
Shire of Kalamunda

Planning Services Committee

Attachments for 4 October 2010



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POLICY REGISTER

Title:	Outbuildings – Guidelines for Assessment		
Policy No.:	DEV20		
Date Adopted:	16 March 2009	Date Last Reviewed:	unknown

Objective: To provide guidelines for assessment of applications for outbuildings.

Staff is delegated the authority to determine applications, without reference to nearby landowners (in respect of the 'oversized' aspect) on the basis of the following limitations: Note: The area limitations refer to the total outbuilding floor areas (i.e. the aggregate, where there is more than one outbuilding on the property).

1. Setbacks

- a) Outbuildings in Residential zones be located from side, (including secondary street frontages), and rear boundaries in accordance with the boundary setbacks required under Table 1 of the Residential Design Codes (RD-Codes) of Western Australia. Except for properties zoned R5 the rear setback may be reduced to 1m or 1.5m depending on the length of wall facing that boundary, and in properties zoned R2.5 the rear setback may be reduced to 3m.
- b) Outbuildings in Special Residential be located a minimum of 3 metres from the side and rear boundaries. Outbuildings in Residential Bushland zone shall be setback in accordance with the relevant RD-Code provisions required under Table 1 of the Residential Design Codes and the exceptions detailed at point a) above for properties zoned R2.5 or R5.
- c) Outbuildings in all other zones be located in accordance with the requirements of Table 2 of the Local Planning Scheme No. 3.
- d) No special setback requirements other than those normally applicable are imposed for outbuildings on properties which abut battleaxe configuration lots.

2. Aesthetics

- a) Outbuildings located at the side of, or in front of the residence, will, unless otherwise approved, be constructed of the same material and construction design as the residence to which they are appurtenant, and be set back from the side and front boundary in accordance with the setbacks required for the residence.
- b) Applications for dissimilar materials or reduced setback will be determined as per point 3 of this policy.
- c) Applications for outbuildings that have Zinalume or white or off white Colorbond exterior roof and wall cladding that are substantially visible from surrounding properties shall be referred to neighbours for comment.

3. Size of outbuilding

Staff have delegated authority to approve outbuildings without referral to neighbours that comply with the restrictions below, providing the outbuilding does not have exterior wall cladding in Zinalume or white or off white Colorbond.

- a) Residential and Urban Development zones with a nominated RD-Code
 - (i) do not exceed 60m² in area or 10% (in aggregate) of the lot area whichever is the lesser.
 - (ii) do not exceed a wall height of 2.4m, above the natural ground immediately below.
 - (iii) do not exceed a ridge/apex height of 4.2m, above the natural ground immediately below.

b) Rural Zones

These provisions shall apply to Rural, Special Rural, Special Residential, Rural Agriculture, Rural Conservation, Rural Landscape Interest and Rural Living zones. They are also applicable to land zoned Urban Development for which there is no nominated RD-Code applicable.

- i) Lots between 4000m² and 9999m² –
Maximum floor area 100m²
Maximum roof height 4.2m, above the natural ground immediately below
Maximum wall height 3.0m, above the natural ground immediately below
- ii) Lots 1.0 – 2.0 hectares
Maximum floor area 150m²
Maximum roof height 5.0m, above the natural ground immediately below
Maximum wall height 3.8m, above the natural ground immediately below
- iii) Lots in excess of 2.0 hectares
Maximum floor area 200m²
Maximum roof height 5.0m, above the natural ground immediately below
Maximum wall height 3.8m, above the natural ground immediately below

The provisions referred to at i) - iii) apply only to domestic outbuildings; they do not apply to rural outbuildings, which shall be determined on the merits applicable in each case, but shall be referred to Council if the floor area exceeds 300m².

3. Neighbour referral

If the policy above requires that an application be referred to neighbours, staff shall seek comment from **affected** adjoining neighbours and in the event no objection is received, staff shall determine the application, unless the outbuilding exceeds 300m² in area, then the application must be referred to a Meeting of the Council for determination.

CROSS REFERENCES (If any):

Management Practice No.	Delegation No.
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LEGAL REFERENCES

Legislation:	
Local Law:	

Notes:	
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POLICY REGISTER

Title:	Outbuildings in Subdivisions		
Policy No.:	DEV21		
Date Adopted:	unknown	Date Last Reviewed:	unknown

Objective:	unknown
<p>For the purpose of clearing a condition of subdivision, the existence of an outbuilding on an otherwise vacant new lot will not preclude the release of the subdivision, unless:</p> <ul style="list-style-type: none"> (i) the outbuilding is located across a new lot boundary, or too close to the new lot boundary in terms of the setback provisions of DPS No 2; or (ii) the subdivision condition clearly states that no outbuilding shall be allowed to remain on an otherwise vacant lot. (iii) At such time as a new lot, which contains an outbuilding, is to be further developed, the existence of the outbuilding will not necessarily be sufficient grounds for Council agreeing to setback dispensation for the further development. (OCM 21/9/92) 	

CROSS REFERENCES (If any):

Management Practice No:		Delegation No:	
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LEGAL REFERENCES

Legislation:	
Local Law:	

Notes:	Previously Policy PS 2.5
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REGISTER OF COUNCIL POLICIES

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kalamunda

Title:	Outbuildings – Local Planning Policy		
LPP No.:	DEV 20		
Date Adopted:		Date Last Reviewed:	Unknown
Rationale	To regulate the use, size and location of outbuildings to ensure that they do not detract from the amenity of the area.		
Related Local Law	Nil		
Related Policies	Nil		
Legislation	Local Planning Scheme No. 3 Residential Design Codes		
Conditions	<ul style="list-style-type: none"> • The outbuilding shall not be used for habitable purposes. • Items stored in the outbuilding are to be used for the maintenance of the property or for the domestic enjoyment of those residing on the property where the outbuilding is located. • The exterior of the outbuilding shall blend with the surrounding development or landscape. 		
	<p>SCOPE</p> <ol style="list-style-type: none"> 1. An outbuilding is defined under the Residential Design Codes (R-Codes) as being an enclosed non-habitable structure that is detached from any dwelling. For the purpose of this Local Planning Policy (LPP), this shall also apply to Rural zoned properties and include sea containers. 2. For the purpose of this LPP, Residential properties are those properties designated a density and therefore are required to comply with the R-Codes. 3. Planning approval is not required for outbuildings unless the proposal requires the exercise of a discretion by the Shire to vary the provisions of the R-Codes or this LPP and/or the development will be located in a heritage area designated under the Scheme. 4. In addition to the previous point, should the use Sea Container(s) exist on a residential or rural property for more than 48 hours, then planning and building approval is to be sought from the Shire. However, the sea container(s) are to not: <ul style="list-style-type: none"> • Be situated over any easements, septic tanks and leach drains; • Obstruct the sightline of drivers and/or pedestrians; and/or • Be fully visible from adjoining properties. 5. Local Planning Scheme No.3 makes no direct reference to the requirements for outbuildings, and the Shire at present regulates them under general development control powers covering amenity and protection of the natural environment. 6. This LPP has been created to provide guidance for Council and land owners in the use, size and siting of outbuildings. A LPP is not part of the Scheme and shall not bind the Local Government in any respect of any application for Planning Approval but the Local Government shall have due regard to the provisions of any LPP and the objectives which the LPP is designed to achieve before making its decision. 		

7. This LPP applies to all land zoned within the Shire of Kalamunda and should be read in conjunction with the R-Codes (where applicable). The LPP does not address the placement of transportable dwellings, relocated dwellings, railway carriages, or transportable offices.

ASSESSMENT OF PROPOSALS

Setbacks

1. Outbuildings on Residential properties are required to be setback from all boundaries in accordance with the R-Codes and Local Planning Scheme No. 3, unless the following density applies:
 - R2.5 - the rear setback may be reduced to 3m; or
 - Higher than R5 – the rear setback may be reduced in accordance with Table 2a or 2b of the R-Codes.
2. Outbuildings on non-Residential properties are to be setback in accordance with the requirements of Table 2 of Local Planning Scheme No. 3.
3. Outbuildings are to be kept clear of all easements, septic tanks and leach drains

Outbuilding Size Requirements

Residential Properties

1. Outbuildings on Residential properties are to comply with the floor area, site coverage and dimension requirements of the R-Codes.
2. The exception to these requirements applies to sea containers, being that on Residential properties only one sea container is permitted on the property at any one time.

Rural Properties

1. All proposed outbuildings on Rural properties will be assessed on their merits, and advertised to affected landowners and occupants if the structure and/or its proposed use will potentially have an impact on the amenity of an area.
2. Setbacks, site coverage, the topography of land, building height and proximity to development on surrounding properties, amongst other matters, will be taken into consideration when being assessed.
3. The maximum floor and wall heights refer to the distance measured from the natural ground level.

