



REVIEW OF FOOTHILLS RURAL STRATEGY (2004)



November 2016

CONTENTS

EXECUTIVE SUMMARY	1
USE OF THE FOOTHILLS RURAL STRATEGY	2
1 INTRODUCTION	3
1.1 Background	4
1.2 The Vision	4
1.3 Primary Objectives of the Foothills Rural Strategy (FRS)	5
2 PLANNING FRAMEWORK	6
2.1 Relationship to Regional Planning	6
2.2 Relationship to Local Planning	7
3 STUDY AREA PROFILE	9
3.1 Study Area Location	9
3.2 Physical Environment	12
3.3 Population and Employment	12
4 PLANNING CONSIDERATIONS	15
4.1 Hard Rock Quarries	15
4.2 Bushfire Management	18
4.3 Wetlands	19
4.4 Bush Forever	21
4.5 Threatened Flora and Ecological Communities	23
4.6 Public Drinking Water Source Areas	24
4.7 Poultry Farms	25
4.8 Natural Gas and Oil Pipelines	25
4.9 Western Power High Voltage Power Lines	25
4.10 Aboriginal Sites	26
4.11 Rural Residential Zoning	26
5 PRECINCT BASED ANALYSIS	32
5.1 Landscape Character	32
5.2 Precinct Based Landscape Character Assessment and Objectives	33
6 IMPLEMENTATION	46

FIGURES

Figure 1 – Study Area	3
Figure 2 – Rural Planning Precincts	11
Figure 2A – Boral Hard Rock Quarry Operational Buffer & Memorial Areas	17
Figure 2B – Holcim Hard Rock Quarry Operational Buffer & Memorial Areas	17
Figure 3 – Wetlands Mapping	20
Figure 4 – Bush Forever Sites Location Plan	22
Figure 5 – Opportunities & Constraints - Planning Considerations	27
Figure 6 – Rural Planning Precinct No. 1 – Martin Escarpment - Planning Considerations	28
Figure 7 – Rural Planning Precinct No. 2 – Southern Foothills - Planning Considerations.....	29
Figure 8 – Rural Planning Precinct No. 3 – Tonkin Highway East – Planning Considerations	30
Figure 9 – Rural Planning Precinct No. 4 – Southern Foothills - Planning Considerations.....	31
Figure 10A – Rural Planning Precinct 1 - Martin Escarpment	33
Figure 10B – Rural Planning Precinct 2 - Southern Foothills.....	36
Figure 10C – Rural Planning Precinct 3 - Tonkin Highway East	39
Figure 10D – Rural Planning Precinct - Kelvin Road Precinct	42
Figure 11 – Landscape Character	45

EXECUTIVE SUMMARY

The Study Area focuses on the Gosnells Foothills and land on or adjacent to the Darling Escarpment, which traverses the eastern edge of the City in a north-south direction, approximately 20 kilometres south-east of the Perth Central Area. The Study Area includes the localities of Martin and Orange Grove.

The Study Area contains land of regional interest in terms of its function as:

- A non-urban (Rural and Rural-Residential) edge to the Perth Metropolitan Region;
- A regional landscape, recreation and biodiversity resource;
- A source of basic raw materials.

The Foothills Rural Strategy (FRS) will guide zoning, development and subdivision. The main objective is to protect, conserve and enhance the landscape character and natural environment of the Study. The FRS will form part of the City's broader Local Planning Strategy.

The FRS sets out planning considerations applicable to the Study Area.

Analysis of the Study Area has supported the identification of four precincts which are evaluated in terms of their specific objectives, based on landscape character and amenity.

Recommendations

Part 6 of this document contains recommendations designed to achieve the objectives of the FRS through various actions and planning tasks. These recommendations are as follows:

- Adoption of a Local Planning Policy to guide the assessment of subdivision and development applications.
- Review of Town Planning Scheme No. 6 (TPS 6) to:
 - Rezone Rural Planning Precincts 1, 2 and 3, where appropriate, to 'Rural Residential' in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.
 - Incorporate special control areas over Priority 1 and 2 Catchment Areas to reflect the relevant State Government authority requirements in relation to land use, zoning, development and subdivision.

USE OF THE FOOTHILLS RURAL STRATEGY**Land Use, Development and Subdivision Proposals**

Land use, development and subdivision proposals within the Study Area will be considered in accordance with the provisions of the City's Town Planning Scheme.

Where proposals are permissible under the Scheme, they should also be considered in accordance with Part 5 (Precinct Based Analysis) of the FRS and relevant Local Planning Policy.

Broader Statutory and Strategic Framework

Proposals for rezoning and amendments to the Town Planning Scheme will be assessed with due regard to:

- Local Planning Policies;
- Local Laws; and
- All other relevant Statutes and Acts

Local Planning Strategy

The FRS will form part of the City's overarching Local Planning Strategy.

Town Planning Scheme Review

The FRS will be used as a guide in a future review of TPS 6 where relevant to the Study Area.

1 INTRODUCTION

A map showing the Study area follows:

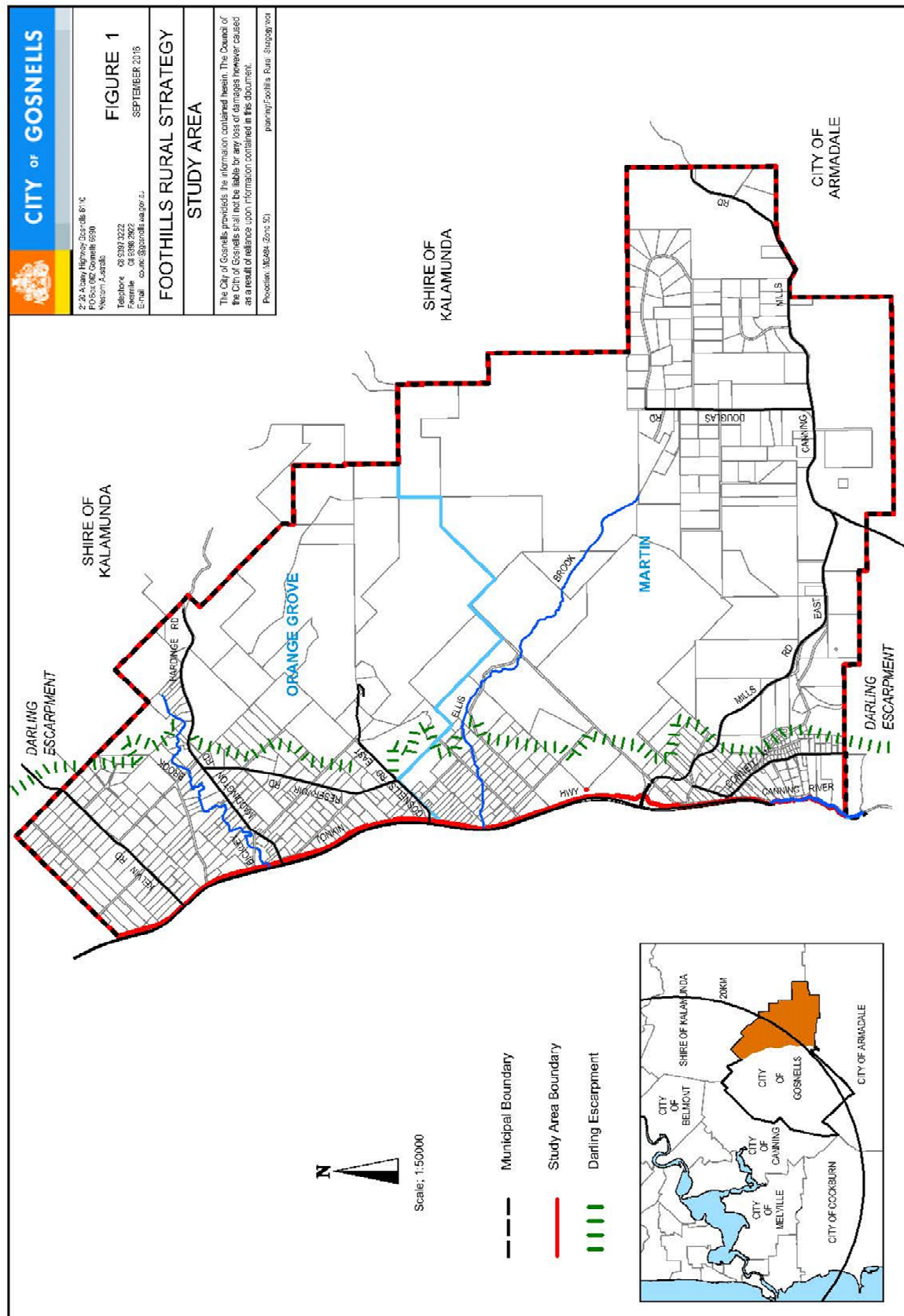


Figure 1 – Study Area

1.1 Background

The demand for a Rural Strategy became apparent in 1988 when the community campaigned against plans by the then State Planning Commission for the partial urbanisation of rural land within the Study Area. Subsequently, the release of *Metroplan* (1990) and the *Foothills Structure Plan* (FSP) by the WAPC advocated the retention of the Study Area as a rural landscape protection area.

In 1991, the City proposed a Rural Strategy for the Study Area. Through research and the formation of the "Foothills Study Working Group", several draft strategic plans were developed and assessed over a number of years. The preparation of the FRS was guided by the WAPC's *Guidelines for the Preparation of a Local Rural Strategy*.

Council adopted the FRS in April 2004. Subsequently, the FRS was held in abeyance by the WAPC due to its preference to wait for the completion of air quality monitoring associated with the quarries.

As considerable time has passed since the 2004 draft FRS was adopted and the statutory planning framework has changed, an up to date review of the FRS is considered warranted.

Consequently, this strategy draws on contemporary key issues as follows:

- i) The evaluation of regional influences as outlined in the draft *Perth and Peel @ 3.5 Million* report, draft *South Metropolitan Peel Regional Planning Framework*, *Perth and Peel Green Growth Plan for 3.5 Million*, *State Planning Policy 2.4 - Basic Raw Materials*, *State Planning Policy 2.5 - Land Use Planning in Rural Areas*, *State Planning Policy 3.7 - Planning in Bushfire Prone Areas*, and other relevant policies;
- ii) Evaluation of existing settlement patterns and infrastructure;
- iii) Landscape character assessment;
- iv) Land capability/suitability considerations;
- v) A review of the current FRS;
- vi) Community comments on the adopted FRS (2004); and
- vii) Prior liaison between the City, the Department of Planning and other State Government departments;
- vii) Changes in legislation.

The review has also removed the Maddington Kenwick Strategic Employment Area (MKSEA) on the western side of the Tonkin Highway, as this area is the subject of a separate planning framework.

1.2 The Vision

Through protection, conservation and enhancement of its Landscape Character and natural environment, the Study Area's unique identity and function will be maintained. The Study Area will accommodate, where appropriate, the ongoing demand for 'Rural-Residential' land uses and development whilst sustaining compatible rural uses.

It is envisaged that by 2050 the Study Area will sustain a marginally higher population and maintain an enhanced natural environment, landscapes and rural attributes that contribute to the unique environmental identity.

1.3 Primary Objectives of the Foothills Rural Strategy (FRS)

The primary objectives of the FRS are:

- To provide a vision and guidance for future development within the Study Area.
- To reflect state government strategic imperatives for the Study Area.
- To reflect the objectives of the City's Community Plan (2015 - 2025).
- To identify and accommodate opportunities and constraints within the Study Area.
- To contribute to the protection, enhancement and conservation of the natural environment within the Study Area.
- To guide the assessment of rezoning, development and subdivision applications within the Study Area.
- To guide the review of TPS 6 where relevant to the Study Area.

2 PLANNING FRAMEWORK

2.1 Relationship to Regional Planning

A range of state and regional planning policies, strategies and guidelines provide context for the review of the FRS. The objectives detailed throughout these planning policies, strategies and guidelines are broadly intended to maintain:

- The rural (non-urban) edge of the Perth Metropolitan Region;
- Rural character;
- Agricultural capacity;
- Landscape, recreational and environmental values; and
- Appropriate management of incompatible land uses and potential land use conflicts.

2.1.1 Metropolitan Region Scheme (MRS)

The WAPC administers the Metropolitan Region Scheme (MRS) over the Perth Metropolitan area. Land in the Study Area is reserved or zoned in the MRS as Parks and Recreation, Water Catchments, Public Purpose, Primary Regional Road and Rural.

2.1.2 Planning and Development (Local Planning Schemes) Regulations 2015

The *Planning and Development (Local Planning Schemes) Regulations 2015* establish the model provisions that will apply when a local government reviews or amends its Local Planning Strategy and Town Planning Scheme. This is applicable to the FRS as it will form part of the Local Planning Strategy.

2.1.3 Draft Perth and Peel @ 3.5 million

The draft 'Perth and Peel @ 3.5 million' is a high-level spatial strategic plan that establishes a vision for future growth of the Metropolitan Perth and Peel region. It is intended as a guide for further detailed planning and delivery of housing, infrastructure and services necessary to accommodate a range of growth scenarios for a population of 3.5 million, anticipated in 2050. The draft 'Perth and Peel @ 3.5 million' consists of four draft frameworks, which include: Central, North-East, North-West and the South Metropolitan and Peel. The Study Area falls within the South Metropolitan Peel sub-regional planning framework.

2.1.4 Draft South Metropolitan Peel sub-regional planning framework

The draft 'South Metropolitan Peel sub-regional planning framework' is part of the suite of draft documents attached to the draft 'Perth and Peel @ 3.5 million'. The document focuses on key local issues and actions for sustainable growth through better use of land, integrated infrastructure and services and the location of homes and jobs. It should be noted that land at the northern portion of the Study Area has been identified as 'Urban Expansion' in the long term.

2.1.5 Perth and Peel Green Growth Plan for 3.5 million

The Perth and Peel Green Growth Plan for 3.5 million (Green Growth Plan), proposes a comprehensive environmental program for the protection of both Commonwealth matters of national environmental significance and State environmental values. At the centre of the

Green Growth Plan is the Strategic Conservation Plan, which sets out the environmental outcomes and objectives over the plan's projected 30 year lifespan. In the longer term, the State Government will acquire privately owned land in the Study Area for the purpose of conservation. This includes land on White Road and along the Canning River that is designated as Bush Forever.

2.2 Relationship to Local Planning

The FRS forms part of the strategic planning framework that supports TPS 6 and associated Local Planning Policies. Rezoning, development and subdivision applications are to be considered in accordance with this framework.

