



## Statutory Planning Committee

Notice is hereby given that the next meeting of the Statutory Planning Committee will be held on:

**Tuesday 8 May 2012  
10.00 am**

**Level 2, Room 2.40  
One40 William Street  
Perth**



Noelene Jennings  
Executive Director, Governance and People Services

# Statutory Planning Committee

## Membership:

Member	Representation – <i>Planning and Development Act 2005</i>	Term of office ends
Mr Gary Prattley	Chairperson, WAPC Schedule 2 clause 4(2)(a)	20/4/2013
Ms Sue Burrows	Nominee of the Director General, Department of Planning Schedule 2 clause 4(2)(b)	16/4/2013
Mr Henty Farrar	Regional Minister nominee Schedule 2 clause 4(2)(c)	26/9/2013
Ms Elizabeth Taylor	Community representative Schedule 2 clause 4(2)(d)	1/2/2012
Mr Ian Holloway	Professions representative Schedule 2 clause 4(2)(e)	1/2/2012
Mayor Carol Adams	Local Government representative Schedule 2 clause 4(2)(f)	1/2/2012
Vacant	WAPC Nominee Schedule 2 clause 4(2)(g)	

## Quorum: 4

In accordance with the Western Australian Planning Commission (WAPC) Standing Orders 2009, 3.7 - Quorum for meetings:

- (2) A quorum for a meeting of a committee is at least 50% of the number of offices (whether vacant or not) of members of the committee.

## Role:

Schedule 2(4)(4) of the *Planning and Development Act 2005*

The Statutory Planning Committee is the WAPC's regulatory decision-making body and performs such of the statutory planning functions of the WAPC under the *Planning and Development Act 2005* and Part II of the *Strata Titles Act 1985* as are delegated to the Statutory Planning Committee under section 16 and such other functions as are delegated to it under that section. These functions include approval of the subdivision of land, approval of leases and licenses, approval of strata schemes, advice to the Minister for Planning on local planning schemes and scheme amendments, and the determination of certain development applications under the Metropolitan Region Scheme.

## Delegated Authority

- 2.1 Power to determine applications for approval to commence and carry out development lodged with or referred to the WAPC pursuant to the provisions of a region scheme.
- 2.2 Power to approve detailed plans requiring the subsequent approval of the WAPC as a condition of development approval pursuant to the provisions of a region scheme and power to confirm that conditions imposed by the WAPC on a development approval pursuant to the provisions of a region scheme have been complied with.
- 2.3 Power to determine whether or not proposals and the ongoing implementation of a region scheme comply with conditions (if any) applied pursuant to sections 48F and 48J of the *Environmental Protection Act 1986*.
- 2.4 Power to determine whether or not applications to commence and carry out development are of State or regional importance, or in the public interest, pursuant to any resolution of the WAPC made under a region scheme requiring such determination.
- 2.5 Power to request the Minister for Planning to approve the WAPC disregarding the advice of the Swan River Trust in whole or in part in relation to the approval of development of land within the Riverbank or Development Control Area as defined under the *Swan and Canning Rivers Management Act 2006* where the determining authority is the WAPC.
- 2.6 All functions of the WAPC as set out in -
  - (i) Sections 14(a), 14(c), 34, 97, 98, 100, 104, 105, 106, 107, 109, 110, 111, 134, 135, 136, 138, 139, 140, 142, 143, 144, 145, 147, 151, 153, 154, 157, 169, 185, 214, 215, 216 of the Act;
  - (ii) Town Planning Regulations 1967;
  - (iii) Regulations 21, 22, 24 and 27 of the Planning and Development Regulations 2009;
  - (iv) *Strata Titles Act 1985* or the provisions of a strata or survey-strata scheme;
  - (v) Strata Titles General Regulations 1996;
  - (vi) Section 52 and section 85 of the *Land Administration Act 1997*;
  - (vii) Section 40 of the *Liquor Control Act 1988*;
  - (viii) *Perry Lakes Redevelopment Act 2005*.
- 2.7 Power to determine requests for variations to plans of subdivision where WAPC approval is required pursuant to the provisions of an approved local planning scheme.
- 2.8 Power to provide comment on and grant approval to plans known generally as outline development plans, structure plans and similar plans, and to planning policies and similar documents or amendments thereto, requiring the approval or endorsement of the WAPC pursuant to the provisions of a local planning scheme.
- 2.9 Power to provide comments or advice on behalf of the WAPC to a local government or a redevelopment authority where a provision of a local planning scheme or a redevelopment scheme requires comments from the WAPC.

- 2.10 Power to execute and accept the benefit of easements in gross, covenants in gross, records on title and other instruments for dealings in land for subdivisions, strata subdivisions and developments in accordance with any applicable policy and legislation.
- 2.11 Power to make recommendations to the Minister for Planning in relation to requests from local governments to expend monies paid by subdividing land owners in lieu of setting aside free of cost to the Crown, areas of land for public open space, where such recommendations are in accordance with WAPC policy.
- 2.12 Power to determine whether or not a proposal is likely to have a significant effect on the environment pursuant to section 38(1) of the *Environmental Protection Act 1986* and to refer such proposal to the Environmental Protection Authority.
- 2.13 Power to waive or clear conditions affixed as conditions of approval.
- 2.14 Power to endorse diagrams and plans of survey and deposited plans involving the acquisition and resumption of land created pursuant to Part 11 of the Act and the *Land Administration Act 1997*.
- 2.15 Power to advise the Minister for Planning on any appeal or matter arising therefrom pursuant to Part 14 of the Act.
- 2.16 Power to defend and otherwise deal with applications for review lodged with the State Administrative Tribunal and to appeal, defend, respond and otherwise deal with any matter that may be appealed to the Supreme Court on a question of law.
- 2.17 Power to defend, respond, appeal and otherwise deal with legal proceedings.
- 2.18 Power to prepare and approve, subject to the prior approval of the Minister for Planning, policies relating to planning matters and/or the functions of the WAPC, save and except for State Planning Policies under Part 3 of the Act.
- 2.19 Power to determine matters under Regional Interim Development Orders.

**This meeting is not open to members of the public.**

## RELEVANT INFORMATION FOR MEMBERS

### **Disclosure of interests**

In accordance with the *Planning and Development Act 2005* and Part 6 of the Standing Orders 2009, members of Committees (and certain employees) are required to disclose the following types of interests that they have or persons closely associated to them, have:

- direct and indirect pecuniary interests (financial);
- proximity interests (location); and
- impartiality interests (relationship).

A “**direct pecuniary interest**” means a relevant person’s interest in a matter where it is reasonable to expect that the matter if dealt with by the board or a Committee, or an employee in a particular way, will result in a financial gain, loss, benefit or detriment for the person.

An “**indirect pecuniary interest**” means a relevant person’s interest in a matter where a financial relationship exists between that person and another person who requires a board or Committee decision in relation to the matter.

A “**proximity interest**” means a relevant person’s interest in a matter if the matter concerns -

- (i) a proposed change to a planning scheme affecting land that adjoins the person’s land;
- (ii) a proposed change to the zoning or use of land that adjoins the person’s land; or
- (iii) a proposed development, maintenance or management of the land or of services or facilities on the land that adjoins the person’s land.

An “**impartiality interest**” means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the member having the interest and includes an interest arising from kinship, friendship, partnership or membership of an association or an association with any decision making process relating to a matter for discussion before the board or a Committee.

Members disclosing any pecuniary or proximity interests for an item can not participate in discussion or the decision making procedure relating to the item and must leave the meeting room during the discussion of the item. Members disclosing an impartiality interest in an item must also leave the room during the discussion or the decision making procedure relating to the item unless the Committee, by formal resolution, allows the member to remain. The reason to allow a member to remain must be stated in the formal resolution and will be minuted.

### **Disclosure of representations**

Where a member has had verbal communication with or on behalf of a person with an interest in a matter which is before a meeting, the member is to disclose the interest.

Where a member is in receipt of relevant written material (including email) from or on behalf of a person with an interest in a matter which is before a meeting, the member is to table the material at the meeting for the information of members and relevant employees.