Lots up to 9,999sqm:

- Maximum roof height 4.2m
- Maximum wall height 3m

Lots between 1 and 2 hectares

- Maximum roof height 5m
- Maximum wall height 3.8m

Lots in excess of 2 hectares

- Maximum roof height 5m
- Maximum wall height 3.8m

4. Up to two sea containers can be considered on a Rural property at any one time.

Sea Container Specifications

All sea containers are to comply with the following:

- Contain a lever that can be readily opened from the inside;
- Be provided with a stormwater disposal system;
- Provide a constant air supply to the inside (e.g. roof and wall ventilation); and
- Be of a colour which is consistent with surrounding development on the property.

Advertising to Affected Landowners and Occupants

Should variations be sought to the setback requirements and/or size requirements outlined in this LPP, then comments are to be sought from affected landowners and occupants by Shire staff.

Referral to Council

The application is to be referred to Council for determination should:

- (i) Valid objections be received which cannot be addressed by the applicant or through conditions of approval; and/or
- (ii) If in the opinion of Shire staff the proposal will not meet the objectives of the zone specified in the Scheme.

OUTBUILDINGS ON VACANT LOTS

Outbuildings on vacant lots are not permitted (unless used in conjunction with the keeping of animals) as this is determined as being the use Storage under the Scheme, unless the outbuilding has existed prior to the parent lot being subdivided.

The existence of an outbuilding on a vacant new lot will not preclude the release of a subdivision, unless:

- (i) the outbuilding is located across a new lot boundary, or too close to the new lot boundary in terms of the setback provisions of the Scheme and/or R-Codes; or
- (ii) a subdivision condition is included which requires the removal of the outbuilding on the vacant lot.



REGISTER OF COUNCIL POLICIES

Title:	Amusement Parlours		
Policy No.:	DEV2		
Date Adopted:		Date Reviewed:	Last Unknown

Objective: To outline in what circumstances amusement machines and parlours are considered acceptable.

Background

To provide guidance on what information may be required and conditions which may be imposed when considering applications for Amusement Parlours.

Scope & Limitations

This Policy applies to all zones in which an Amusement Parlour can be considered under Local Planning Scheme No. 3.

Policy

The definition of "Amusement Parlour" is contained in Schedule 1 of Local Planning Scheme No.3.

1. As part of the assessment of Amusement Parlours, the Shire may request the applicant to provide a Code of Ethics for its operation.
2. Council may impose appropriate conditions when approving Amusement Parlours, particularly those relating to trading hours, having regard to the impact of the proposal on the surrounding area.
3. Approval of Amusement Parlours shall be subject to a 12 monthly review. If, in the opinion of Council, a Centre is creating problems Council may rescind the approval.

CROSS REFERENCES (If any):

Admin Policy/Procedure:		Delegation:	
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LEGAL REFERENCES



POLICY REGISTER

Title:	Cash in Lieu of Car Parking		
Policy No.:	DEV6		
Date Adopted:	unknown	Date Last Reviewed:	unknown

Objective:	To outline the method for calculating cash-in-lieu for car parking.
1.	The value of cash in lieu of car parking is to be assessed at the date of approval of each particular development application with the land component being valued on the basis of the land included in that development. Construction costs are to be the unit rates applicable at the date Council grants conditional approval to the application.
2.	The value of cash in lieu of car parking to be based on the standard car parking bay plus half access aisle width giving a total area of 22 square metres.
3.	Cash in lieu of car parking be placed in a Trust Account and to be used for the provision of public car parking in the area.

CROSS REFERENCES (If any):

Management Practice No.:		Delegation No.:	
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LEGAL REFERENCES

Legislation:	
Local Law:	

Notes:	Previously Policy PS 1.7
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POLICY REGISTER

Title:	Child Care Centres – Guidelines		
Policy No.:	DEV7		
Date Adopted:	unknown	Date Last Reviewed:	unknown

Objective:	<ol style="list-style-type: none"> 1. To promote the provision of a network of child care services in accordance with community needs. 2. To encourage applicants to undertake appropriate planning in the establishment of new child care centres, and to take into account existing and expected supply and demand. 3. To provide guidelines for the selection of suitable child care centre sites and their development requirements. 4. To minimise the impacts of new child care centres on the amenity, form and function of existing neighbourhood localities and the levels of service available to the community.
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1. Suitable Locations

Sites for new child care centres are preferred to be located in close proximity to community facilities, local centre, schools and public transport networks.

2. Site Characteristics

Sites with access to reticulated sewer are preferred unless it can be demonstrated that the land is capable for on-site effluent disposal in the longer term. Lot sizes shall be sufficient to accommodate parking, access, servicing, outdoor play areas, setbacks and landscaping areas adjacent to residences.

3. Car Parking

- a. New centres shall provide for on site car parking, including pick up and set down facilities, at a ratio of 1 bay for each 5 children or 1 bay for each 10 children plus 1 bay for each staff member on the site simultaneously, which ever is the greater.
- b. Car parking areas shall be provided with associated landscape planting to maintain visual amenity of the locality, where the parking is to the front of the centre or abuts a common boundary with a residential property a 1.5 metre landscape strip shall be provided along those boundaries.
- c. The carpark layout shall be designed to maximise the number of drop off/pick up bays in close proximity to the front entry reducing the potential need for parents to walk across the carpark accessway to drop off/pick up their children.
- d. Staff carparking bays are to be clearly delineated on the plans submitted and marked on the property and are to be selected on the basis of ensuring drop off/pick up bays are in accordance with 3c above.
- e. A minimum of one disabled parking bay shall be provided.

4. Traffic Management

- a. Layout and vehicle access points shall provide for safe and efficient traffic management and have regard for the impact of traffic on residential streets.
- b. Staff may require, where considered necessary, the applicant to submit a traffic impact report identifying measures to manage traffic generated by the development.

5. Building Design and Site Layout

- a. The scale and design of new buildings shall be consistent with the character of existing streetscape and adjacent residences.
- b. Fencing of a suitable height and materials shall provide a safe, screened and secure site to a high standard of streetscape amenity.

6. Hours of Operation

Operating hours in residential zones should take cognisance of the need to protect residential amenity. Hours of operation shall be restricted to 7.00am to 6.30pm Monday to Friday only unless otherwise specifically approved by Council.

7. Contents of Applications and Community Consultation Procedures

- a. All applications shall include details of number of proposed staff together with numbers and ages of children to be cared for and room sizes and outdoor areas required for each group.
- b. Where new centres are proposed in close proximity to existing centres, applicants are to provide demographic demand analysis of the existing and future provision of child care services in the locality in order to demonstrate the need for the centre.
- c. Applications for childcare centres are to be referred to neighbours around the centre for public comment and an advertising sign advising of the application is to be placed on the property at the applicant's expense, inviting public comment of the proposal.

CROSS REFERENCES (If any):

Management Practice No.	Delegation No.
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LEGAL REFERENCES

Legislation	
Local Law	

Notes	Previously Policy PS 4.8
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POLICY REGISTER

Title:	Fuel Storage Applications – Guidelines for Assessment		
Policy No.:	DEV16		
Date Adopted:	unknown	Date Last Reviewed:	unknown

Objective:	To outline the matters to be taken into consideration in assessing applications for fuel storage on a property.
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1. This Policy relates to fuel intended for use by the occupant of the subject site, such use to include the fuelling of the occupant's own vehicle/s which operate on or from the subject site.
2. The Policy does not relate to storage of fuel for resale purposes, or bulk storage on a large scale wherein fuel may then be transferred elsewhere; these forms of storage are considered to be "Fuel Depot uses".
3. In considering applications for fuel storage Council will take into account the following matters:
 - a) the urgency, importance, volume and regularity of the occupant's fuel needs after normal trading hours;
 - b) in the case of fuel to be used on site, the type of vehicles or machinery involved, the zoning of the site, and the land uses (existing or proposed) on site;
 - c) the impact of the proposed Fuel Storage on nearby property;
 - d) the provisions of Council's Counter Disaster Plan, and requirements of other authorities in the matter of Fuel Storage;
 - e) generally Council will not approve the establishment of fuel storage facilities in the Residential zone, or in other locations where in Council's opinion the introduction of fuel storage could pose a threat to the health, well-being or safety of persons or property in the locality.
 - f) appropriate bunding to be incorporated, with provision for drainage thereof, in order to prevent or minimise the possibility of pollution of groundwater.
4. Where water courses, wetlands, or drain reserves may be affected, the application shall be referred to EPA or Water Corporation (as relevant) for comment.

