daily needs they require.

The ODP Amendment will provide development opportunities for aging in place through the provision of alternative dwelling typologies such as over 55's development and smaller scale townhouses. Residential development which caters to both current and future demographics would be aligned with the SAP and considered with further detailed structure planning.

## 3.0 Existing Site Conditions

### 3.1 Vegetation

The vegetation present on site consists of scattered mature trees overlying turf. Based upon a review of historical aerial photography, most of the trees were planted in the 1990's/ 2000s. There is no understorey vegetation present within the sites.

Vegetation condition throughout the proposed development sites was assessed to be 'Completely Degraded' apart from a small stand associated with the *Eucalyptus marginata* Woodland where vegetation is 'degraded' condition. The degraded condition of the site precludes vegetation from being part of the Tuart Woodlands and Forests of the Swan Coastal Plain Threatened Ecological Community (TEC) and the Banksia Woodlands of the Swan Coastal Plain TEC as it does not meet the minimum condition thresholds for inclusion.

In addition, none of the vegetation types associated with the Muchea Limestone TEC occur within the proposed development sites. Based upon the vegetation survey undertaken by Plantecology consulting, no threatened or priority flora listed under the Biodiversity Conservation Act 2016, or the Federal Environment Protection Biodiversity Conservation Act 1999 were recorded on the proposed development sites.

### 3.2 Fauna and Habitat

Based on the lack of native vegetation, the majority of the site has low fauna habitat values. Mature trees, which are being retained, may provide avifauna habitat opportunities. Kangaroos are present within The Vines golf course and surrounds. Kangaroos can be observed grazing in the proposed development sites in the early morning and evenings. The site is within the modelled range for Carnaby's Black Cockatoo and Forest Red-tailed Black Cockatoo.

Terrestrial Ecosystems undertook a fauna survey and a targeted Black Cockatoo habitat survey for the proposed development sites. The results of the survey were:

- Most of the project area is highly disturbed or cleared and provides little or no fauna habitat value.
- Two species were abundantly observed during the survey, being the Western Grey Kangaroo and the Short-billed Corella. Neither of these species is of conservation significance.
- The only conservation significant fauna expected to utilize the site are Carnaby's Black Cockatoo and forest Red-tailed Black Cockatoos.
- A total of 61 black cockatoo habitat trees were recorded within the development sites. None of these trees contained hollows that were suitable to black cockatoo breeding.
- There are no Known night roosts used by black cockatoos within the survey area.



### 3.3 Landform and Soils

Elevation across the proposed development sites are generally flat with the elevation rising to wards the west on the Over 55's site. Soils comprise predominantly Bassendean Sand which is described as very light grey at surface with yellow at depth. These soils are identified as having a Low to Moderate Risk of Acid Sulfate Soils (ASS).

### 3.4 Groundwater

Regional mapping indicates that minimum groundwater levels range from approximately 17 to 20m AHD. This equates to a separation distance to groundwater of approximately 4 to 10m below ground level. The landowner has two current groundwater licences for annual extraction.

### 3.5 Aboriginal Heritage

A search of the Department of Planning Lands and Heritage Register identified one registered Aboriginal site Number 3525, Ellen Brook, Upper Swan. An Aboriginal Heritage analysis for the proposed development sites was undertaken by R & E O'Connor. An enquiry was submitted to DPLH to determine if the proposed sites intersected with the actual boundary of registered Aboriginal site 3525. The DPLH reply confirmed the proposed driving range component of the project intersects with the actual boundary of registered Aboriginal site 3525, "Ellen Brook Upper Swan". The other two components; Over 55's and medium density sites do not intersect with that boundary and therefore no approvals under the Aboriginal Heritage Act 1972 (AHA) are required.

In November 2022, R & E O'Connor Pty Ltd carried out a field heritage survey of the proposed driving range with Whadjuk representatives nominated for that purpose by the Whadjuk Heritage Committee and prepared a report on that survey suitable to inform a Notice pursuant to Section 18 (2) of the AHA.

Further engagement with DPLH confirmed if the proposed works associated with driving range avoid any interaction with the Aboriginal site 3525 (Ellen brook: Upper Swan) then the above approvals are not required. The proposed driving range (perimeter fence & lighting) does not propose any works within the designated Aboriginal site.



## 4.0 Proposed Amendment 9 to Outline Development Plan No.37

### 4.1 ODP Design Changes

The ODP changes involve four key sites in the immediate vicinity of The Vines Resort. The Vines Resort facility provides an extensive range of dining, recreation and services that fulfill a number of daily and convenience needs. These supporting amenities and services provide an ideal context for additional medium density housing options for the precinct, facilitated through the improvement and consolidation in golfing facilities. Refer ODP No. 37 - (Amendment 9)

The key elements of the design for each site are as follows:

- Driving Range

The Driving Range will be relocated from the existing location southwest of the clubhouse to the northern course area. This will reduce the risk of golf ball damage to private residential areas, bring the facility in closer proximity to the clubhouse and convert it from an open-air facility to a two-storey undercover / all-weather facility.

The two-level driving range building will provide additional player capacity, tuition spaces, machinery and ball cleaning facilities as well as covered storage areas. Bathroom amenities will also be provided in a nearby standalone building. This state-of-the-art driving range will be similar to the one at Wembley Golf course

which is very well used by local residents and a steady source of revenue for the on-going maintenance of the golf course. The facility will comprise.

- A total of 14 ground floor tee boxes and 14 first floor tee boxes (28 total).
- Tractor / ball cleaning room.
- Tuition room with dedicated storeroom.
- A total of 21 buggy parking bays adjacent the southern wall of the building.
- A 20m high chain-link fence for those portions closer to the driving range building, reducing to a height of 7m towards the rear of the driving range area.
- A single storey amenity building housing ablution facilities.
- A total of 14 floodlights attached to the amenities building and at the top of every second support pole for the chain-link fence.
- A new landscaped area situated between the existing resort building and driving range building.

