CITY OF ARMADALE

MINUTES

OF **DEVELOPMENT SERVICES COMMITTEE** HELD IN THE **COMMITTEE ROOM**, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON **TUESDAY, 19 SEPTEMBER 2017 AT 7PM.**

PRESENT:	Cr D M Shaw (Chair)	
	Cr C A Campbell JP	
	Cr M Geary	
	Cr C M Wielinga	
	Cr R Butterfield (Deputy for Cr Zelones)	
APOLOGIES:	Cr H A Zelones OAM JP	
	Cr M Silver	
	Cr M H Norman (Leave of Absence)	
	Cr K Busby (Deputy to Cr Norman)	
OBSERVERS:	Cr L Sargeson	
	Cr J A Stewart	
IN ATTENDANCE:	Mr S Famiano	A/Executive Director Development Services
	Mr G Windass	A/Executive Manager Development Services
	Mr G Dine	Health Services Manager
	Ms S Hillel	Building Services Manager
	Mrs N Cranfield	Executive Assistant
PUBLIC:	2	

*"For details of Councillor Membership on this Committee, please refer to the City's website – **www.armadale.wa.gov.au/your council/councillors**."*

DISCLAIMER

The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings was read.

DECLARATION OF MEMBERS' INTERESTS

Cr Wielinga

- Proposed Telecommunications Infrastructure - Lot 1 Chevin Road, Roleystone

QUESTION TIME

Nil.

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Development Services Committee Meeting held on 22 August 2017 be confirmed.

Moved Cr C M Wielinga
MOTION CARRIED (5/0)

ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 15 / 2017

Outstanding Matters & Information Items
Report on Outstanding Matters - Development Services Committee
Reviews before the State Administrative Tribunal (SAT)
Health
Health Services Manager's Report - August 2017
Planning
Planning Applications Report - August 2017
Town Planning Scheme No.4 - Amendment Action Table
Subdivision Applications - WAPC Approvals/Refusals - August 2017
Subdivision Applications - Report on Lots Registered for 2016/2017
PAW Closure Report - Significant Actions during August 2017
Compliance Officer's Report - August 2017
Building
Building Services Manager's Report - August 2017
Building Health/Compliance Officer's Report - August 2017
Building Applications Monthly Statistics - August 2017

Committee noted the information and no further items were raised for discussion and/or further report purposes.

DEPUTATION

Proposed Telecommunications Infrastructure - Lot 1 Chevin Road, Roleystone

Mr Elliot Nelson (Catalyst ONE Resources Pty Ltd) addressed the Committee at 7.03pm.

Mr Nelson outlined the following key considerations regarding the proposed development -

- *The proposed infrastructure is critical to address a significant and growing deficiency in network coverage and capacity surrounding Roleystone and Karragullen, specifically the proposed infrastructure will improve network coverage to the south-east of Roleystone and provide additional coverage to Brookton Highway;*
- *For example, the network coverage will improve the productivity of the surrounding businesses and improve the access arrangements for emergency services;*
- *The site was chosen following a careful assessment of an area that would achieve the coverage objectives. We looked for sites that are suitable to Optus's radio frequency engineers and as far from residential areas as possible and where the topography and tree coverage can minimise the visual impact;*
- *Following a multi-disciplinary assessment we have identified a suitable site where the tree coverage and road alignment substantially obscure the proposed infrastructure from the surrounding areas and where the significant removal of vegetation was not required.*
- *The proposal was subject to two weeks of advertising and involving public notifications to 35 surrounding residents within a radius of approx. 500 metres.*
- *Optus has carefully considered the proposal's impact on the amenity of the locality and has been careful to design a facility that is in keeping with the surroundings. The proposed location is inconspicuous from the surrounding streets;*
- *The acknowledgement of the facilities visibility from various locations has been incorporated in the officers report and into the Recommendation conditions for approval;*
- *There is clear and compelling demand for improved Optus communication services in this locality hence the level of investment to be made in the area by Optus; and*
- *The proposal has been thoroughly assessed and considered by the City's professional officers and the City's officers have been diligent with their assessment of the proposal.*

Mr Nelson concluded that the applicant is supportive of the officer's recommendation and is happy to respond to any questions from the Committee.

Chair thanked Mr Nelson for his attendance.

Deputation retired at 7.06pm.

CONTENTS

DEVELOPMENT SERVICES COMMITTEE

19 SEPTEMBER 2017

---

1. DEVELOPMENT

1.1 PROPOSED TELECOMMUNICATIONS INFRASTRUCTURE - LOT 1 (NO.447) CHEVIN ROAD, ROLEYSTONE 5

2. STRATEGIC PLANNING

2.1 PROPOSED AMENDMENTS TO LOCAL PLANNING POLICY PLN 3.2 - CHILD CARE PREMISES 17

3. MISCELLANEOUS

3.1 RENAMING A PORTION OF SALTER ROAD, MT NASURA (REFERRAL ITEM) 21

4. COUNCILLORS' ITEMS 22

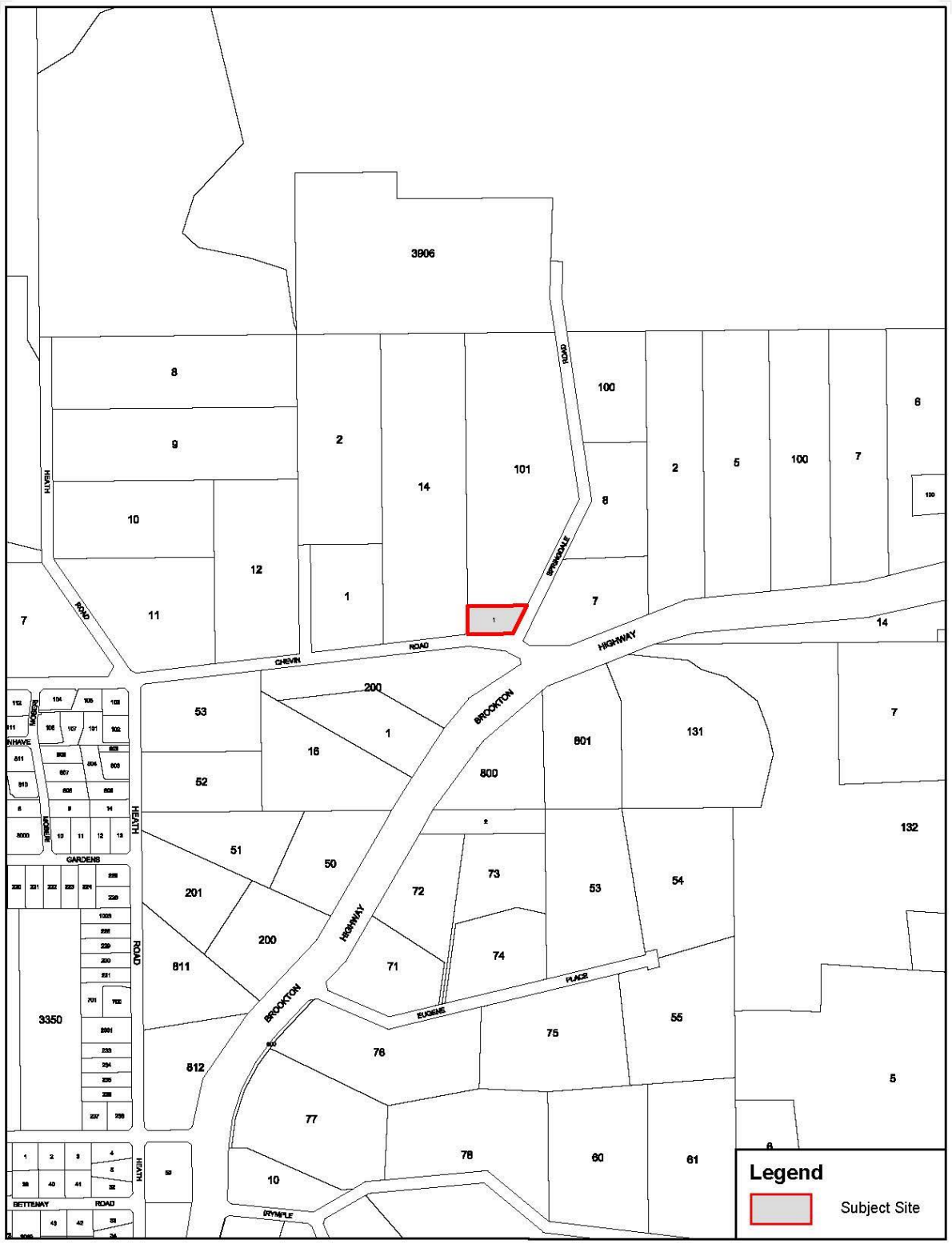
5. EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORT

5.1 PROPOSED MEDICAL CENTRE - LOT 16 (11) PROSPECT ROAD, ARMADALE - AMENDED CAR PARK DESIGN 24

5.2 JDAP APPLICATION - CHILD CARE PREMISES, GYM AND RESTAURANT - LOT 11 (NO.2) PAGE ROAD, KELMSCOTT 25

5.3 CRUSHING & SCREENING FACILITY - LOT 254 KEATES ROAD, ARMADALE 26

SUMMARY OF ATTACHMENTS 27



LOCATION PLAN
Lot 447 (No. 1) Chevin Road, Roleystone

100 0 100 200m

SCALE 1 : 10000

Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012). Aerial photograph supplied by Landgate, Photomaps by Nearmap.

DATE 7 September 2017 - REVISION 1701
p:\autocad\agenda_drawings\2017\9.september\447_chevin_rd\447_chevin_rd.dwg

CITY OF Armadale

1.1 - PROPOSED TELECOMMUNICATIONS INFRASTRUCTURE - LOT 1 (NO.447) CHEVIN ROAD, ROLEYSTONE

Cr Wielinga declared a non-financial interest in this item on the basis that she resides on property in close proximity to the subject site and which will be effected by the network coverage. As a consequence, there may be a perception that her impartiality on the following matter may be affected, but declared that she would disregard this association, consider the matter on its merits and vote accordingly.

WARD	:	JARRAH
FILE No.	:	- M/481/17
APPLN NO.	:	10.2017.94.1
DATE	:	12 September 2017
REF	:	CV
RESPONSIBLE MANAGER	:	A/Executive Director Development Services
APPLICANT	:	Catalyst One (formerly Daly International)
LANDOWNER	:	W D Van Uden & J Van Uden
SUBJECT LAND	:	Property size 4105m^2
ZONING		
MRS /	:	Rural
TPS No.4	:	Rural Living 4 (Additional Use Schedule No.20)

In Brief:

- The City received an application for Telecommunications Infrastructure at Lot 1 (No.447) Chevin Road, Roleystone on 03/03/2017.
- The proposal consists of a 31m high monopole tower and associated ground level infrastructure.
- The subject site is zoned Rural Living 4 (Additional Use Schedule No.20) under Town Planning Scheme No.4 (TPS No.4). Telecommunications Infrastructure is a discretionary (A) use in the Rural Living zone.
- The application was advertised for a period of 2 weeks. A total of six submissions were received, four objecting to the proposal.
- The main grounds of objection are in relation to visual amenity and health impacts.
- Recommend that the Council approve the application subject to appropriate conditions.

Tabled Items

Nil.

Officer Interest Declaration

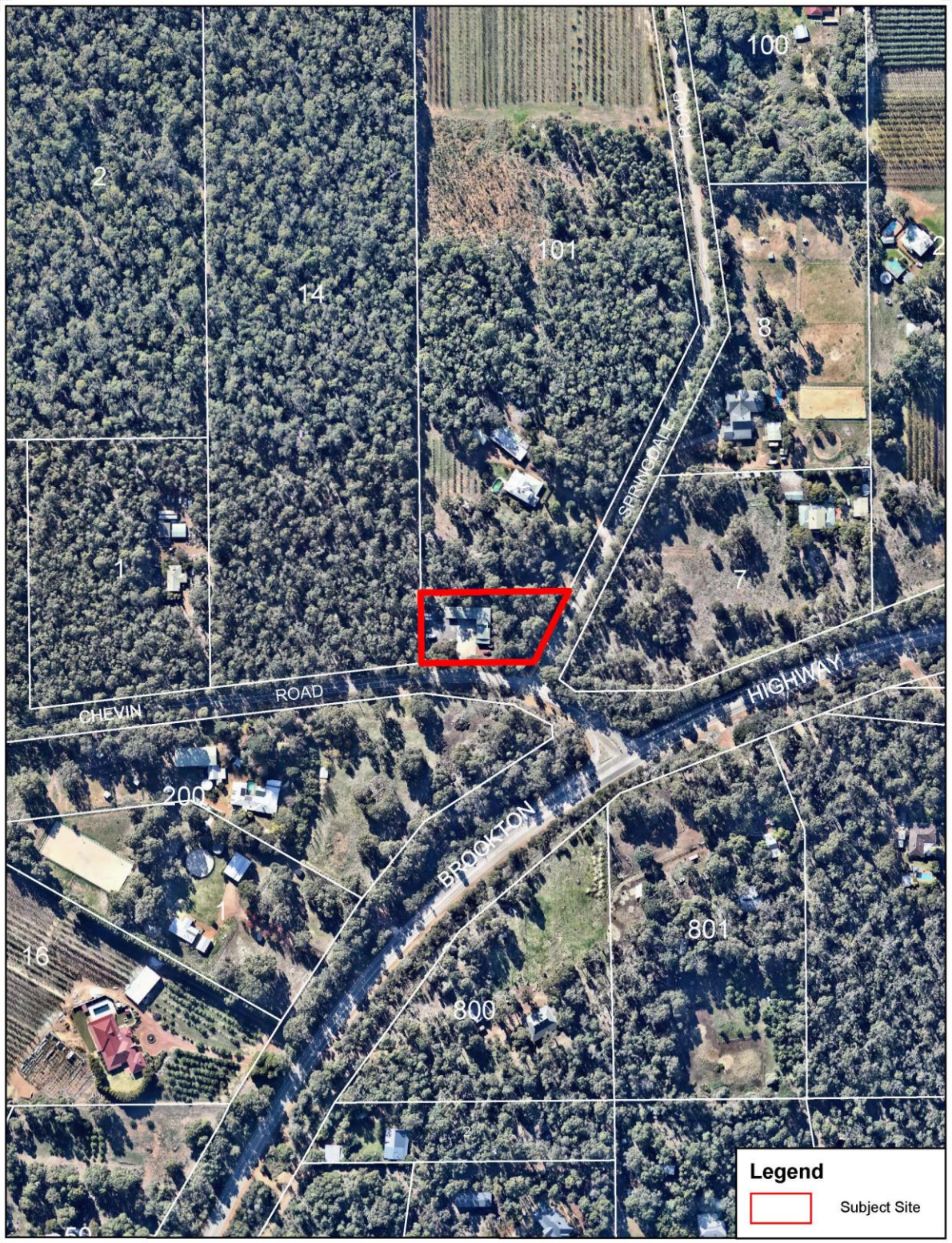
Nil.