## **ORDER OF BUSINESS**

- 1. Declaration of opening**
- 2. Apologies**
- 3. Members on leave of absence and applications for leave of absence**
- 4. Disclosure of interests**
- 5. Declaration of due consideration**
- 6. Deputations and presentations**
- 7. Announcements by the Chairperson of the board and communication from the WAPC**
- 8. Confirmation of minutes of 24 April 2012**
- 9. Reports (see attached index of reports)**
- 10. Confidential items (see attached index of reports)**
- 11. General business**
- 12. Items for consideration at a future meeting**
- 13. Closure - next meeting to be held on 22 May 2012**

## **Statutory Planning Committee**

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

### **Attendance**

#### **Members**

Mr Gary Prattley  
Mayor Carol Adams  
Ms Sue Burrows

Mr Henty Farrar  
Mr Eric Lumsden  
Ms Elizabeth Taylor

WAPC Chairman (Presiding Member)  
Local Government nominee  
Nominee of the Director General, Department of  
Planning  
Regional Minister's nominee  
Director General, Department of Planning  
Community representative

#### **Officers**

Ms Natalie Cox  
Mr Mark Szabo

#### **Department of Planning**

Senior Planning Officer, Independent Planning Reviewer  
Planning Manager, Independent Planning Reviewer

#### **Presenters**

Mr John Elliot  
Mayor Charlie Zannino

City of Swan (Item 6.1)  
City of Swan (Item 6.1)

#### **Observers**

Mr Philip Russell  
Mr Leon Van der Linde

City of Swan  
City of Swan

#### **Committee Support**

Mr Luke Downes

Committee Support Officer - Department of Planning

### **7457.1 Declaration of Opening**

The Presiding Member declared the meeting open at 10.06 am, acknowledged the traditional owners and custodians of the land on which the meeting is taking place and welcomed members.

### **7457.2 Apologies**

Mr Ian Holloway

Professional representative

## Statutory Planning Committee

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

### 7457.3 Members on Leave of Absence and Applications for Leave of Absence

Mr Prattley submitted an application for a leave of absence for the Statutory Planning Committee meeting scheduled for 8 May 2012.

Mayor Adams submitted an application for a leave of absence for the Statutory Planning Committee meeting scheduled for 22 May 2012.

#### **Resolved**

#### **Moved by Ms Taylor, seconded Mr Farrar**

*That the approval for a leave of absence be granted to Mr Prattley for the Statutory Planning Committee meeting to be held on 8 May 2012.*

*That the approval for a leave of absence be granted to Mayor Adams for the Statutory Planning Committee meeting to be held on 22 May 2012.*

***The motion was put and carried.***

### 7457.4 Disclosure of Interests

<b>Member/Officer</b>	<b>Minute No.</b>	<b>Page No.</b>	<b>Nature of Interest</b>
Ms Taylor	7457.9.1	5	Impartiality

#### **Resolved**

#### **Moved by Mr Prattley seconded by Mayor Adams**

*In accordance with clause 6.10(7) of the Standing Orders 2008, members of the Statutory Planning Committee agreed that Ms Elizabeth Taylor, who has disclosed an impartiality interest, is permitted to participate in discussion but not vote.*

***The motion was put and carried.***

### 7457.5 Declaration of Due Consideration

No declarations were made.

**Moved to item 8.1.**

## Statutory Planning Committee

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

### 7457.6 Deputations and Presentations

#### 7457.6.1 **City of Swan – Local Planning Scheme No.17 Amendment No.44 – for Final Approval**

Presenter Mr John Elliot, City of Swan;  
Mayor Charlie Zannino, City of Swan

Mr Elliot and Mayor Zannino made a presentation on the City of Swan's update on the City of Swan Amendment No.44 Local Planning Scheme No.17.

#### 7457.6.2 **A Commissioner's Role in the Planning Process, Commission Briefing on Planning**

Presenter Mr Eric Lumsden, Department of Planning

Mr Lumsden made a presentation on the role of a Commission in the planning process which highlighted the responsibility of Committee members' decision making at Western Australian Planning Commission meetings.

Moved to item 10.2.

### 7457.7 **Announcements by the Chairperson of the Board and communication from the WAPC**

The Committee thanked Mr Mark Szabo for his work and support. Mr Szabo thanked the Committee for their support during his time at the Department of Planning.

Moved to item 6.1.

### 7457.8 **Confirmation of Minutes**

#### 7457.8.1 **Minutes of the Statutory Planning Committee meeting held on Tuesday 10 April 2012**

Ms Burrows noted that she did not vote on item 9.1 and requested this to be recorded.

Ms Burrows noted that an additional advice note was to be added to item 9.1 that reads:  
*"Further investigation being undertaken by the City of Wanneroo into cost sharing for the provision of a signalised intersection at Clarkson Avenue."*

Mayor Adams noted that she did not vote on item 9.2 and requested this to be recorded.

## Statutory Planning Committee

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

In reference to Item 9.3, Ms Taylor advised that in accordance with the Clause 10.5(2) of the Standing Orders 2009 members' names must be recorded in the minutes and hence those members request to not be named, can not be granted.

### Resolved

#### ***Moved by Ms Taylor, seconded by Mayor Adams***

*The Western Australian Planning Commission resolved:*

1. *to amend the minutes of the Statutory Planning Committee meeting of 10 April 2012 as follows:*
  - *to show that Ms Burrows did not vote on item 7456.9.1;*
  - *to include an additional advice note to item 7456.9.1 that reads: "Further investigation being undertaken by the City of Wanneroo into cost sharing for the provision of a signalised intersection at Clarkson Avenue.";*
  - *to show that Mayor Adams did not vote on item 7456.9.2;*
  - *to include the names of Mayor Adams and Mr Farrar who voted against item 7456.9.3;*
2. *that the minutes of the Statutory Planning Committee meeting held on Tuesday 10 April 2012 as amended, be confirmed as a true and correct record of the proceedings.*

***The motion was put and carried.***

**Moved to item 7.**

## Statutory Planning Committee

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

### 7457.9 Reports

#### 7457.9.1

#### **Lancaster Winery Concert Venue - Lots 2,3 and 200 West Swan Road, West Swan - Approval Sought to Host Between 4-6 Concert Events Each Year**

File 21-50177-2  
Report Number SPC/169  
Agenda Part C  
Reporting Officer Planning Manager,  
Metropolitan Planning North East

#### **Ms Taylor disclosed an interest.**

<b>Member</b>	<b>Nature of Interest</b>
Ms Taylor	Impartiality

The Committee agreed to add advice note 13 "In relation to Condition 3, the event management plan is to include the requirement for fencing to be installed on all shared boundaries, prior to the commencement of each event, to the specifications of the City of Swan, to prevent concert visitors entering adjoining properties".

Mr Prattley noted that members of the Committee had visited the Lancaster Winery site ahead of discussion of the item. Mr Prattley also noted that members had been accompanied by Mr Carl Lancaster.

Mr Prattley tabled letters from Seven West Media, Eventscorp WA, Southern Cross Austereo and Channel 7 Perth regarding their support for the proposed concert venue.

Mr Robert Cull tabled maps which showed planned road widening for access to Lancaster Winery during 'A Day On the Green'.

Photographs from Mr Jon Burgess were tabled demonstrating spraying machines on nearby property vines and the resulting drift which exceeds 3m high fencing.

Copies of these documents have been placed on file.

## Statutory Planning Committee

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

### Officer's Recommendation

That the Western Australian Planning Commission resolves to approve the development application for a proposed concert venue at Lancaster Winery at Lots 2,3 and 200 West Swan Road, West Swan subject to the following conditions:

#### CONDITIONS

1. This approval grants temporary planning approval for Lancaster Wines to host up to six (6) concerts/events per calendar year at Lots 2, 3 and 200 West Swan Road, West Swan, in accordance with the following conditions, for a time period limited to five (5) years from the date of this decision.

2. This approval relates to the following plans and information:

Development Application Report – March 2011, prepared by TPG Town Planning and Urban Design;

Development Application Drawings - (LW-SITE-02, LW-AR-02, Seating Plan Rev 09, LW-GRAD-03, LW-GRAD-03 (Air photo grading plan)) prepared by Michael Coate Golf Design and stamp dated by the Department of Planning 4 August 2011.