2.2.1 Community Plan (2015 - 2025)

The Community Plan (2015 - 2025) is a 10-point plan that details the vision and goals for the City which is based on community engagement and participation. The vision that has particular relevance to the Study Area is to "protect and enhance our environment". The FRS will assist in achieving this specific vision.

2.2.2 Local Planning Strategy

The Local Planning Strategy provides the strategic planning direction for the City and will support a review of TPS 6. The FRS forms part of the Local Planning Strategy.

2.2.3 Town Planning Scheme No. 6 (TPS 6)

The City's TPS 6 consists of the Scheme Text and Scheme Map. The Scheme divides the local government district into zones to identify areas for particular uses and land for public purposes. Most importantly, TPS 6 controls the type of uses and development allowed in different zones. It also sets out the requirements for planning approval, enforcement of scheme provisions and non-conforming uses. The zones contained within TPS 6 that are relevant to the Study Area are:

"General Rural

To provide a range of rural pursuits which are compatible with the capability of the land and retain the rural character and amenity of the locality."

"Special Rural

To provide for small rural lot development in appropriate locations, such as hobby farms, horse breeding and rural residential retreats."

2.2.4 Local Planning Policy Framework

The City has numerous Local Planning Policies (LPPs) that are applicable to the Study Area. These Policies include:

- LPP 1.2.1 Ancillary Accommodation - Rural Zones
- LPP 2.1 Commercial Vehicle Parking
- LPP 2.2 Outbuildings and Sea Containers
- LPP 2.3 Lodging Houses and Bed and Breakfast Accommodation
- LPP 2.5 Home Based Activities

- LPP 2.8 Guidelines for Places of Worship
- LPP 4.9 Signage and Flags
- LPP 5.4 Gosnells Hard Rock Quarry - Lot 3 Cockram Road, Martin

3 STUDY AREA PROFILE

3.1 Study Area Location

The Study Area focuses on the Gosnells Foothills and land on or adjacent to the Darling Escarpment, which traverses the eastern edge of the City (Figure 1). This land includes the localities of Orange Grove and Martin. The Study Area comprises approximately 1,415 hectares.

3.1.1 Study Area Boundary

The boundary of the Study Area has been determined principally by:

- The municipal boundary of the City;
- Areas included within the Foothills Structure Plan;
- Land zoned 'Rural' or 'Special Rural' under TPS 6 that is likely to be retained for rural purposes in the longer term.

3.1.2 Exclusions from the Study Area

Areas within the Study Area that are not zoned Rural under TPS 6 have been excluded as other provisions of the Scheme or specific local laws deal with these zones. These areas include the 'Extractive Industry' zone and land reserved for 'Public Purposes'. Any impacts generated by any land uses or activities within excluded areas have been addressed by the FRS where appropriate.

3.1.3 Rural Planning Precincts

Four Rural Planning Precincts (RPPs) have been identified within the Study Area (Figure 2). These areas have been selected on the basis of:

- Similar characteristics in terms of land use and settlement;
- Areas with logical boundaries;
- Areas with similar local or regional strategic imperatives;
- Areas considered manageable for the purpose of precinct planning.

The RPPs have also been given titles indicative of their locations:

Rural Planning Precinct No. 1 - Martin Escarpment (RPP 1)

RPP 1 is located on top of the Darling Escarpment in the eastern part of the Study Area within the locality of Martin (Figure 2). It comprises a sparsely settled area of Special Rural lots with a predominant lot size of four hectares, most of which are heavily vegetated. Some larger lots exist within the Precinct and are being used to operate orchards. With the exception of the larger lots, the Precinct is essentially being used for rural lifestyle purposes.

Rural Planning Precinct No. 2 - Southern Foothills (RPP 2)

RPP 2 is situated in the southernmost part of the Study Area within the locality of Martin and extends from the Canning River eastwards up the lower slopes of the Darling Escarpment (Figure 2). It comprises a range of lot sizes including larger rural lifestyle lots up to

approximately four hectares abutting the Canning River, and higher density lots of approximately 2,000m² located on the lower slopes of the Darling Escarpment. Aside from the Poultry Farm and several small orchards, the majority of the Precinct is used for rural lifestyle purposes.

Rural Planning Precinct No. 3 - Tonkin Highway East (RPP 3)

RPP 3 is positioned central to the Study Area between the Tonkin Highway extending eastwards rising up towards the Darling Escarpment (Figure 2). It comprises a variety of lots sizes approximately between one to 12 hectares. Whilst the majority this Precinct is being used for rural lifestyle purposes, there is a variety and mix of other rural related land uses including, nurseries, orchards, a winery, caravan parks, primary school and equestrian club.

Rural Planning Precinct No. 4 - Kelvin Road Precinct (RPP 4)

RPP 4 boundary generally aligns with the properties that front onto Kelvin Road from the east between Tonkin Highway and White Road extending to the City's municipal boundary with the Shire of Kalamunda (Figure 2). It comprises 34 individual properties of lot sizes approximately between one to four hectares. This Precinct contains a mix of land uses including truck driving school, transportable building construction, firewood and garden supplies, and residential dwellings. It also comprises a number of City owned properties which combined used to occupy the Kelvin Road Waste Disposal site.

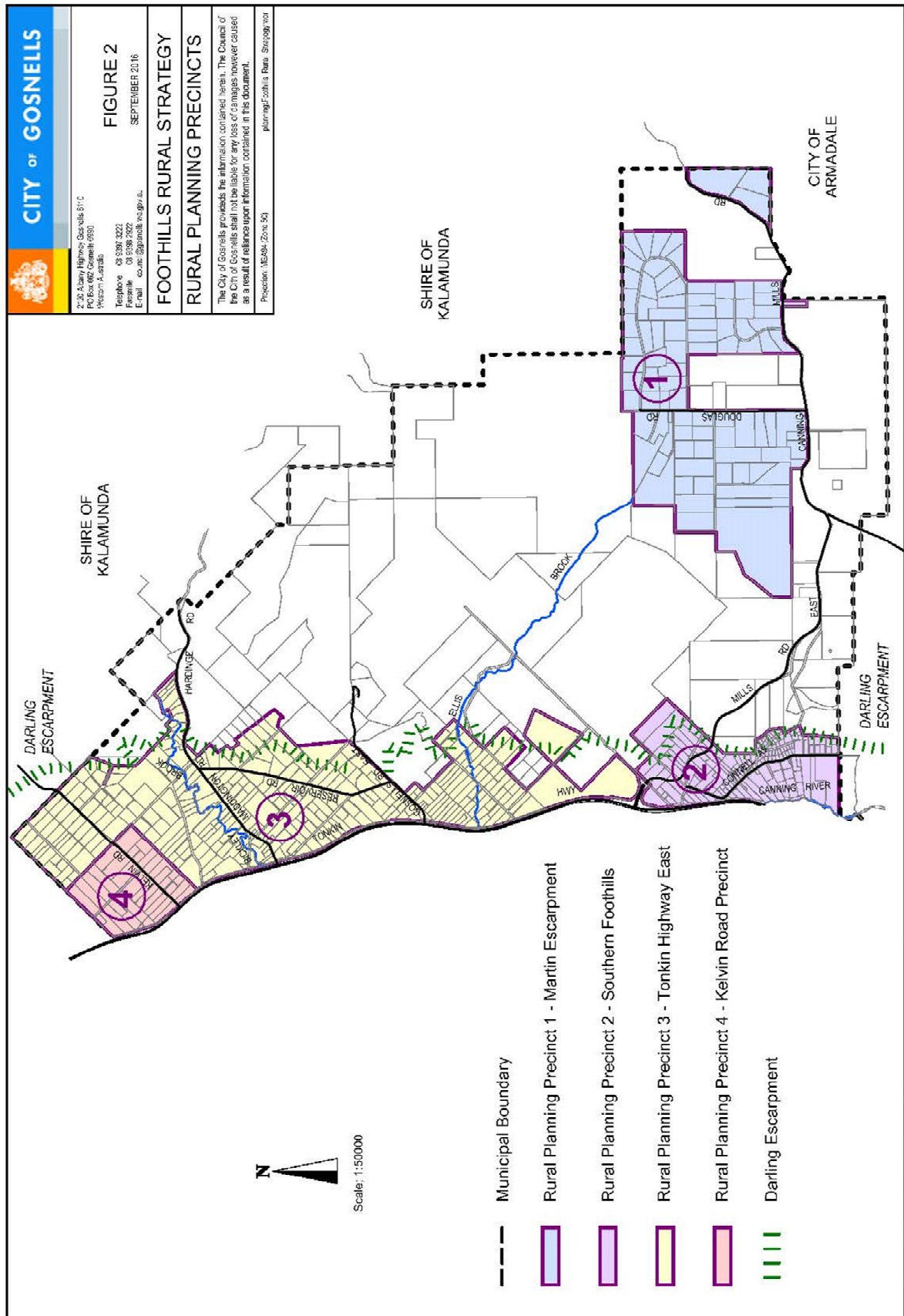


Figure 2 – Rural Planning Precincts

3.2 Physical Environment

A key feature of the Study Area is the largely vegetated Darling Escarpment that forms an eastern edge to RPP 2 and RPP 3. Ellis Brook and Bickley Brook valleys punctuate the line of the Darling Escarpment in RPP 1 and 3 respectively. Tonkin Highway is also a major element that borders the Study Area along a north-south alignment.

Due to historical clearing for timber, rural activities and the excavation of basic raw materials, large portions of the original forest cover within the Study Area have been removed, although considerable regrowth of mature age has restored the area's tree canopy and Landscape Character. Extensive areas of forest also remain in reserved areas, including Banyowla Regional Park, Korung National Park, and water catchments located on the Darling Escarpment.

Bickley Brook and Ellis Brook are the main watercourses in the Study Area that channel into the Canning River system. The Bickley Reservoir, located at the extremity of Hardinge Road and a portion of its immediate catchment area are located within the Study Area.

3.3 Population and Employment

3.3.1 Population

Demographic forecast assumptions undertaken by .id consultants in relation to the Study Area have estimated the current population (2016) to be approximately 1,715 people. This figure equates to a settlement density of approximately 1.2 persons per hectare, indicating a low but steady level of subdivision activity within the area, resulting in an increase of approximately three dwellings per annum, over the period between 2011 to 2015.

3.3.2 Employment

There are a number of employment opportunities within the Study Area, ranging from established enterprises such as the quarries, a poultry farm, orchards, viticulture and agistment, through to the increasing trend towards home businesses, cottage industry and "bed and breakfast" accommodation. The Study Area is also in close proximity to employment generators such as the existing Maddington industrial area, the Maddington Kenwick Strategic Employment Area (MKSEA), Maddington Regional Centre and the Gosnells Town Centre.

3.4 Settlement and Infrastructure

This section provides detail on the settlement pattern within the Study Area, the existing infrastructure and any upgrades or additions to infrastructure within the foreseeable future.

3.4.1 Settlement and Infrastructure

Settlement within the Study Area is predominantly for 'Rural-Residential' purposes. The existing 'Rural-Residential' settlement pattern has largely been influenced by the provision of infrastructure, such as scheme water and reticulated sewer.

The Study Area is relatively well serviced, principally due to its close proximity to urban areas immediately west of Tonkin Highway. However, there are some areas (primarily RPP 1) not serviced by infrastructure such as scheme water, reticulated sewer or gas. It should be noted that any further expansion of infrastructure into areas where these services are not available, would likely be at the cost of the developer.

Part 5 (Precinct Based Analysis), identifies some of the requirements and location criteria for the provision of facilities such as on-site effluent disposal systems where appropriate public infrastructure is not available.

3.4.2 Rural Planning Precinct No. 1 - Martin Escarpment

RPP 1 represents a sparsely settled area of large Special Rural zoned lots (i.e. minimum four hectare lots). There is very limited infrastructure in this precinct given its remoteness and elevation. RPP 1 does not have scheme water, reticulated sewer or community facilities. Electricity and telecommunications are however available.

3.4.3 Rural Planning Precinct No. 2 - Southern Foothills

RPP 2 comprises a range of lot sizes including larger rural lifestyle lots up to approximately four hectares abutting the Canning River, and a higher density of approximately two hectares located on the lower slopes of the Darling Escarpment. The Precinct is relatively well serviced with scheme water, electricity and telecommunications. It is not serviced by reticulated sewer. Reticulated gas is only available to a portion of the Precinct.

3.4.4 Rural Planning Precinct No. 3 - Tonkin Highway East

RPP 3 contains a variety of lot sizes between 0.4 hectares to five hectares, with the prevailing settlement pattern of approximately two hectares. The Precinct is relatively well serviced with scheme water, electricity and telecommunications. It is not serviced by reticulated sewer. Reticulated gas is only available to a portion of the Precinct.

3.4.5 Rural Planning Precinct No. 4 - Kelvin Road Precinct

RPP 4 contains a variety of lot sizes, which are generally between one to four hectares. The Precinct is relatively well serviced with scheme water, electricity and telecommunications. It is however, not serviced by reticulated gas or sewer.

Table 1: Existing Provisions of Public Infrastructure in each Precinct

Rural Planning Precinct	Scheme Water	Reticulated Sewer	Reticulated Gas	Electricity	Telecommunications
RPP1	No	No	No	Yes	Yes
RPP2	Yes	No	Portion	Yes	Yes
RPP3	Yes	No	Portion	Yes	Yes
RPP4	Yes	No	No	Yes	Yes

3.4.6 Regional Roads

Tonkin Highway is the major regional road within the Study Area.

3.4.7 Local Roads

RPP 1 and 2 are accessible from Tonkin Highway via an intersection with Mills Road East. This road and other local roads in RPP 1 and 2 are of a suitable “rural” standard. The modest increase in population or activity of the Holcim quarry within these Precincts is unlikely to warrant additional roads or the upgrading of existing roads.

RPP 3 is accessible from Tonkin Highway via intersections with Gosnells Road East, Maddington Road and Kelvin Road, which are all of a suitable “rural” standard. Maddington Road and Kelvin Road provide important east-west links across the Study Area into the Maddington industrial and commercial area. Welshpool Road, located further to the north within the Shire of Kalamunda also offers access to RPP 3, principally via intersections with Kelvin and Valcan Roads. A modest increase in activity at the Boral quarry within this Precinct is unlikely to warrant additional roads or the upgrading of existing roads.

RPP 4 is accessible from the Tonkin Highway via the intersection with Kelvin Road which is of a suitable “rural” standard. Road infrastructure upgrades will need to be considered as part of any future urban expansion for this Precinct. The intersection of Tonkin Highway and Kelvin Road experiences heavy traffic congestion during peak hours. Land has been reserved and acquired by Main Roads Western Australia to enable the intersection to be grade-separated in future. (that is, Kelvin Road will 'fly-over' Tonkin Highway) in the future.