CROSS REFERENCES (If any):

Management Practice No.:		Delegation No.:	
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LEGAL REFERENCES

Legislation:	
Local Law:	

Notes:	Previously Policy PS 1.11
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POLICY REGISTER

Title:	Public Open Space Contributions – Subdivision Applications		
Policy No.:	DEV25		
Date Adopted:	unknown	Date Last Reviewed:	unknown

Objective:	To provide guidelines as to when Public Open Space contributions are required and when cash-in-lieu is acceptable.
1.	In order to ensure fair and equitable treatment of all landowners seeking to subdivide residential land, Council will recommend to the Western Australian Planning Commission/SPC that Public Open Space (POS) contribution be made, regardless of the land area or number of lots involved; standard minimum 10% to generally apply.
2.	Cash-in-lieu of land to be considered only where it is neither feasible nor practical for land to be contributed, or where a land contribution cannot be amalgamated with an existing or proposed Recreation Reserve and the land contribution by itself is insufficient in area to be useful for recreation purposes. (OCM 22.7.91)

CROSS REFERENCES (If any):

Management Practice No.:		Delegation No.:	
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LEGAL REFERENCES

Legislation:	
Local Law:	

Notes:	Previously Policy PS 2.3
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REGISTER OF COUNCIL POLICIES

Title:	Reduced Setbacks to Verandahs, Patios and Carports – Guidelines for Assessment		
Policy No.:	DEV27		
Date Adopted:	15 February 2010	Date Last Reviewed:	

Objective: To provide guidelines for the assessment of reduced setbacks to verandahs/patios and carports.

Policy

In assessing applications for verandah/patio and/or carports with reduced side and/or rear boundary setbacks without reference to adjoining property owners, the following will be considered –

1. In properties zoned R17.5, R20, R25, R30, R40 and Urban Development zones that have building setbacks applicable to any of the preceding listed zones, the columns for the verandah/patios and/or carports may be constructed onto the common side and/or rear boundary, subject to –
 - (a) the back side of the gutter (face of the fascia) of the verandah/patio and/or carport be set back from the side and/or rear boundary at least 450mm in accordance with Figure 3.7.1.9 of the Building Codes of Australia.
 - (b) the maximum number of columns constructed abutting the side and/or rear boundary not exceed four (4), unless comment is sought from the adjoining affected property owner.
 - (c) The maximum size of column permitted without comment from the adjoining property owner shall be 230mm x 230mm, (ie one single standard brick square).

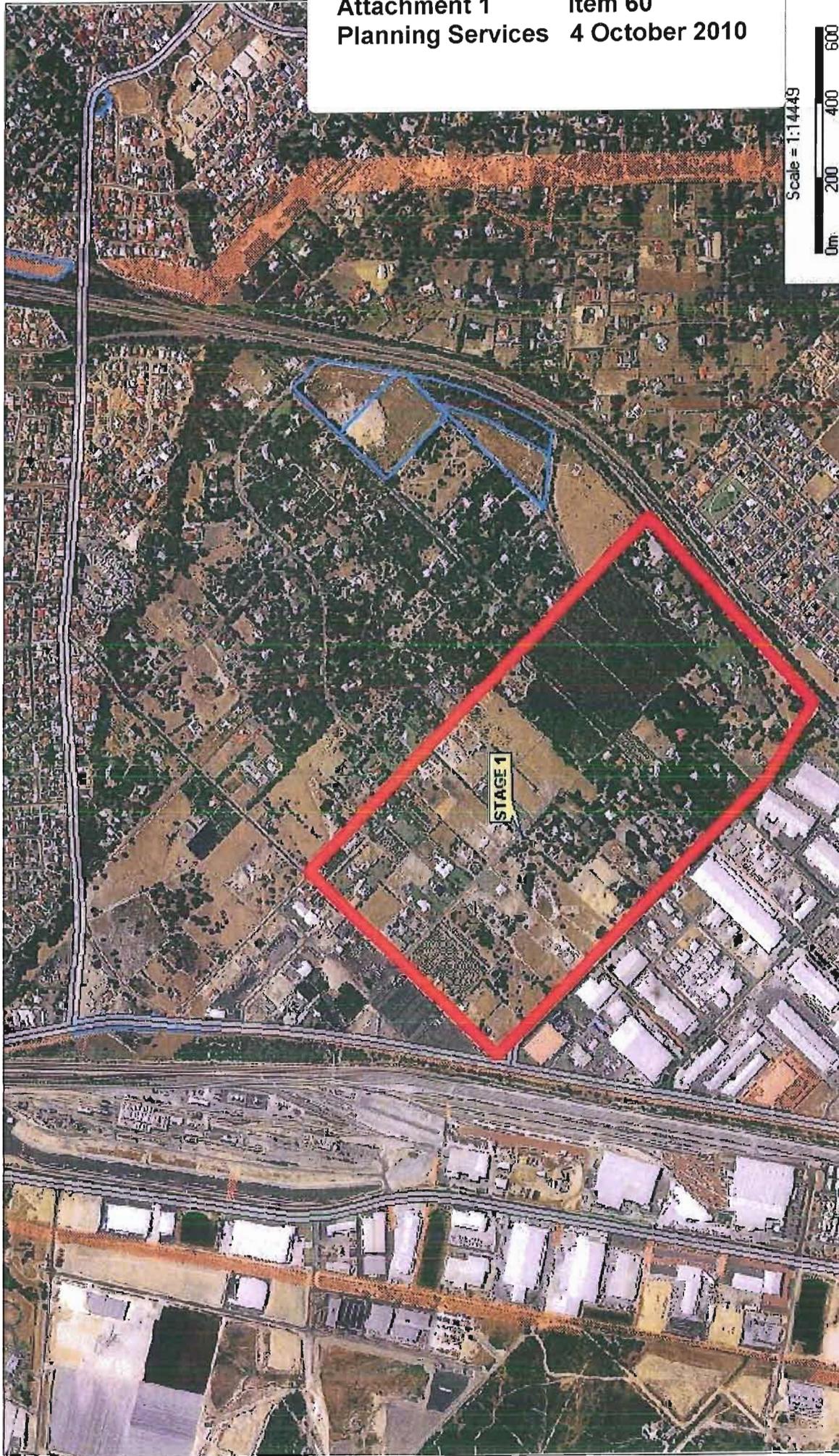
2. In properties zoned other than those listed above, a formal planning application must be lodged for any setback less than that listed within Council's Local Planning Scheme No. 3 or the Residential Design Codes.

CROSS REFERENCES (If any):

Admin Policy/Procedure:	Delegation:
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LEGAL REFERENCES

Legislation:	
Local Law:	
Notes:	



Expansion of Forrestfield/ High Wycombe Industrial Area- Stage 1
Subject Land



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Expansion of Forrestfield/High Wycombe Industrial Area
Subject land

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Scheme Amendment – Rezoning land bound by Maida Vale Road, Dundas Road, Sultana Road West, Milner Road and Raven Street,
High Wycombe