3. Prior to each event the applicant shall prepare the following documents, to be implemented during the events, to the specifications of the City of Swan and the satisfaction of the Western Australian Planning Commission:

- \* Traffic management plan;
- \* Noise management plan to be prepared by a suitably qualified acoustic engineer;
- \* Event management plan detailing on site and off site security/crowd control provisions, fire and safety and first aid;
- \* Wastewater/effluent management plan;
- \* Spray Drift plan; and

## Statutory Planning Committee

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

### \* Dust Management Plan.

4. Concert event hours shall be restricted to between 4.00pm and 11.00pm.
5. The number of patrons attending an individual event shall not exceed 8,000.
6. Prior to the commencement of any concerts, West Swan Road is to be upgraded to the specifications of the City of Swan and the satisfaction of the Western Australian Planning Commission
7. The owner of the Lancaster Wines Site shall ensure that the lease is maintained over Lot 3 for the benefit of the Lancaster Wines Site at all times and for so long as the Lancaster Wines Site is used for concerts or similar events and Lot 3 is required for access and parking, under the terms of this approval.
8. Prior to each event an artificial barrier is to be erected along the western boundary of 5228 (Lot 2) West Swan Road to the specifications of the City of Swan and the satisfaction of the Western Australian Planning Commission.
9. All ablution facilities and generators shall be positioned a minimum of 100 metres from the edge of the Swan River.
10. No soil, building materials, rubbish or any other deleterious matter shall be allowed to enter the Wandoo Creek or the river as a result of events and earthworks on the site. Details of the proposed containment method to be installed during all events and earthworks shall be provided to the Trust for approval within two (2) months of the date of this approval.
11. All fill and topsoil used on site must be certified clean, uncontaminated and free of rubble (including weed and disease free). The Swan River Trust may request that this be demonstrated prior to fill being brought onto the site.
12. A Landscaping Plan for the creek line and swale structures shall be forwarded to the Swan River Trust for approval within two (2) months of the date of this approval.

## Statutory Planning Committee

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

13. The approved Landscaping Plan required under Condition 14 shall be completed within six (6) months of the approval of the plan.
14. All plant species are to be locally native and suited to the soil type of the area to sustain local biodiversity and due to their low fertiliser and water requirements. Information on appropriate species can be obtained from the Swan River Trust.

### ADVICE TO APPLICANT:

1. All development must comply with the provisions of the City of Swan Local Planning Scheme No. 17, Health Regulations, Building Code of Australia, Public Building Regulations, and all other relevant Acts, Regulations and Local Laws. This includes the provision of access for people with disabilities in accordance with the Building Code of Australia.
2. In accordance with the Local Government (Miscellaneous Provisions) Act 1960 and Building Regulations 1989 a Building Licence application must be submitted to, and approved by the City's Principal Building Surveyor prior to any construction or earthworks commencing on site.
3. Any additional development, which is not in accordance with the application the subject of this approval or any condition of approval, will require further approval.
4. The applicant is required to obtain a 'non-complying event' noise approval (Regulation 18) for all events likely to result in noise emissions in contravention of the standard prescribed under regulation 7, of the Environmental Protection (Noise) Regulations 1997. Applications are to be received by the City not less than 60 days prior to the event. Regulation 18 approvals will only be issued when the Chief Executive Officer is satisfied in accordance with the provisions of the Regulations
5. The applicant is required to obtain public building approval from the City's Health Service for each event. Applications are to be received by the City not less than 60 days prior to the event.
6. The applicant is advised that the noise generated by activities on site, including machinery motors or

## Statutory Planning Committee

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

vehicles is not to exceed the levels as set out under the Environmental Protection (Noise) Regulations 1997. All development works are to be carried out in accordance with control of noise practices set out in Section 6 of AS 2436-1981 or the equivalent current Australian Standard.

7. The City of Swan advises that it will not approve the issue of any approval pursuant to Regulation 18 of the Environmental Protection (Noise) Regulations 1997 to either Lancaster or Sandalford for events proposed to be held by them on the same date.
8. The Department of Indigenous Affairs advises that all development is to be setback a minimum of 20 metres from the Wandoo Creek, and a minimum of 30 metres from the Swan River. Any development that is proposed to be closer than this will require the prior consent of the Minister for Indigenous Affairs under section 18 of the Aboriginal Heritage Act 1972. It is noted that the approved plans achieve these setbacks. Any proposals for development within these setbacks will require a separate application for approval to commence development.
9. The Department of Indigenous Affairs advises that the applicant/owner is advised to brief all persons involved in site works and associated activities of their legal obligations with respect to the Aboriginal Heritage Act of WA (1972) prior to construction work.
10. The Swan River Trust advises that the Landscaping Plan should address, but not be limited to the following:
  - a) Landscape site plan including a list of the species to be used, their location and densities. Please note that all plan species are to be locally native and suited to the soil type of the area to sustain local biodiversity and due to their low fertiliser and water requirements;
  - b) The retention of existing vegetation;
  - c) Plans showing site preparation and rock work;
  - d) Potential environmental impact of the proposed works;

## Statutory Planning Committee

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

- e) Work schedule and site preparation details;
- f) Planting methods;
- g) Details of any chemicals to be used such as fertilisers and herbicides;
- h) Details of any fencing/screening to be implemented if applicable;
- i) Environmental objectives of the management plan;
- j) Performance indicators/criteria. For example, ANZECC water quality criteria, site specific criteria, vegetation diversity and/or density, Australian Standards;
- k) Management actions for each stage of the project (design, construction, operation, closure) including responsibilities and schedules;
- l) Monitoring and reporting plan for compliance with objectives and criteria; and
- m) Contingency actions, including responses to complaints and trigger criteria.

The proposed development is within a moderate to high acid sulphate soil risk area. The applicant should contact the Department of Environment and Conservation for advice prior to any excavation or soil disturbance as an acid sulphate soil investigation may be required.

11. The Department of Water advises that proposed development located outside the 100 year ARI floodway should achieve a minimum habitable floor level of 0.5 metres above the relevant 100 year ARI flood level.
12. The spray drift plan is to include the requirement for a 40 metre setback between the spraying operations and the concert area and is to stipulate the circumstances in which a 40 metre setback is to apply, where spraying of pesticide or the like is likely to coincide with a concert event.

## Statutory Planning Committee

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

### Resolved

#### ***Moved by Mayor Adams, seconded by Mr Prattley***

*That the Western Australian Planning Commission resolves to approve the development application for a proposed concert venue at Lancaster Winery at Lots 2,3 and 200 West Swan Road, West Swan subject to the following conditions:*

#### **CONDITIONS**

1. *This approval grants temporary planning approval for Lancaster Wines to host up to six (6) concerts/events per calendar year at Lots 2, 3 and 200 West Swan Road, West Swan, in accordance with the following conditions, for a time period limited to five (5) years from the date of this decision;*

2. *This approval relates to the following plans and information:*

*Development Application Report – March 2011, prepared by TPG Town Planning and Urban Design;*

*Development Application Drawings - (LW-SITE-02, LW-AR-02, Seating Plan Rev 09, LW-GRAD-03, LW-GRAD-03 (Air photo grading plan)) prepared by Michael Coate Golf Design and stamp dated by the Department of Planning 4 August 2011.*

3. *Prior to each event the applicant shall prepare the following documents, to be implemented during the events, to the specifications of the City of Swan and the satisfaction of the Western Australian Planning Commission:*

*\* Traffic management plan;*

*\* Noise management plan to be prepared by a suitably qualified acoustic engineer;*

## Statutory Planning Committee

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

- \* *Event management plan detailing on site and off site security/crowd control provisions, fire and safety and first aid;*
  - \* *Wastewater/effluent management plan;*
  - \* *Spray Drift plan; and*
  - \* *Dust Management Plan.*
4. *Concert event hours shall be restricted to between 4.00pm and 11.00pm;*
  5. *The number of patrons attending an individual event shall not exceed 8,000;*
  6. *Prior to the commencement of any concerts, West Swan Road is to be upgraded to the specifications of the City of Swan and the satisfaction of the Western Australian Planning Commission;*
  7. *The owner of the Lancaster Wines Site shall ensure that the lease is maintained over Lot 3 for the benefit of the Lancaster Wines Site at all times and for so long as the Lancaster Wines Site is used for concerts or similar events and Lot 3 is required for access and parking, under the terms of this approval;*
  8. *Prior to each event an artificial barrier is to be erected along the western boundary of 5228 (Lot 2) West Swan Road to the specifications of the City of Swan and the satisfaction of the Western Australian Planning Commission;*
  9. *All ablution facilities and generators shall be positioned a minimum of 100 metres from the edge of the Swan River;*
  10. *No soil, building materials, rubbish or any other deleterious matter shall be allowed to enter the Wandoo Creek or the river as a result of events and earthworks on the*