3.4.8 Public Transport

No public transport is available to RPP 1. RPP 2 is within one kilometre of Seaforth Railway Station. Bus services are provided along major link roads within the northern portion of RPP3.

3.4.9 Educational Facilities

Orange Grove Primary School is located in RPP 3, while Wattle Grove Primary School, Clifton Hills Primary School and Hillside Farm Educational Centre are in close proximity. The population is not significant enough to warrant the provision of a secondary school in the area. However, Lumen Christi College (a private secondary school) is situated nearby.

3.4.10 Community Facilities

Passive recreational opportunities are available at various locations within the Study Area. The majority of these take advantage of the Banyowla Regional Park, including bridle/walking trails, lookouts and barbeque/picnic spots, located across the Darling Escarpment. Tourism and passive recreation opportunities and infrastructure are also provided at the Ellis Brook Valley, which is located between RPP 2 and RPP 3.

Active recreational opportunities are more limited. However, there are several public and private sites used by organised sporting groups. Sport shooting is available in RPP 3, in addition to the Orange Grove Pony Club, located at the Orange Grove Pavilion.

4 PLANNING CONSIDERATIONS

4.1 Hard Rock Quarries

The Study Area accommodates two hard rock quarries on the face of the Darling Escarpment, being the Boral and the Holcim quarries, which represent major sources of supply of the hard rock construction material. The quarrying operations are subject to regular licensing and implementation of environmental plans and it is anticipated the quarries will continue to supply resources for the region for the long term. Importantly, it must be noted the quarry operations and surrounding rural areas have coexisted for many years.

The ability for these hard rock quarries to continue operation is consistent with regional planning objectives in respect of Metropolitan rural areas as per the *Draft Perth and Peel @ 3.5 million* and the *Draft South Metropolitan Peel sub-regional planning framework*. Additionally, State Planning Policy 2.4 - Basic Raw Materials (SPP 2.4), promotes the continuation of the existing extraction operations by preventing or minimizing the intrusion of incompatible sensitive uses.

The FRS adopts a 1,000 metre buffer area around the quarry activities, consistent with SPP 2.4, and is taken from an "operations boundary" drawn to encompass all sources from which off-site emissions such as noise, dust, odour, and vibration or unacceptable levels of risk may arise. Due to the potential for impacts on sensitive uses, subdivision of land within buffer areas will not be supported.

As the quarries are highly likely to continue to supply resources well into this century, the location of operational areas (the active quarry face in particular) will change. As these changes will affect the operations boundary and consequently the buffer areas for each quarry, the FRS has also identified a "memorial area".

The "memorial area" represents the ultimate buffer area should Boral or Holcim be permitted to extend their operations to the edges of their respective sites (Figure 2A and Figure 2B). The "memorial area" comprises the balance of the land between the nominated buffer area boundary and a boundary drawn 1,000 metres from the relevant lot boundaries of each quarry. A requirement of subdivision of land between the buffer areas and the memorial areas will be the imposition of memorials on Certificates of Title of new lots, notifying prospective purchasers of the existence of the quarries and potential for buffer encroachments. Additional measures such as noise attenuation should also be encouraged for new dwellings within the memorial areas to help further reduce the potential for conflict.

Further, it should also be noted both active quarry faces are moving eastward into the Darling Escarpment and away from the western portion of the Study Area. However, this movement will increasingly impact RPP 1. As the operational areas including processing and storage areas are likely to remain in the same position, the buffer areas affecting the western portion of the Study Area are unlikely to change.

The following table identifies the number of lots in each Precinct affected by the buffer areas:

Table 2: Summary of Lots Affected by Quarry Buffer Areas			
Rural Planning Precinct	Holcim Quarry	Boral Quarry	Affected Lots
1	14	-	14
2	108	12	120
3	-	126	126
4	-	-	-
Total	122	138	260

Importantly, State Planning Policy No. 4.1 - State Industrial Buffer (SPP 4.1) supports a variation to the 1,000 metre buffer area where a site-specific study demonstrates the buffer area boundary may be varied. In 2011, the WAPC considered the most recent dust monitoring data for the purposes of defining the buffer areas. It was determined that further dust monitoring and investigation was required before a revised buffer area can be considered. As a result the 1,000 metre buffer outlined in SPP 2.4 will continue to be used.

To address some of the excavation impacts, Boral and Holcim have sought to secure their buffer areas by acquiring land within the buffer in accordance with SPP 4.1.

Figure 2A – Boral Hard Rock Quarry Operational Buffer & Memorial Areas

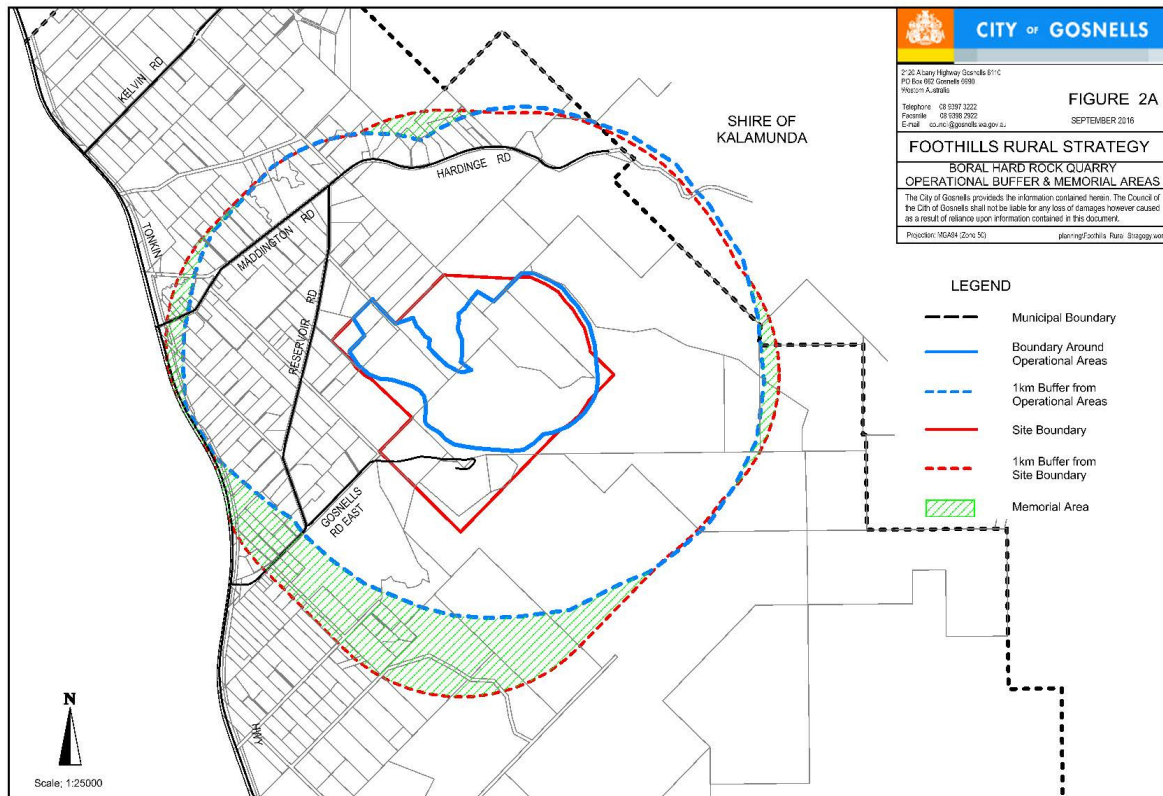
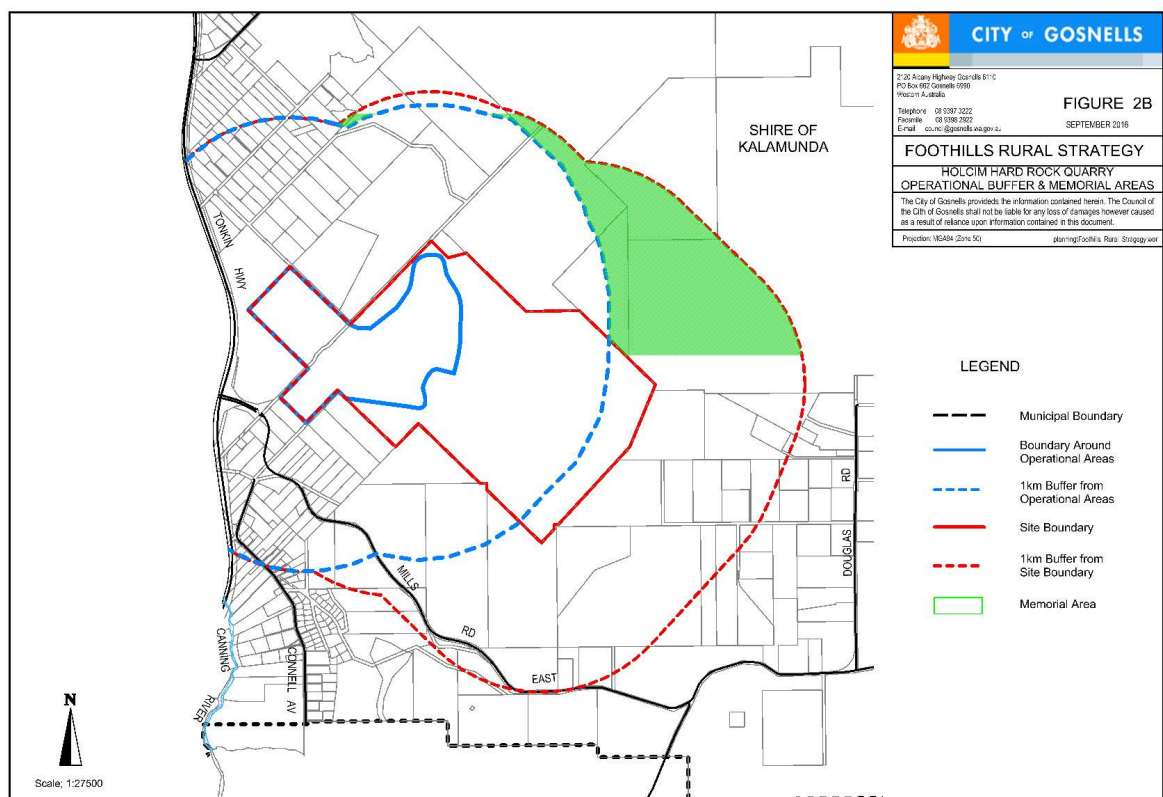


Figure 2B – Holcim Hard Rock Quarry Operational Buffer & Memorial Areas



4.2 Bushfire Management

State Planning Policy 3.7 - Planning for Bushfire Prone Areas (SPP 3.7) requires land use planning to address bushfire risk in Western Australia. SPP 3.7 applies to land which has been designated as bushfire prone on the Map of Bush Fire Prone Areas. It is important to note that the whole Study Area has been highlighted as 'Fire Prone' on this map.

SPP 3.7 guides risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure. The Policy also applies to areas that are not yet designated as bushfire prone, but the proposed development is planned in a way that introduces a bushfire hazard (e.g. revegetation).

The objectives of SPP 3.7 are to:

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

4.3 Wetlands

The Office of the Environmental Protection Authority (EPA) has adopted the following definition for wetlands:

"Areas of marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt including areas of marine water the depth to which at low tide does not exceed six metres."

The Study Area contains a number of wetlands (Figure 3), which may be classified under the following management categories:

- Conservation Category
- Resource Enhancement
- Multiple Use

4.3.1 Conservation Category

Conservation Category Wetlands (CCWs) support a high level of ecological attributes and functions, and are considered the highest priority wetlands. The objective for these wetlands is their preservation through various mechanisms including, reservation, protection under EPA policies and wetland covenanting by landowners. As these are considered to be the most valuable wetlands, conservation should be a high priority. The Canning River and its immediate environs within RPP 2 is the most substantial area of CCW. However, there are other smaller portions within RPP 3.

4.3.2 Resource Enhancement

Resource Enhancement Wetlands (REWs) are those that may have been partially modified but still support substantial ecological attributes and functions. The objective is for the management, restoration and protection of those wetlands in order to improve their conservation value. Importantly, REWs may be upgraded to a CCW through the restoration of their structure, function and biodiversity. Smaller portions of RPP 1 and 3 are affected by REWs.

4.3.3 Multiple Use

Multiple Use Wetlands (MUWs) are those with few important ecological attributes and functions remaining and have often been degraded by activity such as agriculture or grazing. Whilst restoration, enhancement and conservation is not an objective within this category, land use, development and management of MUWs should be considered in the context of ecologically sustainable development to ensure the proposals maintain or enhance the environmental value of the wetland. The increasing trend towards 'Rural-Residential' land use development should assist in achieving this end.