Strategic Implications

2.5.1 Implement and administer the City's Town Planning Scheme and Local Planning Strategy to deliver quality development outcomes.

Legislation Implications

Planning and Development Act 2005
Town Planning Scheme (TPS) No.4
Local Planning Strategy 2003
Metropolitan Region Scheme
State Planning Policy 5.2 - Telecommunications Infrastructure (SPP5.2)
State Planning Policy 3.7 - Planning in Bushfire Prone Areas



AERIAL PLAN
Lot 447 (No. 1) Chevin Road,
Roleystone

DATE 10 January 2017 - REVISION 1701
p:\autocad\agenda_drawings\2017\9.september\447_chevin_rd\447_chevin_rd.dwg

40 0 40 80m

SCALE 1 : 4000

Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012). Aerial photograph supplied by Landgate, Photomaps by NearMap.

CITY OF Armadale

Council Policy/Local Law Implications
Nil.

Budget/Financial Implications
Nil.

Consultation
1. Neighbouring landholders within a 500m radius of the site; and
2. City of Armadale - Internal Business Units (including Rangers and Emergency Services).

BACKGROUND

The subject site is located at the privately owned Lot 1 (No.447) Chevin Road, Roleystone. The site is a corner property at the junction of Chevin Road and Springdale Road. The site is approximately 85m from the intersection of Chevin Road and Brookton Highway. Springdale Road forms the suburb boundary between Roleystone and Karragullen to the east.

The site is zoned Rural Living 4 with Additional Use Schedule No.20 under Town Planning Scheme No.4 (TPS No.4). Additional Use Schedule No.20 allows a permitted (P) use of Motor Vehicle Repair. An existing Motor Vehicle Repair use (WJ and KS Automotives) has been present on the site since at least 1981. The existing Motor Vehicle Repair use is not part of the subject development application. The City's records indicate no recent history of development compliance issues in relation to the site.

DETAILS OF PROPOSAL

The applicant is seeking development approval for a Telecommunications Infrastructure development on the eastern side of the subject site. The compound containing the 31m high tower is proposed to be located 20.2m east of the existing Motor Vehicle Repair workshop and 13m from the eastern boundary of the site with Springdale Road. The compound is located approximately 30.8m from Chevin Road. Existing native vegetation would largely screen the infrastructure from view at street level; although it is likely the tower will project above the tree canopy line and be visible to the general locality. Vehicular access to the infrastructure would occur from Springdale Road. The proposal consists of the following elements:

- 31m high monopole tower (galvanised steel construction);
- Nine (9) panel antennas mounted on triangular headframe on monopole (30m from ground); and
- A 11.4m by 7.2m compound fenced with 2.4m high security fencing containing the monopole tower, approximately 1.8m high equipment cabinet, cabling and ancillary equipment including a below ground fibre pit integrated into the concrete foundation pad.

COMMENT

Development Control Unit (DCU)

Technical Services
Technical Services advised that they have no comments to make on the proposal on Engineering grounds.

Rangers and Emergency Services
The City's CES Coordinator has advised that the City is not aware of any particular issues with telecommunications coverage in the locality of the proposed telecommunications tower. The applicant has indicated in their report that they have identified mobile coverage blackspots in the area around the proposed tower.

Environmental Services
Environmental Services have advised that the plans provided indicate that no removal of remnant native trees is required with only lopping of some tree limbs and removal of some understory vegetation proposed.

Public Advertising

The application was advertised for two weeks, closing on 08/05/2017. Advertising was carried out by way of letters to affected and nearby landowners.

Total No. of letters sent to residents/owners	:	35
Total No. of submissions received	:	6
No. of submissions of conditional support/no objection	:	2
No. of submissions of objection	:	4
No. of submissions of general advice by Service Agencies	:	0

The main issues raised in submissions, together with a comment on each issue are outlined below.

Key Issues

Issue 1 - The proposed development will hopefully enable better mobile phone coverage.

Comment
This issue has been raised by one of the two submissions in support of the proposal. The applicant has advised the City that the tower will enable improved Optus network coverage in the area of eastern Roleystone and western Karragullen. The applicant has provided a coverage map to the City indicating the areas where network coverage is likely to be improved. *(A copy of the map is included in the Confidential Attachments to this report for reasons of commercial confidentiality).*

Recommendation
That the issue is supported.

Issue 2 - The proposal will negatively impact upon the area's views and visual appearance.

Comment
This issue has been raised in one of the four submissions objecting to the proposal. The potential for negative visual impact arising from the proposed telecommunications tower is considered to be a reasonable concern. The proposal is likely to be satisfactorily screened from view at ground level and the lower 10 to 20 metres of the tower is likely to be partially screened by the surrounding stands of mature native trees. The upper part of the tower will however be fully visible above the top of the prevailing tree line (generally 10m to 20m in height) and is likely to be visible from a number of vantage points in the locality given that the land in question is on a high point in comparison to the area east of the proposed tower. The applicant has provided photo overlay depictions of what the proposed tower is likely to look like from nearby vantage points in Chevin Road and Brookton Highway. *(A copy of the depictions are included in the Attachments to this report).*

The City had attempted to suggest an alternative location for the proposed tower on the Springdale Park reserve which is vested with the City. The reserve is located approximately 450m north of the subject site on Springdale Road. Springdale Park is more secluded from nearby residential properties in comparison to the subject site and is bordered by a Metropolitan Region Scheme Reserve (MRS) along the majority of its perimeter. It is likely that the alternative location would have less visual impact than that proposed, however the applicant has identified preferred locational criteria that is not satisfied by the alternative location. This matter is discussed in more detail in the Analysis section of this report.

The character of the locality is overwhelmingly semi-rural in appearance with a mixture of native vegetation, single houses and rural land uses (e.g. orchards) present.

In light of the above it is expected that the visual impact from properties or public vantage points that are only capable of seeing the lower half to ground views of the tower will not be unduly impacted. However, the height of the tower above the dominant tree canopy height of 10m to 20m and its position on a relative high point will mean that it is likely to be visible from longer range vantage points.

Recommendation
That the issue is supported in part.

Issue 3 - The proposed development will negatively impact upon property values.

Comment
This issue has been raised in two of the four submissions objecting to the proposal. The argument of property devaluation is not a relevant planning consideration when determining a development application. Related amenity issues have been encompassed in the discussion above.

Recommendation
That the issue is not supported.

Issue 4 - The proposed development may result in adverse health impacts upon local residents.

Comment

This issue has been raised in all four of the submissions objecting to the proposal. The health risks arising from radiofrequency (RF) electromagnetic energy (EME) emissions from mobile phone base towers is considered to be negligible as there is no evidence of adverse health outcomes from living in close proximity to the infrastructure according to the Australian Radiation Protection and Nuclear Safety Agency (Australian Government) (ARPANSA). This position is outlined in Western Australian Planning Commission's (WAPC) State Planning Policy 5.2 and a factsheet produced by ARPANSA. The factsheet states "*based on current research there are no established health effects that can be attributed to the low RF EME exposure from mobile phone base station antennas*".

One of the above submitters had deferred from providing an outright objection but had requested an 'RF map' coloured contour map as defined by the Resource Kit for Communities published by EMR Australia Pty Ltd before making a final judgement on the application. EMR Australia Pty Ltd appears to be an organisation based in NSW that sells radiation detecting meters and radiation shielding products for domestic items such as smartphones or Wi-Fi routers. The applicant was asked to address the submitters request that they provide an 'RF map'. The applicant has advised of the following:

> *EMR Australia is a community-based organisation in Sydney, but I would respectfully suggest whose relevance has been significantly curtailed in the last decade or so as the carriers have provided more and more information on-line.*
>
> *The RF-Map information/software talked about in the document is indeed the software used to produce the EME report, a copy of which has already been provided to Council (although I've re-attached it here in case it has been misplaced).*
>
> *The carriers do no generate a map in the form shown in the EMR document because the report gives much more meaningful information by providing the maximum predicted levels at various distances from the facility (shown in the table on page 2) and identifies at what distance from the facility the maximum level occurs. Coloured contours on a map cannot do this.*
>
> *Further, the maximum levels predicted by the software are very unlikely to be achieved in real life as they are very conservative and do not take into account 'real world' conditions that work to reduce actual exposure levels, such as losses due to cable length, cable joints etc. and environmental factors such as trees, buildings and other obstructions. As such, the levels set out in the report are in most instances well above actual levels experienced and a number of studies have shown this to be the case.*
>
> *At the Roleystone site the EME report predicts a maximum level of 0.73% of the standard, which would occur roughly 208 metres from the facility. This is a prediction based on the facility operating at full power on all frequencies and in that respect is a 'worst case' scenario.*

As such, the RF Map information has been provided in a standard form used by all carriers and as agreed with the Australian Communications and Media Authority (ACMA) and contains straightforward, useful information on the anticipated levels of EME generated by the facility.

Recommendation
That the issue is not supported.

ANALYSIS

Town Planning Scheme No.4 (TPS No.4)

The land is zoned as Rural under the Metropolitan Region Scheme and is Rural Living 4 (Additional Use Schedule No.20) under TPS No.4. The objectives for Rural Living zones are defined under clause 4.2.3 of TPS No.4:

a) To provide for a variety of rural living environments based on defined lot sizes, land form and natural environmental characteristics.

b) To provide for a range of associated compatible development, consistent with the environmental opportunities and constraints applicable to individual sites.

c) To ensure development is sited, designed and managed in harmony with the natural environment and so as to protect the rural landscape and amenity.

Under TPS No.4 **"telecommunications infrastructure"** is defined as:

"land used to accommodate any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use in or in connection with, a telecommunications network"

TPS No.4 states that Telecommunications Infrastructure is a discretionary (A) use in a Rural Living zone meaning that public consultation is required as part of the assessment process. It is considered that the proposed Telecommunications Infrastructure use is in accordance with the above mentioned definition and can therefore be considered for approval.

WAPC State Planning Policy 5.2 Telecommunications Infrastructure

This policy, amongst other things, provides objectives and guiding principles for the location, siting, and design of telecommunications infrastructure and matters to be considered when determining planning applications. Those matters include whether the infrastructure has been sited to minimise visual impact, whether the infrastructure is located where it will facilitate continuous network coverage or improved service to the community, and whether or not the infrastructure is co-located.

The proposed infrastructure does not meet the criteria of 'low impact facility' defined in SPP5.2 and is therefore subject to development approval.

Minimisation of Visual Impacts
The location of the proposed monopole is in a prominent position within the general locality being located on a relatively high point of the surrounding terrain and adjacent to the intersection of Springdale Road and Chevin Road. It is considered that whilst the ground to mid-level impact of the tower will be minimal due to significant vegetation coverage, the upper portion of the tower will have some visual impact upon the locality as it projects above the top of the tree canopy line.

The proposal is not located in a place of identified heritage or cultural significance nor is it adjacent to one. The area in question is not identified as being of specific scenic or landscape values under TPS No.4, although it does lie immediately to the west of the Prime Agricultural Land Protection which is designated as Special Control Area No.1. Nonetheless, the visual impact of the proposal should be considered in the context of the Rural Living zone objectives, in particular clause 4.2.3(c).

Council may wish to consider applying a condition requiring the proposed tower to be finished in a suitable colour consistent with surrounding vegetation in order to lessen its potential visual impact.

Continuous Network Coverage
The applicant has stated that *"a new facility is required to resolve the existing coverage deficiencies in the surrounding area".* The applicant's coverage maps are included as confidential attachments to this report item.

Compliance with SPP5.2
The proposal is arguably compliant with the intent of SPP 5.2 insofar as it has the capacity to facilitate continuous network coverage within the locality of the proposed tower. The proposal is less convincing on the level of minimisation of visual impacts given its potential to be inconsistent with the visual amenity standard of the Rural Living zone area, however it is acknowledged that other towers are already existing in rural areas and provide a community benefit.

WAPC State Planning Policy 3.7 Planning in Bushfire Prone Areas
Lot 1 (No.447) Chevin Road is designated as a Bushfire Prone Area in its entirety. However no part of the proposal is considered to be a 'habitable building' therefore the deemed Scheme provisions of Part 10A Bushfire Risk Management are not applicable and planning approval would not be required solely on the basis of bushfire risk management.

In response to the requirements of SPP3.7, the applicant advises the following:

> *"Whilst the facility is located in a heavily vegetated area, the operation of the mobile base station will not increase risk of bushfire as it will not emit undue heat, sparks or open flame and it will not provide fuel for bushfires that may start in the area".*

It is considered that the objectives of SPP3.7 are satisfied.

Investigation of Alternative Site

In light of the response from adjacent landowners objecting to the proposal the City initiated the investigation of an alternative location for the proposed monopole tower. The City identified Springdale Park, which is reserved for the purposes of State Forests under TPS No.4 and the MRS. The reserve is vested in the City Of Armadale. Although Springdale Park is not a local recreation reserve it does contain recreational infrastructure including a grassed oval, cricket nets and pavilion building. These assets are maintained by the City.

The City's officer evaluated Springdale Park as an alternative location and deducted that placing the tower could potentially eliminate views of it from Chevin Road and Brookton Highway but that an equivalent tower located in the reserve is likely to be visually prominent within Springdale Park itself.

The City suggested to the applicant that Springdale Park could potentially be considered as an alternative location for the proposed development. In response the applicant provided the following comments on the suitability of Springdale Park:

> *Optus radio engineers have investigated the potential alternative candidate at Springdale Park as suggested by the Shire and have advised that the coverage objectives cannot be achieved at the site, in particular, the suggested location is located too far north from the designated target area. If a site is located too far off the centre of the target area, the coverage objectives become compromised and negate the potential benefits of the development therefore the candidate cannot be considered further.*
>
> *Optus has identified significant demand for coverage by users in and around the target area of Roleystone, in particular the residential area to the south-west of the proposed site. The new facility will also play a vital role in providing coverage to the Brookton Highway.*

OPTIONS

1. Approve the application for Telecommunications Infrastructure at Lot 1 (No.447) Chevin Road, Roleystone subject to appropriate conditions.

2. Refuse the application for Telecommunications Infrastructure at Lot 1 (No.447) Chevin Road, Roleystone and state the reasons for doing so.

CONCLUSION

The proposed Telecommunications Infrastructure will provide improved telecommunications services to the local community and will not be unduly visually obtrusive from ground level or to the mid-point of its full height. The proposal does have the potential to alter the visual amenity of the surrounding Rural Living zone as the tower is located on a higher point in comparison to surrounding land and projects above the prevailing tree canopy line; however this needs to be balanced against the potential merits of the proposal.