## Statutory Planning Committee

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

*site. Details of the proposed containment method to be installed during all events and earthworks shall be provided to the Trust for approval within two (2) months of the date of this approval;*

- 11. All fill and topsoil used on site must be certified clean, uncontaminated and free of rubble (including weed and disease free). The Swan River Trust may request that this be demonstrated prior to fill being brought onto the site;*
- 12. A Landscaping Plan for the creek line and swale structures shall be forwarded to the Swan River Trust for approval within two (2) months of the date of this approval;*
- 13. The approved Landscaping Plan required under Condition 14 shall be completed within six (6) months of the approval of the plan;*
- 14. All plant species are to be locally native and suited to the soil type of the area to sustain local biodiversity and due to their low fertiliser and water requirements. Information on appropriate species can be obtained from the Swan River Trust;*

### ADVICE TO APPLICANT:

- 1. All development must comply with the provisions of the City of Swan Local Planning Scheme No. 17, Health Regulations, Building Code of Australia, Public Building Regulations, and all other relevant Acts, Regulations and Local Laws. This includes the provision of access for people with disabilities in accordance with the Building Code of Australia;*
- 2. In accordance with the Local Government (Miscellaneous Provisions) Act 1960 and Building Regulations 1989 a Building Licence application must be submitted to, and approved by the City's Principal Building Surveyor prior to any*

## Statutory Planning Committee

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

*construction or earthworks commencing on site;*

3. *Any additional development, which is not in accordance with the application the subject of this approval or any condition of approval, will require further approval;*
4. *The applicant is required to obtain a 'non-complying event' noise approval (Regulation 18) for all events likely to result in noise emissions in contravention of the standard prescribed under regulation 7, of the Environmental Protection (Noise) Regulations 1997. Applications are to be received by the City not less than 60 days prior to the event. Regulation 18 approvals will only be issued when the Chief Executive Officer is satisfied in accordance with the provisions of the Regulations;*
5. *The applicant is required to obtain public building approval from the City's Health Service for each event. Applications are to be received by the City not less than 60 days prior to the event;*
6. *The applicant is advised that the noise generated by activities on site, including machinery motors or vehicles is not to exceed the levels as set out under the Environmental Protection (Noise) Regulations 1997. All development works are to be carried out in accordance with control of noise practices set out in Section 6 of AS 2436-1981 or the equivalent current Australian Standard;*
7. *The City of Swan advises that it will not approve the issue of any approval pursuant to Regulation 18 of the Environmental Protection (Noise) Regulations 1997 to either Lancaster or Sandalford for events proposed to be held by them on the same date;*
8. *The Department of Indigenous Affairs advises that all development is to be*

## Statutory Planning Committee

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

*setback a minimum of 20 metres from the Wandoo Creek, and a minimum of 30 metres from the Swan River. Any development that is proposed to be closer than this will require the prior consent of the Minister for Indigenous Affairs under section 18 of the Aboriginal Heritage Act 1972. It is noted that the approved plans achieve these setbacks. Any proposals for development within these setbacks will require a separate application for approval to commence development;*

9. *The Department of Indigenous Affairs advises that the applicant/owner is advised to brief all persons involved in site works and associated activities of their legal obligations with respect to the Aboriginal Heritage Act of WA (1972) prior to construction work;*
10. *The Swan River Trust advises that the Landscaping Plan should address, but not be limited to the following:*
  - a) *Landscape site plan including a list of the species to be used, their location and densities. Please note that all plan species are to be locally native and suited to the soil type of the area to sustain local biodiversity and due to their low fertiliser and water requirements;*
  - b) *The retention of existing vegetation;*
  - c) *Plans showing site preparation and rock work;*
  - d) *Potential environmental impact of the proposed works;*
  - e) *Work schedule and site preparation details;*
  - f) *Planting methods;*
  - g) *Details of any chemicals to be*

## Statutory Planning Committee

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

*used such as fertilisers and herbicides;*

- h) Details of any fencing/screening to be implemented if applicable;*
- i) Environmental objectives of the management plan;*
- j) Performance indicators/criteria. For example, ANZECC water quality criteria, site specific criteria, vegetation diversity and/or density, Australian Standards;*
- k) Management actions for each stage of the project (design, construction, operation, closure) including responsibilities and schedules;*
- l) Monitoring and reporting plan for compliance with objectives and criteria; and*
- m) Contingency actions, including responses to complaints and trigger criteria.*

*The proposed development is within a moderate to high acid sulphate soil risk area. The applicant should contact the Department of Environment and Conservation for advice prior to any excavation or soil disturbance as an acid sulphate soil investigation may be required;*

- 11. The Department of Water advises that proposed development located outside the 100 year ARI floodway should achieve a minimum habitable floor level of 0.5 metres above the relevant 100 year ARI flood level;*
- 12. The spray drift plan is to include the requirement for a 40 metre setback between the spraying operations and the concert area and is to stipulate the*

## Statutory Planning Committee

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

*circumstances in which a 40 metre setback is to apply, where spraying of pesticide or the like is likely to coincide with a concert event.*

13. *In relation to Condition 3, the event management plan is to include the requirement for fencing to be installed on all shared boundaries, prior to the commencement of each event, to the specifications of the City of Swan, to prevent concert visitors entering adjoining properties.*

***The motion was put and carried.***

**The votes were recorded as follows:-**

**For: Mr Prattley, Mayor Adams, Ms Burrows**

**Against: Mr Farrar**

**Ms Taylor did not vote on the item.**

**Mr Lumsden left the meeting at 11.43 pm and did not return.**

**Mr Prattley left at 12.19 pm and did not return.**

Due to the absence of the Presiding Member and in accordance with clause 3.6 of the Standing Orders 2009, a member was chosen to preside over the meeting.

**Ms Burrows nominated Ms Taylor.**

**Ms Taylor accepted the nomination.**

**Resolved**

**Moved by Mayor Adams and Ms Burrows**

*That Ms Taylor preside over the meeting of the Statutory Planning Committee in the absence of the Presiding Member.*

***The motion was put and carried.***

## Statutory Planning Committee

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

### 7457.10 Confidential Items

#### 7457.10.1 City of Rockingham - Local Planning Scheme No.2 Amendment No.99 - Reconsideration of Previous Recommendation

File TPS/0338  
Report Number SPC/170  
Agenda Part B  
Reporting Officer Planning Manager, Schemes and  
Amendments

**THIS ITEM IS CONFIDENTIAL**

Moved to item 10.3.

#### 7457.10.2 City of Swan - Local Planning Scheme No.17 Amendment No.44 - for Final Approval

File TPS/0415/1  
Report Number SPC/171  
Agenda Part B  
Reporting Officer Planning Manager - Schemes,  
Strategies and Amendments

**THIS ITEM IS CONFIDENTIAL**

Moved to item 9.1.

#### 7457.10.3 Town of Port Hedland - Local Planning Scheme Amendment No. 31 - for Final Approval

File TPS/0277/1  
Report Number SPC/172  
Agenda Part E  
Reporting Officer Senior Planning Officer - Northern  
Regions

**THIS ITEM IS CONFIDENTIAL**

#### 7457.10.4 State Administrative Tribunal Review: Reconsideration of Conditions of Subdivision Approval - 408 Lots for Residential Purpose, Two Rocks

File 143379  
Report Number SPC/173  
Agenda Part G  
Reporting Officer Director - Metropolitan Planning North  
West

**THIS ITEM IS CONFIDENTIAL**

## Statutory Planning Committee

Minutes  
of ordinary meeting 7457  
held on Tuesday 24 April 2012

### 7457.11 General Business

7457.11.1

#### **Metropolitan Region Scheme**

Ms Taylor asked Ms Burrows if the Metropolitan Region (MRS) Scheme had been prepared. Ms Burrows stated that the MRS is being finalised with updated information before being provided.

### 7457.12 Items for Consideration at a Future Meeting

Nil.

### 7457.13 Closure

The next ordinary meeting is scheduled for 10.00 am on 8 May 2012.

There being no further business before the Committee, the Presiding Member thanked members for their attendance and declared the meeting closed at 12.32 pm.

