

Job Ref: 2270
11 August 2026

City of Swan
PO Box 196
Midland DC, WA 6936

Attention: Statutory Planning Team

Dear Sir/Madam

**Application for Development Approval – Stockpiling
Lot 1808 (No. 79) Chudalup Road, Sandridge**

Rowe Group acts on behalf of Parcel Property ('Client') with respect to the development of Lot 1808 (No. 79) Chudalup Road, Sandridge (the 'subject site'). We have been instructed by our Client to prepare and lodge this Application for Development Approval (the 'Application') seeking approval for works being 'Stockpiling' at the subject site.

In support of this Application, please find enclosed:

- A completed and signed City of Swan development application form;
- A completed Metropolitan Region Scheme 1 Form;
- A current copy of the Certificate of Title; and
- Application Plans;

Further background and justification in support of this Application is provided below for your consideration.

Description of Site

Location

The site is located in the municipality of the City of Swan ('City'), within the suburb of Sandridge, approximately 28km northeast of the Perth Central Area.

The subject site is generally bound by Chudalup Road to the north, Halden Road to the west, Tonkin Highway to the west, and rural land to the south.

The site comprises one (1) land parcel, legally described as:

- Lot 1808 on Deposited Plan 108469 Certificate of Title Volume 411 Folio 143A.



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The extent of works area comprises the north-western portion of the subject site which has no existing structures, significant vegetation or trees.

Planning Framework

Metropolitan Region Scheme Zoning

The site is currently zoned 'Rural' under the Metropolitan Region Scheme ('MRS'). An MRS Amendment seeking to rezone the site to 'Urban Deferred' (1409/41) is currently awaiting consideration by Parliament following recommendation for approval by the Western Australian Planning Commission ('WAPC') and Minister for Planning.

City of Swan Local Planning Scheme No. 17 Zoning

The subject site is zoned 'General Rural' under the provisions of the City of Swan Local Planning Scheme No. 17 ('LPS 17'). The objectives of the 'General Rural' Zone are as follows:

- a) facilitate the use and development of land for a range of productive rural activities, which will contribute towards the economic base of the region;*
- b) provide for a limited range of compatible support services to meet the needs of the rural community, but which will not prejudice the development of land elsewhere which is specifically zoned for such development;*
- c) ensure the use and development of land does not prejudice rural amenities, and to promote the enhancement of rural character;*
- d) ensure that development and land management are sustainable with reference to the capability of land and the natural resource values*

The area subject to the proposed works has been cleared of native vegetation and has not been used for agricultural purposes for several years, accordingly the proposed works are not expected to adversely affect rural activities or require any clearing.

The proposed development application seeks approval for work 'Stockpiling', which is not specifically referred to within LPS 17, nor can be characterised within a separate land use category. In this regard, we note Clause 4.4.2 of LPS 17 states the following:

If a person proposes to carry out on land any use that is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the type, class or genus of activity of any other use class the local government may –

- a) determine that the use is consistent with the objectives of the particular zone and is therefore permitted;*
- b) determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of clause 9.4 in considering an application for planning approval; or*
- c) determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.*

On this basis, the proposed works are considered consistent with the objectives of the 'Rural' zone under LPS 17 and is therefore capable of approval under Clause 4.4.2.

State Planning Policy 3.7 –Bushfire Prone

State Planning Policy 3.7 –Bushfire ('SPP 3.7') seeks to guide the implementation of effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on life, property and infrastructure. The subject site is identified bushfire prone land under the Department of Fire and Emergency Services Mapping and therefore development required to address the provisions of SPP 3.7 and the associated Planning for Bushfire Guidelines ('Guidelines').

The proposed works do not result in:

- the intensification of development;
- increase in visitors; residents or employees; or
- adversely impacts or increases the bushfire risk to the subject or surrounding sites.

Therefore, a Bushfire Management Plan is not required in support of this Application.

State Planning Policy 2.9 – Water

State Planning Policy 2.9 – Water ('SPP 2.9') aims to ensure Western Australia's land use planning outcomes protect and sustainably manages water resources.

Under SPP 2.9, the subject site is identified as 'within 1km of significant wetlands' and 'Estuary catchments on the Swan and Scott Coastal Plains' however, the area subject to the proposed work is outside the extent of the identified wetlands. Accordingly, the proposed stockpiling activity will not adversely impact water resource values and is consistent with the objectives of SPP 2.9.

Proposed Development

This Application seeks approval for earthworks comprising the cutting, movement and stockpiling of clean sand within the subject lot. The supporting Stockpiling Plan prepared by TABEC Consulting Engineers identifies the extent of the proposed cut and stockpiling areas and the associated finished levels.

Refer Attachment 4 – Proposed Stockpiling Plan.

The proposed works involve the cutting of material from an elevated portion of the subject lot adjacent to Halden Road. The material will be relocated and stockpiled within the subject lot in accordance with the accompanying Stockpiling Plan.

The proposed cutting and stockpiling activities are not anticipated to result in any off-site impacts. Any potential dust and noise will be appropriately managed through standard construction management measures.

Having regard to the current zoning of the land, the application is capable of being supported as the proposed works are consistent with the objectives of the applicable zone.

Summary

In light of the above, we trust the City is in a position to provide a favourable determination of the proposed stockpiling works on the subject land. However, should you require any further information or clarification in relation to this matter, please contact Alyssa Read on 9221 1991.

Yours faithfully,



Alyssa Read
Rowe Group