It is considered that the proposal satisfies the objectives of the WAPC's SPP5.2 by providing improved coverage to the local network. In terms of visual impact, while the proposed tower may have some visual presence where it projects above the tree line this will be less pronounced at ground level. The overall impact of the proposed tower could be offset by applying a condition to require a less obtrusive finish. On balance, it is considered that the proposal meets the broader objectives of SPP 5.2 and TPS No.4 and is recommended for conditional approval.

ATTACHMENTS

1. Indicative Depictions - Lot 447 Chevin Rd, Roleystone
2. Site Plan 1 - Lot 447 Chevin Rd, Roleystone
3. Site Plan 2 - Lot 447 Chevin Rd, Roleystone
4. Site Plan 3 - Lot 447 Chevin Rd, Roleystone
5. CONFIDENTIAL - Submitter Plan - Lot 447 Chevin Rd, Roleystone - *This matter is considered to be confidential under Section 5.23(2) (b) of the Local Government Act, as it deals with matters relating to the personal affairs of a person/s.*
6. CONFIDENTIAL - Coverage Plan - Lot 447 Chevin Rd, Roleystone - *This matter is considered to be confidential under Section 5.23(2) (h) of the Local Government Act, as it deals with of other matters as may be prescribed.*

RECOMMEND **D48/9/17**

That Council:

A) Approves the application for a telecommunications monopole and associated structures (Telecommunications Infrastructure) at Lot 1 (No.447) Chevin Road, Roleystone subject to the following conditions:

1. The monopole and associated structures shall be painted in an appropriate colour scheme to reduce reflectivity and blend in with the surrounds to the satisfaction of the Executive Director Development Services.

2. Submission of a tree survey plan identifying the number of trees/vegetation proposed to be retained, removed and pruned to accommodate the establishment of the telecommunication facility onsite prior to the commencement of work. The plan shall minimise substantial tree/vegetation removal and pruning to the satisfaction of Executive Director Development Services.

3. All conditions shall be complied with prior to exercising the right of this approval.

Advice to Applicants -

a. Details of the colour schedule shall be provided to the City prior to submission of a building permit to the satisfaction of the Executive Director Development Services.

b. The applicant and landowner are advised that it is a statutory requirement to comply with all conditions of this approval, and that not complying with any condition is therefore illegal. Failure to comply with any condition of this approval or the approved plans constitutes an offence under the

Planning and Development Act 2005. The City can issue a Planning Infringement Notice of $500 (without notice) and/or commence legal action with higher penalties up to $200,000 for each offence and a daily penalty of $25,000 per day for the continuation of that offence. It is the responsibility of the applicant and/or landowner to inform Council in writing when they consider the development to be complete and all conditions of this approval have been satisfied.

c. A Building Permit application is required prior to the erection of any structures on the property.

d. The developer is reminded of the requirement under the provisions of the Environmental Protection Act that all construction work (which includes earthworks and similar) be managed with due regard for noise control. Works generating noise, and rock breaking in particular, are not permitted:-

- **Outside the hours of 7:00am to 7:00pm; or**
- **On a Sunday or Public Holiday.**

e. If the applicant is aggrieved by a Refusal to Approve his/her application, or, where Approved, is aggrieved by any Condition imposed in that Approval he/she may apply for a Review to the State Administrative Tribunal pursuant to the provisions of Part 14 of the Planning and Development Act 2005 against such refusal or imposition of such aggrieved Condition.

Such application for Review must be made not more than twenty eight (28) days after the date of Council's decision via the form available from the State Administrative Tribunal (copies available from the State Administrative Tribunal, at Level 4, 12 St Georges Terrace, Perth, or GPO Box U1991, Perth, WA, 6845, or www.sat.justice.wa.gov.au or from Council's offices), and should be accompanied by the relevant fee detailed in Schedule 18 of the State Administrative Tribunal Regulations 2004.

f. If the development the subject of this approval is not substantially commenced within a period of 24 months from the date of this letter, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.

g. Where the approval has so lapsed, no development shall be carried out without the further approval of the City having first been sought and obtained.

B) Advise the submitters of the Council decision in this regard and provide a copy of the ARPANSA Fact Sheet.

Moved Cr C A Campbell
MOTION CARRIED (5/0)

2.1 - PROPOSED AMENDMENTS TO LOCAL PLANNING POLICY PLN 3.2 - CHILD CARE PREMISES

WARD : ALL

FILE No. : - M/549/17

DATE : 12 September 2017

REF : AG

RESPONSIBLE MANAGER : A/Executive Director Development Services

In Brief:

- In June 2017, Council resolved to advertise amendments to Local Planning Policy PLN 3.2 – Child Care Premises.
- The amendments predominantly focus on the inclusion of criteria that will guide the establishment of Family Day Care centres.
- The proposed policy modifications were advertised for 28 days. One submission was received, recommending amendments to the Policy.
- The submission recommendations are not supported, as detailed in the report.
- Recommend that Council adopt the amended Local Planning Policy PLN 3.2 – Child Care Premises and Family Day Care.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.5.1 Implement and administer the City's Town Planning Scheme and Local Planning Strategy to deliver quality development outcomes.

Legislation Implications

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
Town Planning Scheme No.4
Community Services (Child Care) Regulations 2006
Community Services (Family Day Care) Regulations 2006
Child Care Services Act 2007
Child Care Services Regulations 2007
WAPC Planning Bulletin 72/2009 – Child Care Premises 2009
Environmental Protection Act 1986
Environmental Protection (Noise) Regulations 1997
Health Act 1911
Health (Food Hygiene) Regulations 1993
Education and Care Services National Regulations 2012

Council Policy/Local Law Implications

PLN 3.2 – Child Care Premises

Budget/Financial Implications

Advertising costs were accommodated in the Planning Services Budget.

Consultation

The proposed Policy modifications were advertised for 28 days in accordance with the Council's resolution and the Planning and Development (Local Planning Schemes) Regulations 2015.

BACKGROUND

The City currently operates Local Planning Policy PLN 3.2 – Child Care Premises which provide criteria to guide the location and development of Child Care centres in the Scheme area.

In recent years, the City has received an increased number of Family Day Care applications and there are limited provisions in Town Planning Scheme No.4 and the existing Policy to guide their assessment.

A number of planning issues have been identified as a result of Family Day Care being a use that can be considered on smaller lots, and the lack of criteria available for the City to guide their location and development. Those issues were proposed to be addressed through modifications to the Local Planning Policy PLN 3.2 – Child Care Premises, by including location, car parking and operational criteria for the establishment of Family Day Care centres.

At its meeting of 26 June 2017, Council resolved to advertise draft amendments to Local Planning Policy PLN 3.2 – Child Care Premises for a period of 28 days in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015.

Advertising of Local Planning Policy PLN 3.2

The proposed Local Planning Policy was advertised for 28 days from the 1st August 2017 to the 29th August 2017. Advertising was carried out by way of advertisements in the local newspapers, including the policies in the "out for comment" section of the City's website, and by writing to all landholders currently operating or with application for approval to operate a Family Day Care centre. At the conclusion of public consultation, one submission was received.

Total No. of letters sent to residents/owners	:	9
Total No. of submissions received	:	1
No. of submissions of conditional support/no objection	:	1
No. of submissions of objection	:	0
No. of submissions of general advice by Service Agencies	:	0

Key issues raised in the submissions, together with a comment on each issue are outlined below.

Key Issues arising from Submissions

Issue 1 – Other Councils are permitting more flexible hours and even 24/7 operations for Family Day Care centres. This restricts the ability to provide services to shift workers, nurses, police or the like, and as such, a 6am drop-off should at least be considered.

Comment

Whilst it is noted that some other neighbouring Local Government's provide for Family Day Care centres to operate from 6am to 7pm, Monday to Friday, operating outside the proposed 7am – 7pm hours is considered to potentially impact the residential amenity of neighbouring dwellings. The proposed operating hours correspond to the existing Child Care Premises restrictions, and the 'daytime' hours nominated in the Environmental Protection (Noise) Regulations 1997.

It should be noted that the Policy is a guiding document, and provides for the City to support a proposal for a Family Day Care centre to operate outside of the proposed hours. The approval would be subject to detailed consideration of the scale and potential amenity impacts, which will be determined on a case-by-case basis.

Recommendation

That the issue be not supported.

COMMENT

The Policy is presented to Council for final adoption, as generally advertised, with additional minor formatting and spelling changes. A copy of the Advertised Policy with minor changes is included for the Council's consideration.

The City currently has no Local Planning Policy provisions to inform and guide applications for the establishment of Family Day Care centres. The proposed amendments to the Local Planning Policy would establish a statutory framework to assess applications for Family Day Care, and provide guidance to the community as to where and how Family Day Care should be operated.

The proposed amendments are intended to deal with three key issues being the location, car parking and operational requirements of Family Day Care centres. These criteria were intended to ensure that Family Day Care centres are appropriately equipped, located and managed to operate effectively with minimal disturbance to surrounding properties.

OPTIONS

1. Council could resolve to adopt the policy as advertised with additional minor formatting and spelling changes and publish a notice in the newspaper as required by the procedure for making Local Planning Policies.

2. Council could resolve to not adopt the proposed policy changes and provide reasons for doing so.

CONCLUSION

The proposal is to update the Policy to include Family Day Care and provide an appropriate planning framework for the consideration of such applications. This will provide certainty to Family Day Care operators, and standards to the community as to where and how Family Day Care centres should be operated.

No submissions specifically objecting to the policy changes were received during the advertising period, although one submission making recommendations was received and has been considered.

It is recommended that Council resolve to adopt the amended Local Planning Policy in accordance with Option 1 above.

ATTACHMENTS

1.⇩ Advertised Policy plus minor changes marked up to Draft PLN3.2 Child Care and Family Day Care Premises

RECOMMEND **D49/9/17**

That Council:

1. **Adopt the updated Local Planning Policy 'PLN 3.2 – Child Care Premises and Family Day Care' as shown in the Attachment to this report.**

2. **Publish a notice in a newspaper circulating in the district stating that the Local Planning Policy 'PLN 3.2 – Child Care Premises and Family Day Care' has been adopted.**

3. **Advise the submitter of the Council decision in this regard.**

Moved Cr R Butterfield
MOTION CARRIED **(5/0)**

3.1 - RENAMING A PORTION OF SALTER ROAD, MT NASURA (REFERRAL ITEM)

At the Council meeting held on 22nd August 2017, Cr Shaw referred the following matter to the Development Services Committee -

> *That the matter of renaming a portion of Salter Road in Mt Nasura be referred to the Development Services Committee.*

Comment from Cr Shaw

Given Salter Road is not wholly constructed between the Paterson Road, Mt Nasura side and the Ecko Road, Kelmscott side, residents on the Mt Nasura side are having difficulties receiving mail and deliveries and ordering ubers and taxis. A resident has requested that either one portion of the road be completely renamed, or the separate portions have 'East' and 'West' added to them for clarification.

Officer Comment

The City acknowledges that Salter Road has a discontinuous road layout and can be rectified by renaming one portion to avoid conflict and assist in the prompt delivery of emergency services.

Any application to alter an existing road name within the City must comply with Landgate's Policies and Standards for Geographical Naming in Western Australia and requires the Minister for Lands approval.

Landgate's Policies and Standards for Geographical Naming in Western Australia states "*Any proposal requesting the renaming of an approved name or any new naming proposal considered to be of significance to the immediate or extended community must include evidence of consultation with the community. Local governments must ensure that the level and form of consultation undertaken reflects the significance of the naming proposal…… The immediate community is defined as including residents, ratepayers and businesses within the immediate area who are directly affected by the submission. The extended community includes residents, ratepayers and businesses surrounding the area directly affected by the proposal, any visitor groups to the area, and government or non-government organisations with an interest in the area. Where there is a risk to public safety, Landgate may endorse naming proposals in the absence of community support if it is deemed that the proposal will reduce the risk to safety. Formal approval of the Minister will then be sought."*

It should be noted that Landgate will not approve the use of cardinals (East, West) therefore the only option is to rename one portion of Salter Road to rectify the situation.

There are 35 affected properties in total on Salter Road. (20 properties are affected on the portion off Ecko Road and 15 properties affected on the Paterson Road end). ***A copy of the locality and aerial plans are presented in the Attachments to this report.***

If the City were to proceed with renaming one portion, initial enquiries with Landgate have indicated that it would be advisable that the portion of Salter Road off Patterson Road is renamed due to the existing house number (sequence 106-125). Please note that a separate unique road name would be required. This would result in residents having a new Road name and number.

However, as per the Policies and Standards for Geographical Naming in Western Australia, the City would need to provide Landgate with evidence of a majority support from the affected land owners and residents, along with justification (for the renaming) before a change of road name could proceed (i.e. a history of address confusion experienced by the Salter Road residents).

ATTACHMENTS

1.⇩ Road Plan - Salter Road, Mt Nasura
2.⇩ Aerial Photograph - Salter Road, Mt Nasura
3.⇩ Location Plan - Salter Road, Mt Nasura

Committee Discussion

Cr Shaw advised that after further consultation with the local residents and given that Geographic Names Committee are not supportive of the use of cardinals (East, West) and with the potential of the street name being changed, the local residents would like no further action on this matter. Committee were in agreeance that no further action, including advertising and consultation processes be undertaken.

RECOMMEND **D50/9/17**

- **That Council take no further action on this matter.**

Moved Cr D M Shaw
MOTION CARRIED **(5/0)**

COUNCILLORS' ITEMS

Nil

5.1 - PROPOSED MEDICAL CENTRE - LOT 16 (11) PROSPECT ROAD, ARMADALE - AMENDED CAR PARK DESIGN

Council previously approved a development application for extensions and change of use from Consulting Rooms to Medical Centre for the former rectory building located at Lot 16 (11) Prospect Road, Armadale at its ordinary meeting of 23/01/2017 (D1/1/17). The former rectory building is part of the St Mathews Church group which is included on the State Register of Heritage Places and the City's Municipal Heritage Inventory.

In response to an identified shortfall of seven (7) onsite parking bays and the applicant's advice that bays could be used reciprocally on the adjoining Lot 17 (108) Jull Street, Council applied Condition 1 as follows:

1. *Reciprocal rights of access and parking are to be provided over the subject land and Lot 17 No.108 Jull Street, Armadale to ensure the joint use of parking areas, internal driveways and access for both properties from Prospect Road, Armadale. The reciprocal rights of access and parking shall be prepared at the developer's cost and shall be included on the Certificate of Titles, with a benefit to the City and a benefit and a burden for both the subject land and Lot 17 prior to the commencement of the construction works onsite.*

In June 2017 the City was advised that the owner of Lot 17 (108) Jull Street, the Anglican Diocese of Perth did not wish to enter into a formal arrangement in order to satisfy Condition No.1. Subsequently the applicant for Lot 16 (11) Prospect Road submitted a revised development application to the City which indicated the following:

- The reduction of one (1) consulting room from the proposal, thereby reducing the onsite parking requirement from 16 bays to 12 in accordance with Schedule 11A of TPS No.4; and

- The construction of an additional 3 onsite parking bays thereby increasing the number of onsite bays from 9 to 12.

