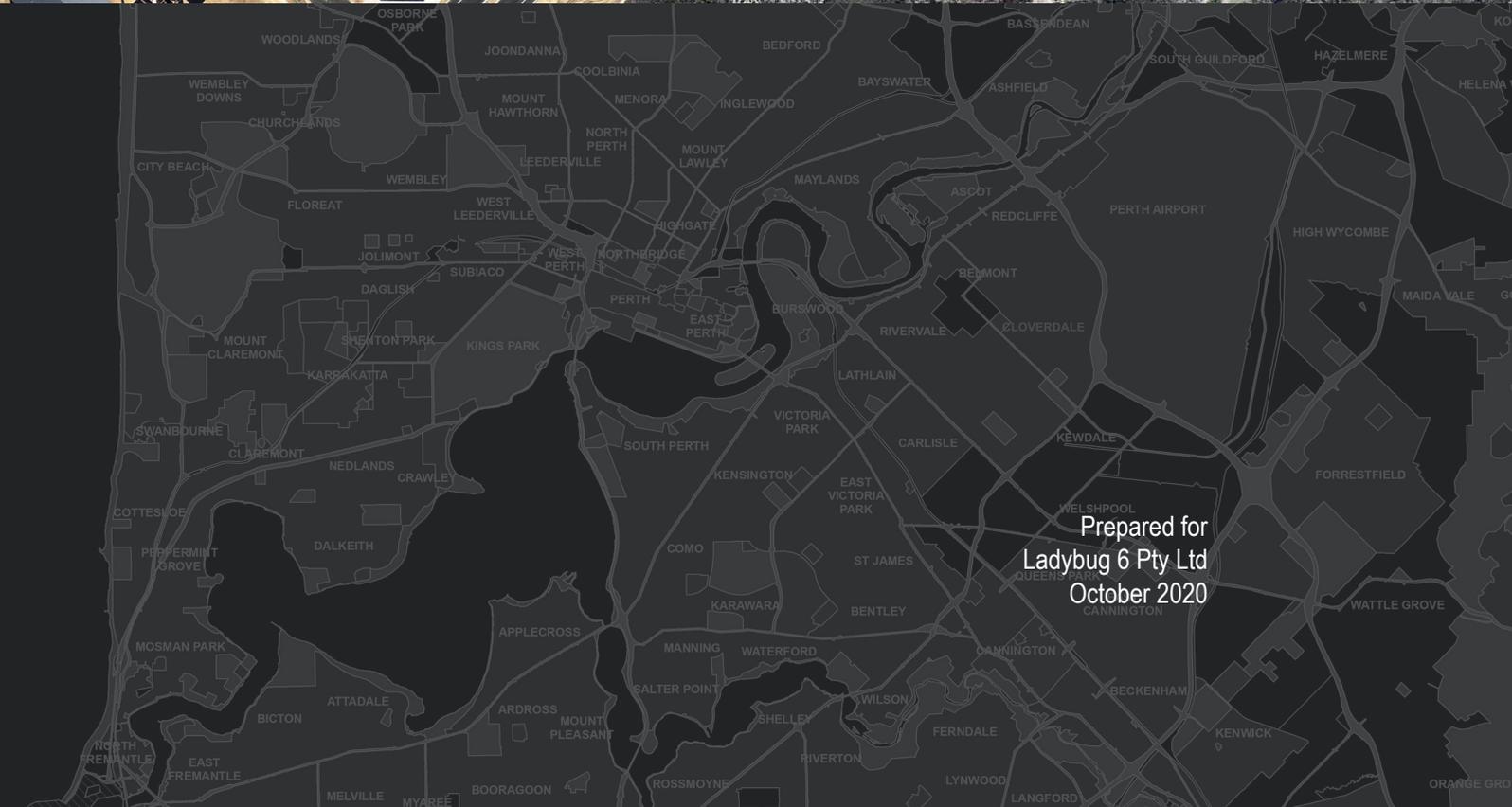
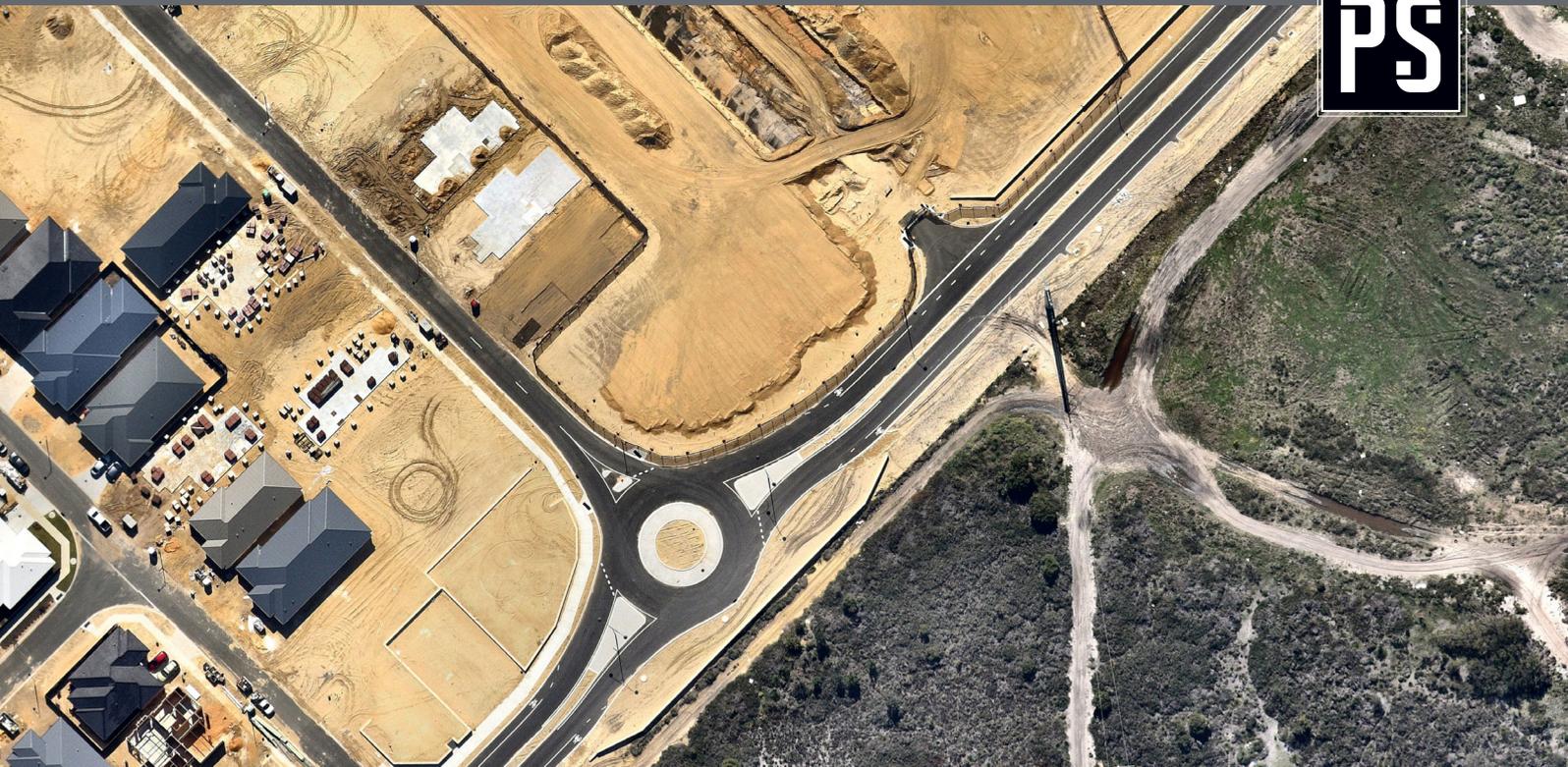


Development Application Proposed Child Care Centre

Cnr Skeet Road & Abercrombie Entrance
Harrisdale, WA

PLANNING SOLUTIONS
URBAN & REGIONAL PLANNING



Prepared for
Ladybug 6 Pty Ltd
October 2020

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1 Preliminary

1.1 Introduction

Planning Solutions act on behalf of Ladybug Six Pty Ltd Atf Lady Investment Trust Six, the proponent of the child care centre within a portion of Lot 9044 Skeet Road, Harrisdale (**subject site**). The proposed child care centre subject of this application is located at the southern portion of Lot 9044 (**development site**) as depicted on the development plans. Planning Solutions has prepared the following report in support of an Application for Development Approval on the development site.

This report will discuss various matters pertinent to the proposal, including:

- Background.
- Site details.
- Proposed development.
- Town planning considerations.

The proposal involves the use and development of an early learning centre for the placement of up to 92 children. The proposed facility will contribute positively to the emerging Harrisdale area, by meeting the locality's established and growing demand for child care services.

The proposed facility is suitably located at the fringe of the Harrisdale area and within walking distance of Harrisdale primary school, offering accessibility and convenience to parents. The proposal features appropriate access arrangements which have been informed by input from a traffic engineer.

The design of the building achieves a high visual standard, with articulated façades which creates visual interest, and is of a size and scale appropriate to the surrounding residential context. Overall, the proposed development will offer a substantial community benefit.

Planning Solutions respectfully requests the Metro Outer Joint Development Assessment Panel (**JDAP**) grant approval for the application.

2 Site details

2.1 Land description

Refer to **Table 1** below for a description of parent Lot 9044.

Table 1 – Lot details

Lot	Deposited Plan	Volume	Folio	Area (ha)
9044	419098	2986	856	8.47

Refer to **Appendix 1** for a copy of the Certificate of Title and Deposited Plan.