(Refer Figure 8 – Driving Range Concept Plan)



Figure 7: ODP No.37

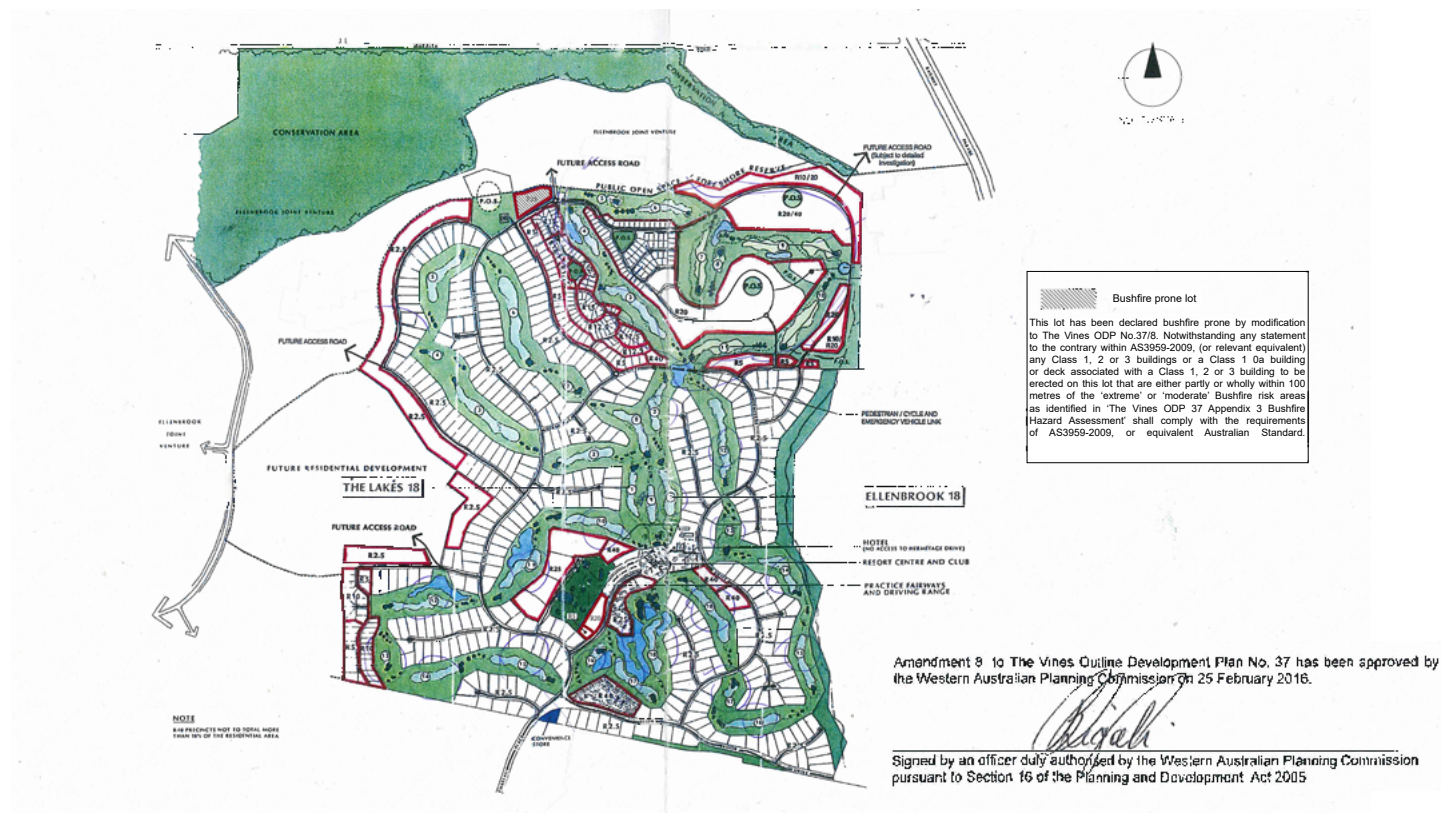


Figure 7(A): ODP No.37 - Amendment No.9

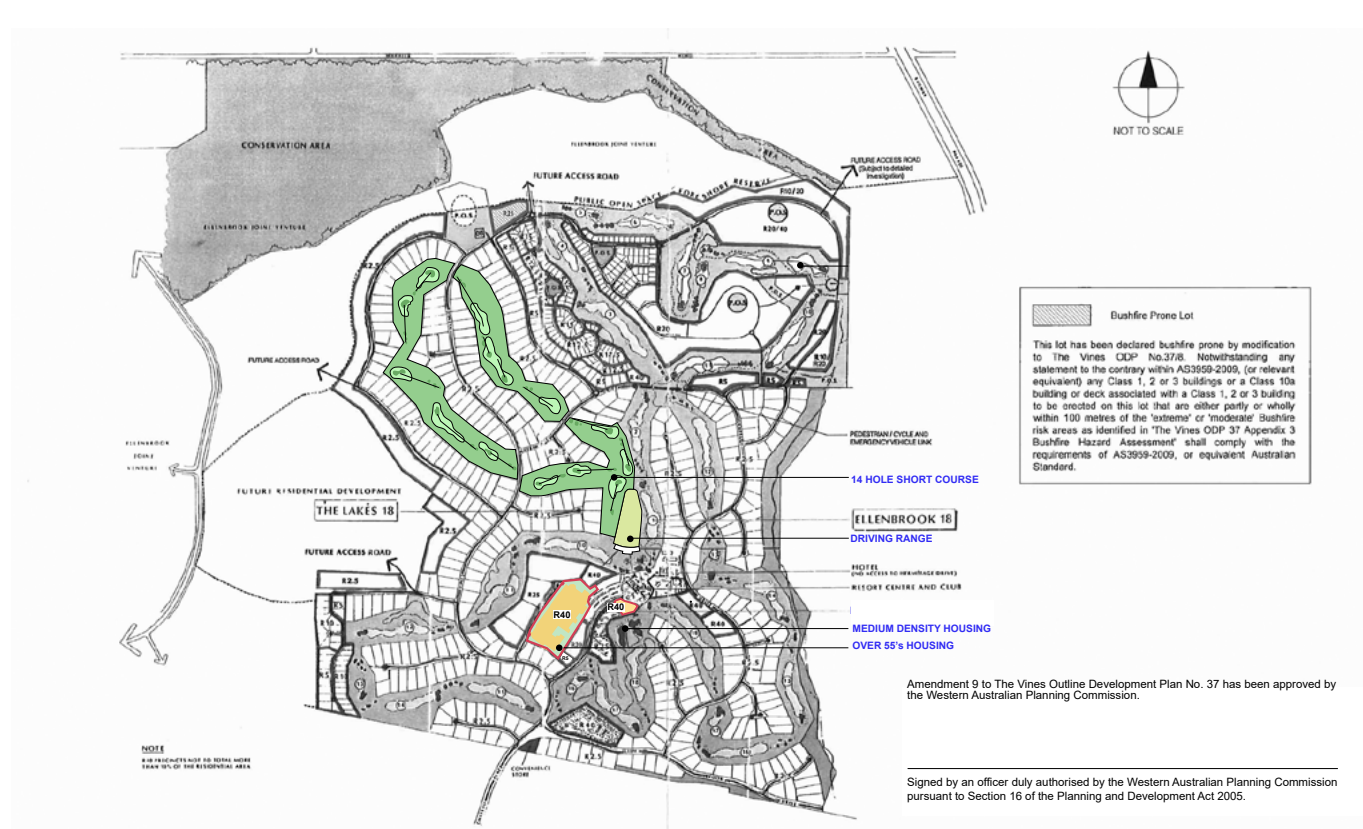


Figure 8: Driving Range Concept Plan

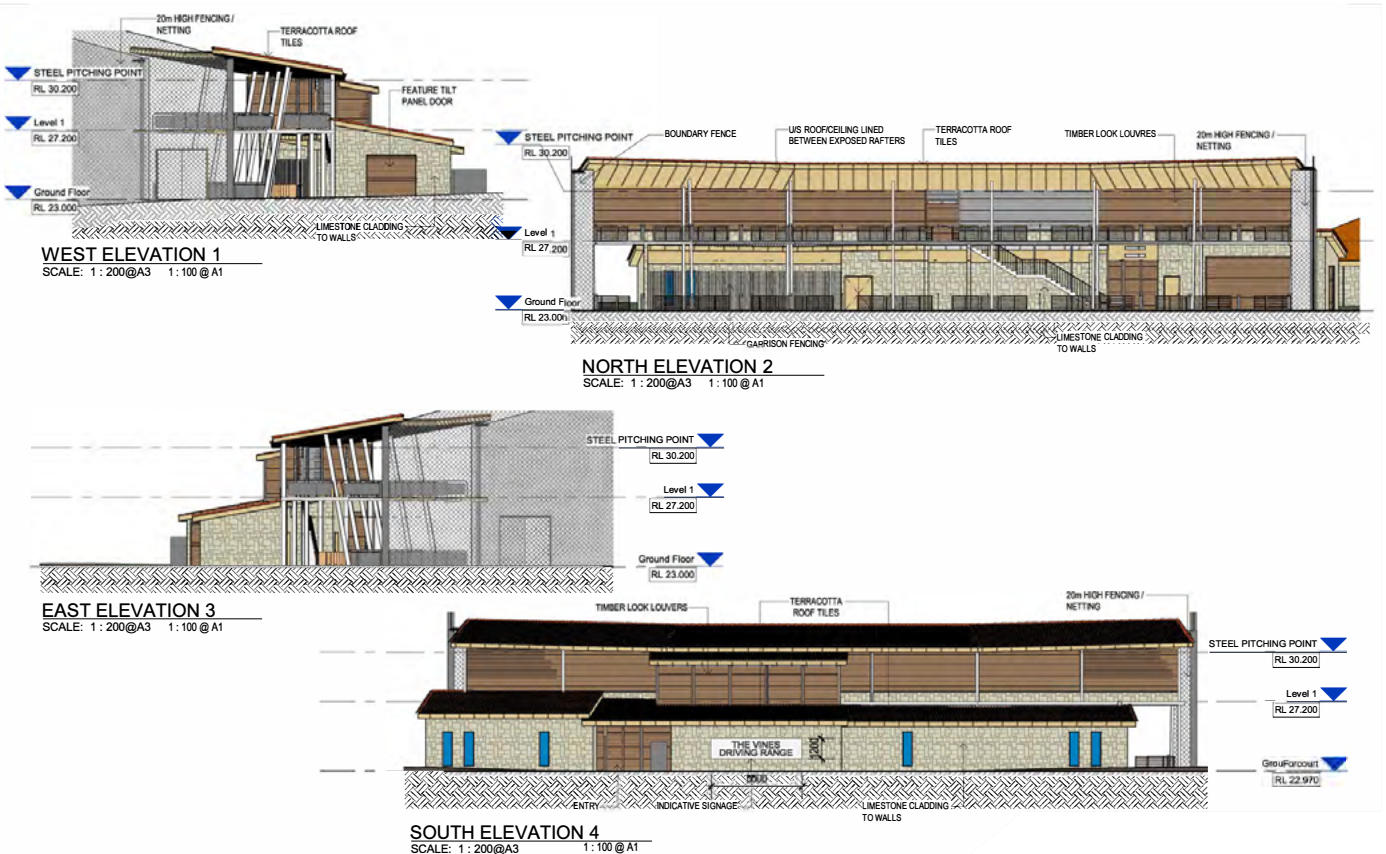






Figure 9: Driving Range Location Plan



The approved ODP for The Vines designates the existing driving range as 'Practice Fairways and Driving Range'. The relocation of the driving range is therefore consistent with the intent and provisions of the Vines ODP as contained in Special Use Zone3 of Local Planning Scheme No.17.