The City referred the revised proposal to the State Heritage Office which advised the City that it had no objection to the amendments.

As the onsite parking is now compliant, Condition No.1 of the approval dated 23/01/2017 is no longer considered to be relevant.

ATTACHMENTS
1. Site Plan - Lot 16 Prospect Rd, Armadale

5.2 - JDAP APPLICATION - CHILD CARE PREMISES, GYM AND RESTAURANT - LOT 11 (NO.2) PAGE ROAD, KELMSCOTT

At its meeting on the 10th August 2017 the Metropolitan East Joint Development Assessment Panel conditionally approved an application to construct a Child Care Premises, Gym and Restaurant at Lot 11 (No.2) Page Road, Kelmscott.

The proposal included the following:

- Child Care Premises accommodating up to 92 children and 13 staff, with trading hours of Monday to Friday 7am to 6pm;
- Gym which would operate 24 hours per day seven (7) days per week;
- Restaurant with trading hours as follows:
  - Monday to Friday 8am to 8pm;
  - Saturday 8am to 9pm; and
  - Sunday and Public Holidays 8am to 6pm;

The application was supported by a Transport Impact Assessment, Noise Assessment and Bushfire Management Plan and Bushfire Emergency Evacuation Plan. Details of the proposal have previously been provided to Committee on 20th June 2017.

The site is located within the Kelmscott - North Mixed Business Area and the associated District Centre Zone - Restricted Use Area No.2. The proposal is a significant development for Kelmscott estimated at a value of $2.5 million.

ATTACHMENTS
1. Location Plan - Lot 11 Page Rd, Kelmscott
2. TPS Zoning Map - Lot 11 Page Rd, Kelmscott
3. Site Plan 1 - Lot 11 Page Rd, Kelmscott
4. Site Plan 2 - Lot 11 Page Rd, Kelmscott
5. Site Plan 3 - Lot 11 Page Rd, Kelmscott

5.3 - CRUSHING & SCREENING FACILITY - LOT 254 KEATES ROAD, ARMADALE

The City received a development application for a crushing and screening facility at Lot 254 (13) Keates Road, Armadale in July 2016. Lot 254 is zoned General Industrial under Town Planning Scheme No.4.

The application was refused by Council at its meeting on the 27th February 2017. Following the decision, the applicant lodged a review against the City's decision to refuse the application with the State Administrative Tribunal (SAT). A Directions Hearing was held on 13th April 2017.

Following SAT mediation discussions, the applicant proposed to submit an amended proposal for consideration. In accordance with Section 30 and Section 31 of the State Administrative Tribunal Act 2004, the City has received an amended proposal for the crushing and screening facility for consideration.

The SAT has issued Orders for the matter to be considered by Council at its 16th October 2017 meeting with a Directions Hearing Scheduled for the 27th October 2017. Council will have the option to affirm its previous decision, with or without modification or set aside its previous decision and approve the application subject to conditions.

Attachments
1. Location Plan - Lot 254 Keates Rd, Armadale
2. Aerial Photograph - Lot 254 Keates Rd, Armadale

MEETING DECLARED CLOSED AT 7.13 PM

DEVELOPMENT SERVICES COMMITTEE
SUMMARY OF ATTACHMENTS
19 SEPTEMBER 2017

ATT NO.	SUBJECT	PAGE
1.1	**PROPOSED TELECOMMUNICATIONS INFRASTRUCTURE - LOT 1 (NO.447) CHEVIN ROAD, ROLEYSTONE**	
1.1.1	Indicative Depictions - Lot 447 Chevin Rd, Roleystone	28
1.1.2	Site Plan 1 - Lot 447 Chevin Rd, Roleystone	29
1.1.3	Site Plan 2 - Lot 447 Chevin Rd, Roleystone	30
1.1.4	Site Plan 3 - Lot 447 Chevin Rd, Roleystone	31
2.1	**PROPOSED AMENDMENTS TO LOCAL PLANNING POLICY PLN 3.2 - CHILD CARE PREMISES**	
2.1.1	Advertised Policy plus minor changes marked up to Draft PLN3.2 Child Care and Family Day Care Premises	32
3.1	**RENAMING A PORTION OF SALTER ROAD, MT NASURA (REFERRAL ITEM)**	
3.1.1	Road Plan - Salter Road, Mt Nasura	37
3.1.2	Aerial Photograph - Salter Road, Mt Nasura	38
3.1.3	Location Plan - Salter Road, Mt Nasura	39
5.1	**PROPOSED MEDICAL CENTRE - LOT 16 (11) PROSPECT ROAD, ARMADALE - AMENDED CAR PARK DESIGN**	
5.1.1	Site Plan - Lot 16 Prospect Rd, Armadale	40
5.2	**JDAP APPLICATION - CHILD CARE PREMISES, GYM AND RESTAURANT - LOT 11 (NO.2) PAGE ROAD, KELMSCOTT**	
5.2.1	Location Plan - Lot 11 Page Rd, Kelmscott	41
5.2.2	TPS Zoning Map - Lot 11 Page Rd, Kelmscott	42
5.2.3	Site Plan 1 - Lot 11 Page Rd, Kelmscott	43
5.2.4	Site Plan 2 - Lot 11 Page Rd, Kelmscott	44
5.2.5	Site Plan 3 - Lot 11 Page Rd, Kelmscott	45
5.3	**CRUSHING & SCREENING FACILITY - LOT 254 KEATES ROAD, ARMADALE**	
5.3.1	Location Plan - Lot 254 Keates Rd, Armadale	46
5.3.2	Aerial Photograph - Lot 254 Keates Rd, Armadale	47

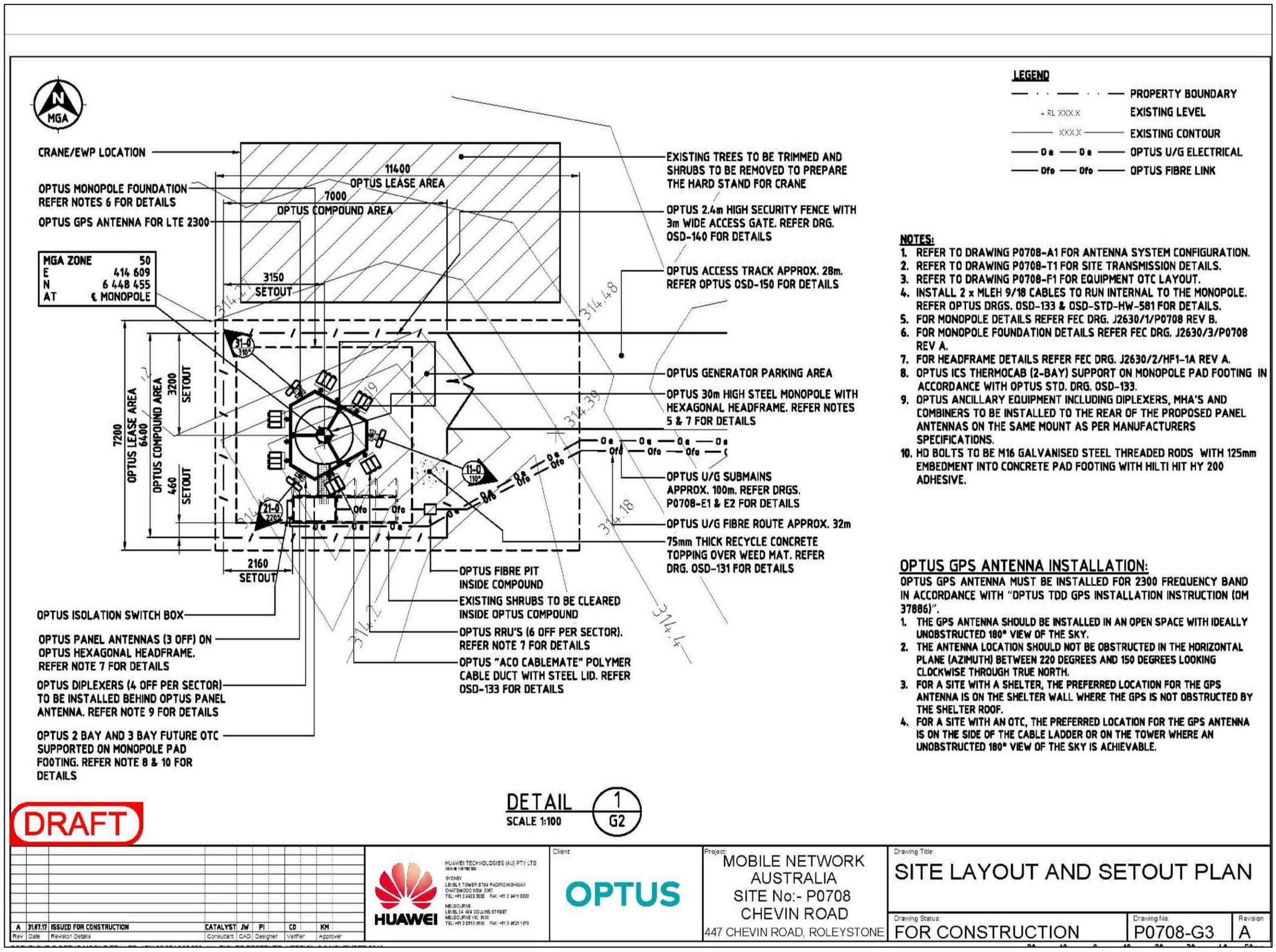
INDICATIVE DEPICTIONS
Lot 447 (No. 1) Chevin Road, Roleystone

NOT TO SCALE

Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012). Aerial photograph supplied by Landgate, Photomaps by NearMap.

CITY OF Armadale

DATE 8 September 2017 - REVISION 1701
p:\autocad\agenda_drawings\2017\9.september\447_chevin_rd\447_chevin_rd.dwg



LEGEND

- PROPERTY BOUNDARY
- + RL XXX.X — EXISTING LEVEL
- XXX.X — EXISTING CONTOUR
- Oe — OPTUS U/G ELECTRICAL
- Ofo — OPTUS FIBRE LINK

NOTES:

1. REFER TO DRAWING P0708-A1 FOR ANTENNA SYSTEM CONFIGURATION.
2. REFER TO DRAWING P0708-T1 FOR SITE TRANSMISSION DETAILS.
3. REFER TO DRAWING P0708-F1 FOR EQUIPMENT OTC LAYOUT.
4. INSTALL 2 x MLEH 9/18 CABLES TO RUN INTERNAL TO THE MONOPOLE. REFER OPTUS DRGS. OSD-133 & OSD-STD-HW-581 FOR DETAILS.
5. FOR MONOPOLE DETAILS REFER FEC DRG. J2630/1/P0708 REV B.
6. FOR MONOPOLE FOUNDATION DETAILS REFER FEC DRG. J2630/3/P0708 REV A.
7. FOR HEADFRAME DETAILS REFER FEC DRG. J2630/2/HF1-1A REV A.
8. OPTUS ICS THERMOCAB (2-BAY) SUPPORT ON MONOPOLE PAD FOOTING IN ACCORDANCE WITH OPTUS STD. DRG. OSD-133.
9. OPTUS ANCILLARY EQUIPMENT INCLUDING DIPLEXERS, MHA'S AND COMBINERS TO BE INSTALLED TO THE REAR OF THE PROPOSED PANEL ANTENNAS ON THE SAME MOUNT AS PER MANUFACTURERS SPECIFICATIONS.
10. HD BOLTS TO BE M16 GALVANISED STEEL THREADED RODS WITH 125mm EMBEDMENT INTO CONCRETE PAD FOOTING WITH HILTI HIT HY 200 ADHESIVE.

OPTUS GPS ANTENNA INSTALLATION:

OPTUS GPS ANTENNA MUST BE INSTALLED FOR 2300 FREQUENCY BAND IN ACCORDANCE WITH "OPTUS TDD GPS INSTALLATION INSTRUCTION (OM 37886)".

1. THE GPS ANTENNA SHOULD BE INSTALLED IN AN OPEN SPACE WITH IDEALLY UNOBSTRUCTED 180° VIEW OF THE SKY.
2. THE ANTENNA LOCATION SHOULD NOT BE OBSTRUCTED IN THE HORIZONTAL PLANE (AZIMUTH) BETWEEN 220 DEGREES AND 150 DEGREES LOOKING CLOCKWISE THROUGH TRUE NORTH.
3. FOR A SITE WITH A SHELTER, THE PREFERRED LOCATION FOR THE GPS ANTENNA IS ON THE SHELTER WALL WHERE THE GPS IS NOT OBSTRUCTED BY THE SHELTER ROOF.
4. FOR A SITE WITH AN OTC, THE PREFERRED LOCATION FOR THE GPS ANTENNA IS ON THE SIDE OF THE CABLE LADDER OR ON THE TOWER WHERE AN UNOBSTRUCTED 180° VIEW OF THE SKY IS ACHIEVABLE.