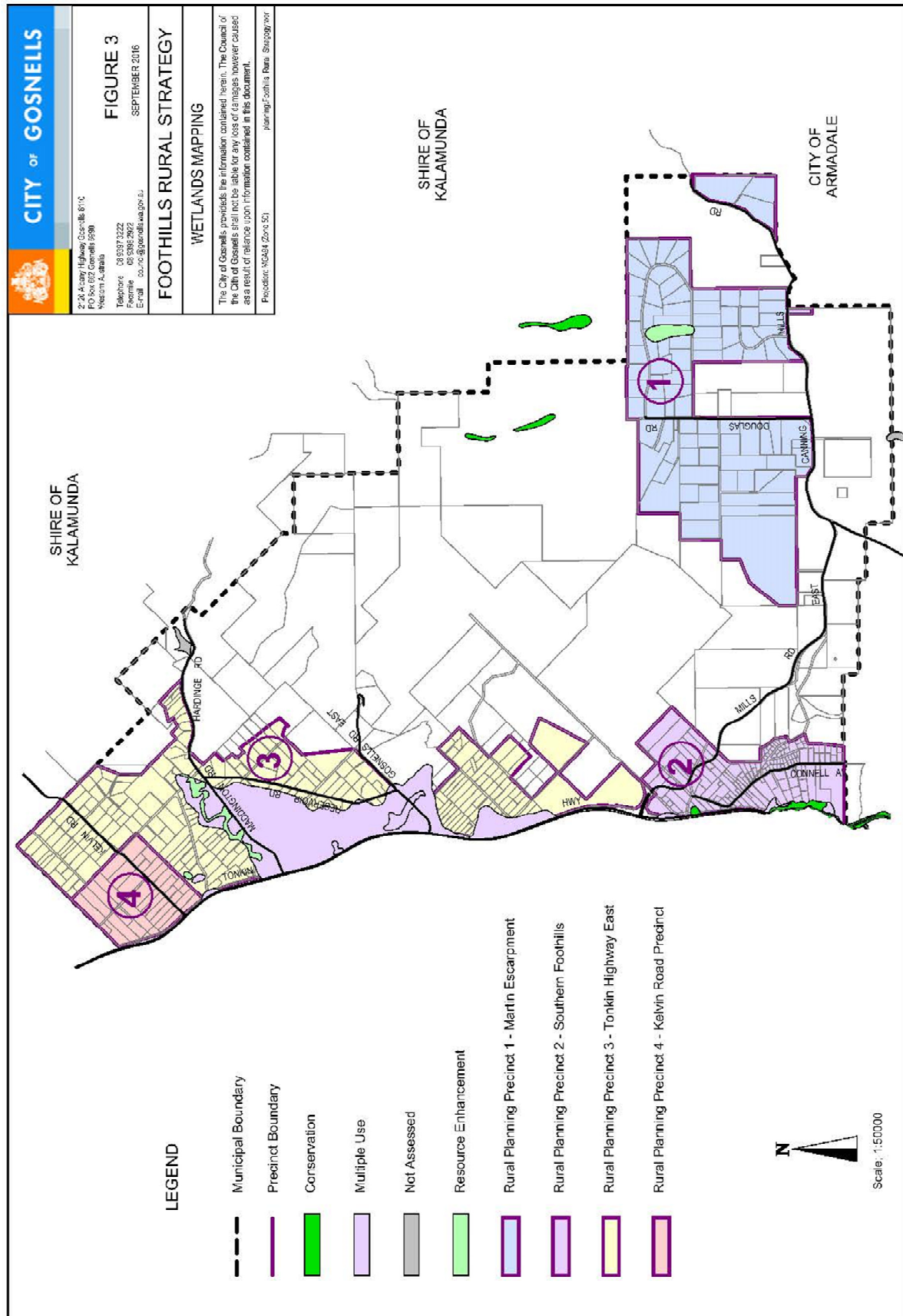


Figure 3 – Wetlands Mapping

4.4 Bush Forever

There are two Bush Forever sites within the Study Area (Figure 4):

- No. 246, Canning and Southern Rivers located in RPP 2.
- No. 51, White Road Bushland, Orange Grove, located in RPP 3.

Site number 51 - White Road Bushland, is the only site partially in public ownership, with the remainder of the site likely to come under private development pressure. Development proposals impacting this Bush Forever site require referrals to the WAPC. The site largely comprises Banksia woodland, which is listed under the *Environment Protection and Biodiversity Conservation Act 1999* as Endangered, which will have a significant bearing on the development potential of this land.

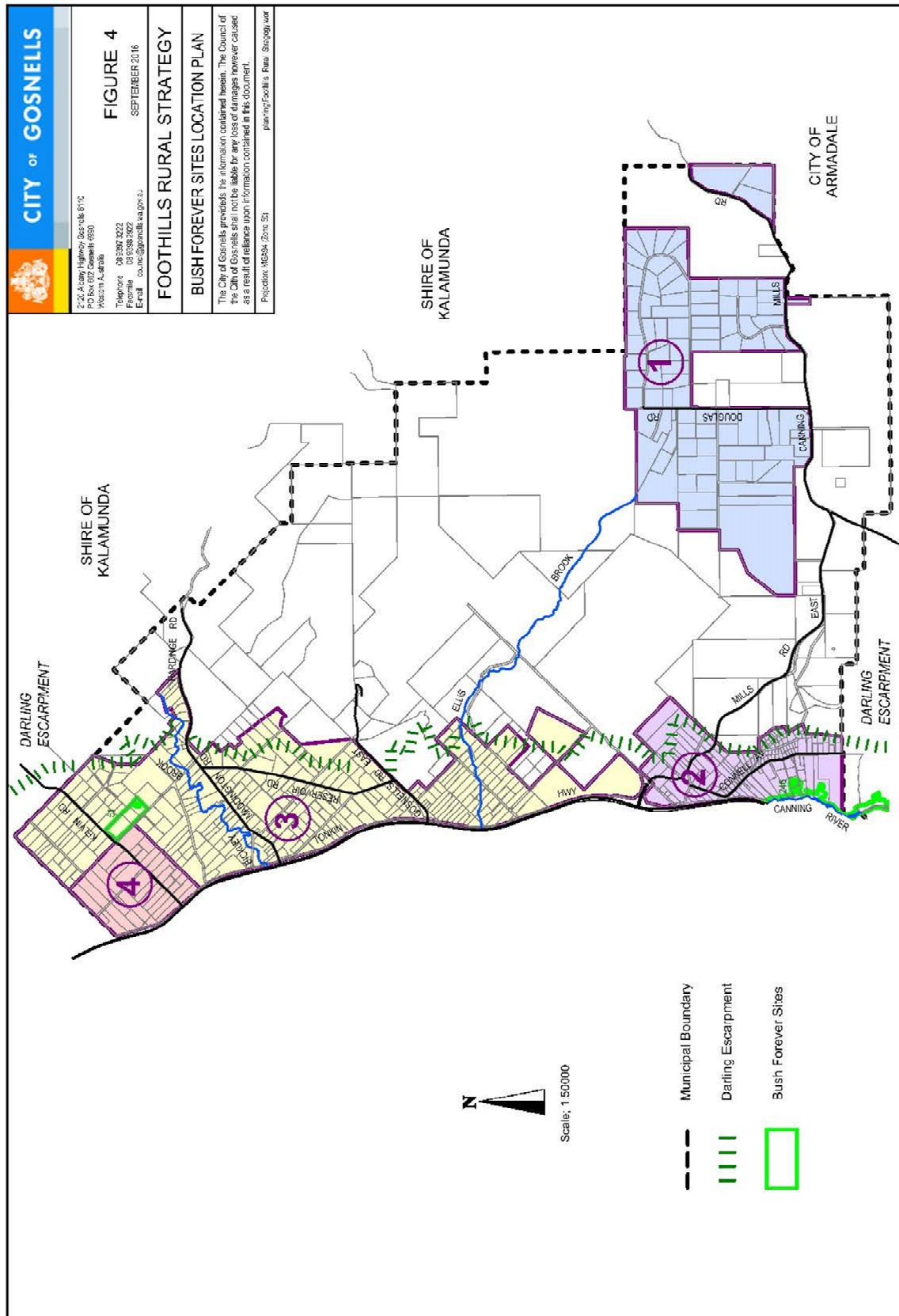


Figure 4 – Bush Forever Sites Location Plan

4.5 Threatened Flora and Ecological Communities

Threatened flora and Threatened Ecological Communities (TECs) are located throughout the Study Area on both public and privately owned land.

Under the *Wildlife Conservation Act 1950* and *Environment Protection and Biodiversity Conservation Act 1999*, the Minister for the Environment may declare species of protected flora to be 'Rare Flora' if they are considered to be in danger of extinction, rare or otherwise in need of special protection. Such species are referred to as 'Threatened Flora' and receive special management attention.

There are also three categories of 'Priority Flora' defined to cover poorly known species. The categories are arranged to give an indication of the priority for undertaking further surveys based on the number of known sites and the degree of threat to those populations. A fourth category of 'Priority Flora' is included for those species that have been adequately surveyed and are considered to be rare but not currently threatened. Special consideration should be given to the management of these species.

Where so affected, the impact of proposals affected by Declared Rare Flora, Priority Flora or TECs upon those natural assets should be environmentally assessed and determined prior to the consideration of proposals, and appropriate measures put in place for their protection. Any proposal to clear native vegetation within the area to which this Rural Strategy applies must:

- Be supported by a Native Vegetation Clearing Permit from the Department of Environment Regulation (DER), under the Environment Protection (Clearing Native Vegetation) Regulations 2004.
- Receive Development Approval under the Scheme.
- Identify whether any Declared Rare Flora (DRF), as defined and covered by the *Wildlife Conservation Act 1954*, is located on the site. Should DRF be identified, it should be protected from the development (with an appropriate buffer), or a 'License to Take' sought from Department of Parks and Wildlife (DPaW).
- Identify whether any TEC, as listed by the Minister for Environment, is located on site. Should a TEC be identified, it should be protected from the development (with an appropriate buffer), or a permit to clear native vegetation be obtained from the DER.
- Consider whether Matters of National Environmental Significance (MNES), as defined and covered by the *Environment Protection and Biodiversity Conservation Act 1999*, might be located on the site. Should MNES be identified on the subject site, the proponent must liaise with DPaW in the first instance, and thereafter with the Federal Department of the Environment and Energy.

4.6 Public Drinking Water Source Areas

Two Public Drinking Water Source Areas encroach within the eastern fringes of RPP 1 and 3. These are the Bickley Brook Reservoir and Victoria Reservoir Catchment Areas. Although proposals will not be affected by Priority 1 Catchment Areas as they are generally within reserved areas, Priority 2 and 3 Catchment Areas may affect private land.

Importantly, only compatible land use, zoning, development and subdivision will be supported within Priority 1 and 2 areas. State Planning Policy No. 2.7 Public Drinking Water Source (SPP 2.7), suggests the following definition for a compatible proposal.

“Acceptable land uses in source protection areas are those which are compatible with, or can be managed to be compatible with, the sustainable use of the water resource and the retention of environmental values associated with that resource.”

(WAPC 2011)

'Rural-Residential' proposals subject to the densities identified in Part 5 (Precinct Based Analysis), may be acceptable, however, appropriate Local Development Plans and appropriate on-site effluent disposal systems are required in a Priority 2 Catchment Area. Consideration needs to be given to the compatibility of more traditional agricultural uses, such as the keeping of livestock, within Priority 2 areas.

SPP 2.7 also requires that Priority 1 and 2 Catchment Areas be included in special control areas under TPS 6, unless included within a Water Catchment reservation under the MRS. The incorporation of Special Control Areas for Priority 1 and 2 Catchment Areas that encroach within any of the Rural Planning Precincts will be considered as part of the future review of TPS 6, following consultation with the Water Corporation.

Priority 3 Catchment Areas would not be subject to any town planning scheme controls. However, they should be considered in context with Water Quality Protection.

The Water Catchment reservation identified in the MRS is intended to protect important drinking water infrastructure (Figure 5). Advice should be sought from the Water Corporation where proposals could potentially impact on this reservation.

4.7 Poultry Farms

The Study Area accommodates one existing poultry farm, and is impacted by the 300 metre buffer of a poultry farm outside of the Study Area (Figure 7). Due to potential off-site impacts, poultry farms are the subject of State Planning Policy 4.3 - Poultry Farms (SPP 4.3) and other DPaW guidelines.

The buffer distances recommended under SPP 4.3 that are applicable to Poultry Farms include:

- 500 metres from any existing or future Residential Zone
- 300 metres from any existing or future Rural-Residential Zone
- 100 metres from the boundary of the Poultry Farm

Subdivision and development applications can be considered within these buffer areas subject to a site-specific impact assessment being undertaken to demonstrate the nature and extent of any impacts from the poultry farm operations. The impact assessment would take into account the nature and scale of the poultry farm, local topography and wind patterns, thus providing guidance regarding appropriate buffer distances.

While the Study Area will retain its rural diversity and zoning (where existing poultry farms may be accommodated), due to the existing Rural-Residential settlement pattern, there is a presumption against additional poultry farms given the preferred settlement objectives outlined in Part 5 (Precinct Based Analysis).

4.8 Natural Gas and Oil Pipelines

The Dampier to Bunbury Natural Gas Pipeline (DBNGP) is aligned along the eastern boundary of the Tonkin Highway reservation within the Study Area, and affects RPP 2, RPP 3 and RPP 4 (Figure 5). A 30 metre wide easement or "corridor" applies within which buildings of any type are not permitted. Any works within the corridor require the formal approval from the DBNGP Land Access Minister via a written application to the Department of Lands.

Proposed development within a 300 metre buffer either side of the pipeline requires a risk assessment under the DPaW Guideline No. 50. A dwelling and a 'Rural-Residential' lot are generally seen as low risk (in terms of the integrity of the pipeline) and such development may be approved within buffer areas.

4.9 Western Power High Voltage Power Lines

Two high voltage (330 kv) power transmission lines traverse the Study Area, one of which predominantly crosses reserved land between RPP 1 and 2, and the second line follows the base of the Darling Escarpment north-south through RPP 2 and 3 (Figure 5). While the 60 metre wide easements that accommodate these transmission lines may be used for access and non-intensive rural purposes, no structures or development may take place within such easements. While this represents a developmental constraint, it is to be noted that many lots traversed by a power line are only partially affected and could potentially be subdivided, possibly with the establishment of a Local Development Plan.

4.10 Aboriginal Sites

Aboriginal Sites are given protection under the *Aboriginal Heritage Act (1972)*, which also requires anyone who may believe there to be an Aboriginal Site on their property to have it brought to the attention of the appropriate authorities.

A number of Aboriginal Sites are located within the Study Area. As the specific location of many Aboriginal Sites may not be disclosed, the Department of Aboriginal Affairs should be contacted to determine the location of any known sites or be made aware of any proposal within the vicinity of an Aboriginal Site.

4.11 Rural Residential Zoning

On 19 October 2015, the Planning and Development (Local Planning Scheme) Regulations 2015 became operational. The Regulations establish model provisions that will apply when a local government reviews or amends its Local Planning Strategy and Town Planning Scheme.

The Regulations have defined the 'Rural Residential' zone as follows:

- To provide for lot sizes in the range of 1 hectare to 4 hectares.
- To provide opportunities for a range of limited rural and related ancillary pursuits on rural residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.
- To set aside areas for the retention of vegetation and landform or other features which distinguish the land.

The main purpose of the Rural Residential zoning is to accommodate rural lifestyle properties and some limited rural pursuits. The protection of the rural amenity within this zoning is paramount to ultimately preserve the rural lifestyle for the community.

As the predominant use within the Study Area is for rural lifestyle purposes, the rezoning of Rural Planning Precincts 1, 2 and 3 to 'Rural Residential' where appropriate, should be considered as part of the future review of the Scheme.

Figures 5, 6, 7, 8 and 9 overleaf, depict the 'Planning Considerations' which are applicable to the Study Area.