The proposed location for the new driving range provides greater separation to residents than the existing driving range which is significantly closer to residents. The existing driving range is located approximately 15m from existing residents. The proposed driving range is located approximately 100-146m from the nearest resident.

In terms of future construction, the proposed driving range will only result in the pruning of some trees to allow for the installation of the perimeter fence. Construction will not modify or impact the existing watercourse that traverses the fairway and Kangaroos will not be manually relocated. (Refer Figure 9 - Driving Range Location)

To provide some information on the suitability of the proposed site for the driving range the following technical reports have been included as an appendix for consideration by the City and WA Planning Commission,

- Acoustic report (2022) – Herring Storer Acoustics. In summary the report concludes that based upon noise modelling; 'Noise level emissions associated with the proposed development are able to comply with the relevant noise levels stipulated by the Environmental Protection (Noise) Regulations 1997.
- Lighting Assessment (2022) - BEST Consultants. In summary 'The spill lighting from the driving range floodlighting luminaires has been modelled and complies with AS/NZS 4282.2019 "Control of the obtrusive effects of outdoor lighting". The spill lighting will be reduced further by the trees around the range which are not factored into the calculation.

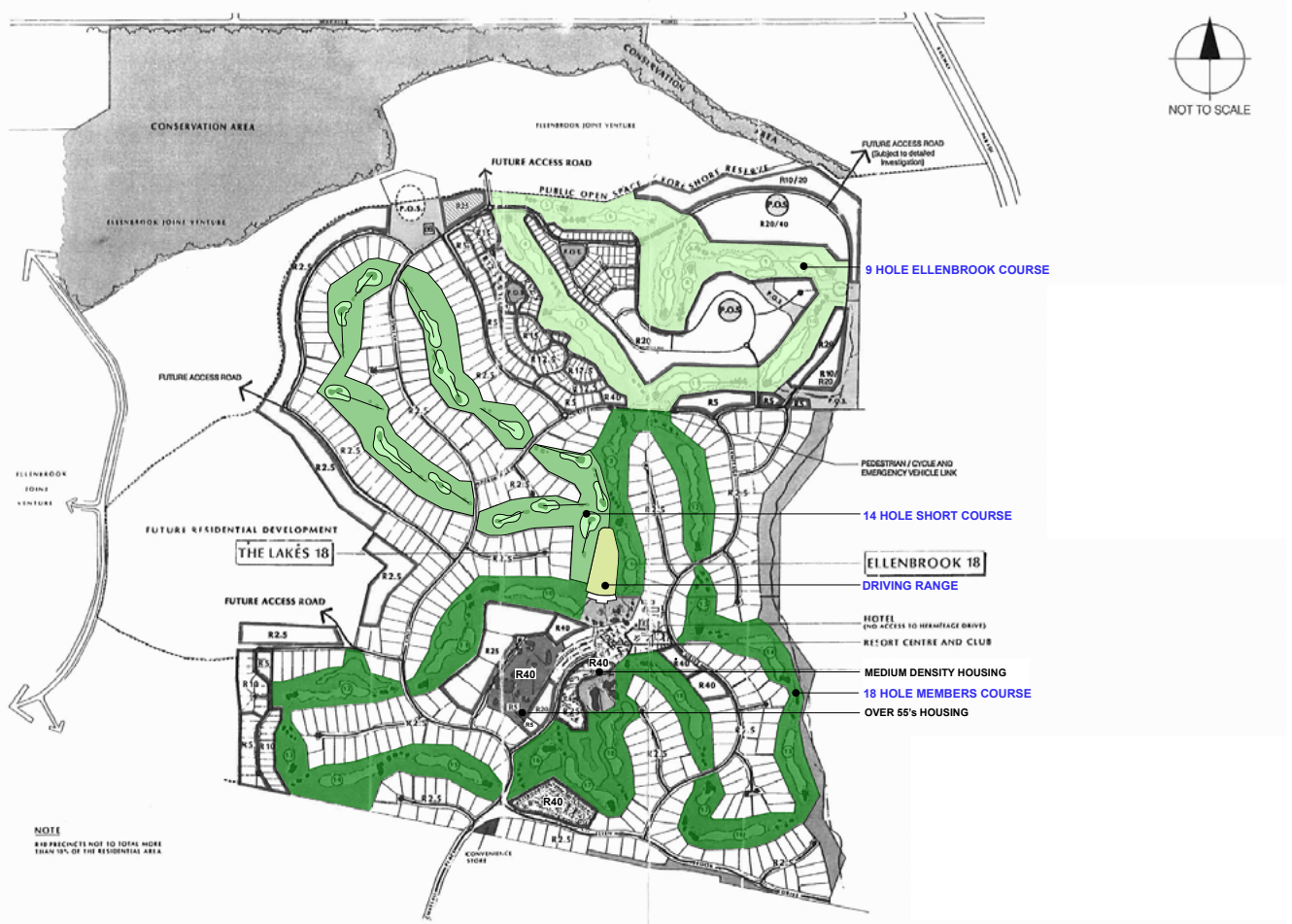


Figure 10: The Vines - Proposed Golf Offering

• **R40 (over 55's Housing)**

Situated southwest of the clubhouse, this area is the current driving range. The key driving element of the design has been the retention of the mature fringing vegetation, which also maintains some separation from existing residences. Importantly the proposal converts a portion of the private land comprising the driving range to publicly accessible open space. There is a small additional internal pocket of public open space that retains some existing mature trees.