DETAIL 1/G2
SCALE 1:100

DRAFT

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
A	31.07.17	ISSUED FOR CONSTRUCTION	CATALYST	JW	PI	CO	KM

HUAWEI TECHNOLOGIES (AU) PTY LTD
ABN 48 138 783 350
SYDNEY
LEVEL 6 TOWER B 799 PACIFIC HIGHWAY
CHATSWOOD NSW 2067
TEL: +61 2 9922 3600 FAX: +61 2 9411 2699
MELBOURNE
LEVEL 24 459 COLLINS STREET
MELBOURNE VIC 3000
TEL: +61 3 9910 0600 FAX: +61 3 9621 1975

Client: OPTUS

Project: MOBILE NETWORK AUSTRALIA
SITE No:- P0708
CHEVIN ROAD
447 CHEVIN ROAD, ROLEYSTONE

Drawing Title: SITE LAYOUT AND SETOUT PLAN

Drawing Status: FOR CONSTRUCTION
Drawing No. P0708-G3
Revision A

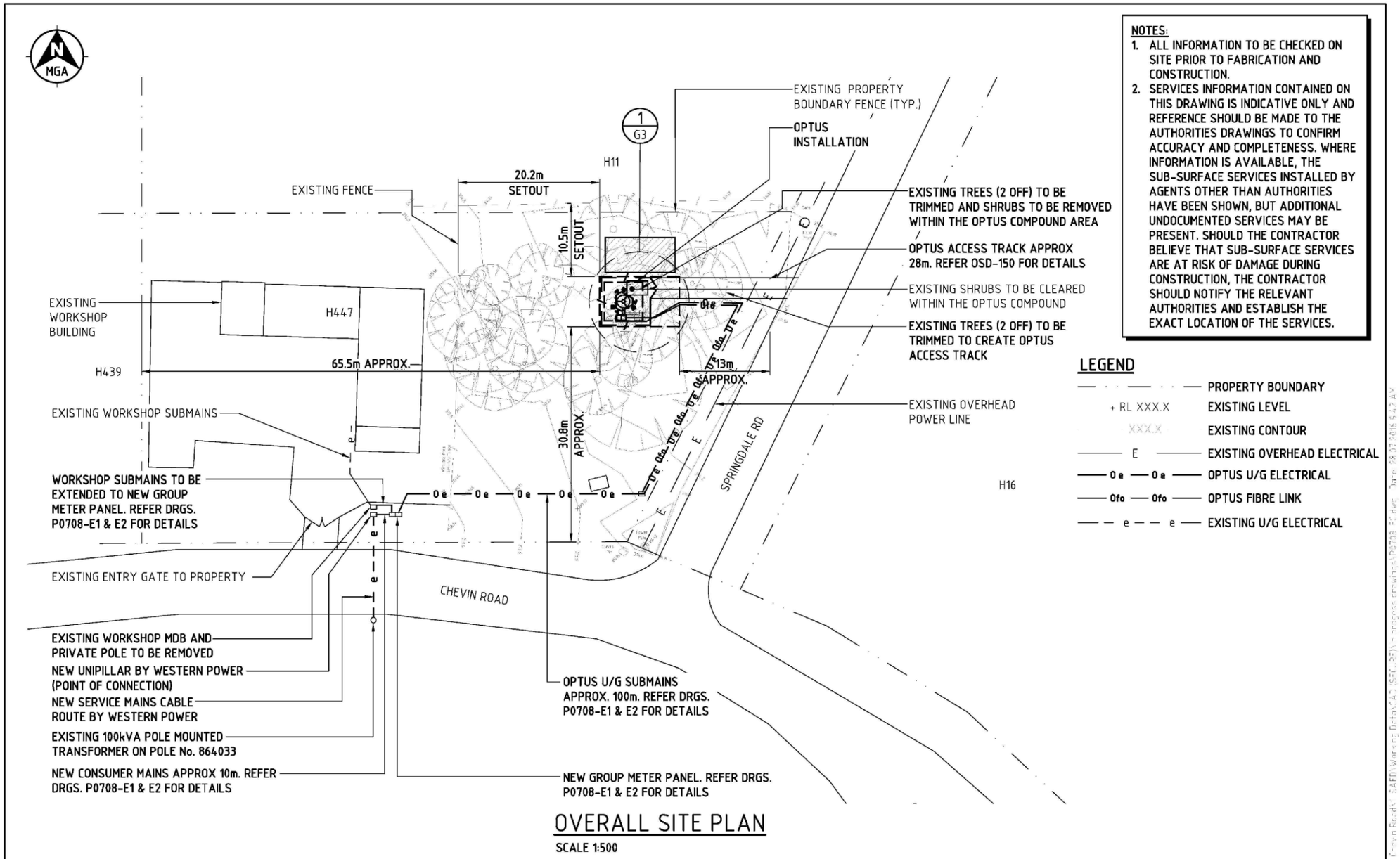
CITY OF Armadale

NOT TO SCALE

Based on information provided by and with the permission of the Western Australian Land Information Authority (2017). Cadastre sourced from Landgate's Data Access Portal. Parcel and plan sourced by Landgate. Processed by Nearmap.

PLANS
Lot 447 (No. 1) Chevin Road, Roleystone

DATE 8 September 2017 - REVISION 1.701
p:\autocad\projects_drawings\2016\p0708_baseline\447_chevin_rd\447_chevin_rd.dwg



Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
A	31.07.17	ISSUED FOR CONSTRUCTION	CATALYST	JW	PI	CO	KM

HUAWEI TECHNOLOGIES (AU) PTY LTD
SYDNEY
LEVEL 6 TOWER B 799 PACIFIC HIGHWAY
CHATSWOOD NSW 2067
TEL: +61 2 9928 3888 FAX: +61 2 9411 8533
MELBOURNE
LEVEL 24 459 COLLINS STREET
MELBOURNE VIC 3000
TEL: +61 3 8610 0600 FAX: +61 3 9821 1575

Client: OPTUS

Project: MOBILE NETWORK AUSTRALIA
SITE No:- P0708
CHEVIN ROAD
447 CHEVIN ROAD, ROLEYSTONE

Drawing Title: OVERALL SITE PLAN

DRAFT

Drawing Status: FOR CONSTRUCTION

Drawing No. P0708-G2

Revision A

COPYRIGHT © OPTUS MOBILE PTY LTD ABN 65 054 365 696. ALL RIGHTS RESERVED. VERSION 2.0 NOVEMBER 2013

20 10 0 10 20 30 40 50mm A3

CITY OF Armadale

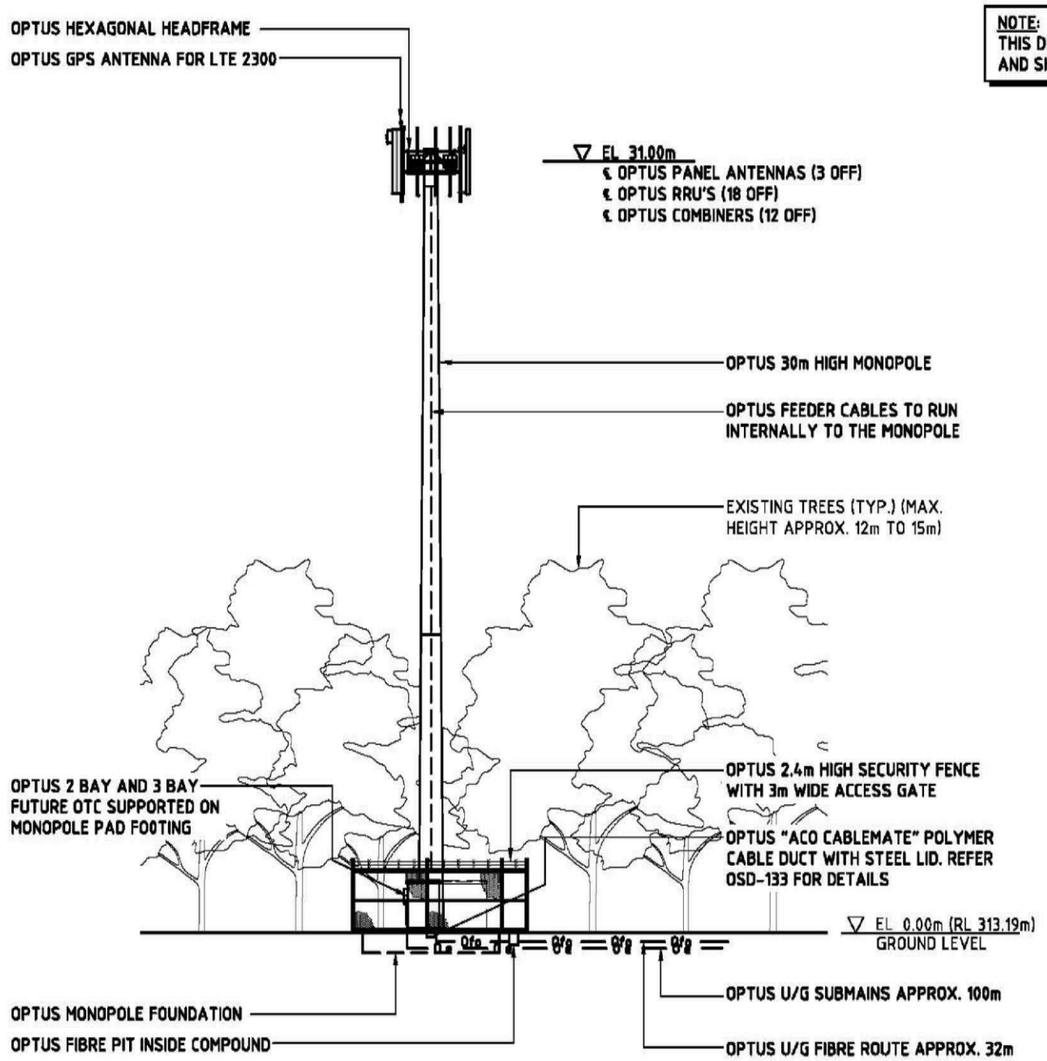
NOT TO SCALE

Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012). Aerial photography supplied by Landgate. Photomaps by Nearfield.

PLANS
Lot 447 (No. 1) Chevin Road, Roleystone

NOTES:
1. REFER TO DRAWING P0708-A1 FOR PANEL ANTENNA DETAILS.
2. REFER TO DRAWING P0708-T1 FOR PARABOLIC ANTENNA DETAILS.
3. NEW PANEL ANTENNAS TO BE FACTORY COLOUR (LIGHT GREY).
4. STRUCTURAL ADEQUACY OF NEW MONOPOLE AND FOUNDATION TO SUPPORT NEW OPTUS EQUIPMENT HAS BEEN CONFIRMED BY FEC. (REFER TO FEC REPORT J2630/P0708 REV B DATED 04/08/2017 FOR DETAILS).

NOTE:
THIS DRAWING IS DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED.



SOUTH ELEVATION
SCALE 1:200

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
A	31.07.17	ISSUED FOR CONSTRUCTION	CATALYST	JW	PI	CO	KM

HUAWEI TECHNOLOGIES (AU) PTY LTD
SYDNEY
LEVEL 6 TOWER B 799 PACIFIC HIGHWAY CHATSWOOD NSW 2067
TEL: +61 2 9922 3000 FAX: +61 2 9411 5333
MELBOURNE
LEVEL 24 459 COLLINS STREET MELBOURNE VIC 3000
TEL: +61 3 9611 0600 FAX: +61 3 9621 1676

Client: OPTUS

Project: MOBILE NETWORK AUSTRALIA
SITE No:- P0708
CHEVIN ROAD
447 CHEVIN ROAD, ROLEYSTONE

Drawing Title: SITE ELEVATION

DRAFT

Drawing Status: FOR CONSTRUCTION
Drawing No.: P0708-G4
Revision: A

20 10 0 10 20 30 40 50mm A3

COPYRIGHT © OPTUS MOBILE PTY LTD ABN 65 054 365 696. ALL RIGHTS RESERVED. VERSION 2.0 NOVEMBER 2013

CAD File: C:\Users\Glennys\Documents\Huawei_Optus\Job\P0708 - Chevin Road\P0708-FC.dwg Date: 28.07.2016 9:42 AM

CITY OF Armadale

NOT TO SCALE

Based on information provided by and with the permission of the Western Australian Land Information Authority (2016) trading as Landgate. Produced by Landgate.

PLANS
Lot 447 (No. 1) Chevin Road, Roleystone

DATE 8 September 2017 - REVISION 1.TO1
P:\SUD\Developments_drawings\2017\8 september\447_chevin_rd\447_chevin_rd.dwg

PLN 3.2	CHILD CARE PREMISES AND FAMILY DAY CARE

1. INTRODUCTION

The location of Child Care Premises or Family Day Care needs to take account of the City's expectation that new premises will be developed in an orderly and proper ~~and rational~~ manner, which ensures the community has access to child care services that are appropriately integrated within various parts of the City.

This policy outlines the matters which applicants need to consider in selecting suitable sites for Child Care Premises, or establishing a Family Day Care operation, and matters the City takes into account when considering an application for planning consent. The policy draws together and elaborates on the requirements specified in the Town Planning Scheme.

2. APPLICATION OF POLICY

This policy will ~~be applied to~~ guide the City in determining development applications for Child Care Premises or Family Day Care.

3. OBJECTIVES

a) To promote the provision of Child Care Premises/Family Day Care in accordance with community needs;

b) To encourage applicants to undertake appropriate planning in the establishment of Child Care Premises/Family Day Care;

c) To provide guidelines for the selection of suitable sites for Child Care Premises/Family Day Care and their development requirements; and

d) To minimise the impacts of Child Care Premises/Family Day Care on the amenity, form and function of neighbourhoods.

4. POLICY STATEMENT

Policy Statements 4.1 to 4.5 provide criteria which inform the assessment of applications for Child Care Premises and Policy Statement 4.6 deals with Family Day Care.

4.1 Location Criteria

4.1.1 Sites in close proximity to community facilities, local centres, schools and public transport networks are a preferred location for new Child Care Premises.

4.1.2 Child Care Premises should not be located so to adversely affect the level of service provided by a road or create road safety concerns, to the City's satisfaction.

4.1.3 Larger Child Care Premises (considered those which accommodate more than 50 children) are not generally considered suitable in Residential zones. Where such facilities are proposed in Residential zones they will only be supported where:

a) The proposal will not have a significant detrimental impact to the residential amenity of adjoining and nearby properties;

b) Arrangements will be in place to manage the use of outdoor areas to minimise any impacts on the residential amenity of adjoining and nearby properties;

c) Traffic generated from the facility will not detrimentally affect the level of service provided by the local road system;

d) The site has certain attributes to distinguish it as possibly being acceptable in a Residential zone (such as the site being surrounded by roads and/or reserves, the land being in excess of 1000m2 in size or there being non-residential land uses or zones on one or more sides); and

e) Other relevant requirements are complied with.

4.2 Site Requirements

4.2.1 Sites with access to reticulated sewer are preferred unless the land's capability and suitability for on-site effluent disposal is demonstrated to the City's satisfaction and/or the Health Department.

4.2.2 Sites shall be of sufficient size to accommodate parking and access requirements, servicing infrastructure, landscaping, outdoor play areas and setbacks to adjoining properties to the satisfaction of the City.

4.2.3 Regular shaped sites in excess of 1000m² are preferred, as these sites generally enable accommodation of required facilities and appropriate setbacks/buffers between the Child Care Premises and adjoining properties.

4.2.4 For sites that are on roads which are part of the *Road Freight Network*, a transport noise assessment in accordance with the guidelines of the WAPC State Planning Policy 5.4 *Road and Rail Transport Noise and Freight Considerations in Land Use Planning* (or standards which supersede it) shall be undertaken. Any noise amelioration measures recommended in the noise assessment report shall be incorporated into the development at the appropriate stages as determined by the City.

4.3 Car Parking and Traffic Management

4.3.1 The City may require the submission of a traffic impact assessment ~~completed~~ certified by an appropriately qualified traffic engineer in order to determine the level and impact of traffic generated, impact on off-site and on-site car parking and appropriate means of addressing such impacts.

4.3.2 Car parking and vehicular access requirements shall be consistent with the Town Planning Scheme.

4.3.3 Pick up and set down facilities shall be provided.

4.3.4 Car parking areas shall be landscaped to the satisfaction of the City.

4.3.5 Site selection, layout and vehicle access points shall provide for safe and efficient traffic movement and have regard for the impact of traffic on the local road system.