Locality Plan

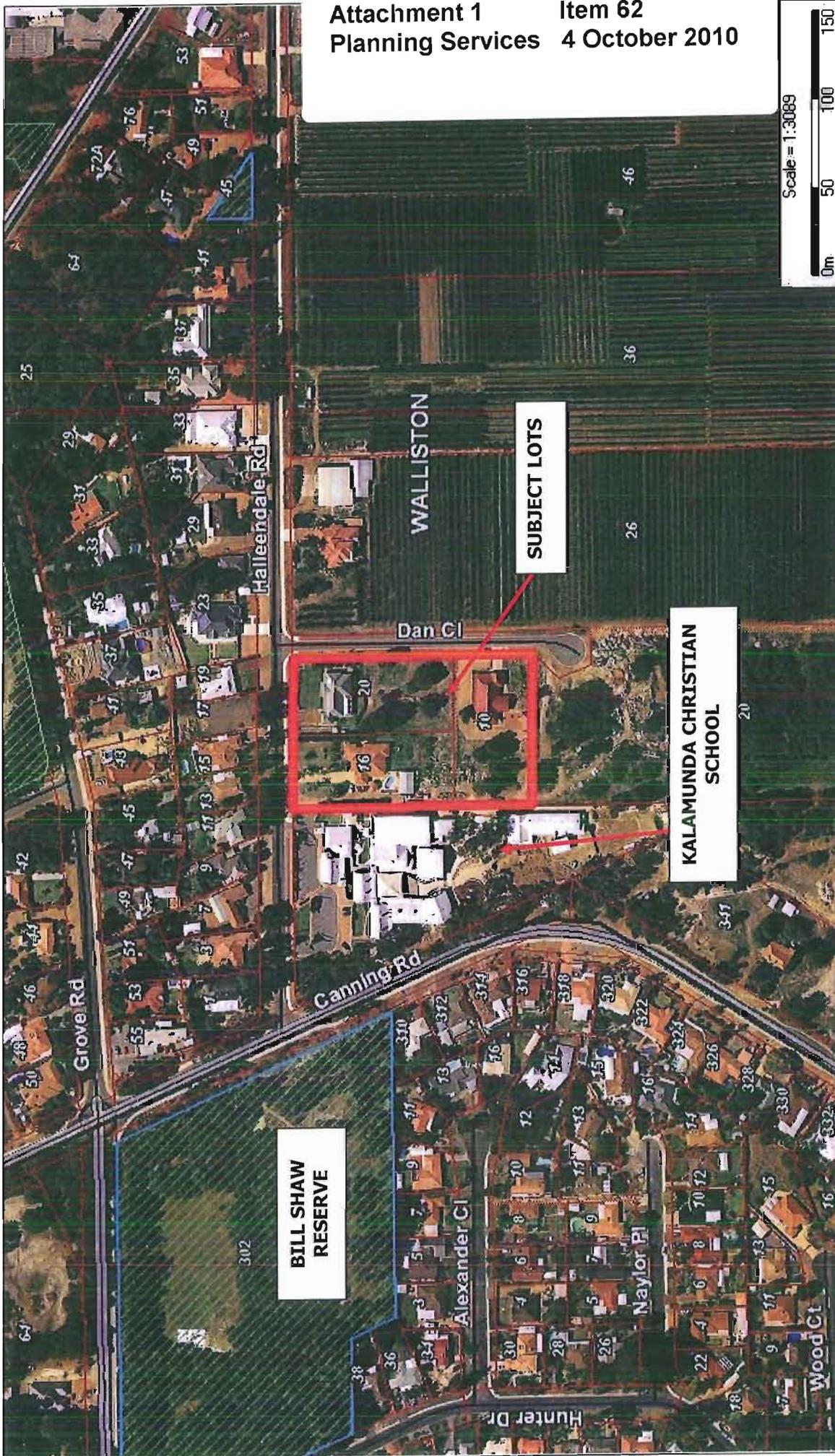




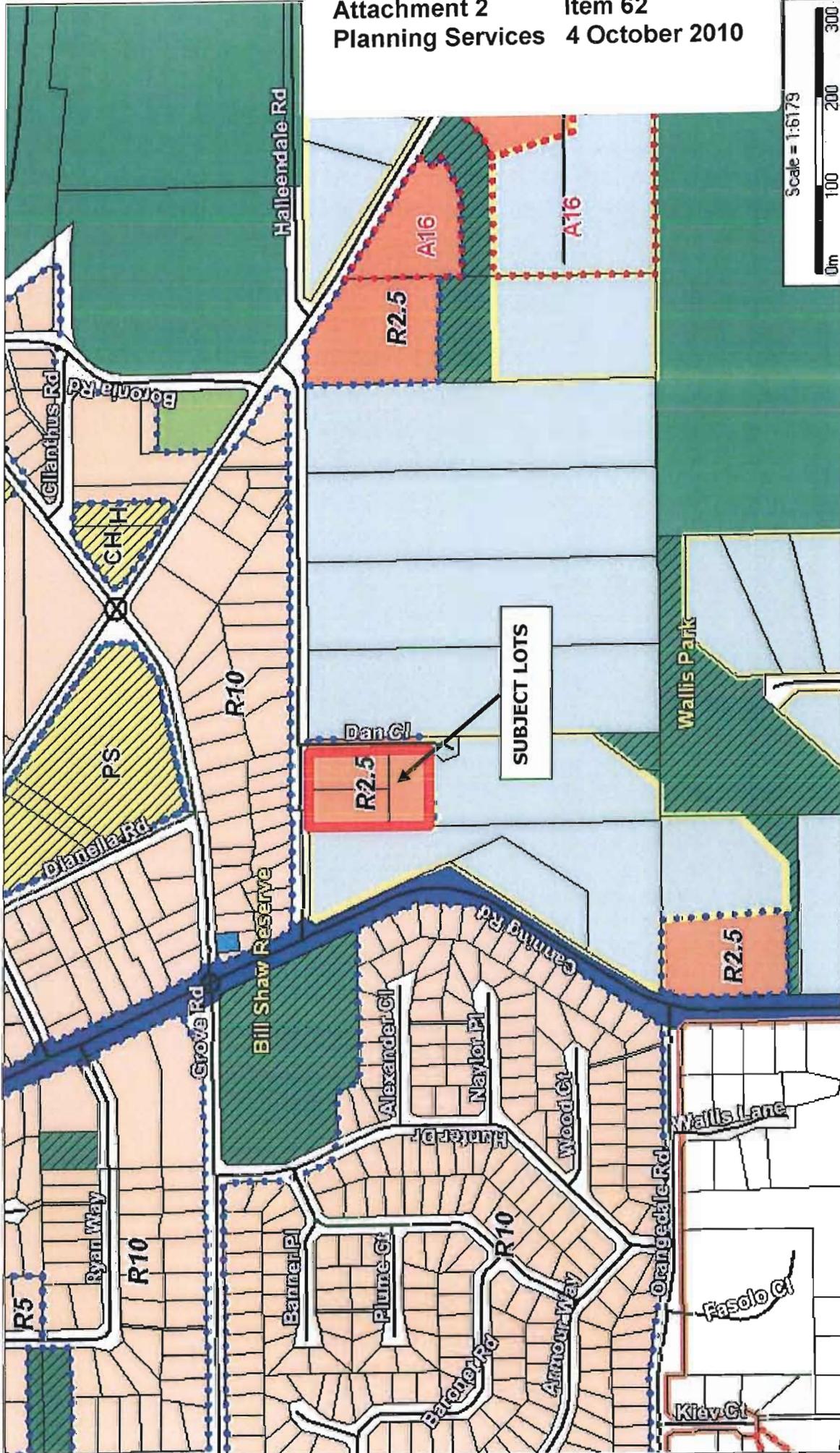
Scheme Amendment – Rezoning land bound by Maida Vale Road, Dundas Road, Sultana Road West, Milner Road and Raven Street,
High Wycombe

Proposed Forrestfield/High Wycombe Industrial Area



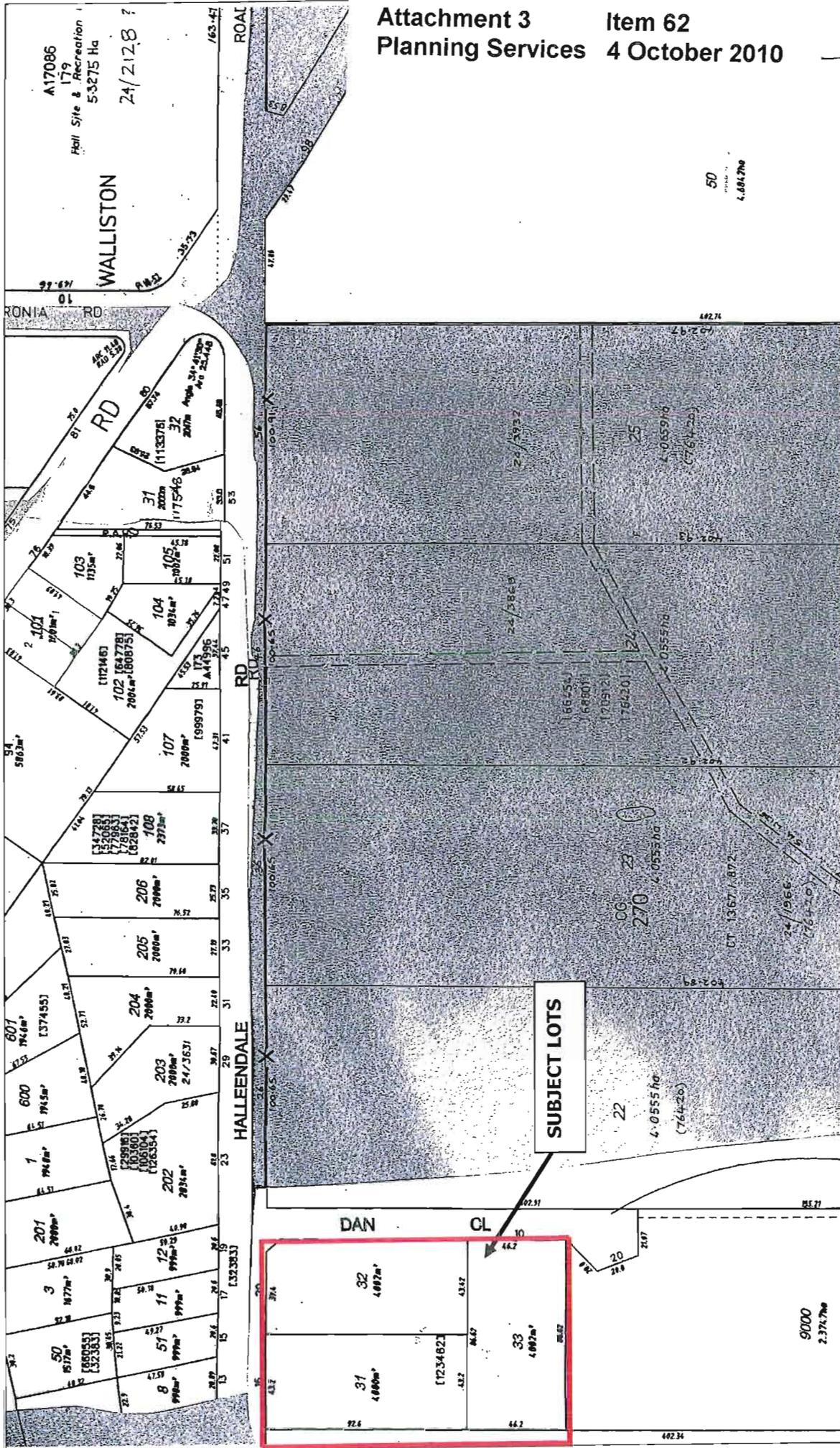


Local Planning Scheme No. 3 Amendment – Density Increase
Lot 31 (16) and 32 (20) Halleendale Road and Lot 33 (10) Dan Close, Walliston
Locality Plan