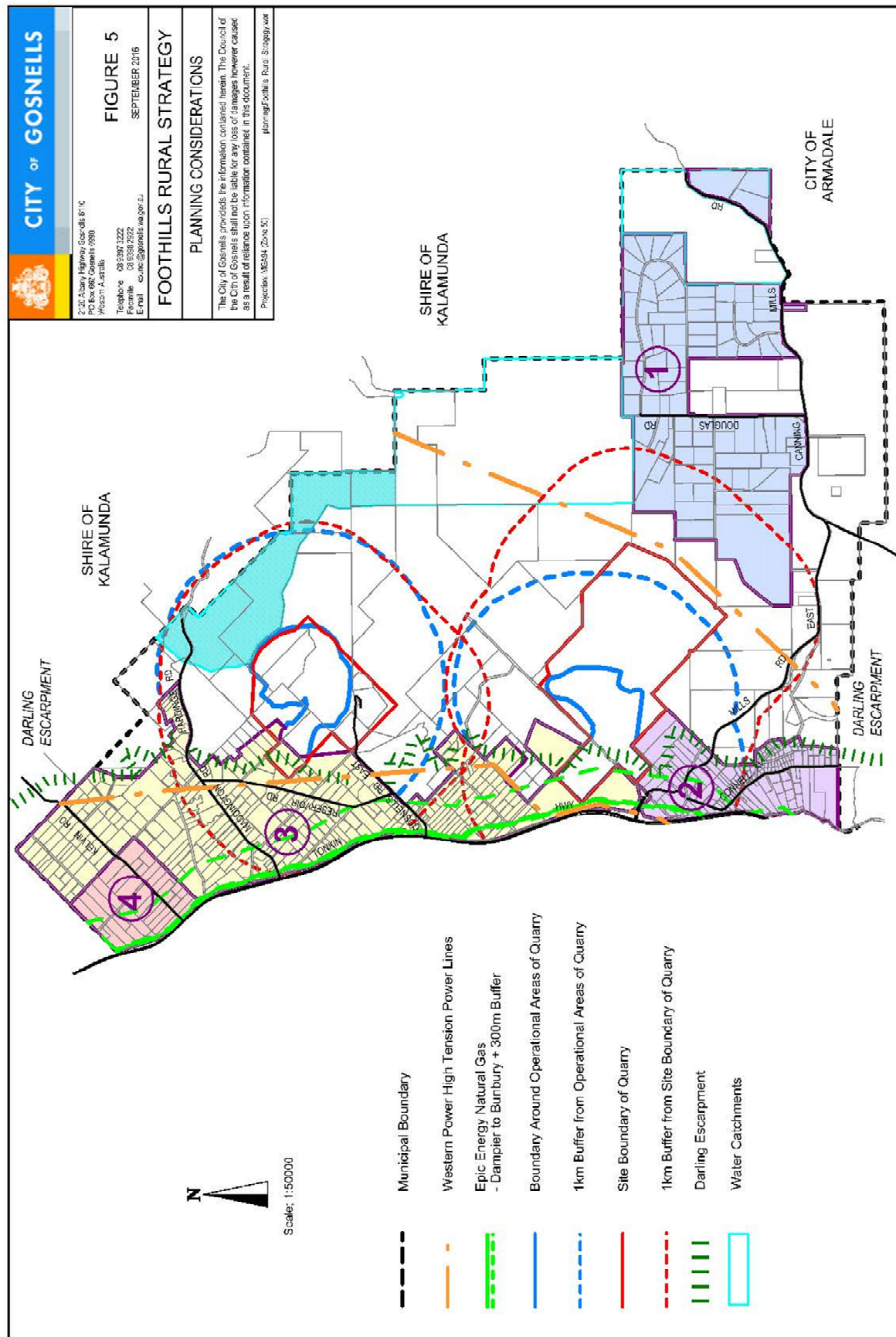


Figure 5 – Opportunities & Constraints - Planning Considerations

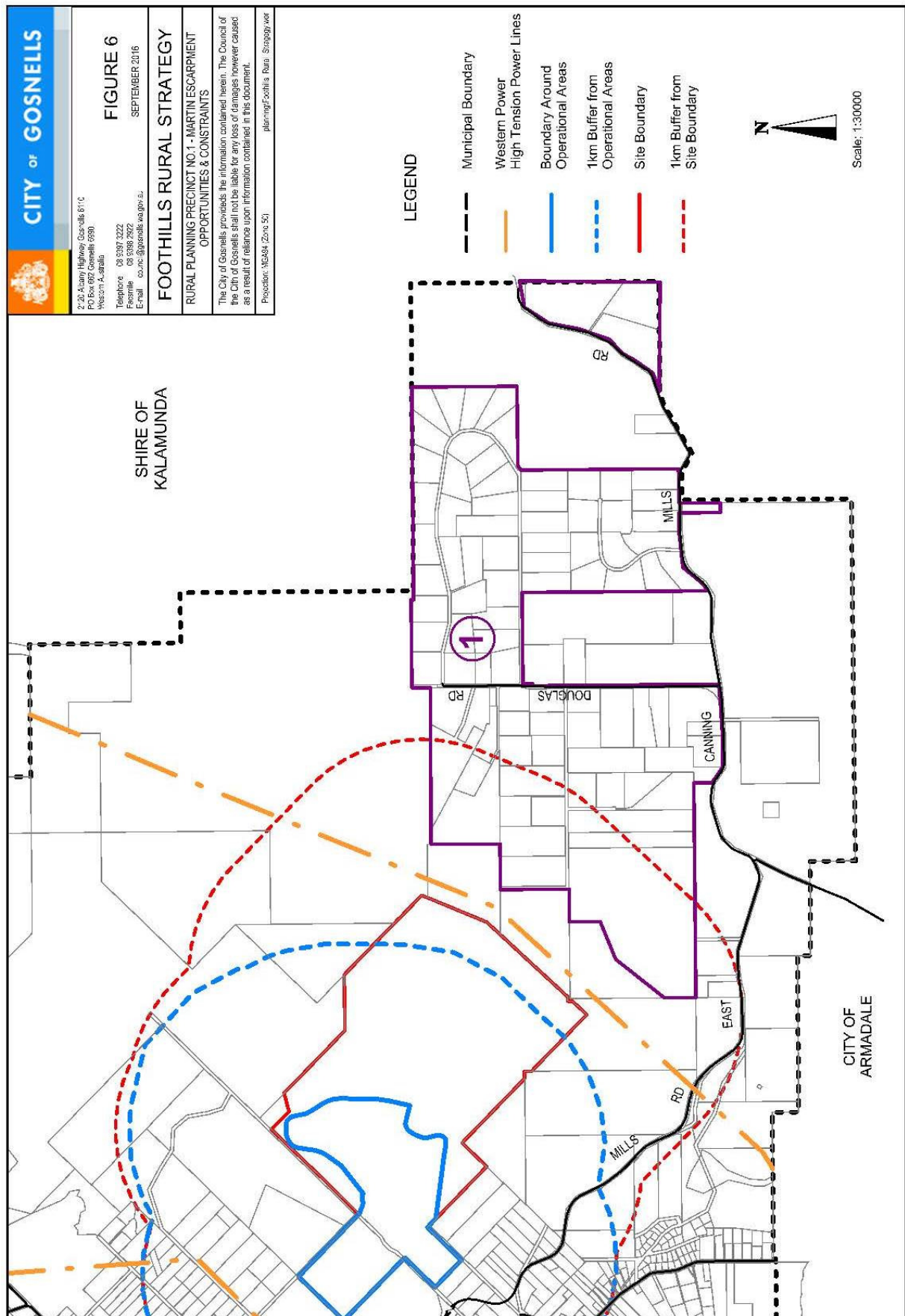


Figure 6 – Rural Planning Precinct No. 1 – Martin Escarpment - Planning Considerations

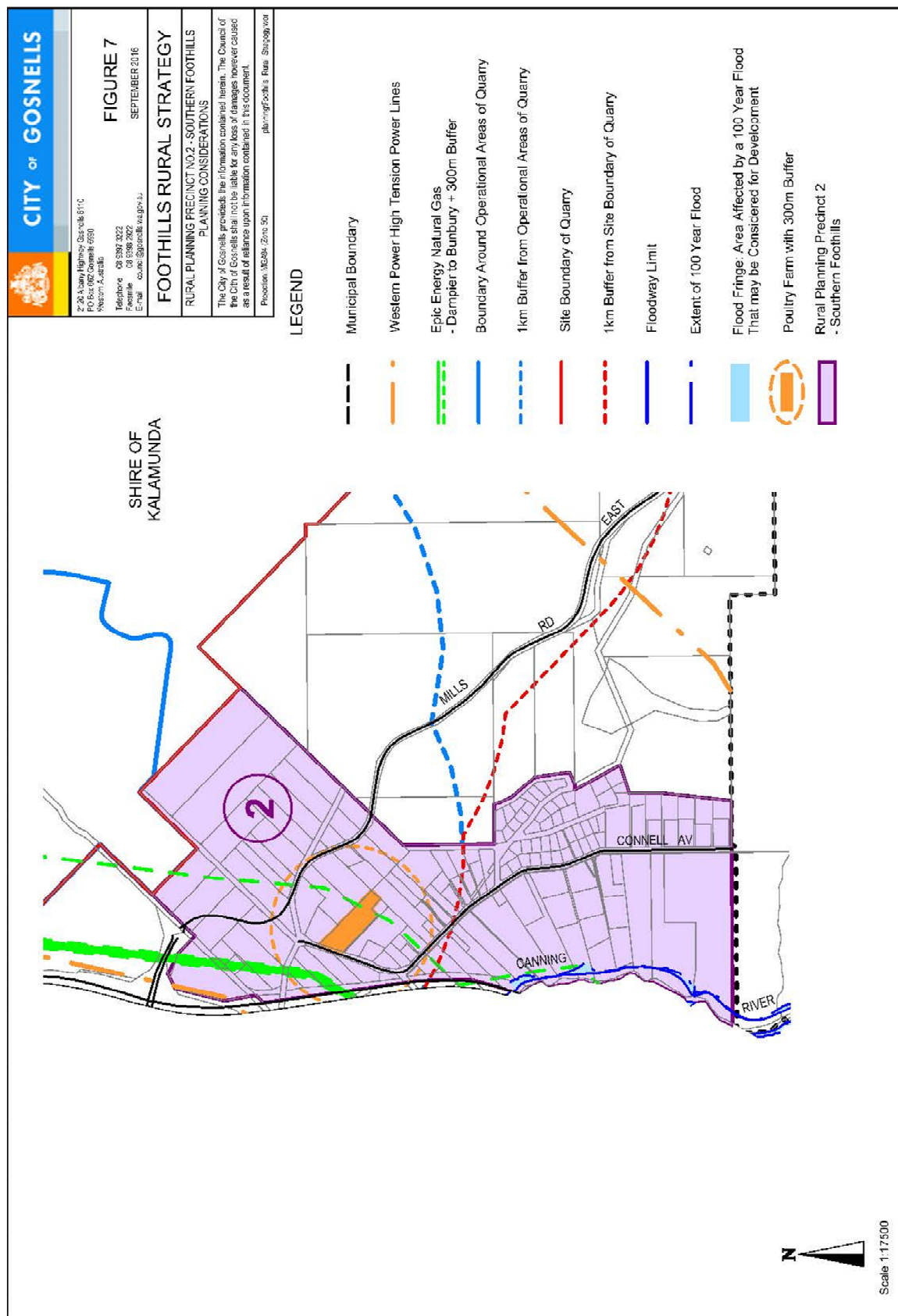


Figure 7 – Rural Planning Precinct No. 2 – Southern Foothills - Planning Considerations

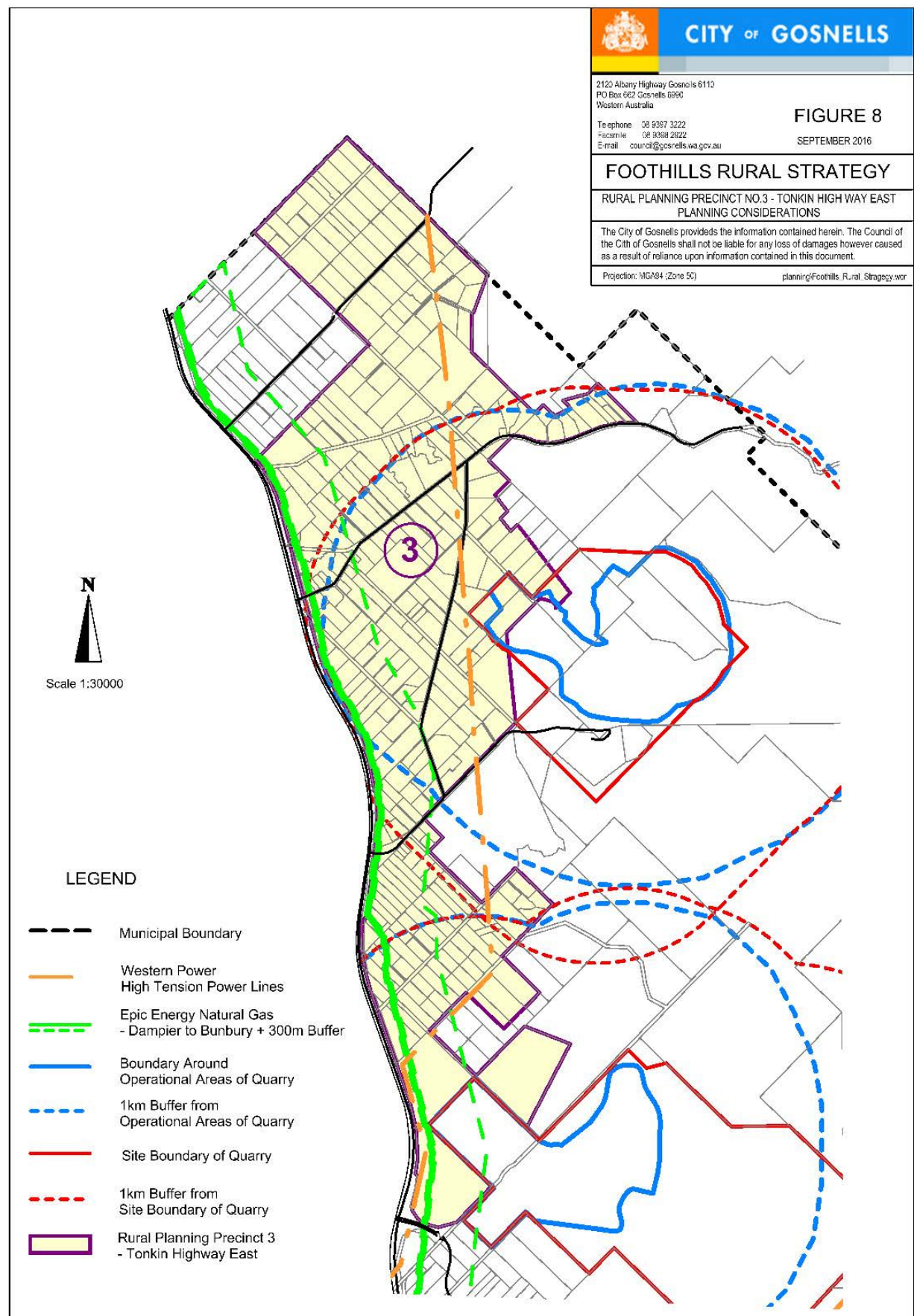


Figure 8 – Rural Planning Precinct No. 3 – Tonkin Highway East – Planning Considerations