2.1.1 Easements and Notifications

Four easements (burden) under section 167 of the *Planning and Development Act* are listed on the Certificate of Title for the purposes of water, sewerage and drainage. These easements do not traverse the extent of future Lot 4179 as detailed on Deposited Plan 419098.

Refer **Appendix 1** for a copy of the Certificate of Title and Deposited Plan.

2.1.2 Future lot configuration

The proposed development will be located within the southern corner of Lot 9044, at the northern side of the Skeet Road and Abercrombie Entrance intersection. The extent of future Lot 4179 is delineated on the development plans at **Appendix 2**. Lot 4179 comprises 2,258m² in area, and will be finished to a level of 25.50m AHD.

We understand creation of the development site is currently being undertaken by the developer of Heron Park estate, in accordance with the relevant Western Australian Planning Commission subdivision approval(s). This includes the provision of services and retaining walls along the southern, south-western and south-eastern boundaries of the development site. Construction of Morlup Road (to the north-east of the development site) has also commenced.

2.2 Location

2.2.1 Regional context

The development site is located within the City of Armadale (**City**). The site is located approximately 20 kilometres south-east of the Perth city centre, approximately 7km north west of the Armadale strategic metropolitan centre, and 8km east of the Cockburn secondary centre.

The development site is in proximity to Nicholson Road, which is a key transport route linking the development site to the eastern metropolitan area. The development site is also in proximity to Armadale Road via Nicholson Road, which is a State Road in accordance with Main Roads WA functional roads hierarchy. Armadale Road links the development site to Armadale to the east, and the wider metropolitan area to the west.

2.2.2 Local context, land use and topography

The development site is located at the northern side of the recently constructed intersection of Skeet Road and Abercrombie Entrance. The south-eastern boundaries of the development site has frontage to Skeet Road which has recently been extended north from Fairhaven Avenue. Skeet Road will be extended further north in the future, facilitating connections between Ranford Road and Nicholson Road. The location of the proposed child care centre along this route provides easy and convenient access for parents / visitors to the centre.

The development site is located at the eastern fringe of Heron Park, with the easternmost portion of Harrisdale. Once the final stage of subdivision and development is complete, the development site will be generally surrounded by residential dwellings to the north and west in accordance with the North Forrestdale (Stage Four / East) Structure Plan. Opposite the development site to the south-east is approximately 300 hectares of land designated as 'Bush Forever.'

At the time of preparing this report, no early learning services are provided in the portion of Harrisdale bounded by Wright Road, Reilly Road, Skeet Road and Keane Road. The nearest child care centres are located greater than 1 kilometre away from the development site, within the Stockland Harrisdale Shopping Centre to the west and within Carey Baptist College to the north.

The development site is approximately 500 north from Harrisdale Primary School, located on the western side of Skeet Road. The proposed child care centre is therefore well located to provide convenience to parents and establish a community precinct at the south-eastern fringe of Harrisdale, including Harrisdale Primary School, community sporting facilities and Harrisdale Senior High School.

The development site is cleared and vacant. In terms of topography, the development site gently slopes from the north-west to meet the Skeet Road roadway. Earthworks are currently being undertaken on the development site by the estate developer to facilitate the new subdivision levels.

Refer to **Figure 1**, Aerial Photograph and **Photographs 1 – 6** which depict the development site and surrounds.

LEGEND

Development Site





Photograph 1 – Development site from the intersection of Skeet Road and Abercrombie Entrance, looking north.



Photograph 2 – Development site from Abercrombie Entrance, looking east.



Photograph 3 – Development site from Skeet Road, looking north.



Photograph 4 – Intersection of Abercrombie Entrance and Skeet Road, looking north-east.



Photograph 5 – Skeet Road as viewed from the development site, looking east.



Photograph 6 – Bush Forever reserve opposite the development site, looking south-east.

3 Proposed development

The proposal involves the development of a single-storey early learning centre with associated parking, access, signage and landscaping.

The proposed facility will provide early learning services for up to 92 children, with 14 full-time/permanent staff. The centre will contribute to the provision of needed early learning services intended to meet the established and growing childcare needs of the Harrisdale locality – noting the closest childcare centre is more than 1.5km away and separated by Keane Road.

The centre features an attractive and responsive architectural design allowing it to integrate with the local area and contribute positively to the streetscape in which it is located. The facility has been designed with suitable architectural, acoustic, bushfire and traffic input. The facility is anticipated to co-exist with adjoining properties and integrate with the surrounding community.

The centre is proposed to operate between 6.30am and 6.30pm Monday to Friday. The proposed centre will cater for up to 92 children, of the following demographics:

- 12 places for children aged 0-2 years (Group Room 1).
- 30 places for children aged 2-3 years (Group Rooms 2, 3 and 4).
- 50 places for children aged 3 years and over (Group Rooms 4, 5 and 6).

The proposed development comprises the following elements:

- A single storey building designed in a sympathetic manner to the surrounding residential context, incorporating the following built form characteristics:
 - Protruding and pitched roof form to provide visual interest, integrate with surrounding residences and draw patrons to the entrance of the centre.
 - A mix of vertical cladding, fibre sheeting and face brick of varying colours to ‘break-up’ the exterior of the centre.
 - Substantial glazing framed by aluminium along the south-west, south-east and north-east elevations.
 - Vertical fin features framing the entrance of the centre.
 - Sensitively placed signage which is consistent in colour and design as the remainder of the building.
- The following setbacks:
 - Skeet Road – 7.685m – 19.395m
 - Abercrombie Entrance – 7.77m
 - Morlup Road – 19.275m
 - Northern property boundary – 1.48m
- An internal floor layout comprising of:
 - Reception desk and entrance foyer/hub.
 - Staff areas including office, staff room and planning area.

- Kitchen and laundry with access to a drying court.
- Six group activity rooms and associated children's toilets, atelier, prep rooms, and sleeping rooms for children aged 0-2.
- Three outdoor play areas separated by low internal playscape fencing and including gated access.
- An outdoor drying area which links the laundry to the northern-western side of the building.
- A single 5.5m-wide crossover to Morlup Road, which provides access to the car parking area.
- Twenty-three car parking bays within the subject, including one ACROD bay.
- Three car parking bays along the western side of Morlup Road, fronting the extent of the development site.
- Fully enclosed bin storage yard located at the south-eastern portion of the development site. The 2.1m-high bin store will be treated with timber fencing. A 0.5m H x 3.4m L horizontal tenancy sign is proposed on the south-eastern side of the bin store.
- A 1.7m-wide landscaping strip along the development site's Skeet Road and Morlup Road frontage to provide visual relief and greenery for the car park interface.
- Fencing along the north-western, western and southern boundaries in accordance with the acoustic recommendations (detailed further below within this report).
- A 3.0-high ID sign at the eastern portion of the site facing Morlup Road.
- One 1.5m H x 1.5m L logo sign above the entrance to the child care centre.

Refer to **Appendix 2** for the development plans depicting the proposed development.

3.1 Traffic and access

The proposed childcare centre has been subject to a detailed traffic analysis, in the form of a Transport Impact Statement (**TIS**) conducted by Transcore (refer to **Appendix 3**).

The TIS carries out an assessment in accordance with WAPC guidelines and demonstrates that the trip generation resulting from the proposed facility will have an insignificant impact on the surrounding road network. The resultant anticipated traffic generation from the proposed development is a net increase of 69 AM peak hour trips, and 46 PM peak hour trips.

The net traffic increase of the child care centre will not increase traffic on the surrounding road network by more than 100 vehicles per hour. In accordance with the WAPC's *Transport Impact Assessment Guidelines for Development (2016)*, a Transport Impact Assessment is therefore not required as the impact on the surrounding road network is insignificant.

The TIS also concludes the proposed car parking arrangements are sufficient to cater for the needs of the proposed child care centre.

Overall, the proposed development is demonstrated to be acceptable from a traffic and access point of view.

3.2 Landscaping

The proposed development will incorporate extensive landscaping along the boundaries of the subject site and within future outdoor play areas. Approximately 791m² of landscaped areas will be provided within these areas.

A concept landscaping plan informed by the city's guidelines is included within the development plans at **Appendix 2**.

3.3 Acoustic considerations

The development site adjoins future residential properties. Accordingly, an Environmental Noise Assessment has been conducted by Lloyd George Acoustics in accordance with statutory requirements – refer **Appendix 4**.

The assessment considers the noise impacts associated with the proposed child care centre, and demonstrates the proposal will comply with the *Environmental Protection (Noise) Regulations 1997* during operating hours, subject to the following measures:

- Restrict parking of the three northernmost staff parking bays. All staff prior to 7am should park in the easternmost bays. Provision of a 1.8m-high noise barrier should also be made along the north-western boundary adjacent to the car park.
- All external mechanical plant designs are to be reviewed by a qualified acoustical consultant during detailed design, when plant selections and locations become known.
- Provision of a 2.2m-high noise barrier along the north-western property boundaries shared with Lot 4023 and Lot 4022 (if the AC plant is to be located on the north-west façade).
- Provision of a 1.8m-high noise barrier along the southern edge of outdoor play areas 3 & 4.
- Various operational measures where practical.

Refer to section 6 of the Environmental Noise Report at **Appendix 4** for a detailed overview of the above mitigation measures.

Importantly, allowances have been made for noise barriers along the northern-western property boundaries and outdoor play areas (refer to the development plans at **Appendix 3**). The specifications of these barriers may be reduced when the ultimate development scenario of surrounding residences is known. This will be reviewed by a qualified acoustic consultant during the detailed design stage.

The above measures can be applied to the development by way of a suitably worded condition of planning approval.