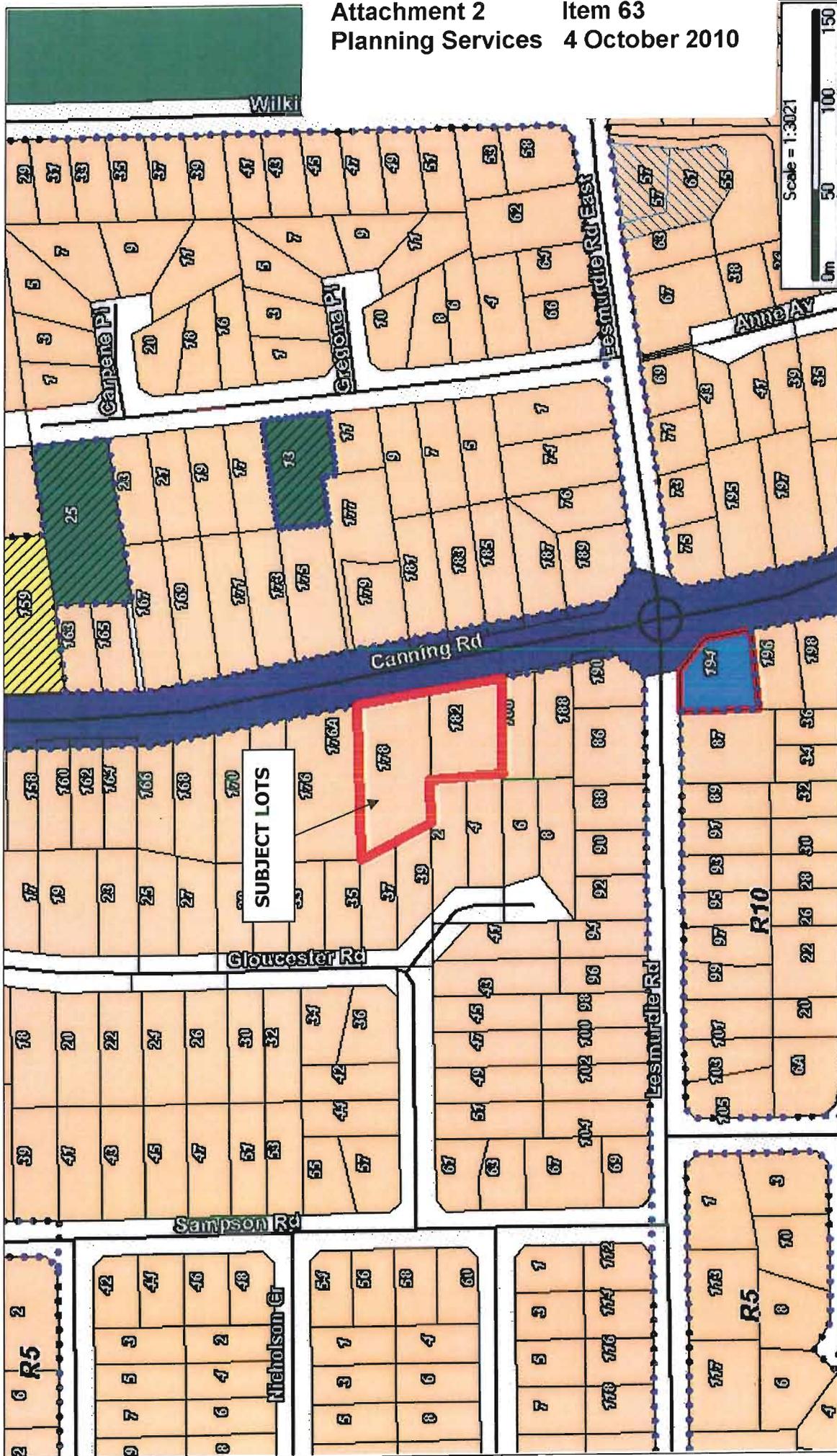


Local Planning Scheme No. 3 Amendment – Density Increase
 Lot 31 (16) and 32 (20) Halleendale Road and Lot 33 (10) Dan Close, Walliston
 Scheme Zoning Map





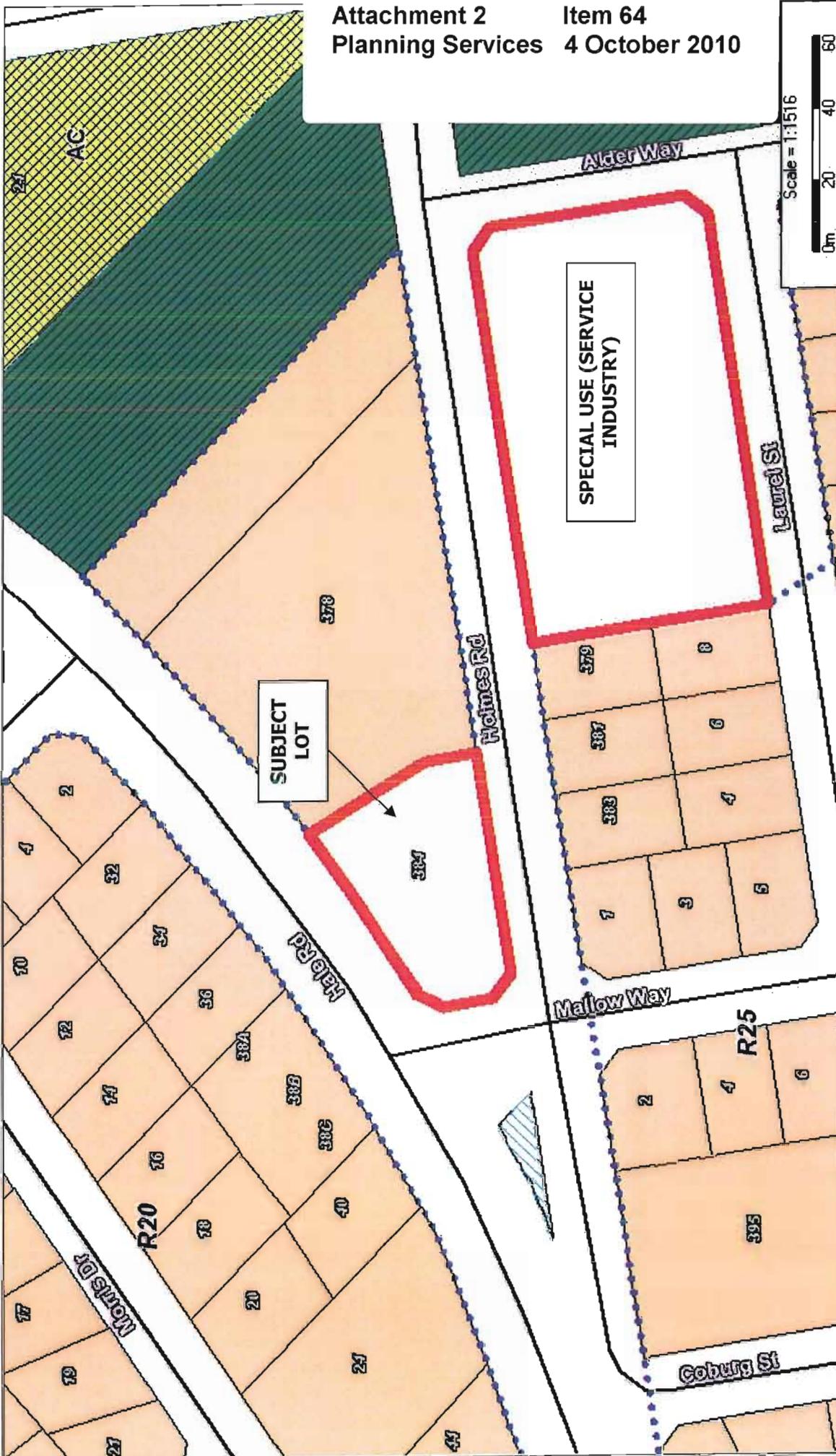
Local Planning Scheme No. 3 Amendment – Density Increase
 Lot 31 (16) and 32 (20) Halleendale Road and Lot 33 (10) Dan Close, Walliston
 Tax Map



Local Planning Scheme No. 3 Amendment – Additional Uses
 Lot 83 (178) and 109 (182) Canning Road, Kalamunda
 Scheme Zoning Map