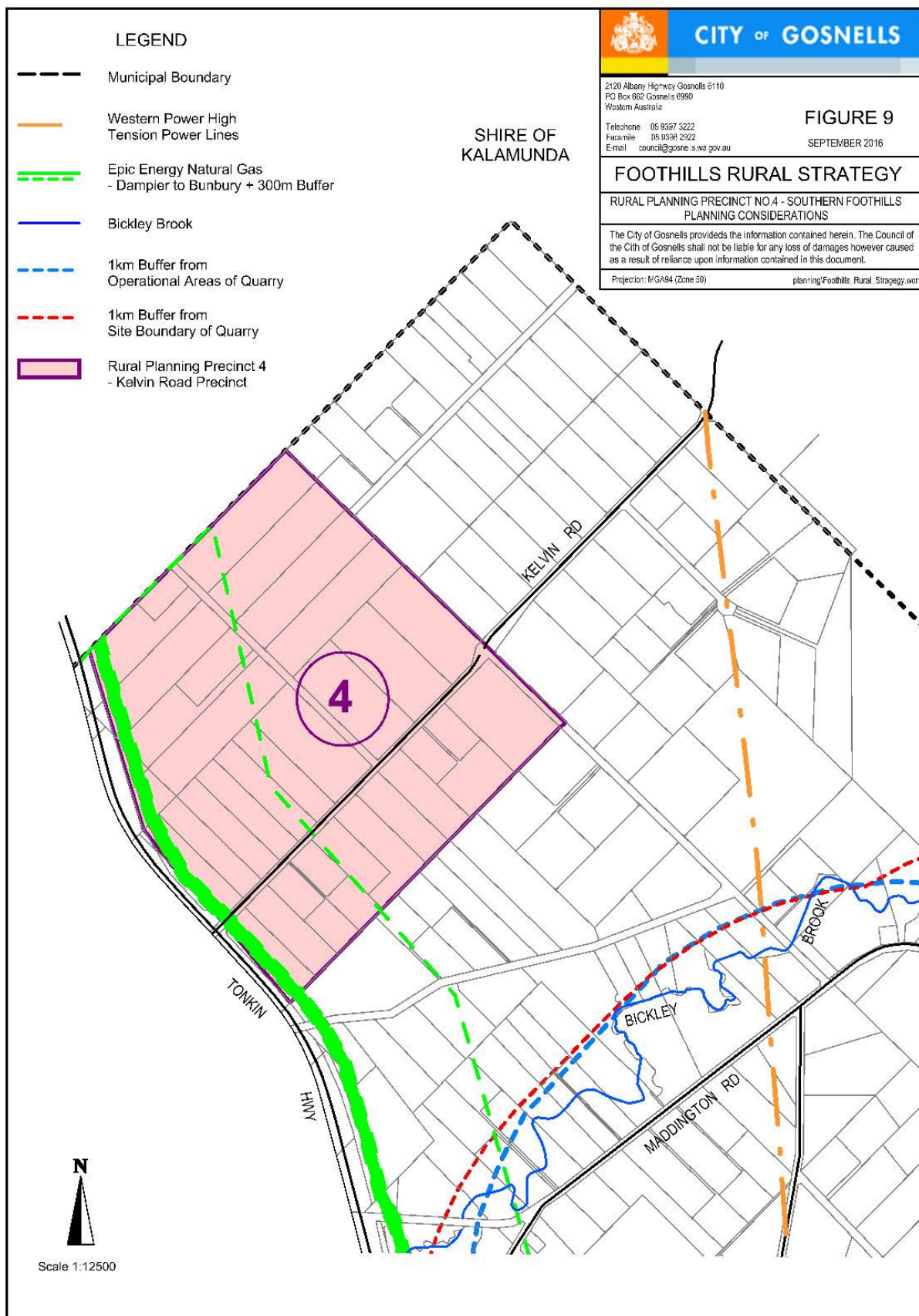


Figure 9 – Rural Planning Precinct No. 4 – Southern Foothills - Planning Considerations

5 PRECINCT BASED ANALYSIS

Section 5 provides a precinct based assessment of the Landscape Character of each precinct, in addition to establishing a set of objectives, to ensure that the rural amenity of the Study Area is maintained and enhanced where possible.

5.1 Landscape Character

Landscape character is defined as a combination of attributes that contribute to the unique identity of an area, and is closely linked to the attraction an area holds for residents and visitors. To ensure the desired landscape is maintained, it is important to identify attributes requiring protection, conservation and enhancement.

Three main classifications of landscape character attributes have been identified in the Study Area:

- i) landscape features
- ii) discrete significant areas
- iii) key views

The 'landscape features' of an area are the dominant visual aspects that stand out to the onlooker, such as prominent landforms, land uses or types of vegetation.

'Discrete significant areas' with a more individual, coherent landscape character are also important. They contain particularly distinctive visual attributes; the defined area may be viewed as a whole from a specific vantage point or travel route.

'Key views' may comprise panoramic views from elevated positions, such as from the top of the Darling Escarpment, or views of prominent features such as the Darling Escarpment. It is generally accepted that areas with views are more desirable, and that buildings or vegetation planting should not, where possible, screen or interrupt those views.

A detailed assessment was undertaken for each Precinct to identify specific attributes that contribute to landscape character and a plan (Figure 11) was developed to highlight important features, discrete significance and key views.

Section 5.2 of the FRS contains a detailed Landscape Character assessment and establishes a set of objectives for each Precinct. Each objective is designed to ensure that the rural amenity of the Study Area is protected, maintained and enhanced where possible.

5.2 Precinct Based Landscape Character Assessment and Objectives

5.2.1 Rural Planning Precinct No. 1 - Martin Escarpment

RPP 1 is located on top of the Darling Escarpment in the eastern part of the Study Area within the locality of Martin (Figure 10A). The land form is characterised by valley systems, which have historically accommodated orchards and flatter areas beyond the top of the Escarpment. The reserved areas surrounding RPP 1 are extensively forested and include Banyowla Regional Park and Korung National Park. Land to the immediate north and east of the Precinct is also designated as a Priority 1 Public Drinking Water Source Area and identified as a water catchment area on the MRS.

Whilst several orchards are still operating primarily on General Rural zoned land within the west of RPP 1, the area has generally evolved into a 'Rural-Residential' settlement with substantial areas now zoned Special Rural and developed as four hectare 'Rural-Residential' lots. A buffer area exists within RPP 1 imposed by the nearby Holcim Gosnells Hard Rock Quarry, which is likely to affect proposals that involve sensitive uses such as 'Rural-Residential'. Careful assessment of proposals will be required, and appropriate design responses and/or the imposition of memorials on Certificates of Title will be considered.

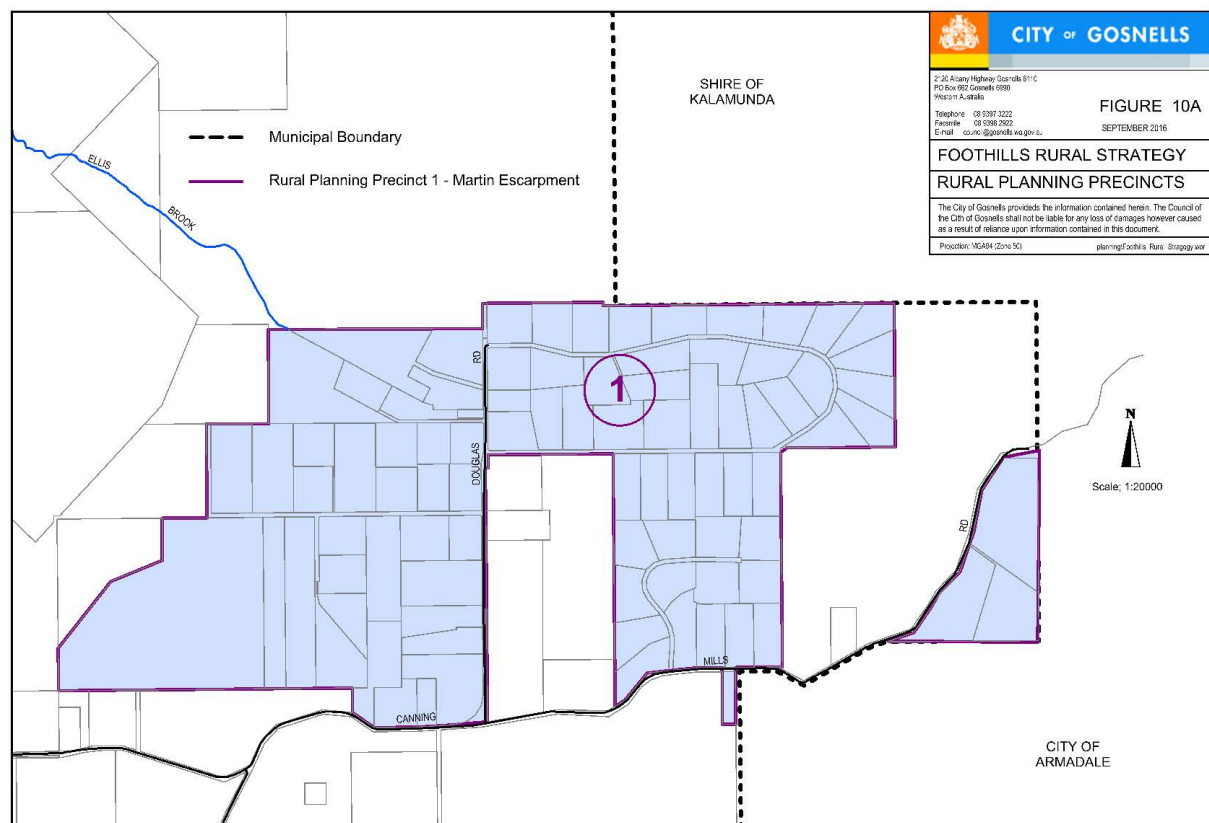


Figure 10A – Rural Planning Precinct 1 - Martin Escarpment

Table 3: Landscape Character Assessment for Rural Planning Precinct No. 1**Martin Escarpment**

General landscape character	The Precinct has a combination of elevated topography, valley formations, endemic vegetation, orchards and Rural-Residential uses. As the subdivision pattern in the Precinct still contains relatively large lots (generally in excess of four hectares), significant areas of endemic vegetation, including the understorey, have been retained. This has enabled the retention of bushland character for much of the Precinct. Several commercial orchards also operate within the Precinct, located prominently in the valley formations identified below. These elevated valley formations also provide panoramic views of the Swan Coastal Plain.
Landscape features	• Marri, Wandoo and Jarrah trees in both a natural (densely located with endemic understorey) and parkland cleared rural context (less densely located with a low grass understorey). • Native vegetation located particularly in the vicinity of the Rural-Residential subdivision on Versteeg Road. • Native vegetation in proximity to Canning Mills Road. • Commercial orchards. • Ellis Brook Valley.
Discrete significant areas	Two significant smaller portions of this precinct were identified as being of particular significance (Figure 11). A. A valley formation between Douglas Road and Frensham Place. This pocket contains orchards and a grove of marri trees (with parkland cleared understorey), and offers panoramic views of the Swan Coastal Plain, inclusive of the buildings of the Perth Central Area. B. A valley formation in the upper reaches of Ellis Brook Valley (adjacent to Warfield Place) that contains commercial orchards and provides panoramic views of the Swan Coastal Plain and the Perth Central Area.
Key views	Views significant to the Precinct are of and across the two Areas identified above.

Table 4: Objectives for Rural Planning Precinct No. 1

Martin Escarpment

Objective 1	Protect, conserve and enhance the landscape character of the Precinct by: - Ensuring the appropriate design and placement of buildings and infrastructure through a Local Development Plan so they do not detract from the landscape character. - Discouraging further clearing of native vegetation, beyond that required for bush fire protection. - Encouraging the planting of endemic vegetation where possible. - Maintaining a 50 metre screen of native vegetation along Canning Mills Road where possible. - Ensuring infrastructure, where possible, contributes to the landscape character of the Precinct.
Objective 2	Protect, enhance and conserve the natural environment of the Precinct by: - Considering land capability/suitability where proposals involve: - Activities that may impact on watercourses, water bodies or ground water resources; - The location of on-site effluent disposal units; - Activities that could further degrade land; and - Sites that may have geological constraints. - Considering the rehabilitation of degraded land (including the removal of environmental weeds). - Considering potential impacts on threatened flora and fauna, and Threatened Ecological Communities. - Considering potential impacts on surface water quality.
Objective 3	Protect drinking water resources within the Precinct by: Avoiding or minimising impacts on Public Drinking Water Source Areas and associated infrastructure through appropriate land use management and control.
Objective 4	To protect and manage land uses within the Precinct by: - Ensuring expansion of Rural-Residential activities within this Precinct occurs within the context of the existing settlement pattern and road network. - Recommending a minimum lot size of 4.0 ha. - Rezoning the Precinct to 'Rural Residential' where appropriate through a review of TPS 6 in accordance with the Planning and Development (Local Planning Scheme) Regulations 2015. - Managing land use through appropriate location and design where the potential for land use conflict may occur. - Not supporting any sensitive use within a quarry buffer area. - Recommending a memorial be placed on the certificate of title for any newly subdivided lot within the memorial area (quarry buffer area). - Referring applications to appropriate authorities where required.
Objective 5	Maintain an adequate level of bush fire protection by:
Strategies	- Ensuring proposals comply with relevant bush fire protection measures. - Ensuring infrastructure, where possible, contributes to bush fire protection.