4.3.6 For sites with more than one street frontage, access shall be provided from the lowest order road unless otherwise required and/or approved by the City.

4.3.7 All vehicles shall be able to leave the site in a forward gear.

4.4 Building Design and Site Layout

4.4.1 The scale and design of new buildings shall be consistent with the character of the existing or desired streetscape in the locality.

4.4.2 Fencing of a suitable height and materials shall provide a safe, screened and secure site which also achieves a high standard of streetscape amenity. Boundary fencing separating play areas from adjoining residential properties shall be constructed of materials that will reduce noise impacts where appropriate.

4.4.3 Designs shall be able to demonstrate the use of passive solar design principles and provide shaded outdoor play areas to protect children from the dangers of prolonged sun exposure.

4.4.4 Within Residential zones and on land adjoining a residential use, building setbacks shall be provided to the minimum requirements of the Residential Design Codes (all openings of a Child Care Premises are to be regarded as "major openings" under the Residential Design Codes for assessment purposes).

4.5 Conditions on Hours of Operation and Noise Emissions

4.5.1 Operating hours shall consider the need to protect residential amenity where applicable. This may require the City to impose additional conditions on Child Care Premises where non-standard operating hours are proposed (Standard Hours: 7am and 7pm excluding Sundays and Public Holidays).

4.5.2 Where the potential exists for a Child Care Premises to have an impact on the amenity of adjoining property with respect to noise, the City may require the submission of a report by an appropriately qualified acoustic consultant in order to determine the level of noise emissions and ways to address such emissions.

4.6 Criteria Applicable to Family Day Care

The following criteria are intended to ensure that premises approved for Family Day Care are of a suitable size and configuration, and are operated in a manner that will not impact neighbours' residential amenity.

Location Criteria

4.6.1 A dwelling proposed to be used for Family Day Care shall have a minimum external 'playing space' of 40m^2, with a minimum dimension of 6m, located adjacent to the dwelling and within an area set aside for the exclusive use of the occupants of the dwelling.

4.6.2 Family Day Care should not be located on rear loaded (i.e. laneway) lots due to insufficient on-site parking and potential traffic conflicts.

4.6.3 The use of a Multiple Dwelling for Family Day Care is not permitted.

Car Parking

4.6.4 An on-site carparking facility for pick up and set down shall be provided, in addition to meeting the carparking requirements of the dwelling under the Residential Design Codes.

4.6.5 On-street carparking and other forms of carparking within the public realm shall not be 'credited' toward Family Day Care proposals as those bays should be available for public use rather than satisfying the requirement of commercial uses whose carparking should be provided on-site where it is immediately accessible by customers.

4.6.6 A minimum depth of 4.5m ~~of metres~~ is required where a carparking bay is proposed between a garage and a footpath within the verge.

Operational Criteria

4.6.7 Operating hours shall be restricted to 7am and 7pm Monday to Friday, as operations outside those hours have the potential to impact neighbours residential amenity. Proposals involving hours outside this standard will be considered carefully and in detail, dependent on scale. It is recommended that such events be limited to 'by appointment only'.

4.6.8 A draft operational Management Plan should be provided with a development application for Family Day Care, outlining the proposed days/hours of operation, number of children, daily routine, etc.

RELATED DOCUMENTS AND NOTES

Notwithstanding the provisions of this policy, compliance with relevant state and federal government requirements is required. It is the applicant's sole responsibility to consult with all other relevant authorities and obtain any other required approvals.

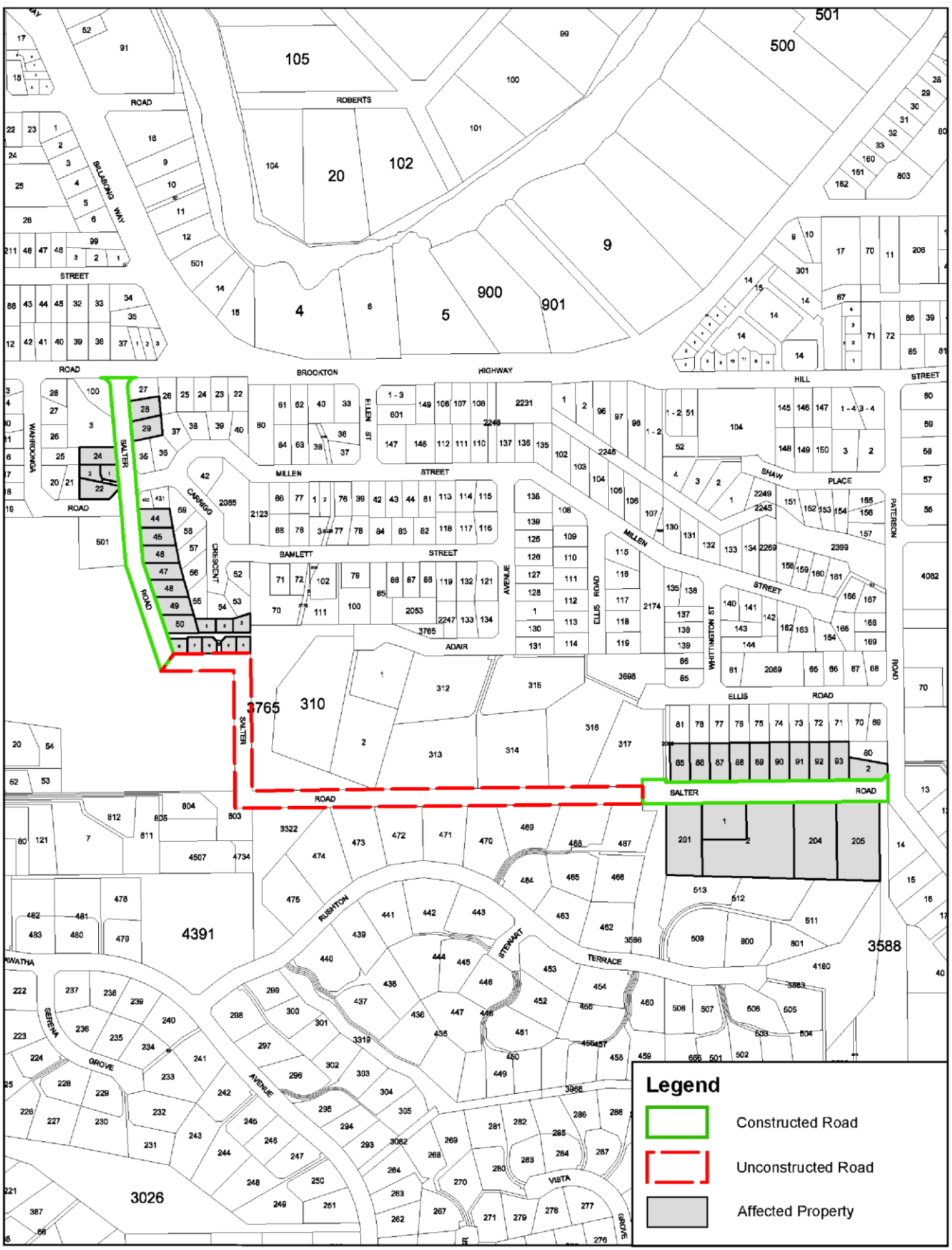
Any applicant considering development of a Child Care Premises should also obtain and consider any information the state Department of Environmental Regulation or their successors has about the contamination status of a given site. It should be emphasised that the absence of a report to DEC is no guarantee that a site is uncontaminated. In summary, it is the sole responsibility of the applicant to:

- Exercise duty of care to ensure that the site is suitable for use as a child care service;
- Seek and consider any information held by DEC about the contamination status of the site; and
- Seek and consider any other information about the contamination status of the site, irrespective of whether or not it has been reported to DEC under the Contamination Sites Act 2003 or standards which supersede it.

Related Documents (the City accepts no responsibility for the accuracy/validity of this list as the documents may be subject to change by third parties):

- *The Community Services (Child Care) Regulations 2006;*
- *The Community Services (Family Day Care) Regulations 2006;*
- *Child Care Services Act 2007;*
- ~~*Chile*~~ *Child Care Services Regulations 2007;*
- *WAPC Planning Bulletin 72/2009 – Child Care Premises 2009;*
- *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997;*
- *Health Act 1911;*
- *Health (Food Hygiene) Regulations 1993;*
- *Education and Care Services National Law (WA) Act 2012;*
- *Education and Care Services National Law (WA) Regulations 2012; or*
- the standards which supersede any of the above.

D106/6/03 Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003
D160/9/04 Development Services Committee 13 Sept 2004 - Adopted by Council 20 Sept 2004
D27/4/12 Development Services Committee 16 April 2012 - Adopted by Council 23 April 2012



ROAD PLAN

Salter Road, Mount Nasura

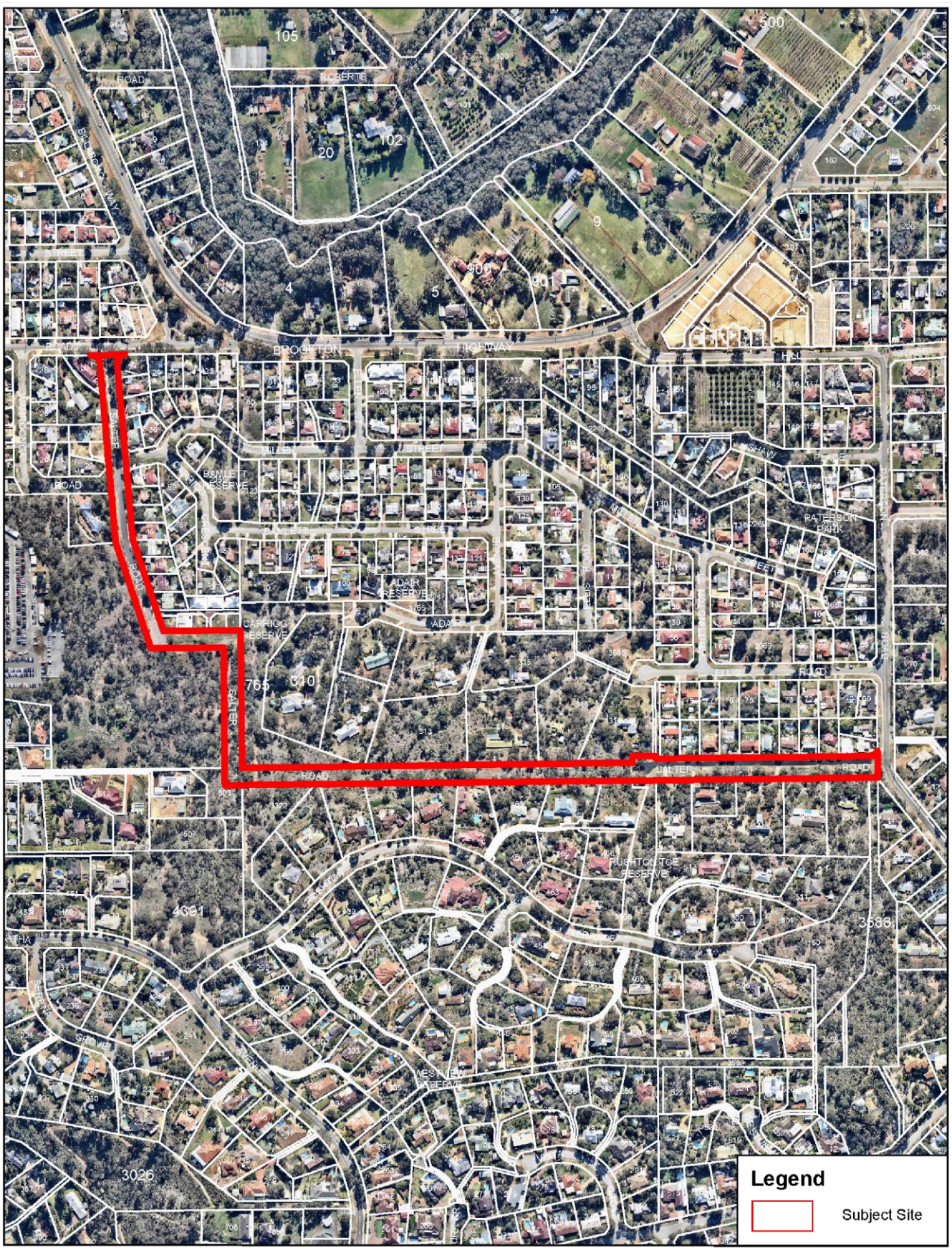
70 0 70 140m

SCALE 1 : 7000

Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012). Aerial photograph supplied by Landgate, Photomaps by NearMap.