3.4 Waste considerations

The proposed development provides a 2.1m-high timber bin store adjacent to the car park. Waste collection is likely to occur by a private contractor.

The frequency of waste collection would be dependent upon the needs of the centre and would be addressed between the operator and private contractor.

The TIS at **Appendix 3** provides swept path plans depicting the satisfactory movement of a 8.8m waste collection vehicle through the car park. Waste collection would occur when the facility is closed or outside of peak operating hours, allowing optimal use of the car park by a service vehicle and ensuring waste collection does not interfere with the operation of the centre.

4 Statutory planning framework

4.1 Metropolitan Region Scheme

The development site and Skeet Road are zoned Urban under the provisions of the Metropolitan Region Scheme (**MRS**). The proposed development is entirely consistent with the objectives of the Urban zone and may be approved accordingly.

4.2 State Planning Policy 3.7 Planning in Bushfire Prone Areas

The development site is within an area identified as 'bushfire prone' under the Department of Fire and Emergency Services (**DFES**) bushfire prone mapping system. The relevant provisions and requirements of *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (**SPP3.7**) therefore apply to the proposal.

A Bushfire Management Plan (**BMP**) has been prepared in support of the proposed development to demonstrate it meets the relevant requirements of SPP3.7. Having regard to the classification of a child care centre as 'vulnerable' land use, a Bushfire Emergency Evacuation Plan (**BEEP**) has also been prepared in support of the proposal.

A Bushfire Attack Level (**BAL**) of BAL-12.5 was identified for the development site, with the BMP concluding that the bushfire protection requirements outlined in the BMP provide an adequate standard of bushfire protection for the proposed upgrades in accordance with the relevant State Bushfire Protection Guidelines. These bushfire protection requirements include the maintenance of an Asset Protection Zone (**APZ**) over the development site.

The BMP and BEEP prepared by Entire Fire Management demonstrate an adequate standard of bushfire protection for the development, and the proposal is therefore consistent with SPP3.7.

Refer **Appendix 5** for a copy of the BMP and BEEP.

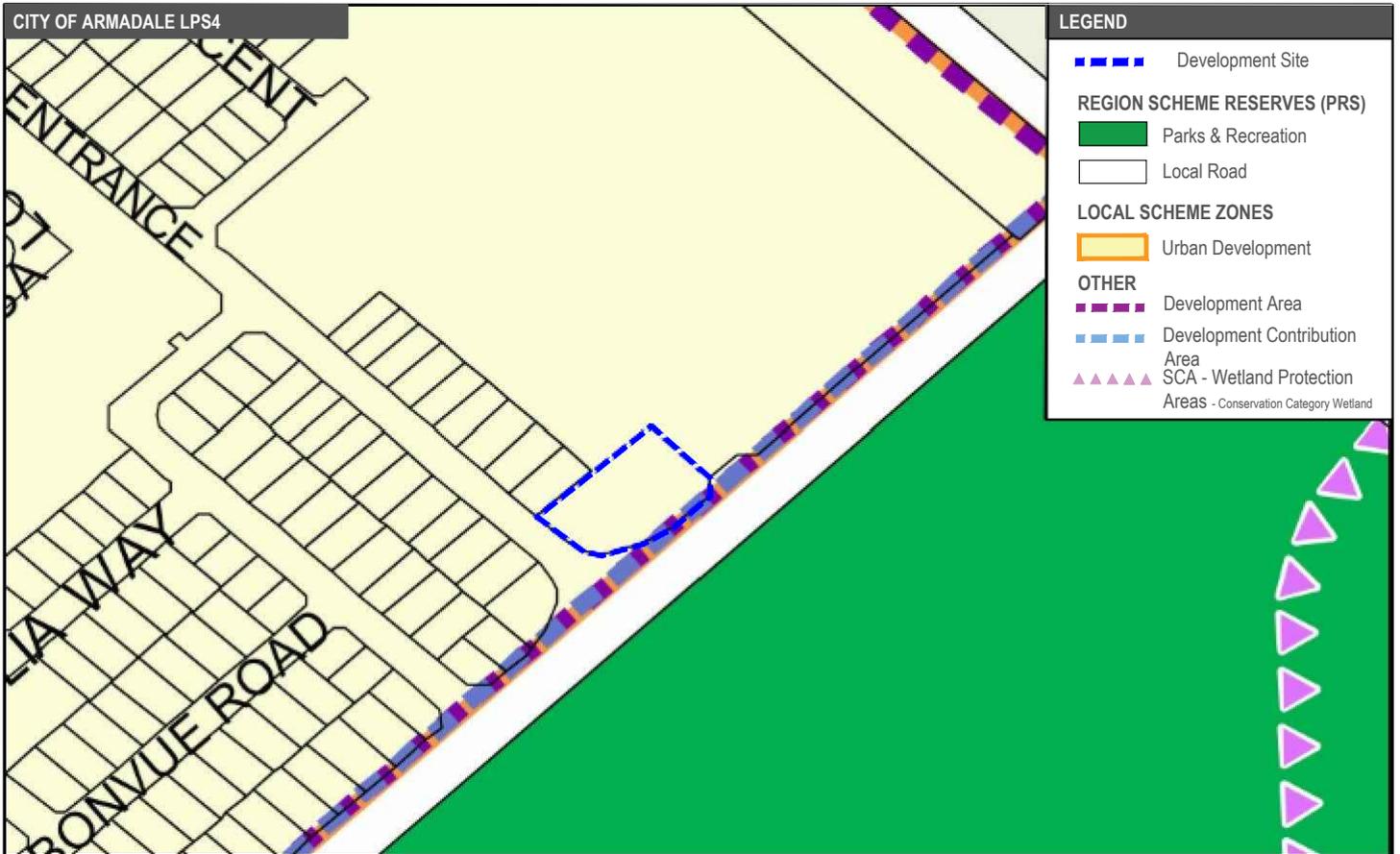
4.3 City of Armadale Town Planning Scheme No. 4

4.3.1 Zoning

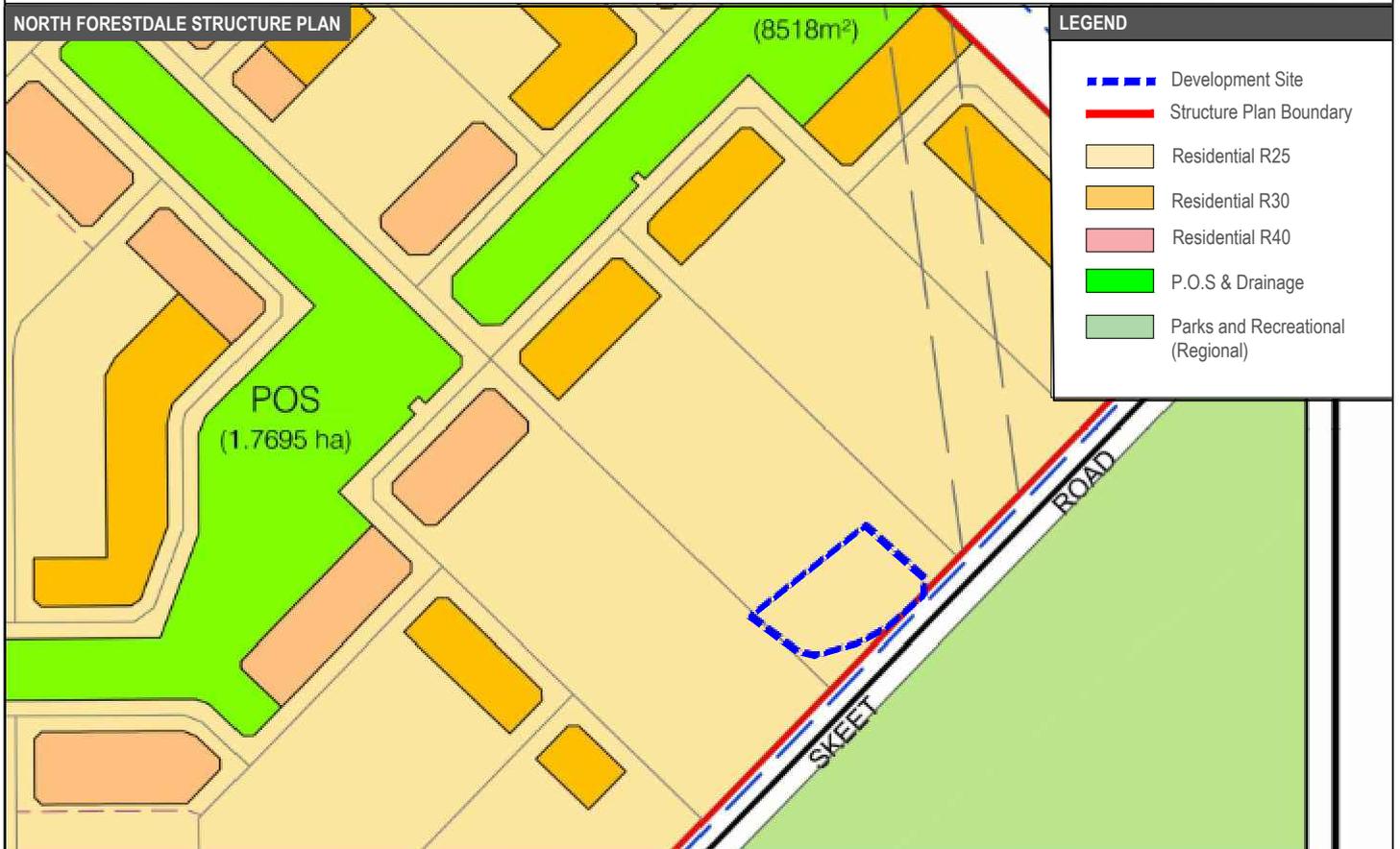
The development site is zoned 'Urban Development' under the provisions of the City of Armadale's (**City**) Town Planning Scheme No. 4 (**TPS4**). Pursuant to Clause 3.2.10 of TPS4, the objectives of the Urban Development zone are:

- a) *To provide for the orderly planning of large areas of land for residential and associated purposes through a comprehensive Structure Plan which is able to respond to changing circumstances throughout the developmental stages of the area.*
- b) *To promote the sustainable development of new urban communities in accordance with the social, environmental and economic goals of the local government of Armadale.*

In accordance with the above, the North Forrestdale (Stage Four / East) Structure Plan (**Structure Plan**) applies to the development site, which designates the site a Residential R25 classification. Refer to **Figure 2** Zoning Maps.