5.2.2 Rural Planning Precinct No. 2 – Southern Foothills

RPP 2 is situated in the southernmost part of the Study Area within the locality of Martin and extends from the Canning River eastwards up the lower slopes of the Darling Escarpment (Figure 10B), abutting Banyowla Regional Park. The landform is generally characterised by a gentle elevation sloping up from the Canning River, with the eastern part of RPP 2 comprising steeper slopes of the Darling Escarpment.

Aside from one poultry farm and several small orchard operations, the majority of the Precinct is used for rural lifestyle purposes. An area in the south east of RPP 2 consists of historic development being an enclave of higher density (approximately 2000m² lots) rural living settlement, whereas the remaining rural land within the Precinct comprises larger lots ranging from one to four hectares. Larger lots generally adjoin the Canning River (Bush Forever Site 246).

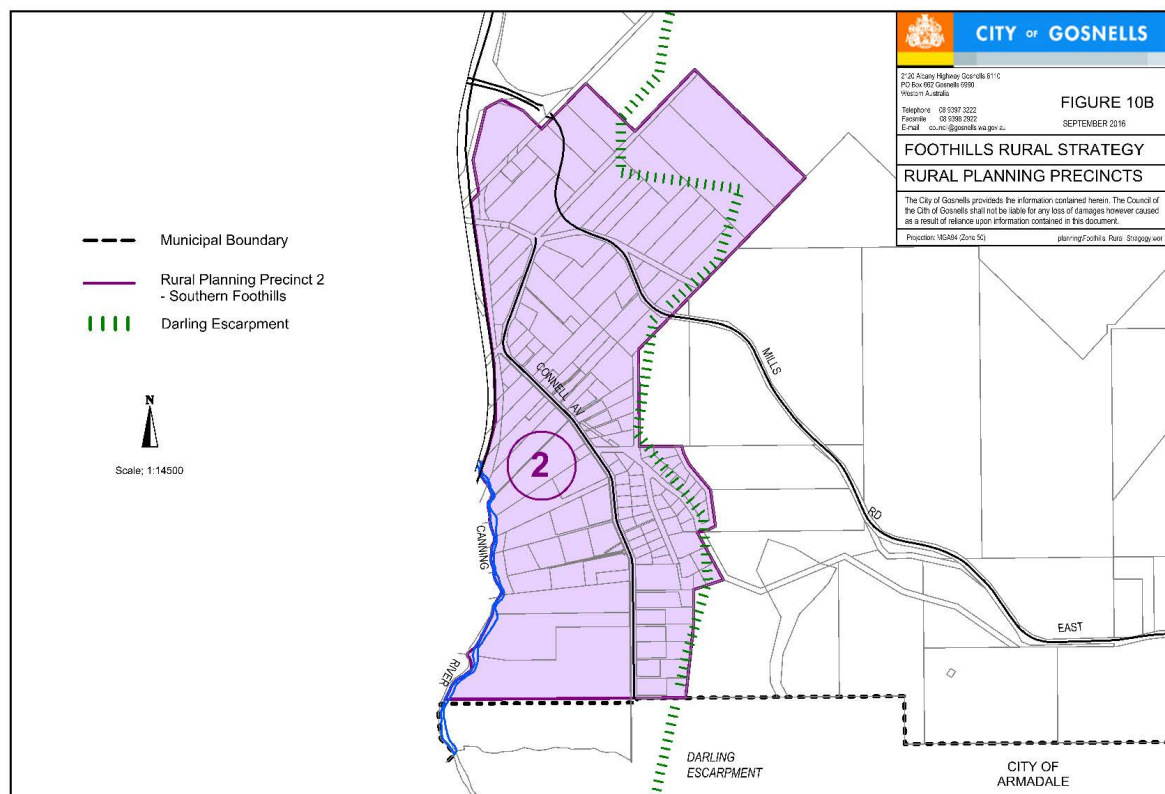


Figure 10B – Rural Planning Precinct 2 - Southern Foothills

Table 5: Landscape Character Assessment for Rural Planning Precinct No. 2**Southern Foothills**

General landscape character	The Precinct has a combination of elevated landform, an enclave of higher density rural living settlement (approximately 2,000m² lots), significant areas of introduced vegetation, views of the Darling Escarpment (including the Banyowla Regional Park), the Swan Coastal Plain and the Perth Central Area. As the subdivision pattern in the Precinct contains rural living lots, dwellings tend to be located in closer proximity to each other. These lots also contain more conventional “urban” gardens containing a large variety of introduced plant species including plants with the potential to become environmental weeds. Whilst the native vegetation on the Darling Escarpment close to the higher density rural living lots is still in relatively good condition, the threat of the spread of weeds to the Banyowla Regional Park is significant. Native Marri trees and Flooded Gums are also located throughout the Precinct, contributing to the landscape character, however are generally more prominent in road verge areas, watercourses and the Canning River foreshore.
Landscape features	• Darling Escarpment. • Granite outcrops and granitic heath vegetation with scattered native trees (particularly noticeable at Lowannaa Road Reserve). • Lowannaa Road Reserve. • Canning River. • Marri trees in Connell Avenue road reserve. • Tonkin Highway.
Discrete significant areas	One portion of the Precinct was identified as being of particular significance (Figure 11): C. An enclave of higher density rural living settlement (approximately 2,000m²), accessible by Lowannaa Road, Milleara Road and Karralika Crescent, located on the lower slopes of the Darling Escarpment, which has panoramic views of the Swan Coastal Plain. This area abuts the western boundary of the Banyowla Regional Park. A variety of dwelling sizes and styles are found in this pocket in addition to more “urban” gardens that contain a variety of introduced plant species (with the potential to become environmental weeds).
Key views	There are several significant views in the Precinct. Panoramic views of the Swan Coastal Plain and the Perth Central Area are available from the ‘pocket’ identified above (e.g. Karralika Crescent), in addition to views of the Canning River from Connell Avenue. Views are also available to the Darling Escarpment (particularly from the intersection of Mills Road East and Cockram Road). Future views from roads may become screened by buildings or planted vegetation if located inappropriately.

Table 6: Objectives for Rural Planning Precinct No. 2

Southern Foothills

Objective 1	Protect, conserve and enhance the landscape character of the Precinct by: - Ensuring the appropriate design and placement of buildings and infrastructure through a Local Development Plan so they do not detract from the landscape character. - Discouraging further clearing of native vegetation, beyond that required for bush fire protection. - Encouraging the planting of endemic vegetation where possible. - Retaining native trees within road reserves where possible. - Ensuring that infrastructure, where possible, contributes to the landscape character of the Precinct.
Objective 2	Protect, enhance and conserve the natural environment in the Precinct by: - Considering land capability/suitability where proposals involve: - Activities that may impact on watercourses, water bodies or ground water resources; - The location of on-site effluent disposal units; - Activities that could further degrade land; and - Sites that may have geological constraints. - Considering the rehabilitation of degraded land (including the removal of environmental weeds). - Considering impacts on wetlands, Bush Forever sites, Threatened flora and fauna, and Threatened Ecological Communities. - Ensuring the long-term reservation of land along the Canning River as Parks and Recreation and encourage acquisition of private land by the WAPC. - Ensuring public access to the foreshore and provision of roads where possible, to provide a hard edge between public and private land.
Objective 3	To protect and manage land uses within the Precinct by: - Ensuring expansion of Rural-Residential activities within this Precinct occurs within the context of the existing settlement pattern and road network. - Recommending a minimum lot size of 1.0 ha. - Rezoning the Precinct to 'Rural Residential' where appropriate through a review of TPS 6 in accordance with the Planning and Development (Local Planning Scheme) Regulations 2015. - Managing land use through appropriate location and design where the potential for land use conflict may occur. - Not supporting any sensitive use within a quarry buffer area. - Recommending a memorial be placed on the certificate of title for any newly subdivided lot within the memorial area (quarry buffer area). - Referring applications to appropriate authorities where required.
Objective 4	Maintain an adequate level of bush fire protection by: - Ensuring proposals comply with relevant bush fire protection measures. - Ensuring infrastructure, where possible, contributes to bush fire protection.

5.2.3 Rural Planning Precinct No. 3 - Tonkin Highway East

RPP 3, is positioned central to the Study Area and comprises a margin of land between Tonkin Highway (excluding RPP 4) and the Darling Escarpment (Figure 10C). The land form of RPP 3 is characterised by predominantly flat, cleared, rural land with gentle undulations rising upwards towards the Darling Escarpment in the east. The Precinct abuts the Banyowla Regional Park to the east, and includes Ellis Brook and Bickley Brook. Bush Forever Site 51 (White Road Bushland) is significant remnant Banksia woodland, listed by the Federal Government as endangered.

Whilst the majority of land holdings within RPP 3 comprise rural lifestyle activities, there is a variety and mix of other rural related land uses that are more prevalent within the Precinct than in any other Precinct within the Study Area. These rural related land uses include several nurseries, orchards, a winery, caravan parks, a primary school and an equestrian club.

The existing settlement pattern consists of lot sizes between one and 12 hectares, which form the basis for the existing road network within the Precinct. In some parts of RPP 3, there are some relatively large lots approximately six to 10 hectares in area.

Buffer areas, such as those from the Boral and Holcim hard rock quarries or agricultural activities, are likely to affect proposals that involve sensitive uses, such as 'Rural-Residential' and the residential component of a rural activity, which should be restricted from buffer areas. Careful assessment and the consideration of appropriate design responses (e.g. noise attenuation measures and Local Development Plans) or the imposition of appropriate memorials on Certificate of Titles may also be required for those uses located in close proximity to buffer areas.

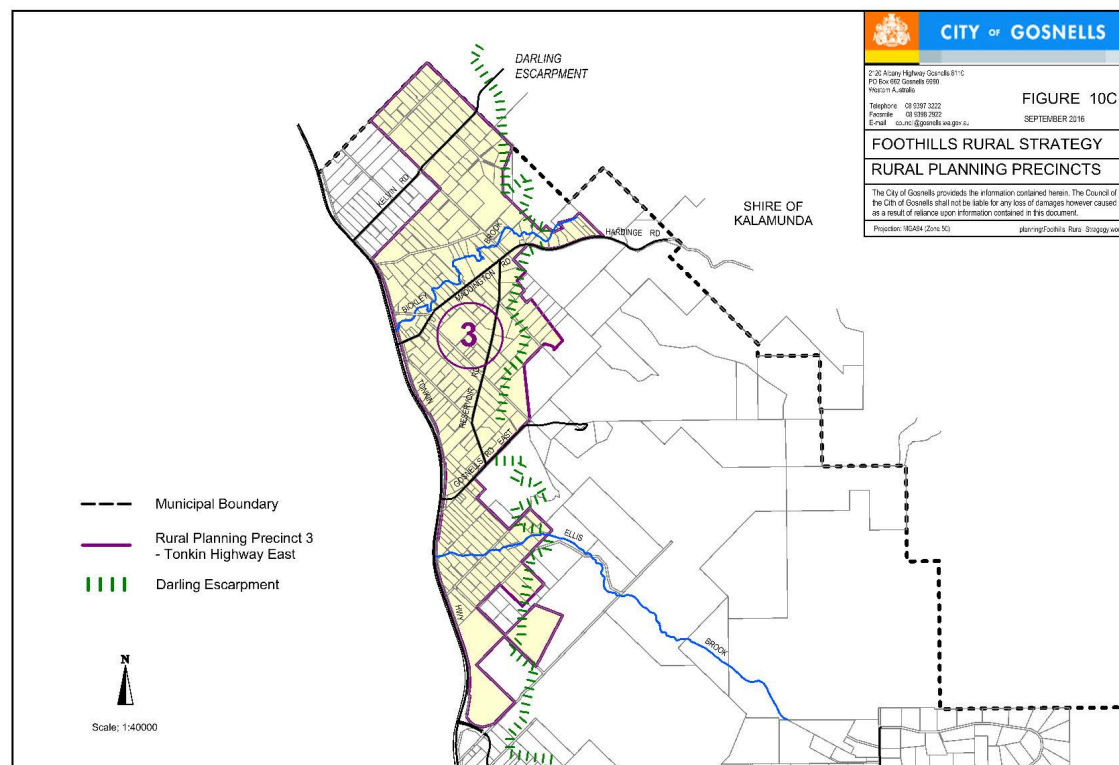


Figure 10C – Rural Planning Precinct 3 - Tonkin Highway East

**Table 7: Landscape Character Assessment for Rural Planning Precinct No. 3
Tonkin Highway East**

General landscape character	The landscape character of this Precinct is largely dominated by the Darling Escarpment, which provides a backdrop and gives parts of the Precinct a sense of enclosure, particularly in valleys). The flatter parts of the Precinct (adjacent to the western edge) accommodate the highest density of commercial rural land uses such as rural/cottage industry, vineyards and agistment, which contribute to a more intensive rural character for this Precinct. The Precinct also comprises areas of native vegetation, particularly in road verges where a canopy may be formed over the roadway; and along watercourses; it is bordered by significant native vegetation in the Banyowla Regional Park. Bush Forever Site 51 (White Road Bushland) is a significant remnant of Banksia woodland, listed by the Federal Government as endangered.
Landscape features	• Darling Escarpment • Ellis Brook • Bickley Brook • Highest density of commercial rural land uses such as hobby farms, agistment, orchards, and vineyards • Degraded watercourse foreshores on private property with significant environmental weed infestations, including Elephant Grass (<i>Arundo donax</i>), Fig (<i>Ficus carica</i>) and Blackberry (<i>Rubus fruticosus</i>)
Discrete significant areas	Two portions of this precinct were identified as being of particular significance (Figure 11): D. A pocket comprising a combination of commercial rural land uses (such as agistment and a palm plantation), and Rural-Residential, located outside of the entrance to Ellis Brook Valley at the base of the Darling Escarpment, giving it a sense of enclosure. This sense of enclosure is amplified by the view corridor southwards along Pitt Road (the entry road to this pocket) with the Darling Escarpment as the focal point. E. The topography of Bickley Brook Valley and its immediate catchment, and its proximity to the Darling Escarpment give this area a sense of enclosure. Views towards Bickley Brook, particularly from Maddington Road, Dale Place, White Road and Hardinge Road, across vineyards and other rural land uses enhance the coherence of this area. However, land along the Brook itself is subject to significant weed infestation and erosion.
Key views	The Precinct provides significant views of the Darling Escarpment, Ellis Brook Valley and Bickley Brook Valley. Views to the Darling Escarpment are particularly important from within pocket 'D' (identified above), from Reservoir Road (which is located parallel to the face of the Darling Escarpment). Views to the tall, dense, native vegetation overstorey along Bickley Brook, particularly from Maddington Road and Dale Place, across vineyards and other rural land uses located in the Bickley Brook Valley are significant.