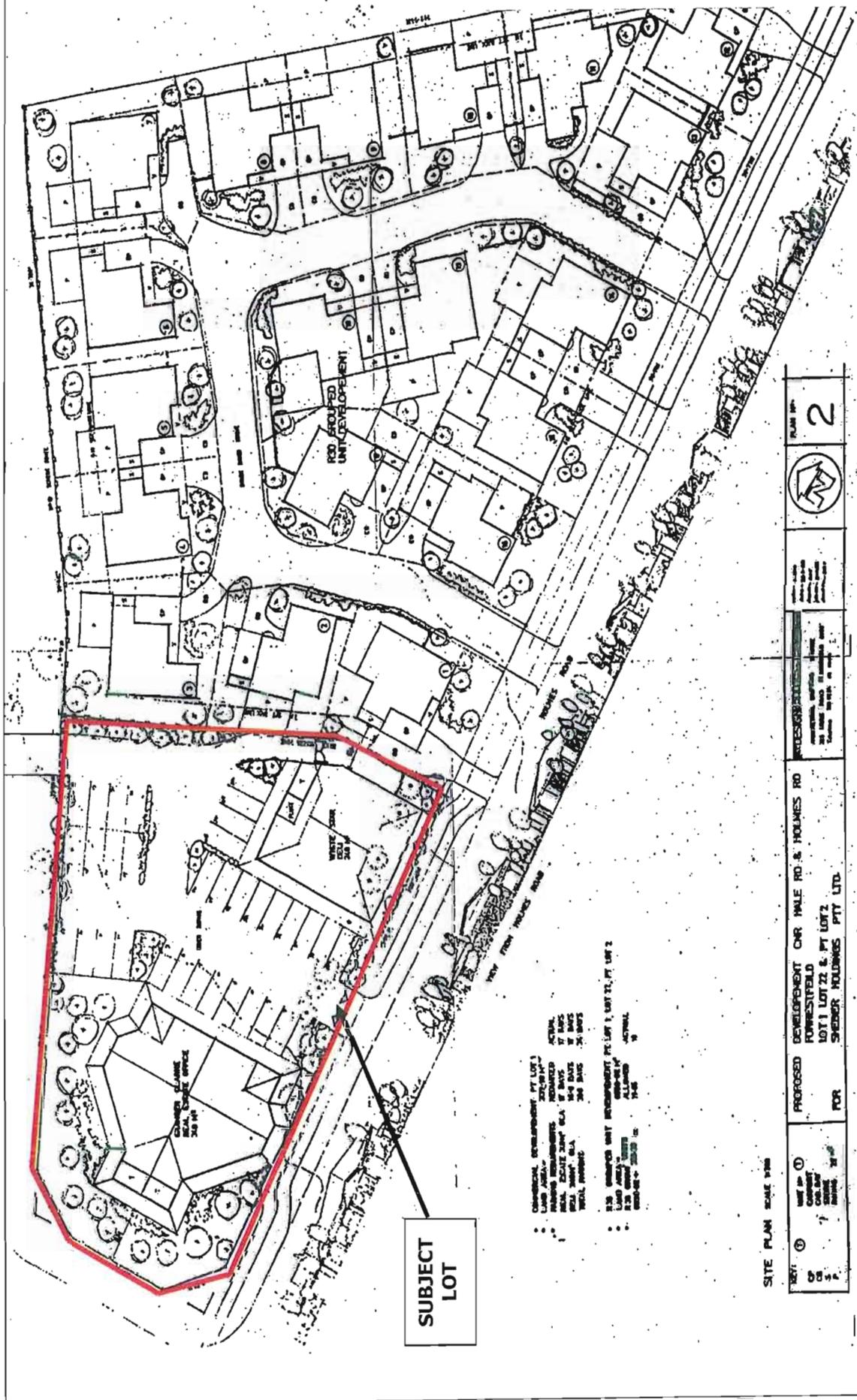


Local Planning Scheme No. 3 Amendment – Additional Uses
Lot 301 (384) Holmes Road, Forrestdale
Locality Plan



Local Planning Scheme No. 3 Amendment – Additional Uses
Lot 301 (384) Holmes Road, Forrestfield
Scheme Zoning Map





SUBJECT LOT

COMMERCIAL DEVELOPMENT (PT LOT 1)
 ACTUAL
 LAND AREA 10,000 SQ M
 AREA EXCISE 2007 5.5 SQ M
 AREA 2007 5.5 SQ M
 TOTAL 5.5 SQ M

210 RESIDENTIAL UNIT DEVELOPMENT (PT LOT 1, LOT 22, PT LOT 2)
 ACTUAL
 LAND AREA 10,000 SQ M
 AREA EXCISE 2007 5.5 SQ M
 AREA 2007 5.5 SQ M
 TOTAL 5.5 SQ M

SITE PLAN SCALE 1:200

1. LOT 1 2. LOT 2 3. PT LOT 2	PROPOSED DEVELOPMENT ONR MALE RD & HOLMES RD FORRESTFIELD LOT 1 LOT 22 & PT LOT 2 SPEDER HOLDINGS PTY LTD.	PROPOSED DEVELOPMENT 1. LOT 1 2. LOT 2 3. PT LOT 2	2
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Local Planning Scheme No. 3 Amendment – Additional Uses
 Lot 301 (384) Holmes Road, Forrestfield
 Site Plan

Subdivision Applications Referred to WAPC for Determination - October 2010

APPLIC NO.	TYPE	DATE LODGED	DESCRIPTION	PROPERTY ADDRESS	DECISION	DECISION DATE	REASON FOR DELEGATION
1782-08	STR	30.10.2008	Proposed 2 Lot Survey Strata Subdivision	22 LITTLEFIELD ROAD HIGH WYCOMBE 6057	CONDITIONAL APPROVAL	03.09.10	C
791-10	STR	29.07.2010	Proposed 2 Lot Survey Strata Subdivision	5 STRATHEARN ROAD FORRESTFIELD	CONDITIONAL APPROVAL	24.08.10	C
140412	SUB	17.08.2009	Proposed 7 Lot Subdivision	386 HALE ROAD WATTLE GROVE 6107	CONDITIONAL APPROVAL	23.08.10	C
142375	SUB	06.07.2010	Proposed two (2) Lot Subdivision	6 SCHOFIELD ROAD WATTLE GROVE 6107	CONDITIONAL APPROVAL	01.09.10	C
142584	SUB	02.08.2010	Proposed two (2) Lot Subdivision	9 LILIAN ROAD MAIDA VALE	CONDITIONAL APPROVAL	23.08.10	C
142617	SUB	09.08.2010	Proposed two (2) Lot Subdivision	44 BOONOOLOO ROAD KALAMUNDA	CONDITIONAL APPROVAL	31.08.10	C
142675	SUB	20.08.2010	Proposed 24 Lot Subdivision	568 KALAMUNDA ROAD HIGH WYCOMBE	CONDITIONAL APPROVAL	03.09.10	C
881-10	SUB	20.08.2010	Proposed two (2) Lot Subdivision	16 WARNER ROAD HIGH WYCOMBE	CONDITIONAL APPROVAL	13.09.10	C
897-09	SUB	19.08.2009	Proposed 13 Lot Survey Strata Subdivision	386 HALE ROAD WATTLE GROVE 6107	CONDITIONAL APPROVAL	23.08.10	C
898-09	SUB	19.08.2009	Proposed 7 Lot Survey Strata Subdivision	386 HALE ROAD WATTLE GROVE 6107	CONDITIONAL APPROVAL	23.08.10	C
911-10	SUB	30.08.2010	Proposed two (2) Lot Strata Subdivision	9 PREECE COURT FORRESTFIELD	CONDITIONAL APPROVAL	13.09.10	C

A	Compliant Development
B	Delegated Approval – Variation to Policy
C	Subdivision Response – Compliant/Non-Compliant
D	Refused

Delegated matters in accordance with Adopted Policy PS 1.0 Delegation, consultation & development matters and subsidiary policies.