**PRESIDING MEMBER** \_\_\_\_\_

**DATE** \_\_\_\_\_

# INDEX OF REPORTS

Item	Description
<b>9</b>	<b>REPORTS</b>
<b>G</b>	<b>DEVELOPMENTS / SUBDIVISIONAL / SURVEY STRATA</b>
9.1	DEVELOPMENT: EXHIBITION CENTRE, FOOD & BEVERAGE PRODUCTION AND RESTAURANT – LOT 117 WEST SWAN ROAD, HENLEY BROOK
<b>10</b>	<b>CONFIDENTIAL REPORTS</b>
<b>C</b>	<b>SUBDIVISIONAL / STRATA ITEMS / DEVELOPMENTS</b>
10.1	ENDORSEMENT OF LOCAL STRUCTURE PLAN NO. 22 - LOT 128 NORTH AVENUE, BULLSBROOK
<b>E</b>	<b>MINOR LOCAL PLANNING SCHEMES/LOCAL PLANNING SCHEME AMENDMENTS</b>
10.2	SHIRE OF CARNARVON LOCAL PLANNING SCHEME NO 13 - RESOLUTION TO PREPARE A SCHEME
<b>G</b>	<b>DEVELOPMENTS / SUBDIVISIONAL / SURVEY STRATA</b>
10.3	SAT APPLICATION FOR REVIEW: DR 45 OF 2012 KURRA AT NEWMAN VS WA PLANNING COMMISSION SECTION 31 RECONSIDERATION REQUEST
<b>H</b>	<b>SUBDIVISIONAL / SURVEY STRATA</b>
10.4	SUBDIVISION TO CREATE 369 LOTS FOR RESIDENTIAL AND ASSOCIATED PURPOSES. LOTS 556, 3984, 4150, 5496, AND 5497 OSPREY DRIVE, SOUTH HEDLAND

## ITEM NO: 9.1

### **DEVELOPMENT: EXHIBITION CENTRE, FOOD & BEVERAGE PRODUCTION AND RESTAURANT – LOT 117 WEST SWAN ROAD, HENLEY BROOK.**

**WAPC OR COMMITTEE: Statutory Planning Committee**

REPORTING AGENCY: Department of Planning  
REPORTING OFFICER: Planning Manager,  
Metropolitan Planning North East, Perth and Peel  
Planning  
AUTHORISING OFFICER: Director,  
North East , Perth and Peel Planning  
AGENDA PART: G  
FILE NO: 21-50379-1  
DATE: 10 April 2012  
ATTACHMENT(S): 1. Proposed Development Plans  
2. Location Plan/Zoning Map  
3. SVPC Resolution  
REGION SCHEME ZONING: Rural  
LOCAL GOVERNMENT: City of Swan  
LOCAL SCHEME ZONING: Swan Valley Rural  
LGA RECOMMENDATION(S): Approval  
REGION DESCRIPTOR: West Swan  
RECEIPT DATE: 10 October 2011  
PROCESS DAYS: 176  
APPLICATION TYPE: Development  
CADASTRAL REFERENCE: Lot 117 West Swan Road, Henley Brook

#### **RECOMMENDATION:**

***That the Western Australian Planning Commission resolves to refuse the application for the proposed development on Lot 117 West Swan Road, Henley Brook for the following reasons:***

#### **REASON(S):**

1. The proposed development is inconsistent with the objectives of Area B of the *Swan Valley Planning Act 1995*.
2. The land is zoned 'Rural' in the Metropolitan Region Scheme and 'Swan Valley Rural' within the City of Swan Local Planning Scheme No.17. The proposed

- 
- development is contrary to the intent of the rural zoning which is to preserve the rural character and landscape of the area.
3. Approval of the proposal would create a precedent for the introduction of retail developments contrary to the objectives of the *Swan Valley Planning Act 1995* and inconsistent with the rural character of the area.

### **SUMMARY:**

The application seeks approval for an exhibition centre, food and beverage production and restaurant on Lot 117 West Swan Road, Henley Brook within Area 'B' of the *Swan Valley Planning Act 1995*. The application is inconsistent with the objectives of the *Swan Valley Planning Act 1995* for Area 'B', the objectives of the City of Swan Local Planning Scheme No.17 for the 'Swan Valley Rural' zone and is not supported by the Swan Valley Planning Committee.

The application is referred to the Statutory Planning Committee for determination as it is recommended the application be refused, in variance to the recommendation of the City of Swan.

### **LEGISLATION / STRATEGIC PLAN / POLICY:**

<b>Legislation</b>	<i>Swan Valley Planning Act 1995</i>
	<i>Metropolitan Region Scheme</i>
Section:	<i>Swan Valley Planning Act 1995 - Section 8</i>
	<i>Metropolitan Region Scheme Text - Part IV subclause 30B(5)</i>

#### **Strategic Plan**

Strategic Goal:	Planning
Outcomes:	Planned Local Communities Developing a Sense of Place
Strategies:	Encourage innovation in the design of our communities

#### **Policy**

Number and / or Name: -

### **INTRODUCTION:**

The application seeks approval to develop a single story building for the purpose of an exhibition centre, food and beverage production, restaurant, a picnic and playground area, associated car parking and access (**Attachment 1** - Proposed Development Plans). In addition to a kitchen servicing the restaurant, a confectionary kitchen is also proposed. The exhibition centre is intended to be utilised as an educational centre themed on the history of the Swan River Colony and the development of the Swan Valley wine industry. The proposed development is also intended to accommodate a retail area selling confectionary, arts and crafts and merchandise relating to the exhibition centre. The applicant also intends to use the exhibition centre to advertise local wineries.

The subject land is zoned 'Rural' under the Metropolitan Region Scheme and 'Swan Valley Rural' under the City of Swan Local Planning Scheme No.17 (LPS No.17) and

---

is located within 'Area B' of the *Swan Valley Planning Act (SVP Act)* (**Attachment 2 - Local Planning Scheme**). There is currently a single dwelling and associated outbuildings located on the subject land. The portion of the lot proposed to be developed is currently vacant. The proposal falls under the use classes of 'Exhibition Centre', 'Restaurant' and 'Food and Beverage Production' within the City's LPS No.17 and are discretionary uses within the 'Swan Valley Rural' zone.

The application has been referred to the Western Australian Planning Commission (WAPC) for determination in accordance with subclause 30B (5) of the Metropolitan Region Scheme as a result of conflicting recommendations from the City of Swan and the Swan Valley Planning Committee. The application has been referred to the Statutory Planning Committee in accordance with the notice of delegation, as the recommendation to refuse the application varies from the City of Swan recommendation.

### **CONSULTATION:**

The City of Swan resolved to support the application subject to conditions at its 28 September 2011 Ordinary Meeting.

The proposal was referred to the Swan Valley Planning Committee (SVPC) by the City of Swan. At its 27 June 2011 meeting the SVPC resolved to not support the proposal for the following reasons:

- *That the proposal is primarily for a stand-alone retail store/tea rooms which, although targeted at Swan Valley Visitors, is not linked to the traditional agricultural activities of the Swan Valley;*
- *Past experience shows that while some stand-alone facilities attract significant custom, their presence along West Swan Road, in particular, and separation from agricultural/viticulture enterprises detracts from the general rural character of the Valley.*

### **PLANNING ASSESSMENT**

#### *City of Swan Local Planning Scheme No.17 (LPS No.17)*

The City of Swan LPS No.17 states the objectives for the 'Swan Valley Rural Zone' are to:

- (a) promote the core area of the Swan Valley primarily as a horticultural, recreational, tourism and landscape resource;*
- (b) provide for limited rural living within the Swan Valley, subject to locational, design and landscaping requirements to enhance the character and amenity of the valley and to ensure compatibility with productive rural activities;*
- (c) recognise the occurrence of high quality horticultural soils and scarce plastic clays and to protect these resources from development which would jeopardise their current and future use;*

---

(d) ensure that the development and use of land accords with the planning objectives for Area B as specified in the Swan Valley Planning Act 1995.

As discussed in the following section, the application is considered inconsistent with objective (d) of the 'Swan Valley Rural Zone'.

#### Swan Valley Planning Act 1995

The subject land is located within Area 'B' of the *SVP Act* and is not considered to comply with the objectives of the *SVP Act*. The proposal has been assessed against the relevant objectives as listed below:

1. The protection of viticulture.
2. The provision of water for viticulture and horticulture and the discouragement of other activities that have high water demands.
3. The encouragement of tourist facilities provided that they do not detract from the rural character of the area.
4. The encouragement of traditional activities of the Swan Valley and industries associated with viticulture, horticulture and cottage industry provided that they are compatible with the rural character of the area.
5. The encouragement of the consolidation of retail and community facilities at Herne Hill, Caversham and West Swan.
- 5A. The limited expansion of existing retail and community facilities at Herne Hill, Caversham and West Swan where such facilities are required to service the local community and will not detract from the rural character of the area.
6. The compatibility of design, siting and landscaping with the character of the area.
7. The discouragement of uses that are incompatible with the rural character and traditional agricultural activities of the area.