NORTH FORESTDALE STRUCTURE PLAN



The Structure Plan is addressed in further detail in **Section 4.4** of this report below.

4.3.2 Land Use and Permissibility

The proposal involves the use and development of a child care centre on the development site, for the placement of up to 92 children. Pursuant to the provisions of Schedule 1 – Definitions of TPS4, the proposed development is classified ‘Child Care Premises,’ defined as:

Child Care Premises mean premises used for the daily or occasional care of children in accordance with the regulations for child care under the Child Care Services Act 2007, but does not include a Family Day Care.

Pursuant to *Table 1 - Zoning Table* of TPS4, the Child Care Premises land use is an ‘A’ use within the Residential zone. The use is therefore capable of being approved, subject to discretion and mandatory public advertising.

The proposed child care centre premises use is entirely appropriate and suitable for establishment on the development site for the following reasons:

1. The proposed development will provide an important community facility which will contribute to meeting the established demand and growing need of Harrisdale, which does not contain any child care facilities within the residential area bounded by Keane Road, Skeet Road, Reilly Road and Harrisdale Drive.
2. The development site is suitably located on the recently extended Skeet Road, which allows the facility to be highly visible and accessible to the Harrisdale estate.
3. The proposed development features sound access arrangements which are supported by a traffic report, demonstrating the facility will integrate with the surrounding road network.
4. The proposed development is supported by an acoustic assessment which demonstrates it can co-exist harmoniously with existing and future residences in accordance with statutory requirements.
5. The proposed centre responds to the character of the locality through the use of attractive façades incorporating a range of materials and textures which provide an attractive built form outcome.
6. The facility is designed to a high standard, offering a high level of amenity for children through immersive outdoor play areas and generous internal spaces.

The proposed use is demonstrated to be suitable for the site and warrants approval accordingly.

4.3.3 Development Standards

Parts 4 and 4A of TPS4 stipulate general development standards and requirements for Residential zoned land respectively. The majority of the TPS4 provisions are not applicable to the proposed development, with the exception of car parking standards which are addressed below.

Clause 4A.1.1 Pursuant to Schedule 7A, the required parking rate for a Child Care Premises is 1 space per every 8 children, plus one space per employee.

A total of 16 visitor spaces (including one ACROD bay and 3 on-street bays) and 10 staff spaces are included in the proposed development.

The proposed centre will cater for up to 92 children, requiring 12 bays (rounded up from 11.5), and 14 full time staff, requiring 14 bays. A total of 26 car parking bays is therefore required under clause 4A.1.1 of TPS4.

Excluding the three on-street parking bays proposed, the development provides 23 car parking spaces on the development site. The development therefore provides a shortfall of 3 car parking bays. The 3-bay shortfall is considered acceptable for the following reasons:

- 14 staff bays are provided for the 14 staff members. This aspect of the parking requirements is complied with.
- 9 visitor bays are provided in lieu of the 12 visitor bays required. Visitor bays have a high turnover rate, typically during the peak operating periods of the child care centre (which is 3 hours both in the AM and PM).
- From a practical and operational point of view, not all patrons drop-off/pick-up children at the same time, creating a staggered use of the bays.
- Although the 3 bay on-paper shortfall is acceptable for the proposed operations, patrons have the ability to utilise the three on-street bays proposed along the western side of Morlup Road. Patrons may utilise these bays and access the child care centre via a footpath from Morlup Road. Consideration of these 3 bays would provide an improved and compliant parking situation.

For the reasons outlines above, the proposed car parking arrangements warrant the City’s support accordingly.

4.3.4 Matters to be considered.

Clause 67 of the Deemed Provisions sets out the matters for which due regard shall be given when considering an application for development approval. The relevant considerations are addressed in **Table 2** below.

Table 2 – Matters to be considered

Matter to be considered	Provided
(a) <i>the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;</i>	The aims and provisions of TPS4 are considered in section 4.3.1 of this report.
(c) <i>any approved State planning policy;</i>	Refer section 4.2 of this report.
(g) <i>any local planning policy for the Scheme area;</i>	Refer section 4.6 of this report.
(h) <i>any structure plan, activity centre plan or local development plan that relates to the development;</i>	The North Forrestdale Structure Plan is outlined in section 4.4 of this report.

Matter to be considered	Provided
<p>(m) <i>the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;</i></p>	<p>Strong emphasis has been placed on the design of the building ensuring the built form responds to the prevailing residential character of the locality.</p> <p>The proposed building utilises attractive façades with varying textures and materials, and will present attractively to the fronting streets.</p> <p>The building is single storey, consistent with the scale of surrounding and future residential properties.</p> <p>Overall, the scale, height, orientation and appearance of the development is consistent with the character of the locality.</p>
<p>(n) <i>the amenity of the locality including the following —</i></p> <p>(i) <i>environmental impacts of the development;</i></p> <p>(ii) <i>the character of the locality;</i></p> <p>(iii) <i>social impacts of the development;</i></p>	<p>As detailed above, the proposed development responds to the character of the area by providing attractive façades, and varying materials and textures. The built form character of the facility integrates with the prevailing domestic design style in the immediate area.</p> <p>It has been demonstrated in the Environmental Noise Assessment the proposal will not affect the amenity of the adjacent residential properties. In this regard, noise generated by the proposed development will comply at all times with the <i>Environmental Protection (Noise) Regulations 1997</i>. Refer Appendix 4 subject to mitigation measures which can be enforced through a condition of planning approval.</p> <p>There will be no detrimental social impact resulting from the proposed development. Conversely, the proposal will positively contribute to the locality, through the creation of 14 jobs and provide essential child care services for families which will indirectly contribute to further local employment opportunities.</p>
<p>(p) <i>whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;</i></p>	<p>The proposed development incorporates an adequate landscaped area, including landscaped buffers between the carpark and fronting roads, and two outdoor play areas. A concept landscape plan is provided at Appendix 2 of this report.</p>
<p>(s) <i>the adequacy of —</i></p> <p>(i) <i>the proposed means of access to and egress from the site; and</i></p> <p>(ii) <i>arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i></p>	<p>A TIS has been prepared to address access and egress to and from the development site, including deliveries and parking. Refer section 3.1 of this report and Appendix 3.</p> <p>The bin storage area has been appropriately located to allow easy access for collection by service vehicles.</p>
<p>(t) <i>the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;</i></p>	<p>A TIS has been prepared demonstrating traffic generation associated with the proposal will have minimal impacts on the surrounding road network, including Morlup Road and Skeet Road. Refer section 3.1 of this report and Appendix 3.</p>

Matter to be considered	Provided
<p>(u) <i>the availability and adequacy for the development of the following —</i></p> <ul style="list-style-type: none"> (i) <i>public transport services;</i> (ii) <i>public utility services;</i> (iii) <i>storage, management and collection of waste;</i> (iv) <i>access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</i> (v) <i>access by older people and people with disability;</i> 	<p>Availability of transport options near the development site is considered in the TIS prepared for the proposed development – refer Appendix 3.</p> <p>The details of the storage and collection of waste are provided in section 3.4 of this report.</p> <p>One accessible car parking space has been provided for the proposed development. Further, a segregated footpath (accessible path of travel) is provided between the building entry and the street.</p>
<p>(v) <i>the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;</i></p>	<p>The proposed development will not result in the loss of a community service. Conversely, the proposed development will contribute to the delivery of a critically important community service which is lacking in the immediate area.</p>
<p>(w) <i>the history of the site where the development is to be located;</i></p>	<p>N/A</p>
<p>(x) <i>the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;</i></p>	<p>It is noted the proposed development will provide full-time employment for up to 13 people, and provide care and early learning services for up to 79 children, increasing employment opportunities for residents in the Harrisdale locality.</p> <p>In this respect, there is a positive social outcome resulting from this development.</p>
<p>(z) <i>any other planning consideration the local government considers appropriate.</i></p>	<p>No other planning considerations have been identified.</p>

Having regard to **Table 2** above, the proposal addresses matters to be give due regard as set out in the deemed provisions. The proposal therefore warrants approval accordingly.

4.4 North Forrestdale Structure Plan

Development of the development site is subject to the provisions of the North Forrestdale Structure Plan (**Structure Plan**). See **Figure 2**, Zoning Maps. The development site is within the Stage Four / East portion of the Structure Plan Area. No specific provisions of the Structure Plan relate to the proposed development.