The street network loops from Burgundy Lane in the northwest through to Verdelho Drive in the southeast. A series of secondary streets orientate to the open space to maximise POS frontage and street vistas to the open space and mature vegetation. (Refer Figure 11 – R 40 Concept Plan)

The existing driving range will be redeveloped to accommodate approximately 91 new lots for over 55's (single storey) housing. The current concept proposes lot sizes ranging from 201m<sup>2</sup> to 365m<sup>2</sup> consistent with R40 development.

Where possible, existing landscaping is retained within the site. A landscaping buffer and open space to the periphery of the development site would see the new lots maintain a separation from existing dwellings on The Grange and Burgundy Lane. Additional street tree planting would also be provided to maintain and enhance the established green linkages within The Vines.

As per the City's Strategy for the Ageing Population (SAP), there is the need to provide housing opportunities which meet the needs of ageing residents who wish to age in place. The over 55's housing product would cater to both current and future demographics and would be aligned with the SAP.

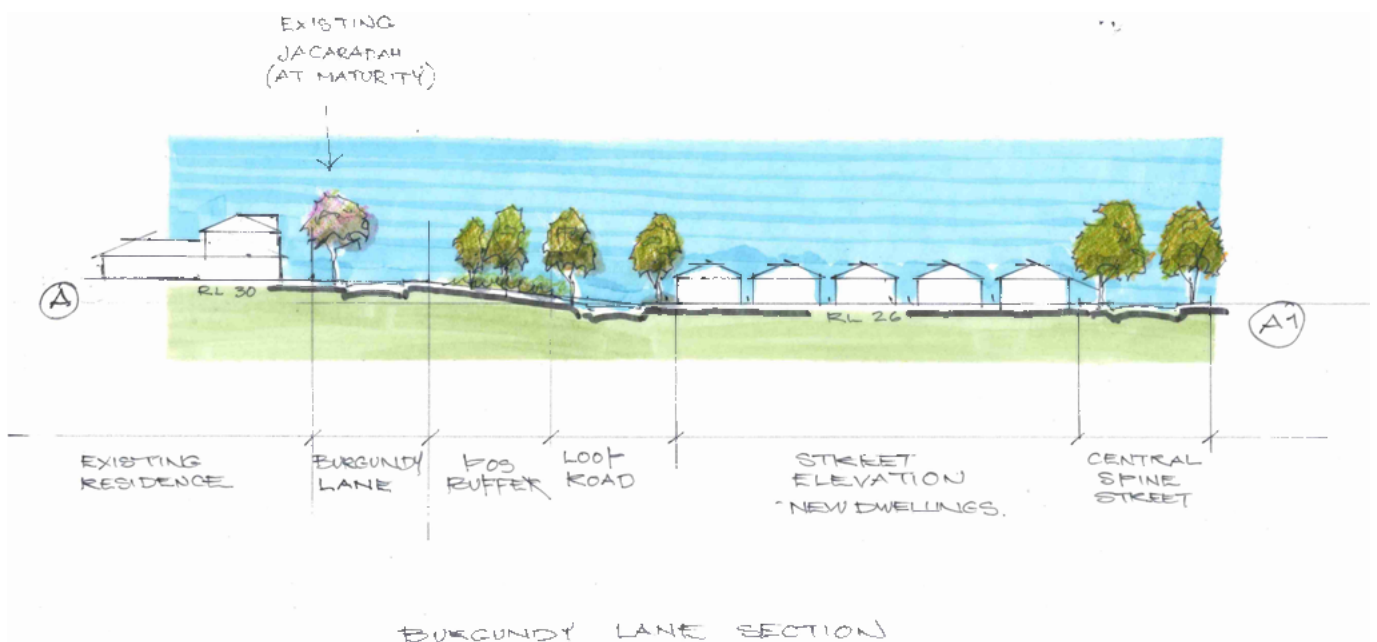






Figure 11: R40 - Over 55's Housing

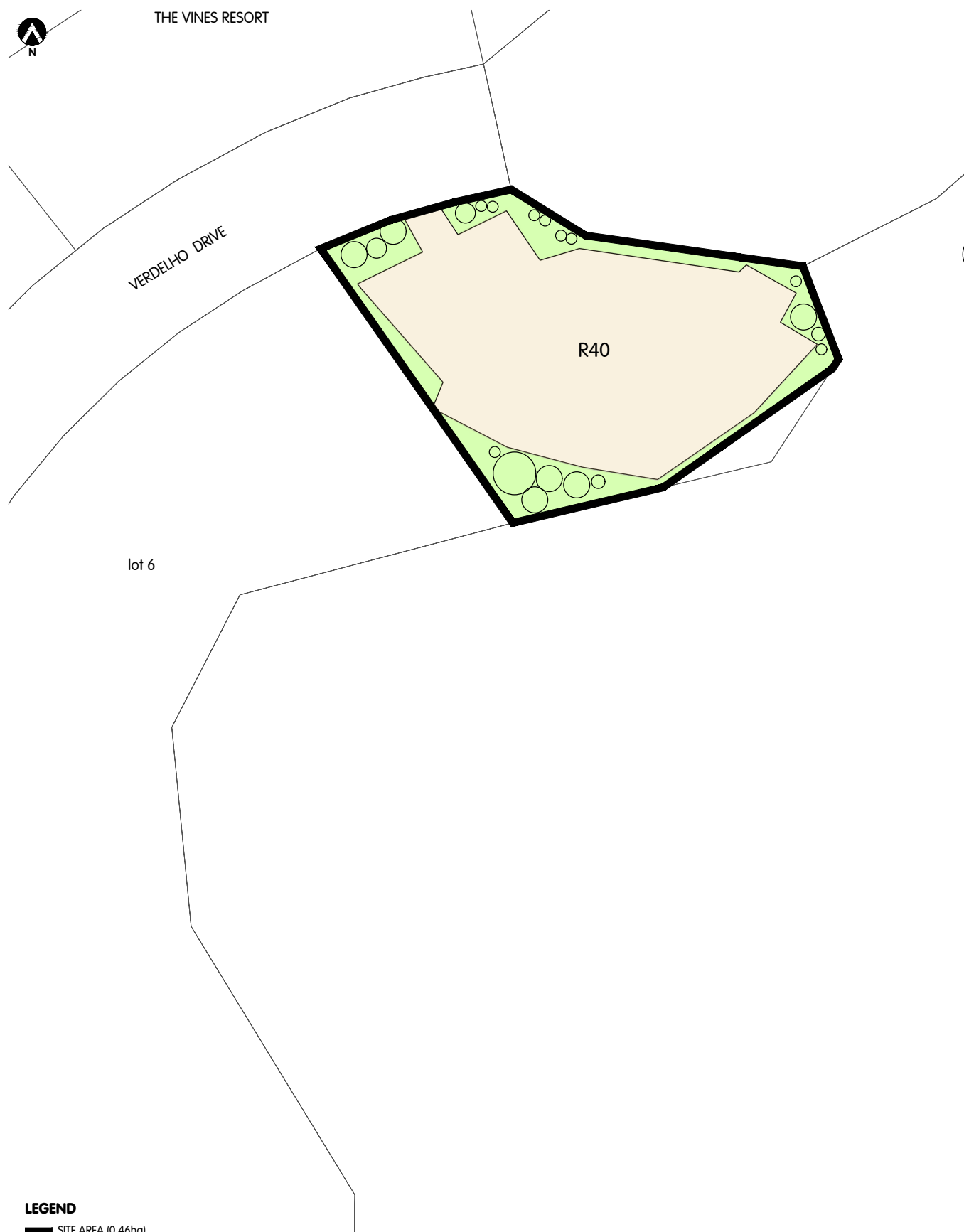




Figure 11(A): Over 55's Concept Plan



Figure 12: R40 - Terrace Style Housing



*Figure 12(A): Medium Density Development*



- **R40 (Terrace Housing)**

Located immediately south of the clubhouse, the future housing is served by rear lanes with direct open space frontage to the golf course, adjoining open space and water features. The direct interface is consistent with the adjoining resort typology and allows direct aspect over the high amenity private open spaces around the existing golf course.

Pedestrian paths will be located on the frontage side of lots, providing visitor and front door access. Visitor parking will be clustered in discrete street precincts with easy access to frontage paths. Private parking will be restricted to laneway accessed garages.

The Terrace style housing is to be developed on Lot 407 and to create approximately 21 medium density dwellings at an R40 zoning. The lot configuration has been carefully considered to offer residents in the dwellings a view of the existing golf course and lakes of The Vines.

A development concept for the medium density housing is provided as Figure 12.

Townhouses will provide opportunities for downsizing and young family households to buy into or remain in the locality.

- **14 Hole Short Course**

The proposed short course will comprise par 3 & par 4 holes and will be located on holes 1 to 8 of the Lakes course. Short course's are rising in popularity as they provide the opportunity for a wider range of people to play golf including families and young children. For golf courses like The Vines to remain viable they need to provide facilities and opportunities to participate for the whole community and the short course will be part of this new offering. The creation of the 14-hole short course with some new greens and tee boxes will be located on the existing fairways. No clearing of vegetation is required.