The site does not currently contain any viticultural activities, with the proposed development located on vacant land. The proposal does not impact upon any existing viticultural or horticultural activities but would potentially limit the expansion of any future viticultural or horticultural activities. The proposed development does not constitute uses which would create significant water demands and therefore would not be impacting upon water provision for viticulture and horticulture.

The uses proposed by the application are not associated with viticulture but are intended by the applicant to provide a tourist attraction by way of an exhibition space and retail area, and a supporting service industry for the provision of food and beverages. Although the exhibition centre element proposed is to be themed on the history of the Swan River Colony and Swan Valley, the proposal is not considered to be actively linked to the rural and agricultural land uses associated with the Swan Valley. Additionally, any approval would be for the purpose of an 'Exhibition Centre' and could not be tied to a specific theme.

While it is acknowledged that there are a number of other existing establishments within the Swan Valley which incorporate art galleries and cafes, these uses in many instances are ancillary to and compliment and support the viticulture industry within the Swan Valley. Development of this nature should actively contribute to the rural character of the Swan Valley in order to protect the objectives of the *SVP Act* and

---

should not form a primary non-rural retail function except where supported by the Act.

The use of the exhibition facilities for the purpose of educating visitors about the Swan Valley, local wineries and restaurants and the sale of local produce and souvenirs is a role already considered fulfilled by the Swan Valley Visitor Centre located in Guilford at the entrance to the Swan Valley and operated by the City of Swan. The development and operation of privately owned facilities which duplicate these functions is not considered to be consistent with the objectives for Area 'B' of the *SVP Act*.

The proposed development is anticipated to serve primarily as a retail and restaurant facility, despite proposing to incorporate exhibition facilities. Accordingly, the proposal is considered to constitute retail development for which the location, being outside of Herne Hill, Caversham and West Swan, would be inconsistent with the objectives for Area 'B' of the *SVP Act*.

The scale of the proposed building and car park is considered significant and would be visible from West Swan Road. The locality is characterised primarily by residences and vineyards and is a major thoroughfare through the Swan Valley. Subsequently, any development would result in a significant impact on the local amenity.

The proposed uses are listed as discretionary 'D' under the City of Swan Local Planning Scheme No.17. The City has supported the proposal, thus on the issue of land use in the context of the local scheme, the proposal is considered compliant. However, in light of the above points, the proposal is not considered to comply with the *SVP Act* and therefore not considered to comply with the objectives of the LPS No.17 for the 'Swan Valley Rural Zone'.

Approval of the application would create and contribute towards a precedent for the ongoing proliferation of retail / non-rural development within the Swan Valley which is not tied to the traditional rural and agricultural character of the Swan Valley.

#### Previous WAPC Decision

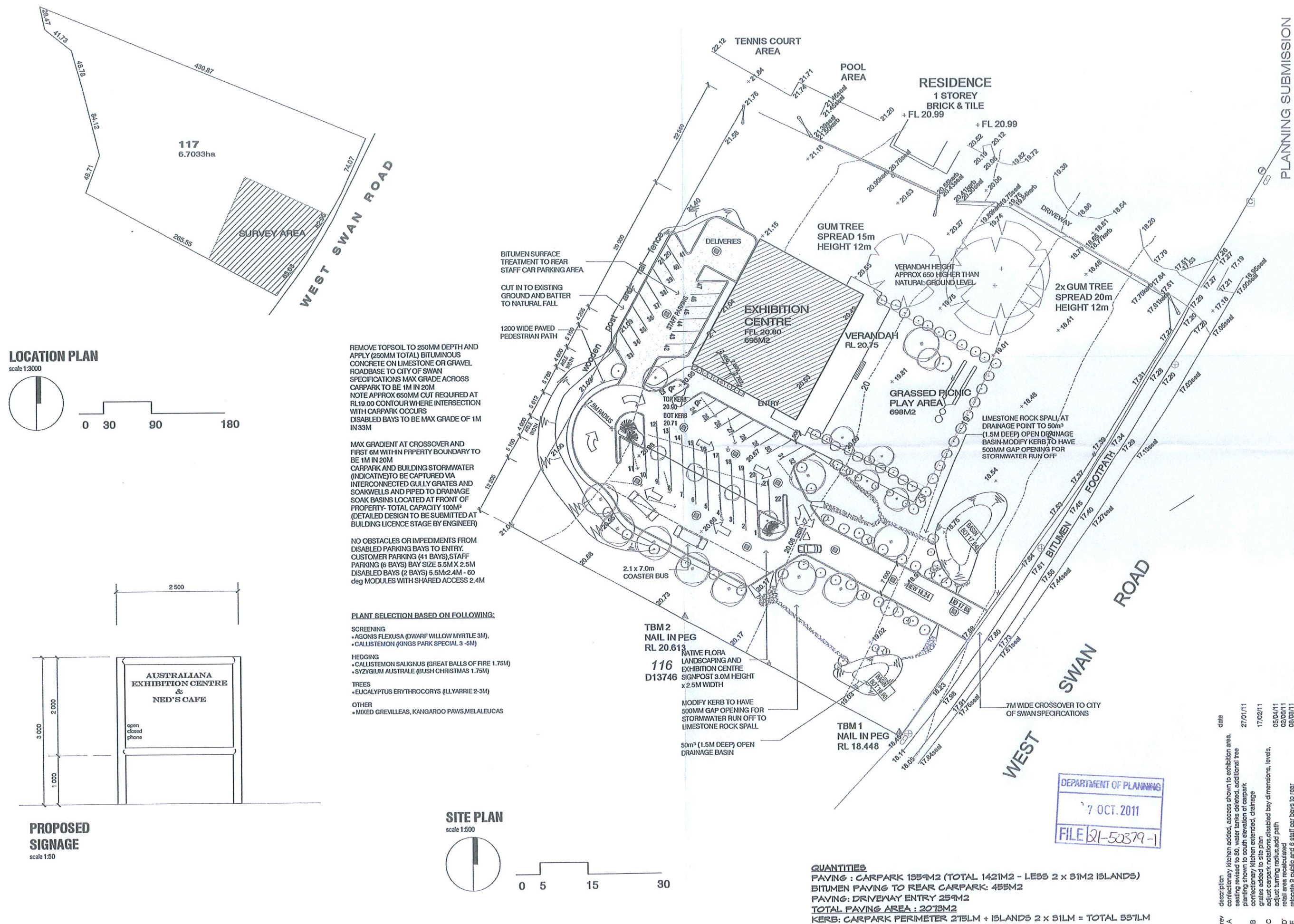
A similar application for an 'Exhibition Centre' and 'Food and Beverage Production' (WAPC Ref: 21-50381-1) was previously considered and refused by the Statutory Planning Committee at its 27 March 2012 Meeting. The application proposed a bakery and exhibition space. In that instance the application was refused on the same grounds as those supporting this recommendation for refusal.

#### **COMMENTS:**

Nil.