DATE 10 January 2017 - REVISION 1701
p:\autocad\agenda_drawings\2017\9.september\salter_rd\salter_rd.dwg

CITY OF Armadale



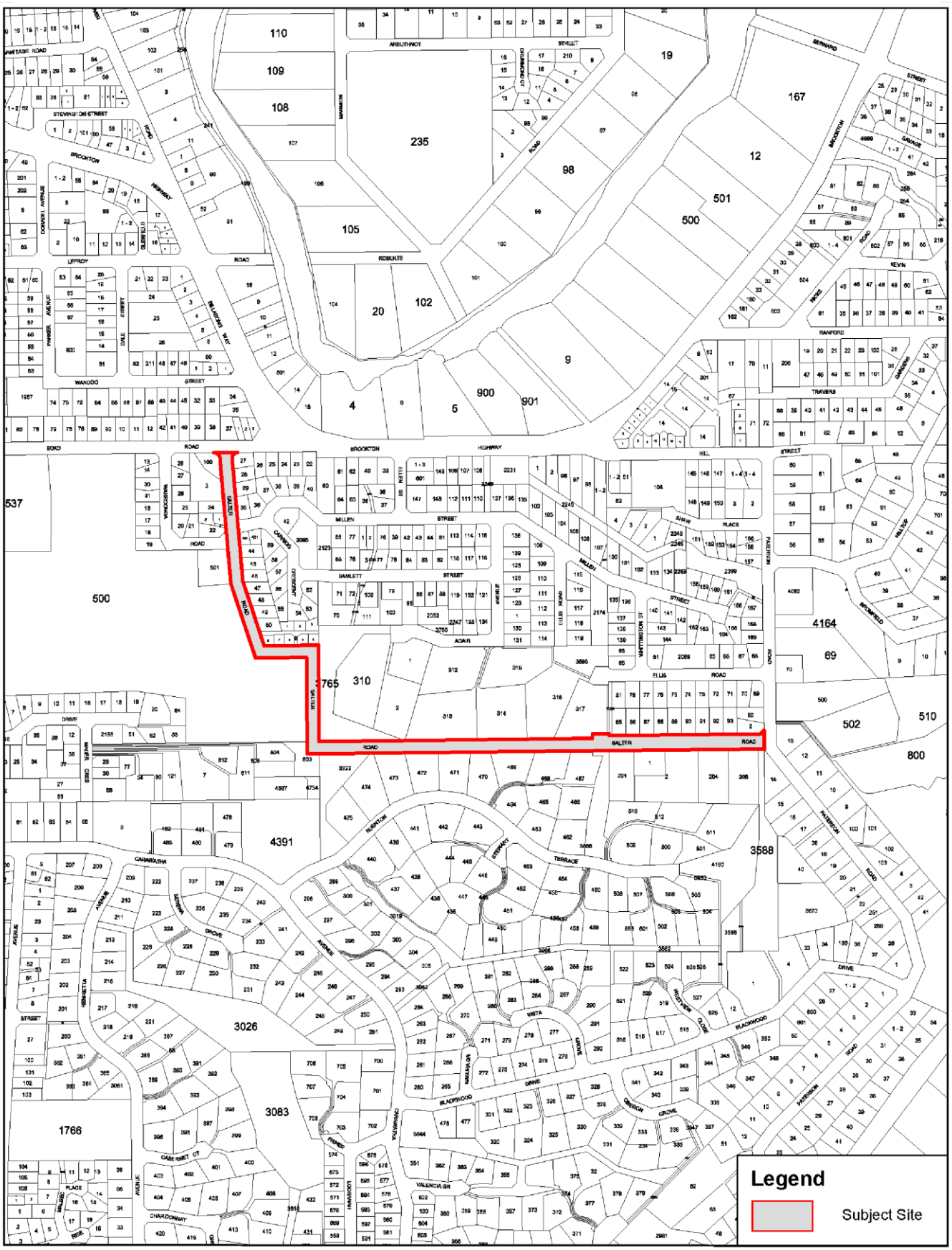
AERIAL PLAN
Salter Road, Mount Nasura

70 0 70 140 m

SCALE 1 : 7000

CITY OF Armadale

DATE 10 January 2017 - REVISION 1701
p:\autocad\agenda_drawings\2017\9.september\salter_rd\salter_rd.dwg



LOCATION PLAN

Salter Road, Mount Nasura

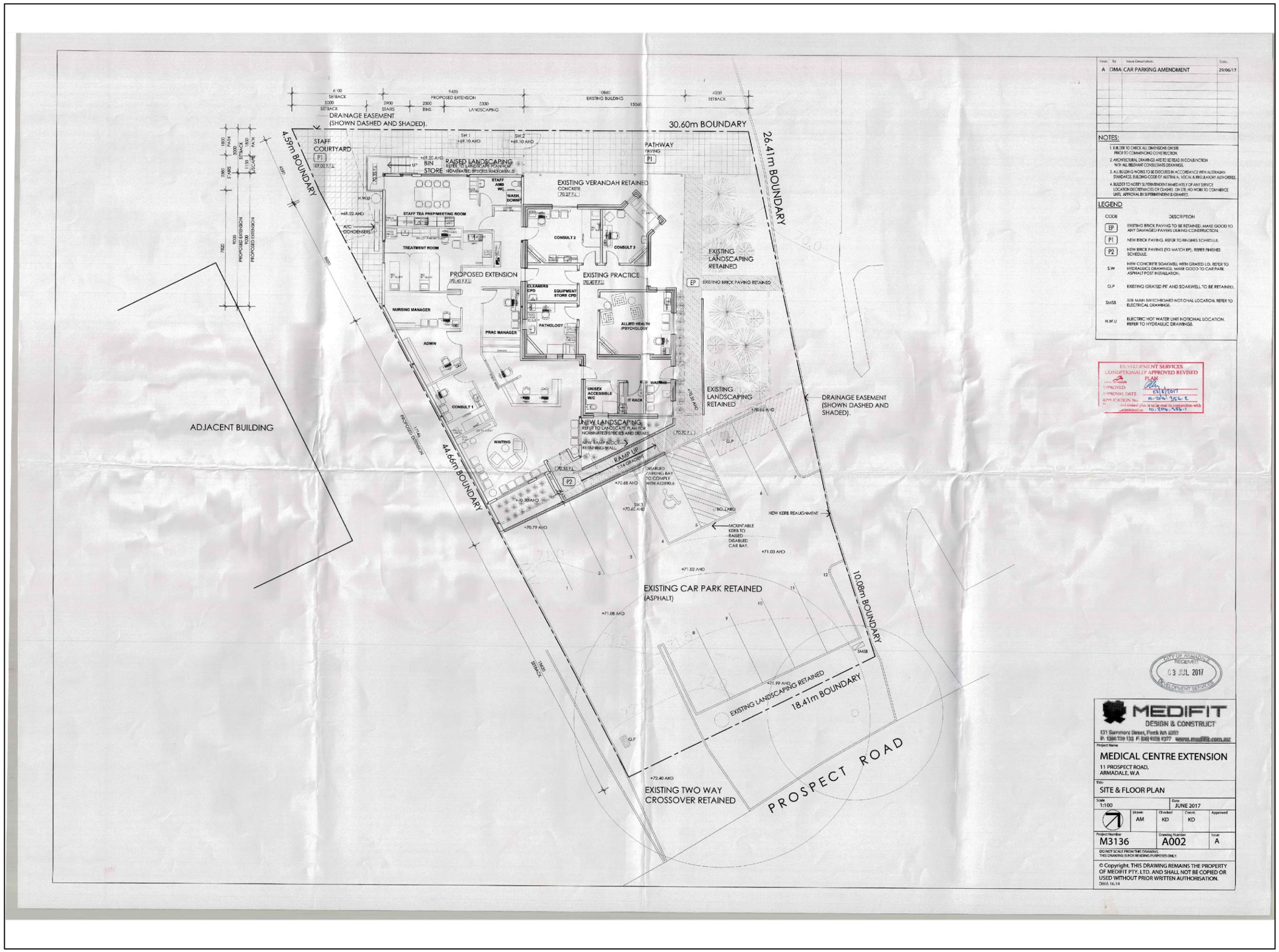
100 0 100 200m

SCALE 1 : 10000

DATE 10 January 2017 - REVISION 1701
p:\autocad\agenda_drawings\2017\9.september\salter_rd\salter_rd.dwg

Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012). Aerial photograph supplied by Landgate, Photomaps by NearMap.

CITY OF Armadale



CITY OF Armadale

NOT TO SCALE

Based on information provided by and with the permission of the Western Australian Land Information Authority (2012). Aerial photography supplied by Landgate. Processed by Nearmap

SITE & FLOOR PLAN
11 Prospect Road,
Armadale

DATE: 15 January 2017 - REVISION 1701
P:\0000\drawings\dwg\2016\september\11_armadale_dr\11_armadale.dwg

LOCATION PLAN

Lot 11 (No. 2) Page Road,
Kelmscott

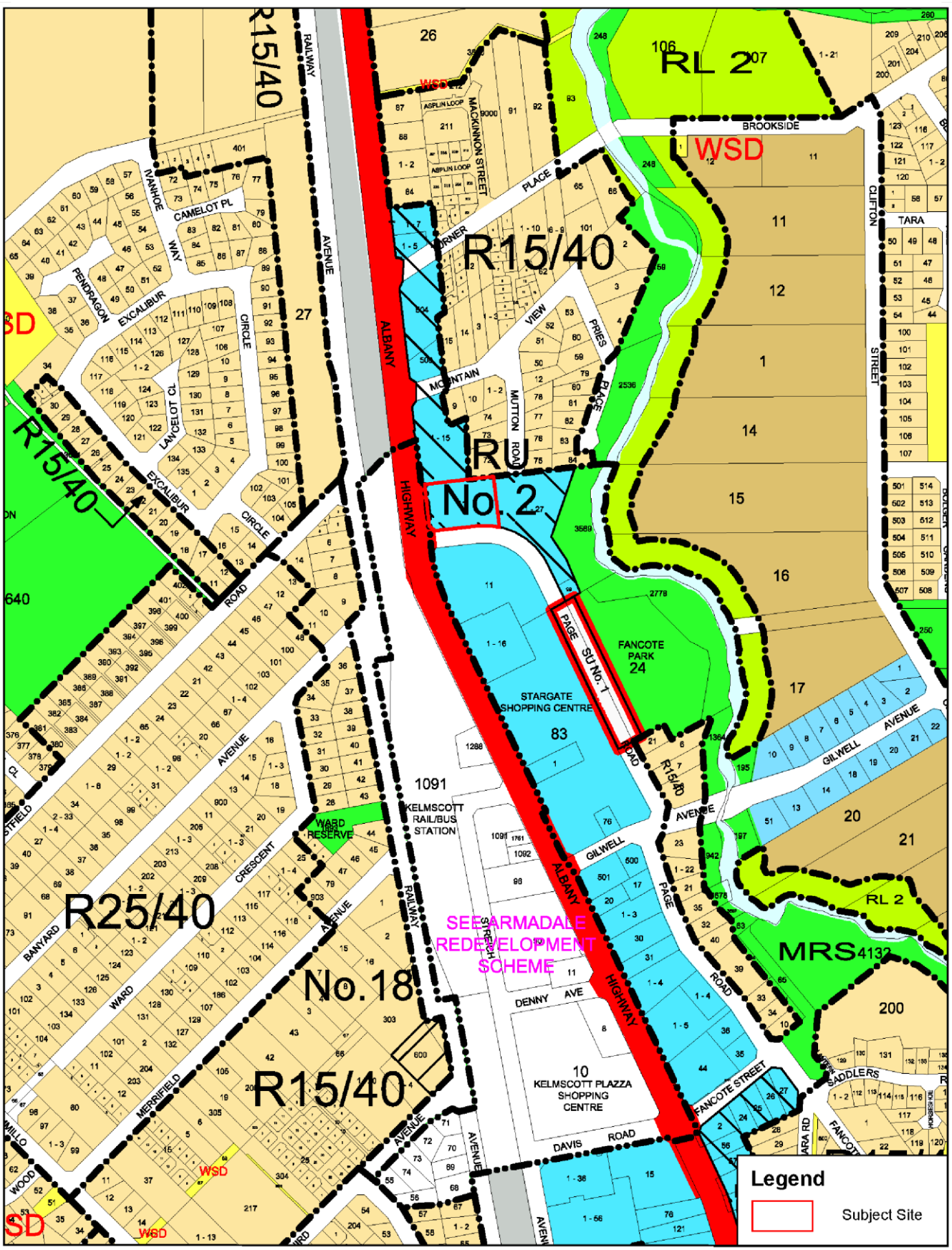
70 0 70 140m

SCALE 1 : 7000

DATE 12 July 2017 - REVISION 1701
p:\autocad\agenda_drawings\2017\7 july\lot11_page_road\lot11_page_road.dwg

Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012).
Aerial photograph supplied by Landgate, Photomaps by NearMap.

CITY OF Armadale



LOCATION PLAN
Lot 11 (No. 2) Page Road,
Kelmscott

70 0 70 140m

SCALE 1 : 7000

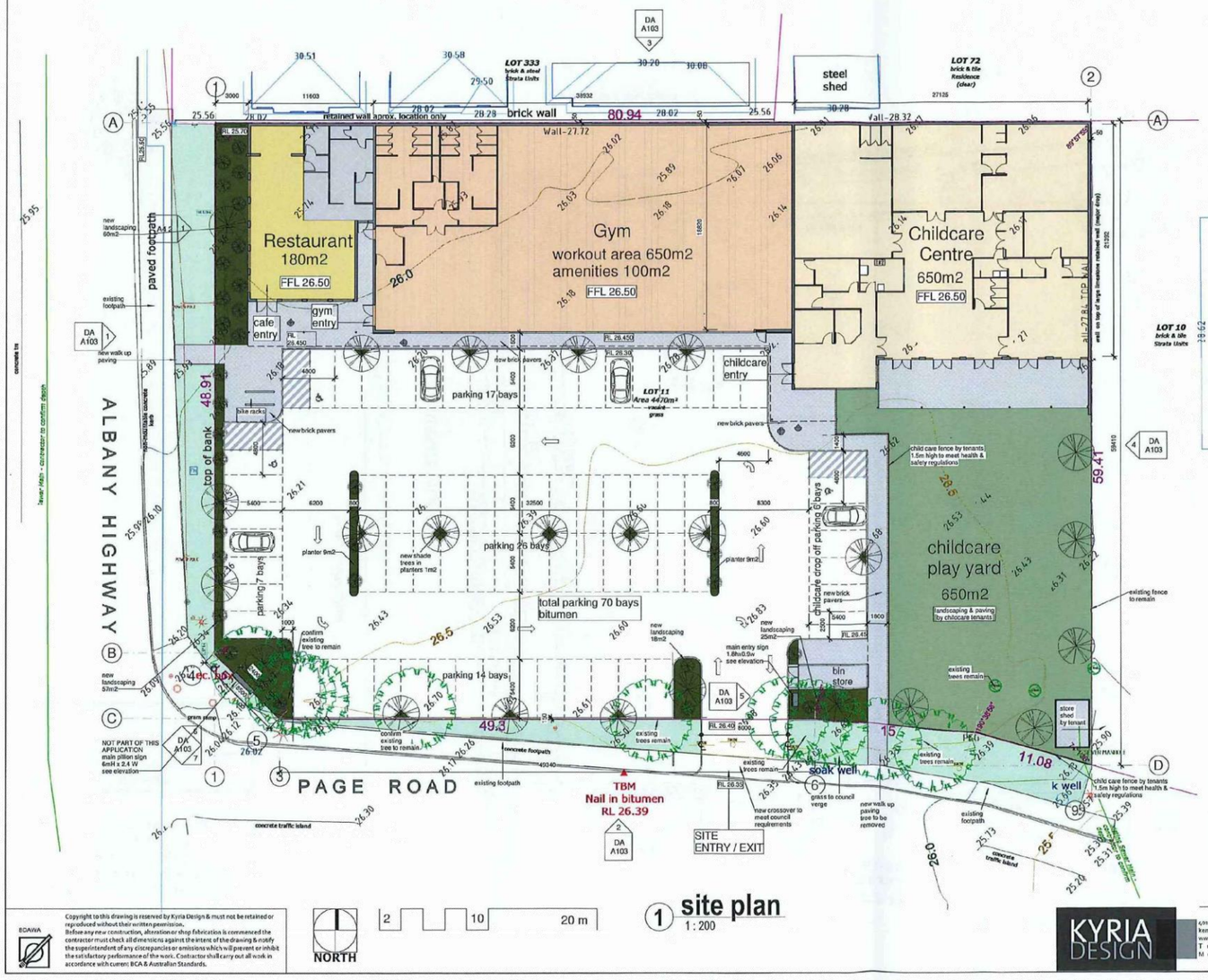
DATE 12 July 2017 - REVISION 1701
p:\autocad\agenda_drawings\2017\7 july\lot11_page_road\lot11_page_road.dwg

Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012). Aerial photograph supplied by Landgate, Photomaps by NearMap.