The Structure Plan identifies the development site as ‘Residential R25’ (refer to **Figure 2** zoning map) which is intended to correspond with the Residential zone of TPS4. Pursuant to Clause 3.2.1 of TPS4, the objectives of the Residential zone are:

- a) *To provide for a range of housing and a choice of residential densities to meet the needs of the variety of household types which make up the community.*
- b) *To provide for a range of associated compatible activities and development, which will assist in the creation of efficient and sustainable residential neighbourhoods.*

- c) *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*

This application proposes a childcare centre on the development site. The content of this report and its appendices demonstrates that the proposed child care centre is entirely compatible with the surrounding area, with respect to built form design, traffic, bushfire and acoustic matters.

Importantly, the proposal will provide a necessary service to the Harrisdale locality, for which there is a high demand and clear need. The childcare facility will offer a benefit to the residents and workers of Harrisdale and its surrounds. This further assists in the development of Harrisdale as an efficient and sustainable area which offers a range of community facilities to its population in a convenient location.

4.5 Heron Park Local Development Plan (Overall R25)

The Heron Park Local Development Plan (LDP) guides development for the development site in accordance with the Urban Development zoning under TPS4. The LDP sets out a range of site-specific development provisions which apply to various lots within the Heron Park estate, including the development site.

An assessment against the relevant development standards is provided within **Table 3** below.

Table 3 – Assessment against the provisions of LDP

Requirement	Comment	Complies
Other		
4. <i>Clothes drying areas shall be screened from public view.</i>	Clothes drying facilities associated with the proposed development is provided along the north-western side of the centre (rear), and screened from the public's view.	✓
7. <i>The land subject to this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. Those lots identified on this LDP as being subject to a Bushfire Attack Level Assessment require assessment certification prior to construction, in accordance with Australian Standard 3959.</i>	A bushfire attack level assessment is included within the Bushfire Management Plan at Appendix 5 of this report. A bushfire attack level of BAL-12.5 was identified for the development site	✓
<u>Primary Street Setback</u>		
<i>Minimum 3.0m</i>	The child care centre is setback a minimum 7.685m to Skeet Road, in excess of the 3.0m minimum.	✓
<i>Average 4.5m</i>	The child care centre is setback on an average of 14.88m to Skeet Road, well in excess of the 4.5m minimum average.	✓

The proposed development is consistent with the provisions of the LDP, and warrants the City's support accordingly.

4.6 Local Planning Policies

4.6.1 Local Planning Policy 2.9 Landscaping

Local Planning Policy 2.9 – Landscaping (**LPP 2.9**) provides applicants with guidance and requirements on landscaping design and appropriate tree/plant selection. Clause 4.3 outlines that “*developments shall be landscaped and maintained in accordance with Town Planning Scheme No. 4 and the City’s landscaping guidelines. Each guideline outlines detailed design principles relating to species selection, layout and installation requirements*”.

The proposed development includes a 1.765m-wide landscaped buffer between the car parking area and lot boundary, a 1.4m-wide landscaped buffer along the northern property boundaries, and a total of 650m² of landscaped outdoor play areas. A concept landscape plan is provided within the development plans at **Appendix 2**.

4.6.2 Local Planning Policy 3.2 Child Care Premises and Family Day Care

Local Planning Policy 3.2 – Child Care Premises and Family Day Care (**LPP 3.2**) provides provisions relating to the design, location and access of child care centres within the City. Refer **Table 4** below for an assessment of the proposed development against the relevant provisions of LPP 3.2.

Table 4 – Assessment against the provisions of LPP 3.2

Requirement	Comment	Complies
4.1 Location Criteria		
<u>Clause 4.1.1</u> <i>Sites in close proximity to community facilities, local centres, schools and public transport networks are a preferred location for new Child Care Premises.</i>	<p>The development site is located within the emerging Harrisdale locality, with Harrisdale Primary School and High Schools located approximately 500 metres and 700m (respectively) south of the development site.</p> <p>Bus stops are located along Wright Road, Keane Road and Nicholson Road providing good public transport connectivity to the site.</p>	✓
<u>Clause 4.1.2</u> <i>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.</i>	<p>The proposed development fronts and has access to, Morlup Road. A TIS has been prepared and is appended in Appendix 3.</p> <p>Pursuant to the TIS, there are no adverse impacts to Morlup Road from the proposed development.</p>	✓

Requirement	Comment	Complies
<p><u>Clause 4.1.3</u> <i>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:</i></p> <p>a) <i>The proposal will not have a significant detrimental impact to the residential amenity of adjoining and nearby properties;</i></p> <p>b) <i>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;</i></p> <p>c) <i>Traffic generated from the facility will not detrimentally affect the level of service provided by the local road system;</i></p> <p>d) <i>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</i></p> <p>e) <i>Other relevant requirements are complied with.</i></p>	<p>The proposed development will cater for up to 92 children. It is considered that this centre is appropriate on the site, which contains a Residential designation, for the following reasons:</p> <ul style="list-style-type: none"> • The facility is designed and treated to an exceptionally high standard and will contribute positively to the locality from a visual amenity point of view. • The development is supported by an acoustic assessment demonstrating compliance with statutory requirements at all times. • A traffic report has been prepared demonstrating the proposed development will not result in detrimental impacts to the local road network. • The development site comprises a significant land area of 2,258m². • The development site is strategically located where it is visible and highly accessible due to its proximity to the Skeet Road. • The proposed development is generally compliant with the relevant requirements of the applicable planning framework. 	<p>✓</p>
4.2 Site Requirements		
<p><u>Clause 4.2.1</u> <i>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.</i></p>	<p>The proposed development has access to reticulated sewer and will be connected appropriately.</p>	<p>✓</p>
<p><u>Clause 4.2.2</u> <i>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.</i></p>	<p>The development site comprises 2,258m² in area.</p> <p>The design of the proposed centre has responded to the large site area providing a large outdoor play space, landscaping, and generous floor area and group room sizes.</p> <p>All carparking and access is consistent with the relevant provisions of TPS4.</p>	<p>✓</p>
<p><u>Clause 4.2.3</u> <i>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.</i></p>	<p>The development site comprises 2,258m² in area and is of a regular shape, enabling the provision of required facilities and buffers to adjoining properties.</p>	<p>✓</p>

Requirement	Comment	Complies
<p>Clause 4.2.4 <i>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.</i></p>	N/A – the development site is not within the Policy trigger distance of State Planning Policy 5.4 – Road and Rail Transport Noise.	N/A
4.3 Car Parking and Traffic Management		
<p>Clause 4.3.1 <i>The City may require the submission of a traffic impact assessment 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.</i></p>	A TIS has been prepared and is appended at Appendix 3 .	✓
<p>Clause 4.3.2 <i>Car parking and vehicular access requirements shall be consistent with the Town Planning Scheme.</i></p>	As detailed earlier in this report, the proposed car parking arrangements is considered suitable for the proposed child care centre operations.	✓
<p>Clause 4.3.3 <i>Pick up and set down facilities shall be provided.</i></p>	No pick up/set down facilities are provided, however adequate car parking is provided on site to cater for the needs of the development. Visitor spaces are suitably configured to allow high turnover and manoeuvrability out of the site.	Discretion required
<p>Clause 4.3.4 <i>Car parking areas shall be landscaped to the satisfaction of the City.</i></p>	Car parking areas are adequately landscaped including a landscaped buffer between the car parking areas and Morlup and Skeet Roads.	✓
<p>Clause 4.3.5 <i>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.</i></p>	<p>Access is proposed via a full-movement crossover to Morlup Road.</p> <p>As demonstrated in section 3.1 of this report, the proposed access arrangements will not have a significant impact to the efficient and safe movement of vehicles along the local road network.</p>	✓
<p>Clause 4.3.6 <i>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.</i></p>	The development site has frontage to three roads, with access proposed to Morlup Road (future local access road).	✓
<p>Clause 4.3.7 <i>All vehicles shall be able to leave the site in a forward gear.</i></p>	The carpark and access leg have been designed to ensure vehicles can enter and exit the development site in forward gear.	✓

4.4 Building Design and Site Layout

Clause 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.

Strong emphasis has been placed on the design of the building, ensuring the built form responds to the prevailing residential character of the locality.

The proposed building incorporates a visually appealing with the use of tones, textures and materials.

The building is single storey, consistent with surrounding residential properties.

Overall, the scale, height, orientation and appearance of the development is consistent with the streetscape of the locality.

✓

Clause 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.

A 1.8 metre high fence will be generally provided along boundaries, except where the supporting acoustic assessment requires different fencing to achieve compliance with assigned noise levels.

✓

Clause 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.

Outdoor spaces are suitably sized to offer a high level of amenity. The outdoor spaces surround the western, southern and south-eastern sides of the centre where shading will be provided. The locations and extent of shading structures will be confirmed at the detailed design stage of the development

✓

Clause 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).

The development site is zoned Residential R25, and adjoins residential uses to its north-western boundary.

Future Lot 4179 will be finished to a level of 25.50m AHD, and the north-western side of the proposed development will not exceed a building height greater than 3.5m. In accordance with Table 2b of the Residential Design Codes, the required boundary setback is 1.5m.

The proposed centre is setback a minimum 1.48m to its north-western boundary. This 2cm variation is extremely minor and is unlikely to result in any unwarranted impacts.

Discretion required

4.5 Conditions on Hours of Operation and Noise Emissions

Clause 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).

The proposed child care centre will operate between 06.30 and 18.30 Monday to Friday. These operational hours are considered by the acoustic assessment and demonstrated to be appropriate.

✓

<p>Clause 4.5.2 <i>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 emission and ways to address such emissions.</i></p>	<p>An Environmental Noise Assessment, has been prepared (refer Appendix 4) demonstrating the proposal will comply with the <i>Environmental Protection (Noise) Regulations 1997</i>, subject to the implementation of mitigation measures.</p>	<p>✓</p>
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Having regard to **Table 3**, the proposed development is entirely consistent with LPP 3.2 and warrants approval accordingly.

