

Enquiries: Luke Harris – 9257 9861

Our Ref: WAPC155121

Your Ref: 155121

13 June 2017



Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Attn: Jemma Douglas

Dear Sir/Madam,

Proposed Subdivision – Lot 500 (27) Wandoo Road, Forrestfield – Five (5) Lot Freehold Subdivision

Further to your correspondence dated 02 May 2017 please find the following advice pro-forma for the proposed subdivision.

1. Property: **Lot 500 (27) Wandoo Road, Forrestfield**
2. MRS Zoning: **Urban**
3. Local Planning Scheme No 3: **Residential**

Zoning: **R20**

Provisions which may affect the proposal: **Nil**
4. Guided/ Resumptive Town Planning Scheme, Structure Plan or Outline Development Plan: **Local Planning Scheme No. 3**
5. Relevant planning policies and Council Local Laws affecting the proposed subdivision: **Nil**
6. Associated Local Planning Scheme amendments, development applications, or other proposal which may affect the proposed subdivision: **Nil**
7. Adjacent and nearby land uses and any sources of potential nuisance/pollution: **Nil**
8. Other information to be provided (in brief) wherever possible and/or if appropriate:

Shire of Kalamunda

2 Railway Road, Kalamunda WA 6076

PO Box 42, Kalamunda WA 6926

T: (08) 9257 9999 F: (08) 9293 2715

E: kala.shire@kalamunda.wa.gov.au

www.kalamunda.wa.gov.au

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Topography

The site incorporates a gradual slope between the south-west and north-east corners of the property.

Vegetation

The site currently contains a number of managed gardens that comprise of hedges, trees, and other vegetation.

Access

Access to the site is proposed from both Wandoo Road and Coolabah Way.

Existing Development

Existing Residence to be retained.

9. Council's recommendation and reasons in respect of the plan of proposed subdivision/amalgamation.

That the application for the subdivision of Lot 500 (27) Wandoo Road, Forrestfield into a Five (5) Lot Freehold Subdivision be approved subject to the following conditions and advice.

1. Arrangements being made with the Water Corporation [DELETE / INSERT SERVICE PROVIDER AS APPLICABLE] so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision. (Water Corporation) [DELETE / INSERT LICENSED SERVICE PROVIDER AS APPLICABLE].
1. All septic sewer systems including all tanks and pipes and associated drainage systems (soak wells or leach drains) and any stormwater disposal systems are to be decommissioned, in accordance with the Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974, removed, filled with clean sand and compacted. Proof of decommissioning is to be provided in the form of either certification from a licensed plumber or a statutory declaration from the landowner/applicant, confirming that the site has been inspected and all septic tanks, soak wells, leach drains and any associated pipework have been removed.
2. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:
 - a) lots can accommodate their intended use; and
 - b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground level of the land abutting.

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3. The land being filled, stabilised, drained and/or graded as required to ensure that:
 - a) lots can accommodate their intended development and retain trees;
 - b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting; and
 - c) stormwater is contained on-site, or appropriately treated and connected to the local drainage system.
5. Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and

In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report.

6. Suitable arrangements being made for connection of the land to the comprehensive district drainage system at the landowner/applicant's cost.
7. Satisfactory arrangement being made with the local government, at the cost of the developer, for upgrading the end of Coolabah way into a Cul-de-sac.
8. A barrier restricting vehicle access is to be constructed on the proposed road reserve boundary to the satisfaction of the Shire of Kalamunda.
9. The proposed road reserve area is to be landscaped to a minimum standard of verge treatment to the satisfaction of local government.
10. Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision.
11. Redundant vehicle crossover(s) to be removed and the kerbing, verge, and footpath (where relevant) reinstated with grass or landscaping to the satisfaction of the Western Australian Planning Commission and to the specifications of the local government.
12. Measures being taken to ensure the identification and protection of any vegetation on the site worthy of retention that is not impacted by sub divisional works, prior to commencement of sub divisional works (Local Government).
13. An area(s) of land at least 355.5 square metres in area, in a position to be agreed with the Western Australian Planning Commission, being shown on the diagram or plan of survey (deposited plan) as a reserve for public recreation and vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government).

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14. The existing dwelling being retained is to comply with the requirements of the Residential Design Codes.
15. Other than buildings, outbuildings and/or structures shown on the approved plan for retention, all buildings, outbuildings and/or structures present on the proposed lots at the time of subdivision approval being demolished and materials removed from the lot(s).

Advice Notes:

- a. The applicant is advised that the proposed road reserve as identified on the proposed plan of subdivision is no longer required by the Shire of Kalamunda and that an application to amend Local Planning Scheme No. 3 to rezone the portion of the subject land to urban can be submitted to the Shire of Kalamunda for its consideration.
- b. The landowner/applicant is advised that the Department of Environment and Conservation has prepared dust control guidelines for development sites, which, outline the procedures for the preparation of dust management plans. The dust management plans are generally approved, and their implementation overseen, by Local Government. Further information on the guidelines can be obtained from the Department of Environment and Conservation's website www.dec.wa.gov.au under air quality publications.
- c. The landowner/applicant and the local government are advised to refer to the Institute of Public Works Engineering Australia Local Government Guidelines for Subdivisional Development. The guidelines set out the minimum best practice requirements recommended for subdivision construction and granting clearance of engineering conditions imposed.
- d. Prior to obtaining approval from the Shire of Kalamunda, no works relating to clearing of vegetation, trees and earthworks shall be carried out on site and adjacent areas.
- e. The applicant is advised that all drainage is required to utilize and comply with water sensitive urban design principles/guidelines.
- f. With regard to condition no. 7, the cul-de-sac design is required to address manoeuvring spaces for a standard waste collection truck movement, and crossover location.
- g. With regard to condition no. 9, the road reserve area is not to be used for any construction activities.
- h. The applicant should consider if any existing trees can align with the planned verges on the new to be constructed roads.
- i. The applicant to carry out street tree planting at one street tree per household at completion of development. Please contact the Shire of Kalamunda Landscape Officer for species advice on street trees to be planted and planting details.
- j. With condition 12 trees and vegetation for retention or removal to be identified and formally marked on a plan for approval. This will assist demonstration condition met when clearance requested .

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- k. The applicant is to be informed that the verge remains under management of the Shire of Kalamunda with vegetation an asset of Shire of Kalamunda and any works must not impact on this vegetation. Removal of any vegetation is not allowed. Native trees are protected by legislation as verges have the potential to serve important ecological functions in urban environments.
- l. Any proposed crossover is to be positioned so it does not conflict with the street trees. Any crossover is to be positioned a minimum of three meters away from the tree, this distance is measured from the centre of the tree. This allows root system sufficient room for growth.
- m. Any trees requiring protection from development works should be in accordance with AS 4970 2009 "Protection of trees on Development sites".
- n. In regard to Condition 13, the Western Australian Planning Commission hereby approves of a cash-in-lieu contribution in accordance with Section 153 of the *Planning and Development Act 2005*.

Should you have any further queries regarding this matter please contact Luke Harris on 9257 9861 or via email (luke.harris@kalamunda.wa.gov.au).

Yours sincerely,



Andrew Fowler-Tutt
Manager Approval Services