Development Applications Determined Under Delegated Authority - October 2010

APPLIC NO.	TYPE	DATE LODGED	DESCRIPTION	PROPERTY ADDRESS	DECISION	DECISION DATE	REASON FOR DELEGATION
24/2226-4	DA	03.06.10	Additional Accommodation	8 BETTI ROAD KALAMUNDA	CONDITIONAL APPROVAL	26.08.10	B
24/4699-3	DA	16.02.10	Keeping of two (2) additional horses	61 BAHEN ROAD HACKETTS GULLY	CONDITIONAL APPROVAL	07.09.10	A
24/9756-1	DA	18.01.09	Two (2) additional horse paddocks	42 CROXTON ROAD PIESSE BROOK	CONDITIONAL APPROVAL	31.08.10	A
DA10/0065	DA	30.07.10	Single storey residence	6 FONTANO ROAD WATTLE GROVE 6107	CONDITIONAL APPROVAL	24.08.10	A
DA10/0080	DA	05.08.10	Six Grouped Dwellings (Single Storey)	31 BOONOOLOO ROAD KALAMUNDA	CONDITIONAL APPROVAL	23.08.10	A
DA10/0090	DA	04.08.10	Proposed increase of capacity of Possom Creek Lodge from 10 -16	6 LENORI ROAD GOOSEBERRY HILL	REFUSED	06.09.10	D
DA10/0102	DA	12.08.10	One Grouped Dwelling	11A ESSEX STREET FORRESTFIELD 6058	CONDITIONAL APPROVAL	17.09.10	B
DA10/0114	DA	13.08.10	Outbuilding (Garage)	14 SILVERDALE ROAD LESMURDIE	CONDITIONAL APPROVAL	03.09.10	A
DA10/0121	DA	18.08.10	Outbuilding (Garage)	40 LILIAN ROAD MAIDA VALE	CONDITIONAL APPROVAL	03.09.10	A
DA10/0129	DA	25.08.10	Addition to existing dwelling	16 GLYDE ROAD LESMURDIE	CONDITIONAL APPROVAL	09.09.10	A
DA10/0131	DA	25.08.10	Outbuilding (Shed) and Single Storey Dwelling	34 SULTANA ROAD WEST HIGH WYCOMBE	CONDITIONAL APPROVAL	08.09.10	A
DA10/0133	DA	25.08.10	Gable Roofed Patio	125 JOHN FARRANT DRIVE GOOSEBERRY HILL	CONDITIONAL APPROVAL	26.08.10	A
DA10/0137	DA	30.08.10	Outbuilding (Garage)	36 ALBERT ROAD LESMURDIE	CONDITIONAL APPROVAL	08.09.10	A
DA10/0138	DA	30.08.10	Outbuilding (Carport)	60 MUNDARING WEIR RD KALAMUNDA	CONDITIONAL APPROVAL	30.08.10	A
DA10/0141	DA	17.08.10	Caretaker's Dwelling	6 EVERITT PLACE HIGH WYCOMBE	CONDITIONAL APPROVAL	16.09.10	B
DA10/0143	DA	31.08.10	Additions to single dwelling (garage and gazebo)	8 TORWOOD DRIVE GOOSEBERRY HILL	REFUSED	01.09.10	A

Development Applications Determined Under Delegated Authority - October 2010

APPLIC NO.	TYPE	DATE LODGED	DESCRIPTION	PROPERTY ADDRESS	DECISION	DECISION DATE	REASON FOR DELEGATION
DA10/0144	DA	27.08.10	Single Dwelling	21 WHEELWRIGHT ROAD LESMURDIE	CONDITIONAL APPROVAL	15.09.10	A
DA10/0147	DA	06.07.10	11 Unit development & extension to existing Unit	45 BERKSHIRE ROAD FORRESTFIELD 6058	CONDITIONAL APPROVAL	03.09.10	A
DA10/0151	DA	01.09.10	Outbuilding (Workshop)	60 CHISLEHURST ROAD LESMURDIE	CONDITIONAL APPROVAL	06.09.10	A
DA10/0158	DA	06.09.10	Mezzanine addition to approved Warehouse	1120 ABERNETHY ROAD HIGH WYCOMBE 6057	CONDITIONAL APPROVAL	08.09.10	A
DA10/0165	DA	08.09.10	Alfresco Structure	6 SILVER ROAD LESMURDIE	CONDITIONAL APPROVAL	13.09.10	A
DA10/0168	DA	07.09.10	Transportable classroom patio & shed	60 NEWBURN ROAD HIGH WYCOMBE	CONDITIONAL APPROVAL	10.09.10	A
DA10/0169	DA	07.09.10	New administration building (Pickering Brook Primary)	241 PICKERING BROOK ROAD PICKERING BROOK	CONDITIONAL APPROVAL	10.09.10	A
DA10/0177	DA	13.09.10	Outbuilding (Patio)	26 VALCAN ROAD WATTLE GROVE	CONDITIONAL APPROVAL	13.09.10	A
DA10/0180	DA	10.09.10	Outbuilding (Patio)	26 VALCAN ROAD WATTLE GROVE	CONDITIONAL APPROVAL	14.09.10	A
DA10/0192	DA	15.09.10	Outbuilding (Patio)	12 GROVE ROAD WALLISTON	CONDITIONAL APPROVAL	16.09.10	A
DA10/0140	TRU	31.08.10	Commercial vehicle parking (2 trucks & 2 trailers in excess of 3.5 tonnes)	200 CRYSTAL BROOK RD WATTLE GROVE	REFUSED	01.09.10	D

A	Compliant Development
B	Delegated Approval - Variation to Policy
C	Subdivision Response - Compliant/Non Compliant
D	Refused

Delegated matters in accordance with Adopted Policy PS 1.0 Delegation, consultation & development matters and subsidiary policies.

Planning Applications for Building Licences - October 2010

APPLICATION NO.	BUILDING NO.	LODGEMENT DATE	DATE DETERMINED	DESCRIPTION	DECISION	PROPOERTY ADDRESS	REASON FOR DELEGATION
DA10/0076	20100838	12/07/2010	23/08/2010	Outbuilding (Shed)	CONDITIONAL APPROVAL	36 MAIDA VALE ROAD MAIDA VALE	B
DA10/0079	20100867	20/07/2010	24/08/2010	Outbuilding (Shed)	CONDITIONAL APPROVAL	6 RANGE COURT HIGH WYCOMBE	B
DA10/0089	20100882	23/07/2010	31/08/2010	Front Boundary Fence	CONDITIONAL APPROVAL	120 BERKSHIRE ROAD FORRESTFIELD	B
DA10/0098	20100575	17/08/2010	07/09/2010	Single Storey Residence	CONDITIONAL APPROVAL	3 CAYENNE STREET WATTLE GROVE	B
DA10/0104	20100970	17/08/2010	06/09/2010	Outbuilding (Shed)	CONDITIONAL APPROVAL	168 CANNING ROAD KALAMUNDA	B
DA10/0115	20100862	19/08/2010	06/09/2010	Outbuilding (Shed)	CONDITIONAL APPROVAL	11 WORONORA CLOSE MAIDA VALE 6057	B
DA10/0116	20100346	25/05/2010	23/08/2010	Outbuilding (Shed)	CONDITIONAL APPROVAL	61 BRIDLE DRIVE MAIDA VALE	A
DA10/0119	20100351	26/07/2010	23/08/2010	Single Storey Residence	CONDITIONAL APPROVAL	19 CITY VISTA GOOSEBERRY HILL	B
DA10/0120	20100681	08/06/2010	23/08/2010	Outbuilding (Carport)	CONDITIONAL APPROVAL	17 HAMILTON ROAD HIGH WYCOMBE	B
DA10/0123	20100664	16/08/2010	24/08/2010	Outbuilding (Shed)	CONDITIONAL APPROVAL	51 GOOSEBERRY HILL RD GOOSEBERRY HILL	B
DA10/0125	20100973	18/08/2010	24/08/2010	Outbuilding (Shed)	CONDITIONAL APPROVAL	64 WILLIAMS STREET GOOSEBERRY HILL	B
DA10/0128	20101047	23/08/2010	17/09/2010	Outbuilding (Shed)	CONDITIONAL APPROVAL	8 DROSERAP WATTLE GROVE	B
DA10/0132	20100833	26/08/2010	10/09/2010	Front Boundary Fence	CONDITIONAL APPROVAL	382 LESMURDIE ROAD LESMURDIE	B
DA10/0134	20101024	19/08/2010	13/09/2010	Outbuilding (Shed)	CONDITIONAL APPROVAL	25 TIA AVENUE HIGH WYCOMBE	B

Planning Applications for Building Licences - October 2010

APPLICATION NO.	BUILDING NO.	LODGEMENT DATE	DATE DETERMINED	DESCRIPTION	DECISION	PROPOERTY ADDRESS	REASON FOR DELEGATION
DA10/0136	20101042	23/08/2010	27/08/2010	Outbuilding (Gazebo)	CONDITIONAL APPROVAL	15 SESSILIS CRESCENT WATTLE GROVE	B
DA10/0139	20101054	26/08/2010	31/08/2010	Outbuilding (Shed)	CONDITIONAL APPROVAL	28 KEANE STREET LESMURDIE	B
DA10/0142	20100996	17/08/2010	09/09/2010	Outbuilding (Carport/Patio)	CONDITIONAL APPROVAL	24 COSSON WAY HIGH WYCOMBE	B
DA10/0145	20100768	23/06/2010	02/09/2010	Residence with boundary wall	CONDITIONAL APPROVAL	35 BAZA GARDENS MAIDA VALE	B
DA10/0150	20101076	02/09/2010	06/09/2010	Outbuilding (Patio)	CONDITIONAL APPROVAL	UNIT 123 BROULA ROAD KALAMUNDA	A
DA10/0152	20100869	19/07/2010	06/09/2010	Outbuilding (Carport)	CONDITIONAL APPROVAL	2 PINDARA PLACE LESMURDIE	B
DA10/0153	20101027	06/09/2010	06/09/2010	Outbuilding (Patio)	CONDITIONAL APPROVAL	4 BEST COURT HIGH WYCOMBE	B
DA10/0154	20100999	07/09/2010	07/09/2010	Two Storey Residence	CONDITIONAL APPROVAL	8 KENT ROAD MAIDA VALE	B
DA10/0160	20101091	30/08/2010	08/09/2010	Outbuilding (Patio)	CONDITIONAL APPROVAL	121 FRUIT TREE CRES FORRESTFIELD	B
DA10/0161	20101095	06/09/2010	08/09/2010	Outbuilding (Shed)	CONDITIONAL APPROVAL	23 ELMWOOD CRES LESMURDIE	B
DA10/0167	20101101	08/09/2010	09/09/2010	Outbuilding (Patio)	CONDITIONAL APPROVAL	51 SETOSA DRIVE FORRESTFIELD	B
DA10/0175	20101105	06/09/2010	13/09/2010	Outbuilding (Patio)	CONDITIONAL APPROVAL	13 FLEET CIRCLE HIGH WYCOMBE	B
DA10/0176	20101062	26/08/2010	13/09/2010	Outbuilding (Patio)	CONDITIONAL APPROVAL	201A CANNING ROAD WALLISTON	B
DA10/0185	20101129	09/09/2010	15/09/2010	Outbuilding (Patio)	CONDITIONAL APPROVAL	17 AGRAULIA COURT HIGH WYCOMBE	B