4.6.3 Local Planning Policy 4.2 Advertisements (Signage)

Local Planning Policy 4.2 – Advertisements (Signage) (**LPP 4.2**) sets out various policy requirements for signage proposed within the City.

The child care centre includes the following three signs:

- One 0.5m H x 3.4m L horizontal tenancy sign on the south-eastern elevation of the bin store;
- One 1.5m H x 1.5m L tenancy logo above the entrance to the child care centre (north-eastern elevation); and
- One 3.0m H x 1.37m L monolith sign at the eastern aspect of the development site.

An assessment of the proposed signage against LPP4.2 is provided within the following **table**.

Table 5 – Assessment against the provisions of LPP 4.2

Requirement	Comment	Compliance
Horizontal Sign		
<i>a sign affixed or painted on a building or structure where its largest horizontal dimension exceeds its vertical dimension</i>		
<i>Maximum height: 1.5m</i>	The proposed sign measures 0.5m in height.	✓
<i>Maximum width: 300mm (the proposed width shall not encroach public areas or road reserves in an adverse manner.</i>	Proposed sign is flush against fence of the bin store	✓
<i>Maximum length: 5.0m</i>	Proposed sign measures 3.4m in length.	✓
<i>Minimum Clearance to Ground Level: 2.4m</i>	Proposed sign measures 1.35m to ground level. The sign below 2.4m from ground level does not protrude over an area where pedestrians movements will occur, and would otherwise cause conflicts.	Discretion required
Pylon Sign		
<i>Means a sign supported by one or more supports and not attached to a building and includes a detached sign framework supported by one or more support posts to which sign infill's may be added. Includes a monolith sign (a pylon sign which is infilled from the ground level to the top of the sign to appear as a solid wall and where the supporting columns can not be seen).</i>		
<i>Maximum height: 6.0m</i>	The monolith sign measures 3.0m in height	✓

Requirement	Comment	Compliance
<i>Maximum length across the face of the sign: 2.5m</i>	The face of the monolith sign measures 1.37m in length.	✓
<i>Maximum width: 500mm</i>	The monolith sign will measure less than 500m in width.	✓
<i>Minimum clearance from ground level: 2.4 m, unless the sign is designed as such that the underside of the face area is located at the ground level.</i>	The proposed sign is infilled from the ground level to the top of the sign.	✓
<i>Minimum distance from any other pylon sign: 10m</i>	N/A – only one pylon / monolith sign is proposed on the development site.	N/A
<i>One pylon sign per road frontage or one for every 50m of linear road frontage.</i>		
<i>Be geometrically two sided (i.e. not “v” shaped).</i>	The proposed sign is not “v” shaped.	✓
<i>Individual pylon signs in close proximity to each other will not be supported for individual tenancies where multiple units/tenancies exist or are proposed to exist on a lot. The pylon sign/s shall be designed to provide one infill panel for each unit/tenancy on the lot and where this occurs the maximum height may be increased to 7.0m.</i>	N/A – only one pylon / monolith sign is proposed on the development site.	N/A
Vertical Sign		
<i>Means a sign affixed or painted on a building or other structure with its largest dimension being vertical.</i>		
<i>Maximum height: 3.0m</i>	The proposed tenancy sign measures 1.5m in height, proportionate to its length.	✓
<i>Maximum length: 1.5m</i>		✓
<i>Maximum width: 300mm</i>	The proposed sign will not measure more than 300mm in width.	✓
<i>Minimum clearance to ground level: 2.4m</i>	The proposed tenancy sign is affixed a minimum 2.7m from the finished ground level.	✓

Having regard to **Table 5** above, the proposed signage is generally consistent with LPP4.2 and warrants approval accordingly.

5 Conclusion

This application seeks approval for a 92 place child care centre on the development site. This report and its appendices demonstrate the proposed development is consistent with the City's local planning framework and is therefore acceptable.

The proposal warrants approval for the following reasons:

1. The proposed child care facility will provide a necessary service to residents and workers of the surrounding Harrisdale locality, meeting an established need for such services.
2. The proposed child care facility is site responsive complementing the surrounding residential character of the locality and integrating with adjoining residential properties.
3. The proposed child care facility is of an appropriate bulk and scale, with high-quality contemporary materials, built form and articulation.
4. The proposal is supported by substantial co-consultant and expert input demonstrating its suitability from a design, traffic, bushfire and acoustic point of view.
5. The proposed development is situated in proximity to Harrisdale Primary School as well as having appropriate access to the wider locality via Skeet Road.
6. This report demonstrates that the development is significantly compliant with the requirements of the planning framework and has substantial merit for approval.

Having regard to the above, we respectfully request the proposal be considered on its merits and the Metro Outer Joint Development Assessment Panel grant approval.

Appendix 1 Certificate of Title and Deposited Plan

WESTERN



AUSTRALIA

REGISTER NUMBER 9044/DP419098	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 25/8/2020

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2986** FOLIO **856**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 9044 ON DEPOSITED PLAN 419098

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

HARRISDALE DEVELOPMENTS PTY LTD OF LEVEL 3/27-31 TROODE STREET WEST PERTH WA 6005
(AF 0466195) REGISTERED 21/8/2020

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO LOCAL AUTHORITY - SEE DEPOSITED PLAN 419098 AS CREATED ON DEPOSITED PLAN 411175.
2. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 419098 AS CREATED ON DEPOSITED PLAN 413452.
3. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR WATER PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 419098 AS CREATED ON DEPOSITED PLAN 413452.
4. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR WATER PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 419098 AS CREATED ON DEPOSITED PLAN 417955.

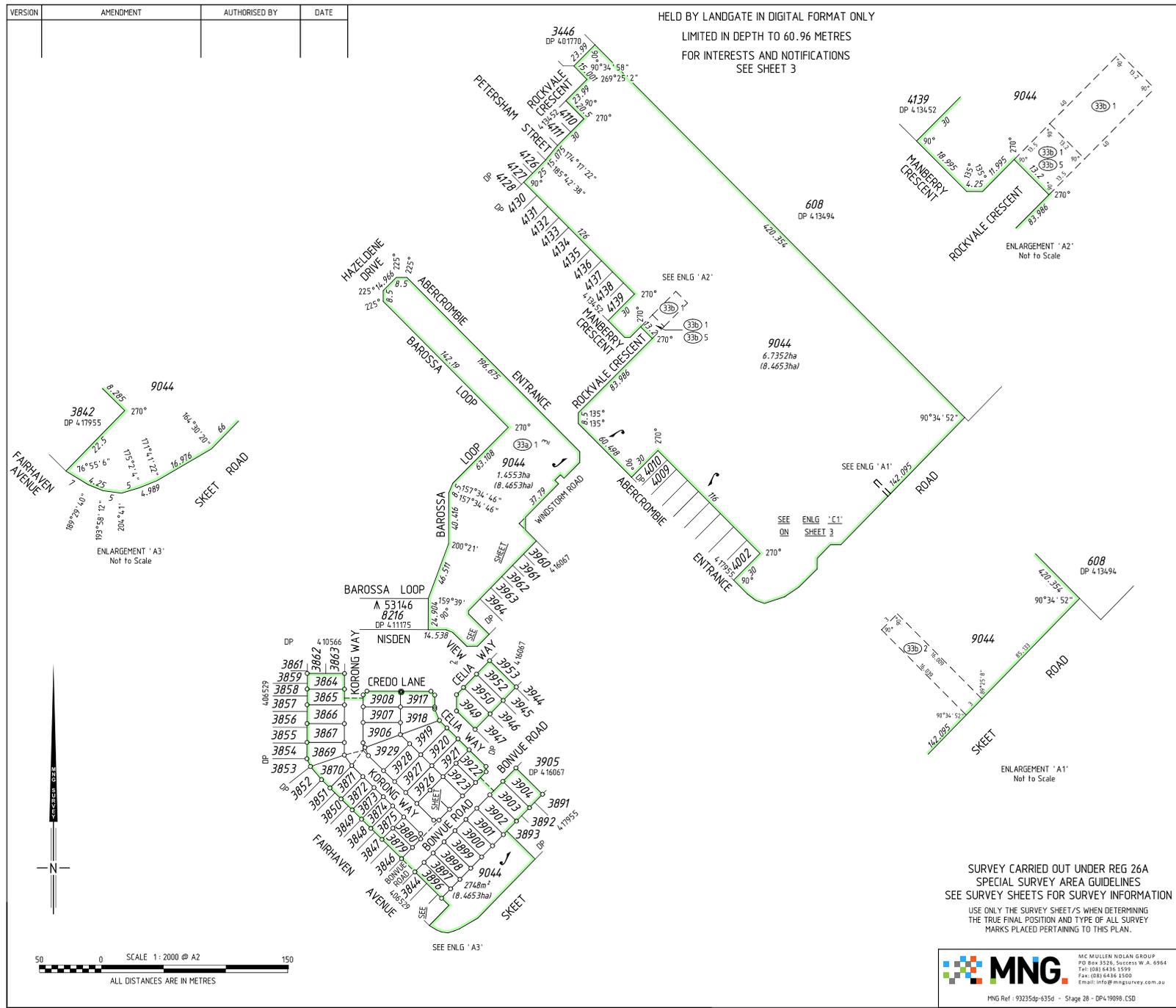
Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP419098
PREVIOUS TITLE: 2980-566
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF ARMADALE