## 4.2 Land Use

An overview of the amended ODP No.37 (Revised Structure Plan) is provided in Table 1 and Plan 1.

**TABLE 1: Land Use**

| LAND USES                           | AREA (HA)   | PERCENTAGE (%) |
|-------------------------------------|-------------|----------------|
| Residential (over 55)               | 5.31        | 12             |
| Median Density - Terrace Housing    | 0.46        | 1              |
| Golf Course (14 Hole Short courses) | 37.9        | 82             |
| Driving Range                       | 2.43        | 5              |
| <b>Total</b>                        | <b>46.1</b> | <b>100%</b>    |

## 4.3 Residential

### 4.3.1 Projected Dwellings

The Revised ODP / Structure Plan proposes the creation of an additional 112 dwellings comprising, the Over 55's (single storey) housing being 91 lots and the medium density site containing 21 terrace houses.

### 4.3.2 Residential Density Coding

A density code of R40 is proposed for the Over 55's site and an R40 code for the Medium Density site.



## 5.0 Implementation

### 5.1 Residential Design

The existing site conditions highlight opportunities to deliver new housing in a manner that ensures the maximum retention of existing trees.

For the Over 55's site the majority of existing trees are being retained with the proposed residential design only resulting in the loss of 4 trees. The location of the POS will ensure the retention of the existing trees in perpetuity with the vesting of the POS to the City of Swan. The retention of the trees and location of the POS will provide existing owners with views into trees and green space. For the residents to the West the separation to the new housing is a minimum of 35m and the future housing will be lower in the landform. Current residents will look into the existing mature trees. The residents to the east will look into a POS area ranging in width from 30 to 40m with one section opening to 75m.

The medium density site will locate dwellings in cells that will seek to retain view lines to the 18th fairway & green while preserving the majority of the fringing remnant trees. The design results in the loss of 2 remnant trees, however more detailed planning & road placement may result in the retention of the larger more mature tree. The proposed terrace housing will be afforded premium views of the 18th green and fairway and associated water bodies.

Given street trees will be planted as part of the future development there will be a net increase in the number of trees and shade provided.

#### 5.1.1 Public Open Space

A POS schedule has been prepared for the Amended ODP / Revised Structure Plan (refer table 2) which confirms a 10% provision for the proposed development site.