#### **CONCLUSION:**

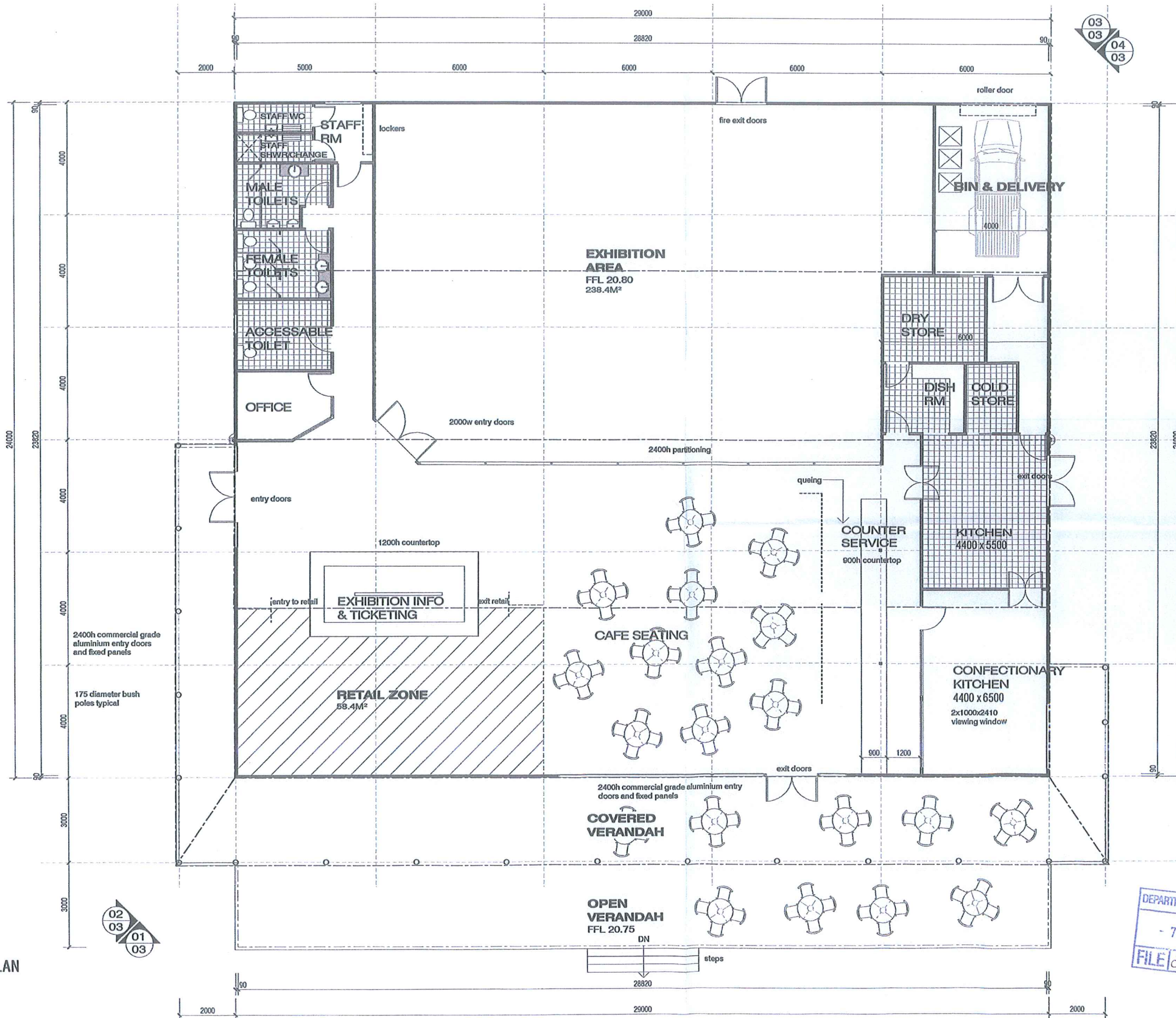
The application is considered incompatible with the *Swan Valley Planning Act 1995* and the objectives of the City of Swan Local Planning Scheme No.17. Accordingly, it is recommended the application be refused on these grounds.



# PROPOSED FLOOR PLAN



0 1 3 6



rev	description	date
A	confectionary kitchen added, access shown to exhibition area, seating revised to 80, water tanks deleted, additional tree planting shown to south elevation of carpark	27/01/11
B	confectionary kitchen extended, drainage	17/02/11
C	grates added to site plan	05/04/11
D	adjust carpark notations disabled bay dimensions, levels, adjust turning radius, add path	02/05/11
E	retail area recalculated	08/05/11

All dimensions on plan, new & existing, to be checked on site prior to commencement of work or placing of orders.  
Any discrepancies on drawings to be reported to the designer immediately.  
Designer accepts no responsibility for expenses or costs incurred due to failure to comply with items above.  
All work to comply with BCA, Australian Standards and Local Government.  
Authorise and to good building practice.  
All materials, fixtures, fittings and building components to be supplied and installed in accordance with manufacturer's specifications & details.  
All work to be completed by the building tradesmen and under the supervision of a qualified Building Supervisor.

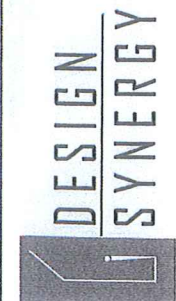
## PLANNING SUBMISSION

client  
**I & S RILEY**  
site address  
**LOT 117 No 8001 West Swan Rd Henley Brook**

project  
**PROPOSED EXHIBITION CENTRE**

job No  
**4571010**  
rev  
**E**  
date  
**12/08/11**  
scale  
**1:100**  
sheet size  
**A2**

drawn  
**GM**  
ck'd  
**GM**



VITRUVIAN ELEMENT PTY LTD  
1/1 MORRIS FAMILY TRUST  
VIA DESIGN SYNERGY  
ABN 702 552 861 24  
po box 388  
midland 64556  
tel. 08 9255 2258  
mob 0439 111 969  
admin@designsynergy.com.au

MATERIALS

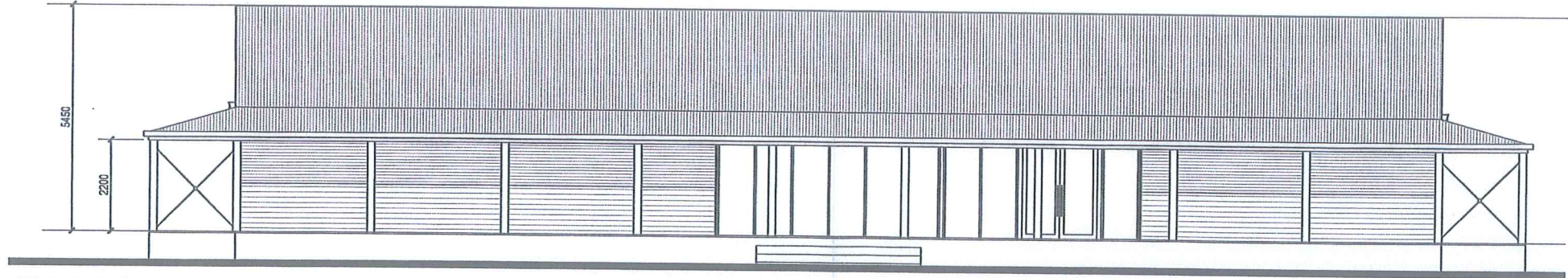
Zincalume custom orb roof and wall sheeting with rough sawn timber cladding at 1.2m affl.

Verandah posts to be 150 diameter treated timber poles.  
Floor to be sealed concrete slab on ground to main and verandah levels.

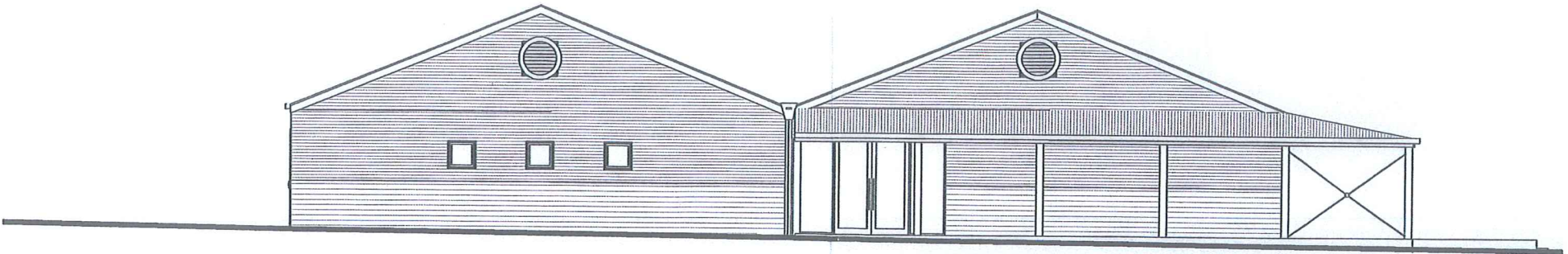
Commercial grade entry doors and sidelites, smaller windows to be domestic section.

Main roof pitch 22deg, verandah skillion roof at 11deg.