VERSION	AMENDMENT	AUTHORISED BY	DATE
HELD BY LANDGATE IN DIGITAL FORMAT ONLY LIMITED IN DEPTH TO 60.96 METRES FOR INTERESTS AND NOTIFICATIONS SEE SHEET 3			
TYPE	FREEHOLD	S.S.A.	YES
PURPOSE	SUBDIVISION		
PLAN OF	LOTS 3864-3867, 3869-3875, 3879-3880, 3896-3904, 3906-3908, 3917-3929, 3949-3950, 3952, 9044, ROADS AND RESTRICTIVE COVENANT		
FORMER TENURE	LOT 9042 ON DP 4 17955 C.T. 2980/566		
LOCAL AUTHORITY	CITY OF ARMADALE		
LOCALITY	HARRISDALE		
D.P.L.H. FILE			
FIELD RECORD	116953, 109449		
	SURVEYOR'S CERTIFICATE - REG 54		
	I, Matthew B. WEBB hereby certify that this plan is accurate and is a correct representation of the - (a) *survey, and/or (b) *calculations from measurements recorded in the field records, (* delete if inapplicable) undertaken for the purposes of this plan and that it complies with the relevant written laws in relation to which it is lodged.		
LICENSED SURVEYOR		Matthew Webb 2020.07.23 07:57:30 +08'00'	DATE
	LODGED		
DATE	23.07.2020	FEE PAID	ASSESS No.
I.S.C.			
	EXAMINED		
	E. Milewska	28.07.2020	DATE
	WESTERN AUSTRALIAN PLANNING COMMISSION		
FILE	153192		
		20-Aug-2020	DATE
Delegated under S. 16 P&D Act 2005			
	IN ORDER FOR DEALINGS		
SUBJECT TO	SEC 168(1)(2), 165 OF THE P&D ACT SEC 136D OF THE TLA		
FOR INSPECTOR OF PLANS AND SURVEYS		21.08.2020	DATE
	APPROVED		
	REG26A (4)		
INSPECTOR OF PLANS AND SURVEYS (S. 18 Licensed Surveyors Act 1909)		21.08.2020	DATE
DEPOSITED PLAN 4 19098			
SHEET 01 OF 03 SHEETS (PLUS SURVEY SHEETS) VERSION 1			

SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
SEE SURVEY SHEETS FOR SURVEY INFORMATION

USE ONLY THE SURVEY SHEET/S WHEN DETERMINING
THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY
MARKS PLACED PERTAINING TO THIS PLAN.

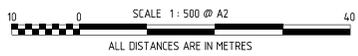
MNG
MNG Ref : 93235dp-635d - Stage 28 - DP4-19098.CSD

MC MULLEN HOLLAN GROUP
PO Box 3526, Success W.A. 6964
Tel: (08) 6436 1599
Fax: (08) 6436 1500
Email: info@mngsurvey.com.au

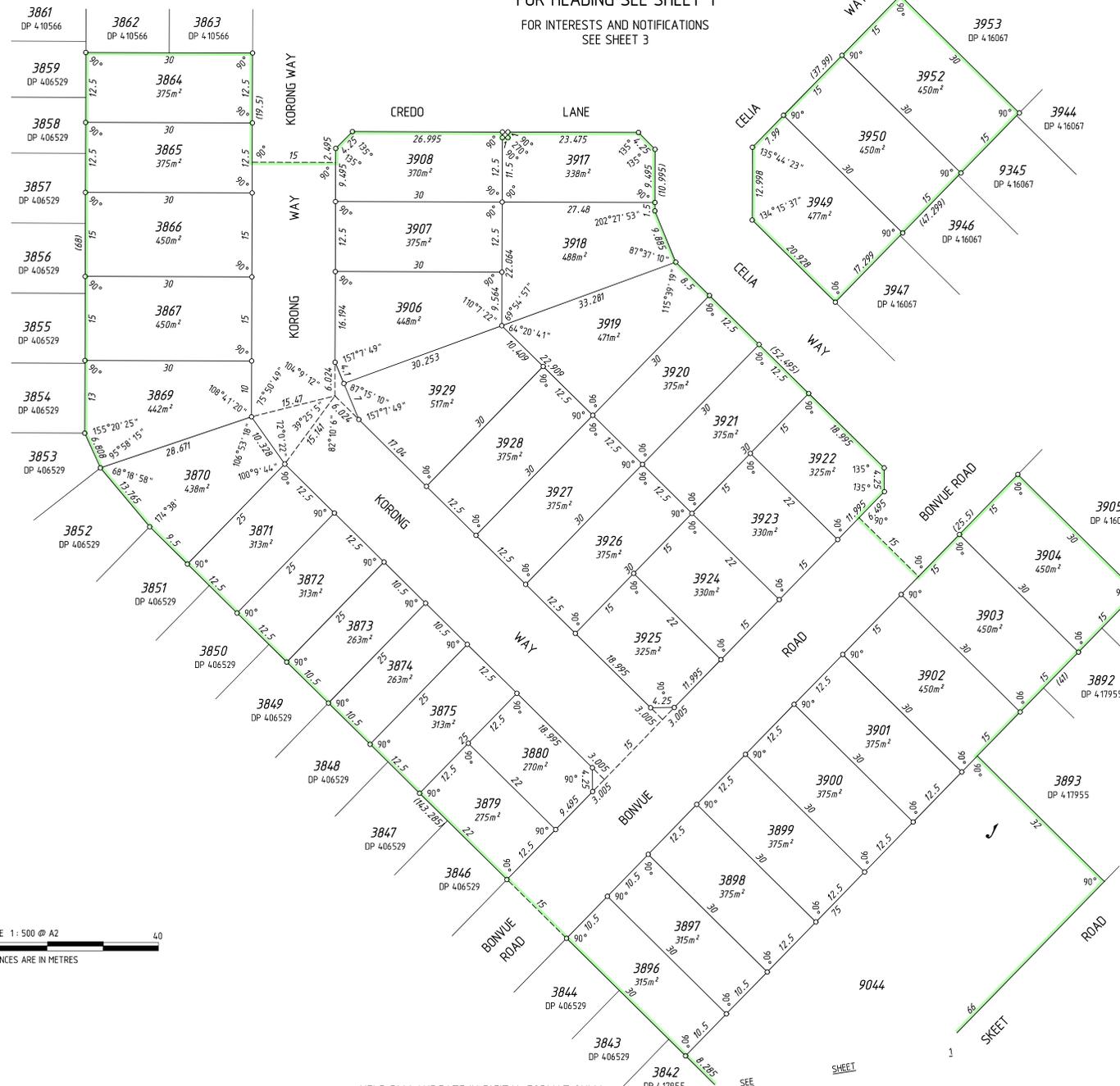


FOR HEADING SEE SHEET 1
 FOR INTERESTS AND NOTIFICATIONS
 SEE SHEET 3

SURVEY CARRIED OUT UNDER REG 26A
 SPECIAL SURVEY AREA GUIDELINES
 SEE SURVEY SHEETS FOR SURVEY INFORMATION
 USE ONLY THE SURVEY SHEET/S WHEN DETERMINING
 THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY
 MARKS PLACED PERTAINING TO THIS PLAN.



HELD BY LANDGATE IN DIGITAL FORMAT ONLY



MNG
 MNG Ref : 93235dp-635d - Stage 28 - DP4 19098 .CSD

Matthew Webb
 2020.07.23 07:57:36 -0800
 LICENSED SURVEYOR DATE

GOVERNMENT OF WESTERN AUSTRALIA
Landgate

DEPOSITED PLAN
4 19098
 SHEET 02 OF 03 SHEETS
 VERSION 1

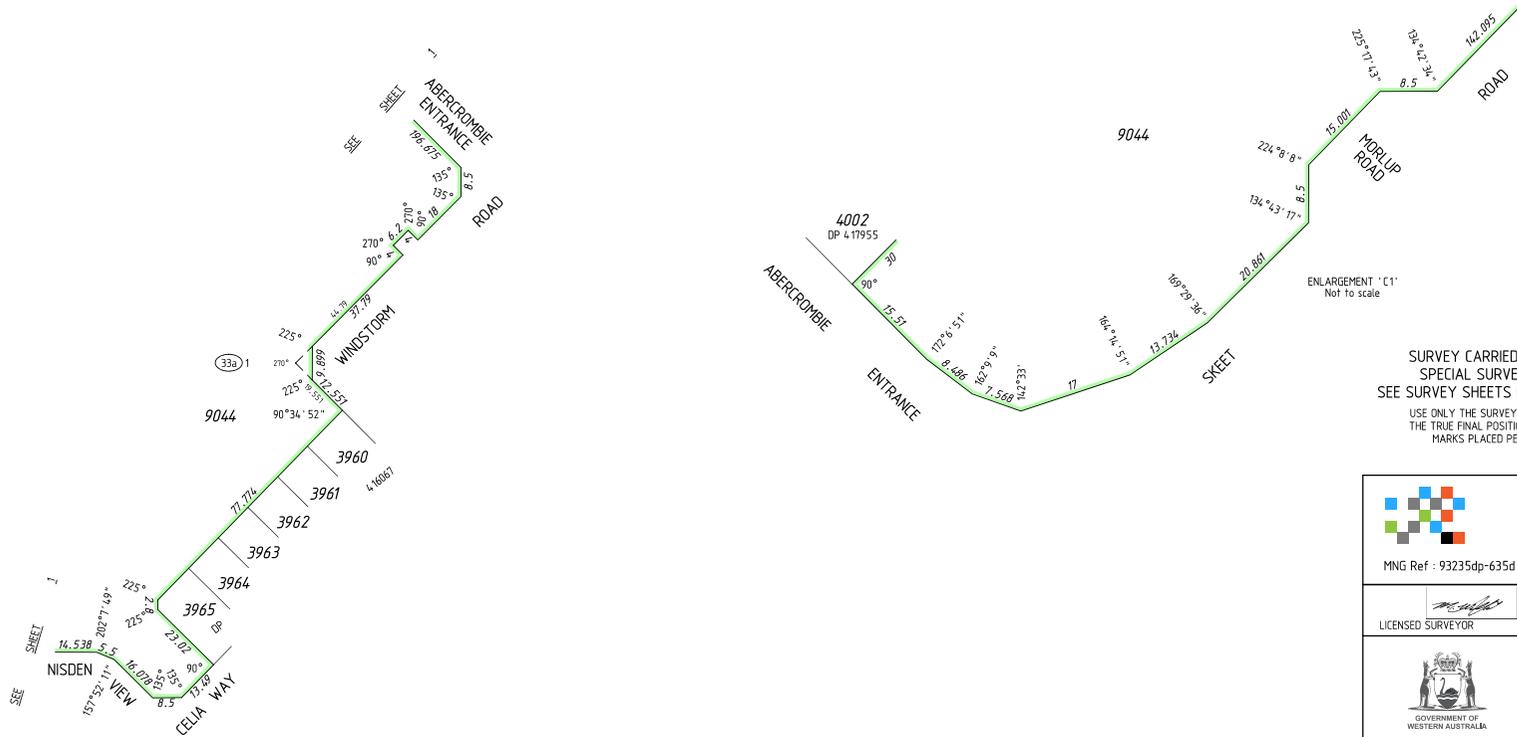
LANDGATE COPY OF ORIGINAL NOT TO SCALE 05/10/2020 03:26 PM Request number: 611095676