- The objective of the POS provision is to ensure the retention and protection of mature trees within the two development sites while also providing for their recreation needs.
- The Over 55's site proposes a POS network around the perimeter of the site with a walking track amongst the retained trees. In the SE corner a larger portion of POS (47m x 54m) will provide a picnic shelter and open lawn area providing a gathering space for local residents.
- The POS area will be subject to additional planting of scattered native trees to help bed the development into the landscape to provide environmental and visual amenity while also increasing the canopy cover in The Vines.

TABLE 2: POS

|  |          |          |                 |
|--|----------|----------|-----------------|
| Gross Site Area                                |          |          | 5.77ha          |
| <b>Deductions</b>                              |          |          |                 |
| 1:1 year drainage                              | 0.22ha   | 0.22ha   |                 |
| Gross Subdivisible Area                        |          |          | 5.55ha          |
| Public Open Space 10%                          |          |          | 0.555ha         |
| <b>Public Open Space Contribution</b>          |          |          |                 |
| Min 80% unrestricted public open space         |          | 0.444ha  |                 |
| Max 20% restricted public open space           |          | 0.111ha  | 0.555ha         |
| <b>Unrestricted Public Open Space Sites</b>    |          |          |                 |
| Over 55's                                      |          |          |                 |
| A  |          |          | 0.7832ha        |
| B  |          |          | 0.8212ha        |
| C  |          |          | 0.0752ha        |
| <b>Total</b>                                   |          |          | <b>1.6796ha</b> |
| Restricted Public Open Space                   |          |          |                 |
| Drainage infiltration between 1:1 and 1:5 year | 0.1028ha |          |                 |
| <b>Total</b>                                   |          |          | <b>1.7824ha</b> |
| <b>Public Open Space Provision</b>             | 0.1028ha | 1.6796ha | 32.1%           |

### 5.1.2 Street Trees

The retention of existing trees will be incorporated into public open space and through the creation of wider road reserves where required.

Street trees are a desirable design element to increase shade and amenity. In residential areas the street trees will relate to the scale of the pedestrian environment to ensure a suitable level of shade is provided.

## 5.2 Traffic and Movement Network

A Transport Impact Assessment (June 2024) prepared by Transcore, identifies projected traffic volumes and intersection capacity from traffic generated by the proposed developments (refer Appendix 3). Key findings of the report include:

- The proposed developments are estimated to generate a combined 1 070 total daily vehicular trips during a typical weekday and approximately 108 trips during the morning and afternoon weekday peak periods.
- A review of the proposed road network in light of the forecast traffic concludes no capacity issues for either of the subdivision and external local roads or intersections. Hence, it is concluded the local road network will have sufficient capacity to accommodate the anticipated traffic from the proposed developments.
- The proposed network of pedestrian paths integrates seamlessly with the existing path network within the surrounding Vines locality.

## 5.3 Bush Fire Management

A Bushfire Management Plan (BMP) (June 2024) has been prepared by JBS&G for the proposed developments (refer Appendix 4). This report has been prepared in accordance with WAPC's State Planning Policy 3.7 Planning in Bushfire-Prone Areas (WAPC 2015) and Guidelines for Planning in Bushfire-Prone Areas Version 1.4 (WAPC 2021).

The assessment of the existing vegetation within the development sites is largely occupied by low threat vegetation, surrounded by existing urban development and facilities associated with The Vines Resort, including buildings, golf course fairways and greens, carparks and public roads. On this basis, the predevelopment landscape has limited capacity for the significant spread and escalation of a bushfire and as a result, the potential bushfire impacts are expected to be moderated and are deemed readily manageable within the framework of SPP 3.7.

Based on the above the bushfire risks within and adjacent to the proposed development sites are readily manageable through standard acceptable solution responses outlined in the Guidelines.

- Element 5 relates to vulnerable tourism land uses. If the introduction of the driving range is deemed to modify the vulnerable tourism land use a BMP can be prepared at the subdivision / development application stage. In addition, a Bushfire Emergency Evacuation Plan (BEEP) can be prepared as part of the development application, for consideration by the City of Swan and DFES.

## 5.4 Environment

An environmental Assessment Report has been prepared by Coterra (June 2024) (refer Appendix 5) does not identify any major impacts from the proposed development. Given the predominantly cleared state of the site and high amount of existing native vegetation retention proposed, unacceptable environmental impacts are not anticipated to occur.

Given the limited clearing, management of kangaroos present within the proposed development sites will focus on natural migration to other areas of their existing habitat within The Vines, rather than manual relocation. Natural migration is where the kangaroos are allowed to leave the two sites to other areas of The Vines. Once works are complete any perimeter fencing will be removed and the kangaroos allowed to access the sites and public open space.

This approach is proposed on the basis of causing reduced stress to the animals and maintaining the family group connections. If required, a Kangaroo Management Plan can be prepared and submitted to the City of Swan as part of the future planning applications which will be prepared for the proposed development sites.

## 5.5 Water Management

A Local Water Management Strategy (LWMS) has been prepared by Pentium Water (June 2024) (refer Appendix 6) confirms that stormwater from the Over 55's and terrace housing catchments will be infiltrated close to the source through the use of soakwells for buildings and road runoff be directed to bioretention basins or swales within POS areas designed to treat and infiltrate runoff generated from the first 15mm of rainfall. The site will predominantly be drained via a pipe network to bioretention and storage basins in POS areas at the northern and south-eastern portions of the site. In addition, some smaller catchment areas will aim to be 'pipeless' by directing stormwater overland via flush kerbing or kerb openings to pervious areas for at source infiltration.

As the redevelopment areas currently comprise an irrigated driving range and golf course turf areas, there will be a net reduction in future irrigation demands for the Public Open Space and landscaped areas. As such, the irrigation demand will be able to be met by allocations from the existing water licenses.