**Table 8: Objectives for Rural Planning Precinct No. 3
Tonkin Highway East**

Objective 1	Protect, conserve and enhance the landscape character of the Precinct by: - Ensuring the appropriate design and placement of buildings and infrastructure through a Local Development Plan so they do not detract from the landscape character. - Discouraging further clearing of native vegetation, beyond that required for bush fire protection. - Encouraging the planting of endemic vegetation where possible. - Encouraging screen planting between overhead high voltage power line pylons and roadways. - Ensuring that infrastructure, where possible, contributes to the landscape character of the Precinct. - Maintaining and restore, where possible and appropriate, a minimum 15 metre vegetated foreshore along Bickley Brook and Ellis Brook.
Objective 2	Protect, enhance and conserve the natural environment in the Precinct by: - Considering land capability/suitability where proposals involve: - Activities that may impact on watercourses, water bodies or ground water resources; - The location of on-site effluent disposal units; - Activities that could further degrade land; and - Sites that may have geological constraints. - Considering the rehabilitation of degraded land (including the removal of environmental weeds). - Considering impacts on wetlands, threatened flora and fauna, and Threatened Ecological Communities. - Considering potential impacts on surface water quality.
Objective 3	Protect drinking water resources in the Precinct and adjacent reserved areas by: Avoiding or minimising impacts on Public Drinking Water Source Areas and associated infrastructure through appropriate land use management and control.
Objective 4	To protect and manage land uses within the Precinct by: - Ensure expansion of Rural-Residential activities within this Precinct occurs within the context of the existing settlement pattern and road network. - Recommending a minimum lot size of 1.0 ha. - Rezoning the Precinct to 'Rural Residential' where appropriate through a review of TPS 6 in accordance with the Planning and Development (Local Planning Scheme) Regulations 2015. - Managing land use through appropriate location and design where the potential for land use conflict may occur. - Not supporting any sensitive use within a quarry buffer area. - Recommending a memorial to be placed on the certificate of title for any newly subdivided lot within the memorial area (quarry buffer area). - Referring applications to appropriate authorities where required.
Objective 5	Maintain an adequate level of bush fire protection. - Ensuring proposals comply with relevant bush fire protection measures. - Ensuring infrastructure, where possible, contributes to bush fire protection.

5.2.4 Rural Planning Precinct No. 4 - Kelvin Road Precinct

RPP 4 boundary generally aligns with the properties that front onto Kelvin Road between Tonkin Highway and White Road extending to the City's municipal boundary with the Shire of Kalamunda (Figure 10D). It comprises 36 individual properties that collectively cover approximately 90 hectares. 16 of the properties are owned by the City which combined, once occupied the Kelvin Road Waste Disposal site. The remaining 20 properties are held in private ownership.

The land has been mostly cleared of native vegetation, though there are some mature tree species varied throughout. With the exception of the former Kelvin Road Waste Disposal Site, which is slightly elevated due to prior filling, the land within the Precinct is generally flat.

Land within the Precinct contains several land use activities that are commercial in nature. These activities include a truck driving school, transportable building construction, firewood and garden supplies, and residential dwellings firewood/garden supplies.

Much of the Precinct is exposed to significant traffic noise from Tonkin Highway and to a lesser extent Kelvin Road. The intersection of Tonkin Highway and Kelvin Road experiences heavy traffic congestion during peak hours. Land has been reserved and acquired by Main Roads Western Australia to enable the intersection to be grade-separated (Kelvin Road will 'fly-over' Tonkin Highway) in the future.

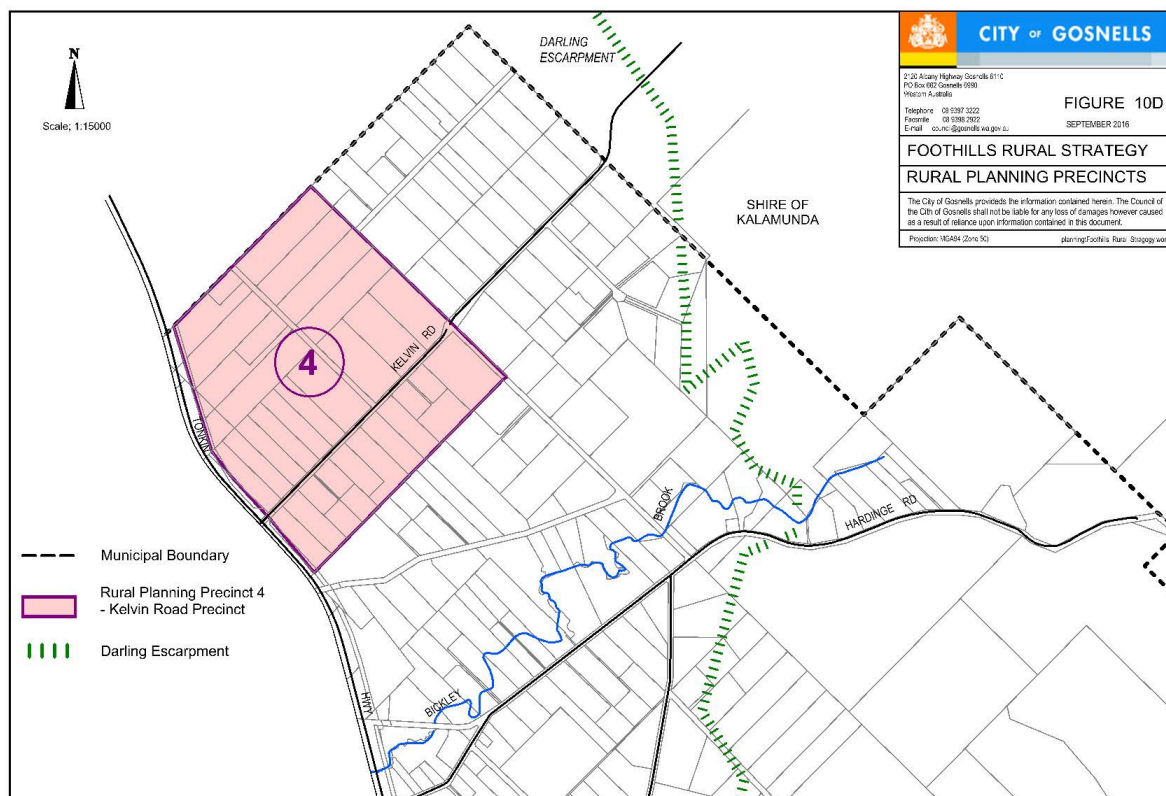


Figure 10D – Rural Planning Precinct - Kelvin Road Precinct

Table 9: Landscape Character for Rural Planning Precinct No. 4 Kelvin Road Precinct	
General landscape character	The Precinct is generally flat, though ground levels of the former tip site are slightly elevated compared to the rest of the Precinct, due to prior filling. Some of the properties on the south-eastern side of Kelvin Road lie below the rest of the Precinct due to apparent sand excavation in the past. The Precinct contains several land use activities that are commercial in nature, albeit of a relatively low intensity. The Precinct has been largely cleared of native vegetation, though there are some mature tree species of varying types scattered throughout. A Bush Forever site is located on the corner of White Road and Kelvin Road, immediately adjacent to the eastern corner of the Precinct.
Landscape features	• Darling Escarpment • Kelvin Road Waste Disposal Site (former tip site)
Discrete significant areas	This precinct does not contain any particular areas of unique landscape character.
Key views	Views of the Darling Escarpment are available in an eastern direction from Kelvin Road.

In 2011, Council considered a report on a review of the Kelvin Road Precinct. The purpose of the review was to consider the planning guidance for the Precinct in the context of its suitability to accommodate more intensive rural-industrial and commercial type uses.

Council resolved (Resolution 462) to amend the FRS to create a new Precinct, being RPP 4 (formally part of RPP 3) and incorporate guidelines for a more flexible approach to land use and development in the area. The FRS has been amended to reflect Council's Resolution and a Local Planning Policy will be prepared to guide land use and development in the area, with a view to providing a more flexible approach.

The WAPC's draft 'South Metropolitan Peel Sub-regional Planning Framework' has identified RPP 4 for 'Urban Expansion', due to its strategic location, and minimal physical constraints. Although a date for this investigation is yet to be determined, it is considered to be long term as the draft document has a 'lifespan' until 2050.

Considering Council's resolution, and the WAPC's identification for 'Urban Expansion', the FRS has been revised to incorporate a more flexible approach to the development of RPP 4.

Table 10: Objectives for Rural Planning Precinct No. 4 Kelvin Road Precinct	
Objective 1	Minimise detrimental impacts on the amenity of the locality acknowledging the lesser amenity value of the Precinct compared to the broader Foothills area by: 1. Ensuring the appropriate design and placement of buildings and infrastructure through a development approval so they do not detract from the landscape character. 2. Recommending a minimum lot size of 1.0 ha. 3. Discouraging further clearing of native vegetation, beyond that required for bush fire protection. 4. Encouraging the planting of endemic vegetation where possible. 5. Ensuring infrastructure, where possible, contributes to the landscape character of the Precinct.
Objective 2	Provide a flexible approach to land use having regard to the historical development of the Precinct with rural-industrial type land uses by: 1. Applications for development approval will be assessed on their planning merit in accordance with the City's Town Planning Scheme, having due regard for the compatibility of the use or development within its setting. 2. Managing land use through appropriate location and design where the potential for land use conflict may occur.
Objective 3	Maintain an adequate level of bush fire protection by: 1. Ensuring proposals comply with relevant bush fire protection measures. 2. Ensuring infrastructure, where possible, contributes to bush fire protection.
Objective 4	Discourage amendment proposals that are not compatible with future urbanisation of the Precinct: 1. Amendment proposals will be assessed on their planning merit having due regard for any relevant policy or strategy of the WAPC and any relevant policy adopted by the State Government.

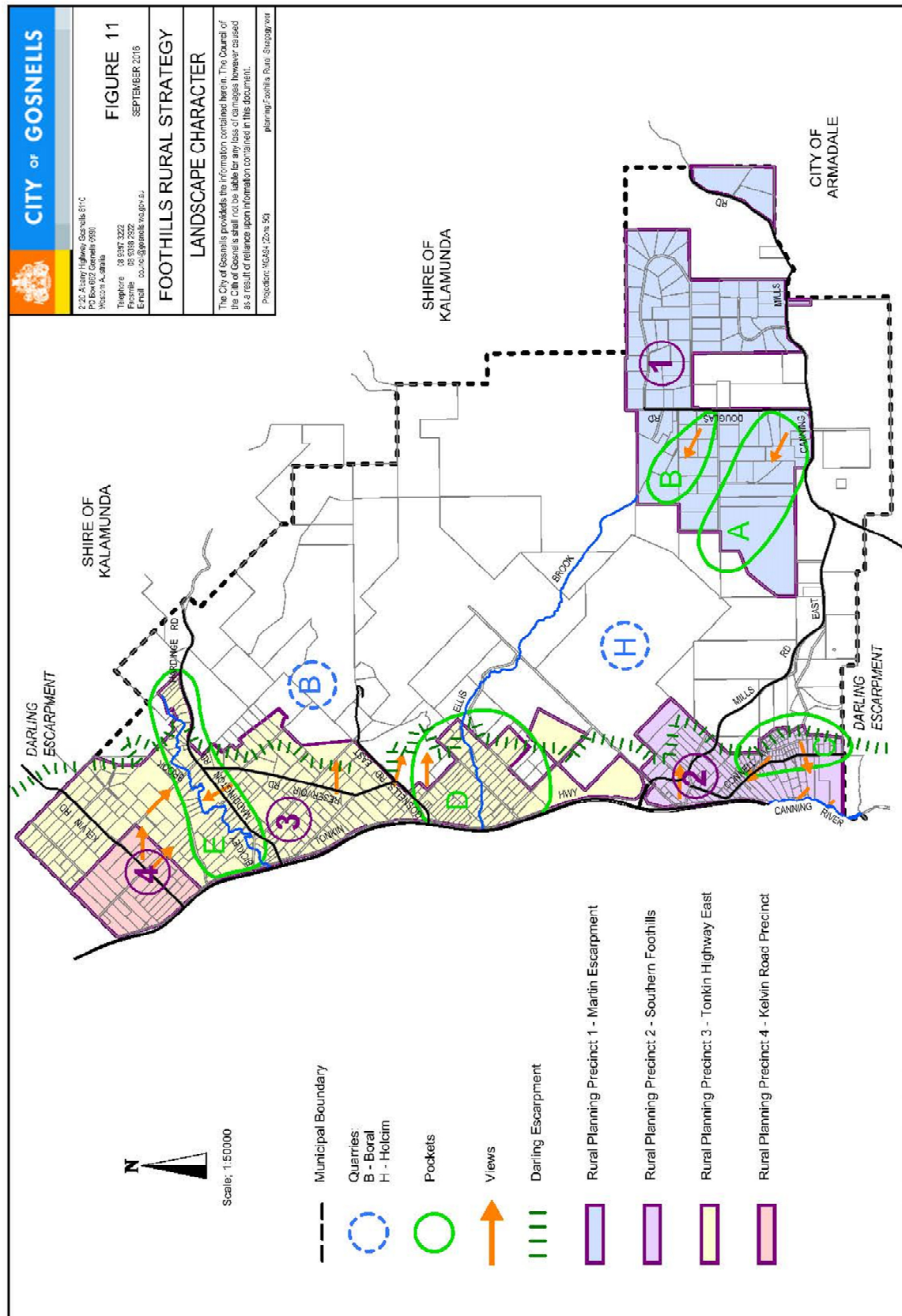


Figure 11 – Landscape Character

6 IMPLEMENTATION

The recommendations contained within the FRS will be implemented as follows:

Short Term Priorities (1 - 3 year timeframe from WAPC endorsement)	
Local Planning Policy - Foothills Rural Planning Precincts	The preparation and adoption of a Local Planning Policy to guide the assessment of subdivision and development applications and reinforce the statutory planning approvals process.
Town Planning Scheme Review	The Town Planning Scheme review should:
1. Rezoning Proposals	Rezone Rural Planning Precincts 1, 2 and 3 where appropriate to 'Rural Residential' in accordance with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> . The main purpose of the rezoning is to protect, conserve and enhance the rural amenity of the Precincts to ultimately preserve the community's rural lifestyle.
2. Public Drinking Water Source Areas	Incorporate special control areas over Priority 1 and 2 Catchment Areas to reflect the relevant State Government authority requirements in relation to land use, zoning, development and subdivision.