FOR HEADING SEE SHEET 1

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(33a) 1	EASEMENT (Drainage)	SEC 167 OF THE P. & D. ACT REG 33 (a)	DP 4.11175	LOT 9044	CITY OF ARMADALE	
(33b) 1	EASEMENT (Sewerage)	SEC 167 OF THE P. & D. ACT REG 33 (b)	DP 4.134.52	LOT 9044	WATER CORPORATION	
(33b) 5	EASEMENT (Water Supply)	SEC 167 OF THE P. & D. ACT REG 33 (b)	DP 4.134.52	LOT 9044	WATER CORPORATION	
(33b) 2	EASEMENT (Water Supply)	SEC 167 OF THE P. & D. ACT REG 33 (b)	DP 4.17955	LOT 9044	WATER CORPORATION	
	RESTRICTIVE COVENANT	SEC 136D OF THE TLA	THIS PLAN & DOC O466196	ALL LOTS EXCEPT 9044	ALL LOTS EXCEPT 9044	
	NOTIFICATION	SEC 165 OF THE P & D ACT	DOC O466197	LOTS 3896-3904		FIRE MANAGEMENT PLAN



ENLARGEMENT 'C1'
Not to scale

SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
SEE SURVEY SHEETS FOR SURVEY INFORMATION
USE ONLY THE SURVEY SHEET/S WHEN DETERMINING
THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY
MARKS PLACED PERTAINING TO THIS PLAN.




MNG Ref : 93235dp-635d - Stage 26 - DP4.19098.CSD


LICENSED SURVEYOR

Matthew Webb
2020.07.23 07:57:43 +08'00'
DATE

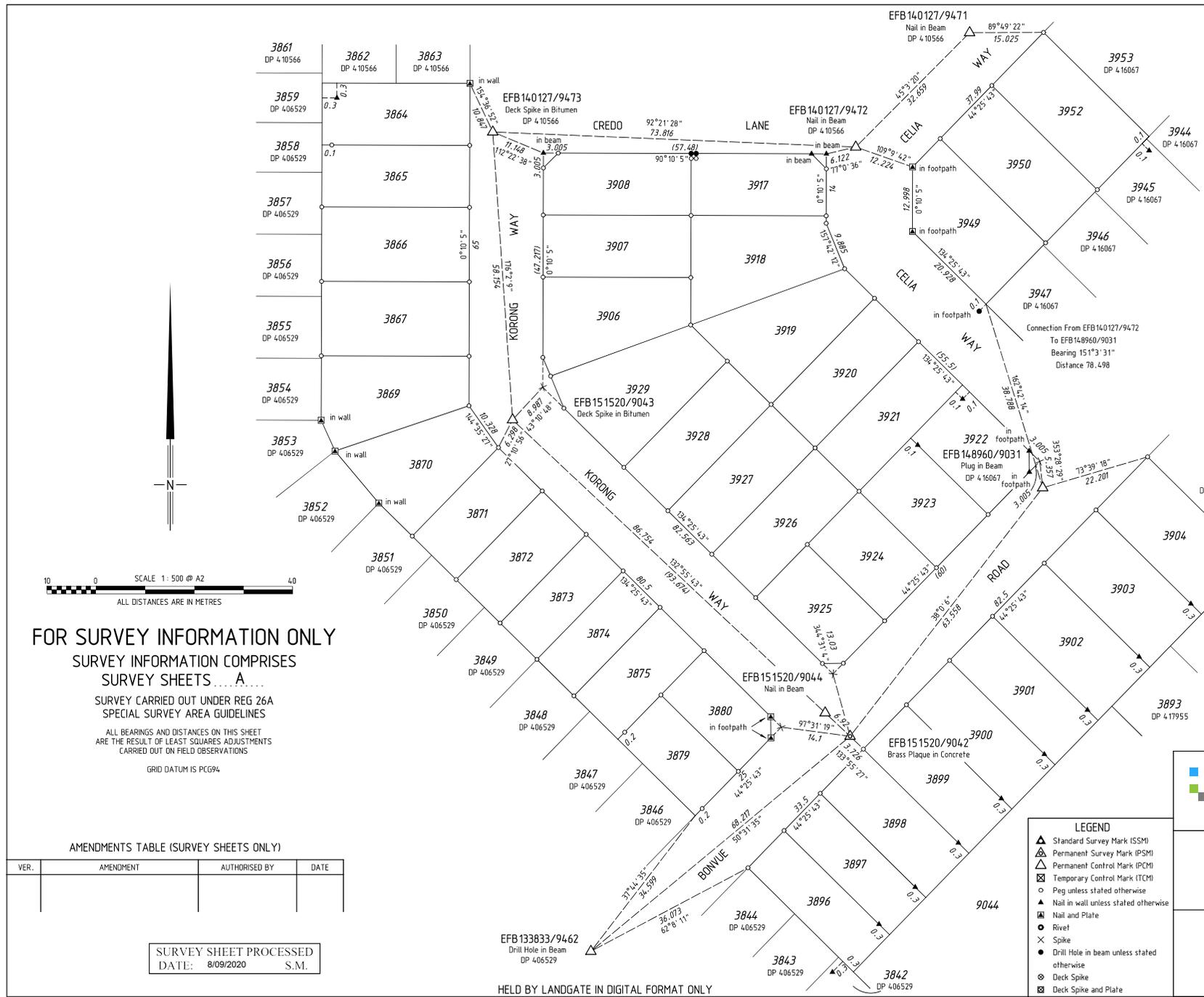



DEPOSITED PLAN

4 19098

SHEET 03 OF 03 SHEETS
VERSION 1

HELD BY LANDGATE IN DIGITAL FORMAT ONLY



FOR SURVEY INFORMATION ONLY
 SURVEY INFORMATION COMPRISES
 SURVEY SHEETS... A ...
 SURVEY CARRIED OUT UNDER REG 26A
 SPECIAL SURVEY AREA GUIDELINES
 ALL BEARINGS AND DISTANCES ON THIS SHEET
 ARE THE RESULT OF LEAST SQUARES ADJUSTMENTS
 CARRIED OUT ON FIELD OBSERVATIONS
 GRID DATUM IS PCG94

AMENDMENTS TABLE (SURVEY SHEETS ONLY)

VER.	AMENDMENT	AUTHORISED BY	DATE

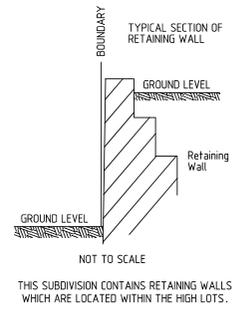
SURVEY SHEET PROCESSED
 DATE: 8/09/2020 S.M.

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

SURVEYOR'S CERTIFICATE - REG 54
 I, Matthew B. WEBB
 hereby certify that this plan is accurate and
 is a correct representation of the -
 (a) *survey, and/or
 (b) *calculations from measurements
 recorded in the field records.
 (* deletes if inapplicable)
 under taken for the purposes of this plan
 and that it complies with the relevant
 written laws in relation to which it is
 lodged.

SURVEYOR'S CERTIFICATE - REG 55E(d)
 The marks shown on these plans of survey
 were in place on 10/06/2020

Matthew Webb
 2020.07.23 07:57:50
 +08'00'
 LICENSED SURVEYOR DATE



- LEGEND**
- ▲ Standard Survey Mark (SSM)
 - △ Permanent Survey Mark (PSM)
 - ◻ Permanent Control Mark (PCM)
 - ⊠ Temporary Control Mark (TCM)
 - Peg unless stated otherwise
 - ◻ Nail in wall unless stated otherwise
 - ▲ Nail and Plate
 - Rivet
 - × Spike
 - Drill Hole in beam unless stated otherwise
 - ⊗ Deck Spike
 - ⊠ Deck Spike and Plate

MNG.
 MNG Ref: 93235ss-664a - EFB151520.CSD



DEPOSITED PLAN
4 19098
 SURVEY SHEET A
 VERSION 1