## 5.6 Services and Infrastructure

A Servicing Report has been prepared by Cossill & Webley (refer Appendix 7) in support of the proposed developments. The report confirms all required services and infrastructure is currently available and / or can be extended to service the proposed developments.

## 5.7 Landscape Strategy

### 5.7.1 R40 Over 55's Housing

The focus of the landscape proposals for this site is to retain as many of the mature existing trees on the site as possible, particularly around the perimeter of the site, so that the development can nestle into the existing landscape, and the interface with existing development is well-treed.

As a result of the above approach, linear open space with mature trees surrounds the development. The following treatments are proposed in each of these spaces:

#### NORTHERN WESTERN LINEAR OPEN SPACE

Existing mature trees, shrub planting and irrigated turf along Burgundy Lane will be retained, with additional tree planting proposed between gaps in existing trees, providing an attractive open space buffer between Pavilion Circle and the new development. Garden beds with shrub planting are proposed adjacent side lot boundaries facing the POS to help screen and soften these fenced boundaries.

#### SOUTH WESTERN LINEAR OPEN SPACE

The existing large semi-rural lots abutting this edge of the development are well-vegetated with existing trees and shrubs along this boundary, providing effective screening to the new development. The proposed open space strip along this interface is flanked by an internal perimeter road. Where the landscape strip is narrow, we propose garden bed with low native groundcover planting, where there is greater width, we propose irrigated turf, to maintain a low fuel load along this boundary. Existing mature trees will be retained, with some supplementary planting of additional trees. Canopy spacings will comply with Bushfire Management Plan requirements.

#### SOUTH EASTERN LINEAR OPEN SPACE

Existing mature trees will be retained along this boundary. On-site stormwater drainage will be accommodated at the southern end of the open space, with the minor storm event areas planted with native rushes and sedges tolerant of winter wet and summer dry conditions. A garden bed with low shrubs and groundcovers will be established along the lot boundaries of the existing homes to provide a sense of privacy and separation to these residents, without blocking their views into the open space. The balance of the open space will be irrigated turf incorporating a meandering footpath, and supplementary tree planting to complement the existing trees.

## NORTHERN OPEN SPACE

This open space will incorporate existing stands of Marri trees and retain the existing footpath connection. On-site stormwater drainage will be accommodated in the northern portion of the open space, with the minor storm event areas planted with native rushes and sedges tolerant of winter wet and summer dry conditions. The balance of the open space will be irrigated turf with supplementary tree planting to complement the existing trees.

## CENTRAL OPEN SPACE

This park will provide the recreation focus for the community, with a picnic shelter placed on the edge of an open lawn area providing a gathering place for local residents. Existing mature eucalypts will be retained in this park, with supplementary tree planting reinforcing the existing character, with a footpath meandering through the park. A garden bed with low shrubs and groundcovers will be established along the proposed lot boundaries on the southern boundary to provide a sense of privacy and separation to these residents.

## STREETSCAPE

Native species are proposed for street tree planting to reinforce the woodland character of the central park, and the semi-rural character of development to the east.

## 5.7.2 R40 Terrace Style Housing

### OPEN SPACE

The focus of the landscape proposals is to integrate the new development into the established landscape character of the golf course estate which is typified by groves of mature trees (mostly eucalypts) set within rolling lawns, with garden beds established adjacent houses, bedding the built form into the landscape.

This approach will be used in the open spaces surrounding the proposed terrace homes, so that there is a seamless flow of open space between the existing and new development.

### STREETSCAPE

Native species are proposed for street tree planting to reinforce the woodland character of the central park, and the semi-rural character of development to the east.



Figure 13: R40 Over 55's Housing





*Figure 14: R40 Terrace Style Housing*





## 6.0 Conclusion

- The proposed ODP – Amendment 9 will ensure The Vines provides a complete golfing experience for the next 30 years in the Swan Valley by offering 27 traditional holes, a 14-hole short course, and a modern 2 storey driving range in addition to the already established mini-golf.
- The proposal is consistent with both the strategic and statutory planning framework allowing for support to be provided by the Swan Council and WA Planning Commission.
- The ODP Amendment is supported by the required technical reports all confirming future development accords with the relevant local and state policies and standards.

The variety of lot product that would be facilitated through the proposed development are aligned with the growth opportunities and deliverables set out by the City's LPS 17, Local Planning Strategy and Urban Housing Strategy. The single dwelling product being pursued as part of this proposal remains consistent with the residential development already established and to be preserved within The Vines.

The modest additional lot yield and dwelling density proposed for the site will provide further opportunity to meet the density targets set out in the North-East Sub Regional Planning Framework Plan.

The amended ODP Plan considers the contextual relationships of the site within the broader Vines community and adjoining residential areas. The plan demonstrates the proposed Amendment, and re-development of the site will:

- Form a contiguous urban cell within The Vines which is well integrated with the Vines Resort & Golf Course, recreational uses as well as the abutting areas of public open space.
- The proposed area represents logical expansion of the urban area.
- Provide over 55's accommodation to service the existing and emerging demographics within the City of Swan and The Vines.
- Additional tree planting in the POS and street trees will ensure an increase for the canopy cover and shade in The Vines; and
- Facilitate urban development consistent with the North-East Sub Regional Planning Framework, to reflect development under the City of Swan Local Planning Strategy and Local Planning Scheme No. 17.



# Appendix 1

ACOUSTIC STUDY

HERRING STORER

# Appendix 2

LIGHTING ASSESSMENT REPORT

BEST CONSULTANTS

# Appendix 3

TRANSPORT IMPACT STATEMENT

TRANSCORE

# Appendix 4

BUSHFIRE MANAGEMENT

JBS&G



# Appendix 5

ENVIRONMENTAL ASSESSMENT REPORT

COTERRA

# Appendix 6

HYDROLOGICAL REPORT

PENTIUM

# Appendix 7

ENGINEERING SERVICES REPORT

COSSILL & WEBLEY