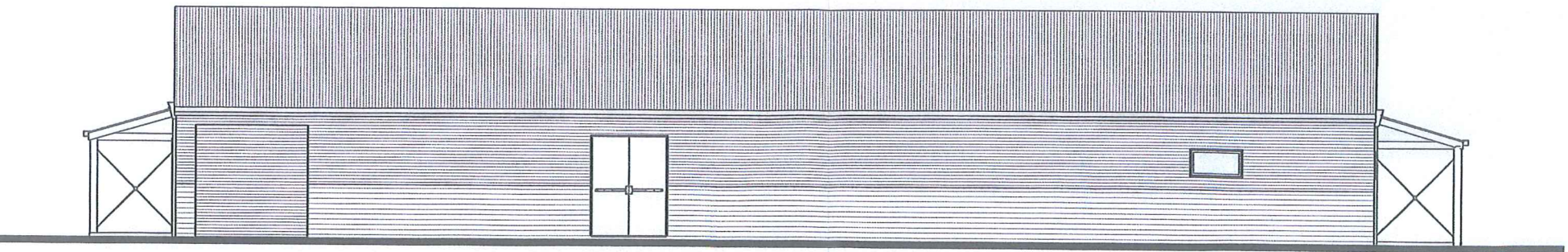
Sign to be constructed from printed steel sheet insert and 150 dia pole framing, colours to include but not limited to the dulux colorbond range- ie classic cream, paperbark, jasper, sandbank and manor red.



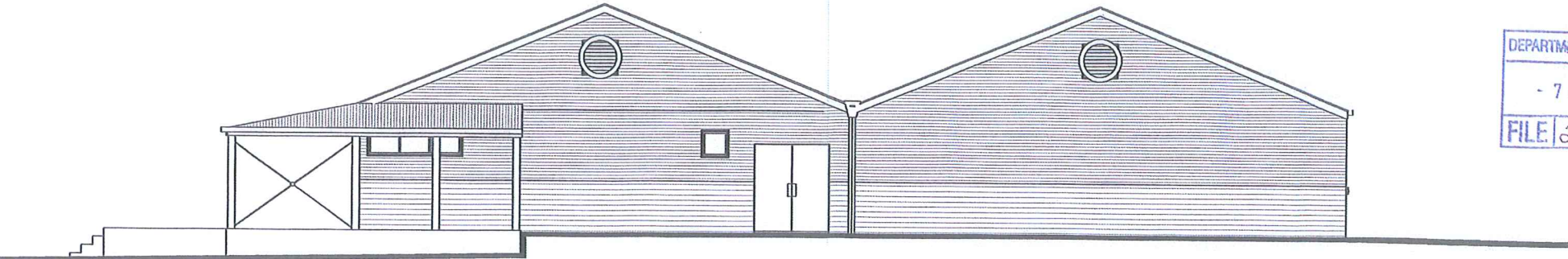
ELEVATION 1  
view from West Swan Rd



ELEVATION 2



ELEVATION 3



ELEVATION 4



rev	description	date
A	confectionary kitchen added, access shown to exhibition area, seating revised to 80, water tanks deleted, additional tree planting shown to south elevation of carpark	27/01/11
B	confectionary kitchen extended, drainage grates added to site plan	17/02/11
C	adjust carpark notations, disabled bay dimensions, levels, adjust turning radius, add path	05/04/11
D	retail area recalculated	02/05/11
E	relocate 9 public and 6 staff car bays to rear	08/08/11

VITRUVIAN ELEMENT PTY LTD  
11 MORRIS FAMILY TRUST  
c/o DESIGN SYNERGY  
ABN 703 552 861 24  
po box 388  
midland wa 6956  
tel. 08 9255 2230  
mob 0439 111 959  
admin@designsynergy.com.au

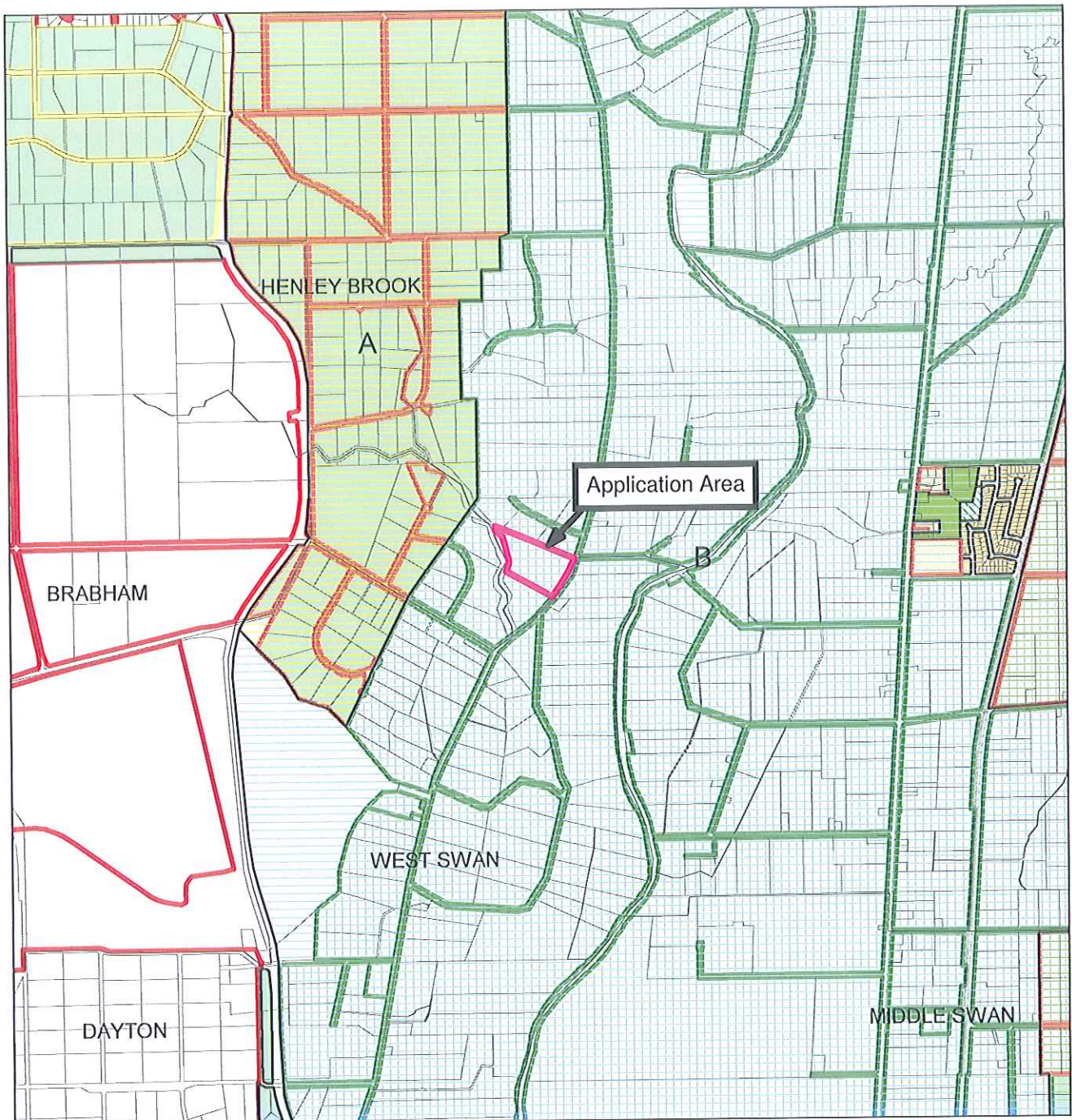


client  
I & S RILEY  
site address  
LOT 117 No 8001 West  
Swan Rd Henley Brook

project  
PROPOSED  
EXHIBITION CENTRE

job No  
4571010  
rev E  
date  
12/08/11  
scale  
1:100  
sheet size  
A2  
dwg No  
A-03

PLANNING SUBMISSION



Suburbs	PRIVATE CLUBS & INSTITUTIONS	RURAL RESIDENTIAL
Cadastre	RECREATION	SPECIAL RURAL
Area A - Rural Residential	RESIDENTIAL	SPECIAL USE
Area B - Primary Production Area	RESIDENTIAL DEVELOPMENT	SWAN VALLEY RURAL
Area C - Rural Living	RESIDENTIAL REDEVELOPMENT	
GENERAL RURAL	RURAL LIVING	

Scale 1:29,644 0.5 km

Prepared by: mpiggott  
 Prepared for: Statutory Planning Committee  
 Date: Wednesday, April 11, 2012 14:20  
 Plot identifier: P20120411\_1420

**DP INTERNAL USE ONLY**



Government of Western Australia  
 Department of Planning

Development Application  
 Lot 117 West Swan Road  
 HENLEY BROOK