CITY OF Armadale

DEVELOPMENT ASSESSMENT PANEL
APPROVED
10-Aug-2017

2 south west view



1 site plan
1 : 200

NORTH

2 10 20 m

proposed development
Childcare Centre / Restaurant / Gym Fitness Centre
@ Lot 11 Albany Highway and Page Road Kelmscott
total site area 4470m2
zoned district centre restricted use 2

landscaping legend & notes

landscaping notes

site area	4470m2
existing grass & trees as indicated	
new total landscaping on site	469m2
+ child care playground (grass & equipment)	650m2

legend

type	species	description	quantities
paths	selected masonry pavers		
shade trees	Jacaranda mimosifolia	parking area grows up to 10m 40l pot size	15
lawn verge	wintergreen	low maintenance hybrid lawn reticulated	339m2
inside lot	wintergreen grass &	lawn to suite childcare play	650m2
shrubs	to planter beds various (or similar epproved)		178m2
	Grevillea crithmifolia		25
	Grevillea thelemanniana	15	
	Myoporum parvifolium		10
	quantities to be confirmed to meet City of Armadale requirements		

reticulation & irrigation note

area	method
street verge lawn	sprinkler reticulation
inside lot landscape	drip fed irrigation
childcare play	sprinkler reticulation
irrigation and reticulation to be installed off mains	

Copyright to this drawing is reserved by Kyria Design & must not be retained or reproduced without their written permission.
Before any new construction, alteration or shop fabrication is commenced the contractor must check all dimensions against the intent of the drawing & notify the superintendent of any discrepancies or omissions which will prevent or inhibit the satisfactory performance of the work. Contractor shall carry out all work in accordance with current: BCA & Australian Standards.

KYRIA DESIGN
4/01 scarborough beach rd osborne park
kerry@kyriadesign.com.au
www.kyriadesign.com.au
T 08 9443 1053
M 0419 918 693

proposed commercial development
Lot 11 cnr Albany Hwy & Page Rd Kelmscott for Springwater Holdings

preliminary drawings issued for DA @ 11th July 2017

site & landscaping plan
Scale 1:200
Project number
DA A101

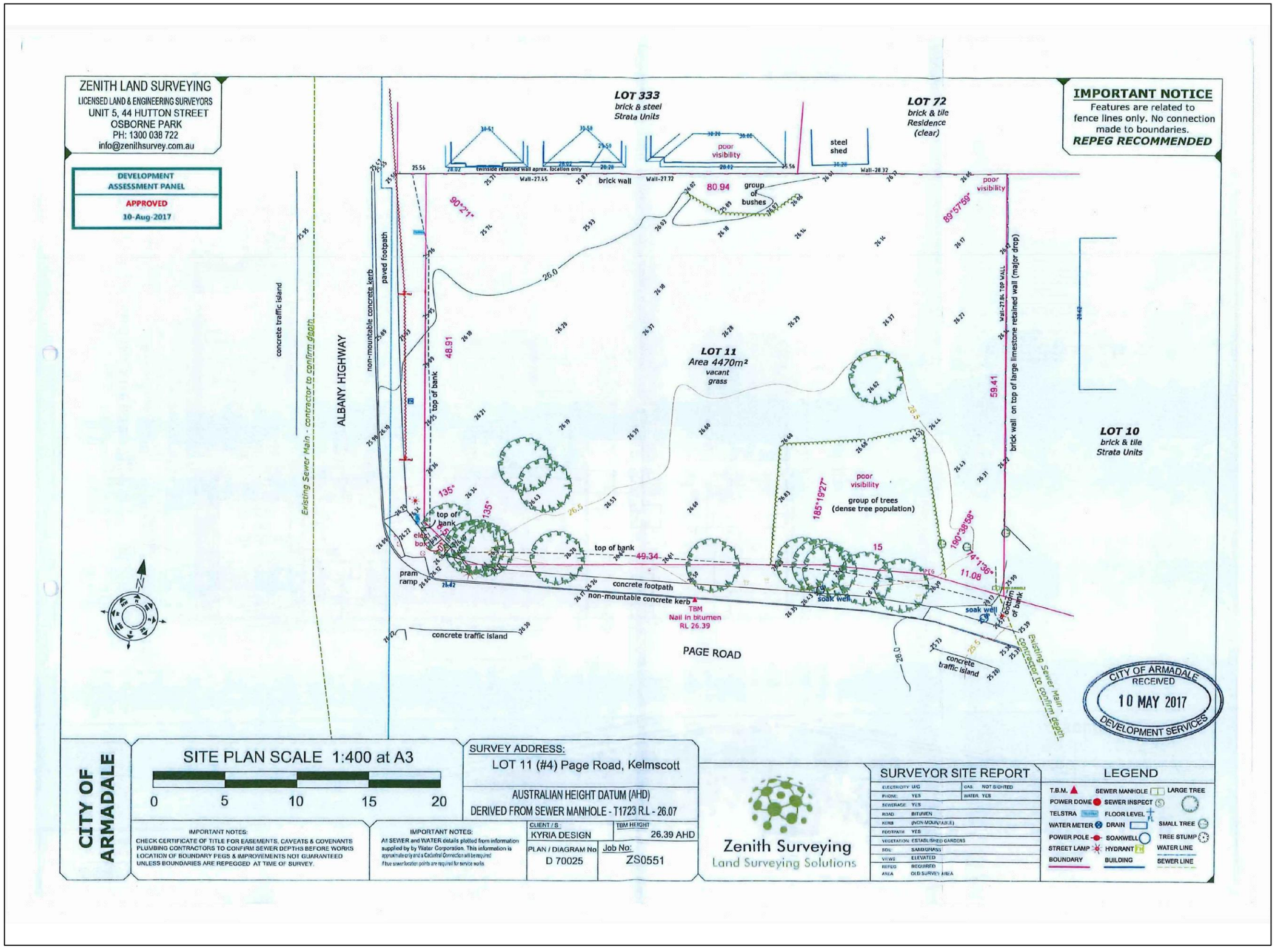
CITY OF Armadale

NOT TO SCALE

Based on information provided by and with the permission of the Western Australian Land Information Authority (2017). Land parcel information is current as at 19/09/2017. Aerial photography supplied by Landgate. Processed by Nearmap.

SITE & LANDSCAPING PLAN
Lot 11 (No. 2) Page Road,
Kelmscott

DATE 12 January 2017 - REVISION 1701
p:\autocad\approved_2\new\da\2017\6 september\11_page_rd\no_11_page_rd.dwg



CITY OF Armadale

NOT TO SCALE

Based on information provided by and with the permission of the Western Australian Land Information Authority (2017).
Aerial photography supplied by Landgate. Processed by Nearmap.

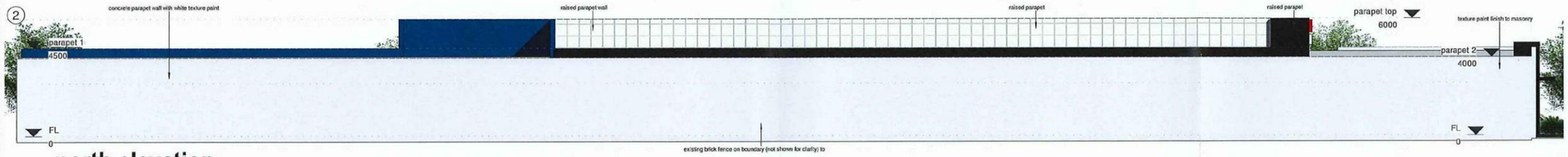
SITE SURVEY
Lot 11 (No. 2) Page Road,
Kelmscott

DATE: 10 January 2017 - REVISION 1701
p:\cad\drawings\dd_drawings\2017\0 supplement\11_urban_ortho_11_ortho_cad.dwg

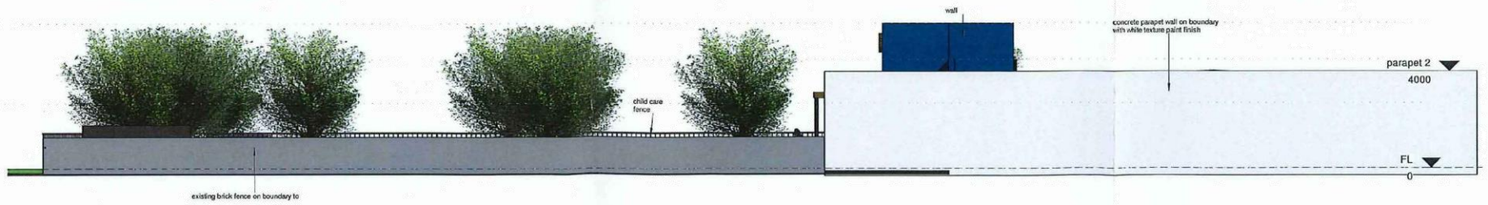
DEVELOPMENT ASSESSMENT PANEL
APPROVED
10-Aug-2017

1 west elevation
1 : 100

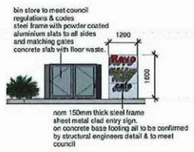
2 south elevation
1 : 100



3 north elevation
1 : 100



4 east elevation
1 : 100



5 main entry sign
1 : 100

BDAWA

Copyright to this drawing is reserved by Kyria Design & must not be retained or reproduced without their written permission.
Before any new construction, alteration or shop fabrication is commenced the contractor must check all dimensions against the intent of the drawing & notify the superintendent of any discrepancies or omissions which will prevent or inhibit the satisfactory performance of the work. Contractor shall carry out all work in accordance with current BCA & Australian Standards.

KYRIA DESIGN
401 scarborough beach rd osborne park
kerry@kyriadesign.com.au
www.kyriadesign.com.au
T 08 9443 9499
M 0499 948 693

proposed commercial development
Lot 11 cnr Albany Hwy & Page Rd Kelmscott for Springwater Holdings

preliminary drawings issued for DA @ 11th July 2017

elevations
Scale 1:100
Project number
DA A103

11-Jul-17 11:03:02 AM

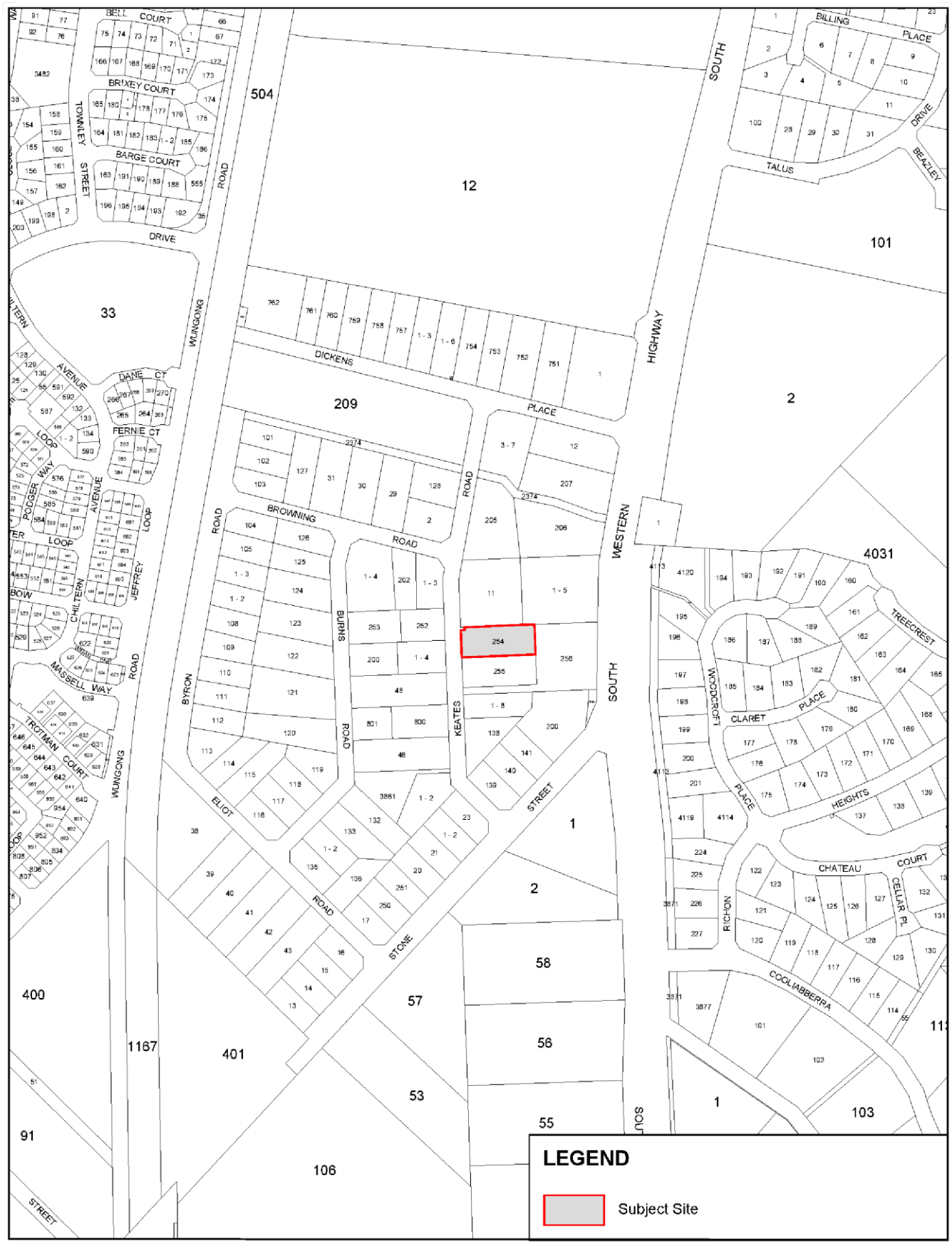
CITY OF Armadale

NOT TO SCALE

Based on information provided by and with the permission of the Western Australian Land Information Authority (2013). Aerial photography captured by Landgate. Processed by Nearmap.

SITE ELEVATIONS
Lot 11 (No. 2) Page Road,
Kelmscott

DATE: 12 January 2017 - REVISION 1721
p:\studio\projects_drawings\2016 submission\1_preps_v6\dc_11_preps_v6.dwg



Location Plan
Lot 254 (No.13) Keates Road
Armadale

75 0 75 150m

SCALE 1 : 7500

DATE 25 October 2016 - REVISION 1601

Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012). Aerial photograph supplied by Landgate, Photomaps by NearMap.

CITY OF Armadale

Aerial Plan
Lot 254 (No.13) Keates Road
Armadale

40 0 40 80m

SCALE 1 : 4000

Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012). Aerial photograph supplied by Landgate, Photomaps by NearMap.

DATE 25 October 2016 - REVISION 1601

CITY OF Armadale