Planning Applications for Building Licences - October 2010

APPLICATION NO.	BUILDING NO.	LODGEMENT DATE	DATE DETERMINED	DESCRIPTION	DECISION	PROPOERTY ADDRESS	REASON FOR DELEGATION
DA10/0186	20101140	15/09/2010	15/09/2010	Outbuilding (Patio)	CONDITIONAL APPROVAL	103 FRUIT TREE CRES FORRESTFIELD	B
DA10/0189	20101150	14/09/2010	16/09/2010	Outbuilding (Patio)	CONDITIONAL APPROVAL	UNIT 6/19 BYRON ROAD KALAMUNDA	A
DA10/0190	20101147	15/09/2010	16/09/2010	Outbuilding (Patio)	CONDITIONAL APPROVAL	4 AZALEA GARDENS FORRESTFIELD	B
DA10/0194	20100877	03/09/2010	17/09/2010	Front Boundary Fence	CONDITIONAL APPROVAL	5 WARLINGHAM DRIVE LESMURDIE	B
DA10/0195	20101045	17/09/2010	17/09/2010	Outbuilding (Patio)	CONDITIONAL APPROVAL	6 BLACKBUTT WAY FORRESTFIELD	B

A	Compliant Development
B	Delegated Approval – Variation to Policy
C	Subdivision Response – Compliant/Non Compliant
D	Refused

Delegated matters in accordance with Adopted Policy PS 1.0 Delegation, consultation & development matters and subsidiary policies.

Subdivision Applications Referred to WAPC for Determination - August 2010

APPLICATION NO.	TYPE	DATE LODGED	DESCRIPTION	PROPERTY ADDRESS	RECOMMENDATION	DATE RECOMMENDED	REASON FOR DELEGATION
142210	SUB	14.06.2010	Two lot freehold subdivision	511 PICKERING BROOK ROAD PICKERING BROOK	APPROVAL	09.07.10	C
142299	SUB	29.06.2010	Eleven Lot Freehold Subdivision	290 ADELAIDE STREET HIGH WYCOMBE	APPROVAL	09.07.10	C

A	Compliant Development
B	Delegated Approval – Variation to Policy
C	Subdivision Response – Compliant/Non-Compliant
D	Refused

Delegated matters in accordance with Adopted Policy PS 1.0 Delegation, consultation & development matters and subsidiary policies.

Development Applications Determined Under Delegated Authority - August 2010

APPLICATION NO.	TYPE	DATE LODGED	DESCRIPTION	PROPERTY ADDRESS	DECISION	DECISION DATE	REASON FOR DELEGATION
24/10012	DA	15.06.10	Three Storey Single Dwelling	193 FALLS ROAD LESMURDIE	CONDITIONAL APPROVAL	06.07.10	B
24/9798	DA	23.12.09	KFC Restaurant	1 NEWBURN ROAD HIGH WYCOMBE	REFUSED	28.06.10	N/A
24/9937	DA	31.03.10	Single Storey Residence on Strata Lot	11A ESSEX STREET FORRESTFIELD 6058	REFUSED	07.07.10	N/A
24/9975	DA	30.04.10	Single storey dwelling	29 LAWNBROOK ROAD WEST WALLISTON	CANCELLED	15.07.10	A
DA10/00	DA	06.07.10	Family Day Care	32 BUTTERCUP CRESCENT HIGH WYCOMBE 6057	CONDITIONAL APPROVAL	08.07.10	A
24/227-3	DA	21.05.10	3 horse shelters	191 ALDERSYDE ROAD BICKLEY	CONDITIONAL APPROVAL	13.07.10	B
24/624-3	DA	29.06.10	Errection of fence to meet liquor licence requirements	24 KALAMUNDA ROAD KALAMUNDA	CONDITIONAL APPROVAL	07.07.10	A
24/8508-2	DA	26.05.10	Garage and Workshop	14 ARTHUR ROAD LESMURDIE	CONDITIONAL APPROVAL	14.07.10	A
DA10/0009	DA	06.07.10	Fencing	18 KALAMUNDA ROAD KALAMUNDA	CONDITIONAL APPROVAL	07.07.10	A
DA10/0010	DA	07.07.10	Outbuilding	46 DAVIES CRESCENT GOOSEBERRY HILL	CONDITIONAL APPROVAL	13.07.10	A
DA10/0011	DA	07.07.10	Outbuilding (Hobby Pottery Studio)	135 WATSONIA ROAD MAIDA VALE 6076	CONDITIONAL APPROVAL	12.07.10	A
DA10/0022	DA	12.07.10	Gable Roofed Patio	197 BREWER ROAD MAIDA VALE 6057	CONDITIONAL APPROVAL	12.07.10	A
DA10/0026	DA	12.07.10	Single (Two Storey) Dwelling	38 SULTANA ROAD WEST HIGH WYCOMBE 6057	CONDITIONAL APPROVAL	13.07.10	A
24/4280-3	HOP	26.05.10	Hair dressing home occupation	11 CHRISTINA PLACE LESMURDIE	CONDITIONAL APPROVAL	30.06.10	A

Planning Applications for Building Licences - August 2010

APPLICATION NO.	BUILDING NO.	LODGEMENT DATE	DATE DETERMINED	DESCRIPTION	DECISION	PROPOERTY ADDRESS	REASON
24/8653-2	20100741	24/06/2010	13/07/2010	Outbuilding	APPROVED	18 PRUITI CRESCENT LESMURDIE	B
24/10006-1	20100610	31/05/2010	09/07/2010	Outbuilding	APPROVED	150 GROVE ROAD LESMURDIE	B
24/10011-1	20100649	14/06/2010	01/07/2010	Outbuilding	APPROVED	3 FIFE STREET FORRESTFIELD	B
24/10028-1	20100728	11/06/2010	29/06/2010	Extension to Outbuilding	APPROVED	68 RYAN WAY LESMURDIE	B
DA10/0001	20100790	28/06/2010	30/06/2010	Front Fence	APPROVED	12 PINEBROOK GARDENS FORRESTFIELD	B
DA10/0005	20100537	30/04/2010	04/07/2010	Boundary Wall	APPROVED	14 MANGOSTEEN DRIVE FORRESTFIELD 6058	B
DA10/0007	20100753	18/06/2010	20/07/2010	Outbuilding	APPROVED	4 BAILEY ROAD LESMURDIE	B
DA10/0012	20100689	03/06/2010	09/07/2010	Patio	APPROVED	39 BAZA GARDENS MAIDA VALE 6057	B
DA10/0017	20100627	16/06/2010	09/07/2010	Outbuilding	APPROVED	18 CALCITE PLACE FORRESTFIELD	B
DA10/0019	20100711	10/06/2010	09/07/2010	Patio	APPROVED	4 GUINEVERE PASS WATTLE GROVE 6107	B
DA10/0023	20100624	17/06/2010	12/07/2010	Outbuilding	APPROVED	8 THE RETREAT FORRESTFIELD	B
DA10/0028	20100658	27/05/2010	13/07/2010	Outbuilding	APPROVED	30 BERBERIS WAYüFORRESTFIELD	B
DA10/0029	20100734	16/06/2010	13/07/2010	Patio	APPROVED	51 MAIDA VALE ROAD MAIDA VALE	B
DA10/0030	20100812	02/07/2010	13/07/2010	Patio	APPROVED	41 HIBISCUS DRIVE FORRESTFIELD	B

Planning Applications for Building Licences - August 2010

DA10/0047	20100694	04/06/2010	20/07/2010	Outbuilding	APPROVED	44 BRIDGWOOD ROAD LESMURDIE	B
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A	Compliant Development
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D	Refused

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