

SUBMISSIONS TABLE
326 HALE ROAD, WATTLE GROVE – FUNERAL PARLOUR – DA23/0499

Summary of Submission	Applicant's Response	City's Response
OBJECTION		
<p>Negative Atmosphere and Stigma:</p> <p>Funeral parlours are associated with somber events, and the introduction of such a facility may create an unwelcome atmosphere for residents. The stigma attached to this type of establishment can contribute to a sense of discomfort and unease among the community members.</p> <p>Residents of Wattle Grove will not feel comfortable with this type of land use in their locality.</p>	<p>Noted. Funeral homes provide an essential service to families and communities. Seasons Funeral Homes will provide a well-designed facility that enables families and friends to come together to honour and celebrate the life of a loved one.</p> <p>Generous spaces are provided within the building which are screened for the privacy of our mourners and for the discretion of the community.</p> <p>Other than signage, there will be limited evidence that a funeral home is operating from the property.</p> <p>Many of our funeral homes are in residential areas and we have a good relationship with the local residents and have not had any concerns raised with a negative atmosphere or stigma. Quite the contrary in Kelmscott and Canning Vale where we have shared parking with the local pub and fitness centre.</p>	<p>Although there is a negative atmosphere and stigma that can be associated with Funeral Parlours, the proposed development has a high-quality built form and landscaping outcome with the provision of up to 41x trees and the retention of 10x existing mature trees on the site.</p> <p>The overall built form and landscaping will create a positive amenity to allow for families and friends to honour and celebrate the life of a loved one.</p> <p>The Funeral Parlour and Office is a land use which can be considered within the site which is zoned commercial and mixed-use. Residential land uses are located across the street and with the setback provided to the proposed building, the residential uses will be over 60m away. The distance provided, in association with the landscaping on site will provide an appropriate buffer to the residential land uses across the street.</p>
<p>Traffic and Parking Concerns:</p> <p>Funeral services can attract a significant number of visitors,</p>	<p>The submitter's concerns regarding traffic and parking are noted.</p> <p>All traffic to and from the development will be via Hale Road and will not impact residential streets.</p>	<p>The Transport Impact Assessment Guidelines prepared by the Western Australian Planning Commission (WAPC) provides guidance on when a development proposal triggers a</p>

<p>potentially leading to increased traffic and parking challenges. This could disrupt the current flow of our residential streets and negatively impact the daily lives of Wattle Grove and Forrestfield residents.</p> <p>Concerns with increased traffic on Hale Road.</p> <p>Concerns with parking provision.</p> <p>The operational hours coincide with peak times on Hale Road, where traffic from all directions converges to drop and pick up children from Wattle Grove Primary School.</p>	<p>The Development Application is supported by a Traffic Impact Statement from Shawmac (traffic engineers). Shawmac conclude that the existing road network has sufficient capacity to accommodate the traffic generated by the funeral home and offices. The development will not negatively impact the functioning of Hale Road.</p> <p>The development plans show 62 car bays. Based on the <i>City of Kalamunda Local Planning Scheme No. 3</i> (LPS3), there is a need to provide 37 bays. Accordingly, the development satisfies LPS3 through exceeding the parking standard by 25 bays.</p> <p>Furthermore, all carparking associated with the development will be contained on the property. The development plans will enable vehicles to enter and leave the property in a forward gear to enhance safety. We also note that the property has 2.3 acres of land making it easy to accommodate all parking onsite.</p> <p>The proposed funeral service times are 10.00am and 2.00pm which miss peak hours.</p>	<p>Transport Impact Assessment (TIA) and Transport Impact Statement (TIS) to be prepared.</p> <p>The development provides 72x car parking bays and 12x covered parking bays for the hearses. The total amount of car parking bays provided exceeds the Parking Requirements (Table 3) of the City of Kalamunda Local Planning Scheme No. 3. This is a positive outcome of the development to ensure that all parking is contained within the subject site.</p> <p>The development also ensures that all vehicles will enter and exit the property in forward gear which is important for safety.</p> <p>The maximum number of services per day is indicated to be two services, which will be held during non-peak hours of 10am and 2pm.</p> <p>The Transport Impact Statement prepared for this application states that the peak development traffic is unlikely to coincide with the road network peaks.</p>
<p>Contradiction to Residential Character:</p> <p>Wattle Grove is primarily a residential area, and introducing a Funeral Parlour may contradict the intended character of our community.</p>	<p>While Wattle Grove is primarily residential, the property forms part of the Wattle Grove activity centre (Wattle Grove Shopping Centre and Hale Village Shopping Centre). The property is located in a designated commercial area as set out in the <i>City of Kalamunda Local Planning Strategy</i>, LPS3 and in the <i>Wattle Grove Cell 9 Structure Plan</i>. The funeral home and office are located on land which is classified as 'Commercial' and 'Mixed Use' in the Structure Plan.</p>	<p>Although the site is located across the road from residential properties to the south, the subject site is zoned Commercial and Mixed Use under the Wattle Grove Cell 9 Structure Plan. The Structure Plan allocates a commercial zoning to the front of the lot addressing Hale Road and a mixed-use zoning to the rear.</p>

<p>The tranquil and family-oriented nature of our neighborhood could be compromised by the presence of such a facility.</p> <p>Noise disturbances and emotional strain will not be a good outcome for the residents of Wattle Grove.</p>	<p>The proposed funeral home and offices are consistent with the planning framework including for intended uses and are consistent with the design intent.</p> <p>The proposed funeral home and offices adjoin commercial development to the west and east, while Woodlupine Brook is to the north of the property. Residences are located to the south of Hale Road, with the Hale Road reserve being 33 metres in width. The closest residence is approximately 61 metres to the funeral home.</p> <p>Potential noise emissions associated with the funeral home are considered insignificant compared to the noise generated by traffic on Hale Road. Proposed funeral home operating hours are 9am to 4pm Monday to Friday. There may be an occasional service on a Saturday, but these are rare.</p> <p>The operating days and hours assist in reducing off-site noise impacts as will appropriate noise insulation in the chapel.</p> <p>While noting the above, the <i>Environmental Protection (Noise) Regulations 1997</i> prescribe standards for noise emissions. The Regulations stipulate that the allowable noise levels that can be received at any noise sensitive premises. The funeral home is required to address the Regulations.</p> <p>In terms of design, the plans have been considered and supported by the City's Design Review Panel. The development:</p> <ul style="list-style-type: none"> • Is a high quality design that enhances the appearance of the area; 	<p>Under the City of Kalamunda's Local Planning Scheme No. 3, a Funeral Parlour is 'D' land use under the commercial zone and an 'A' land use under the mixed-use zone. Therefore, the land use can be considered under these zones, subject to the City's review and assessment of the proposal on its merits after advertising has been completed. The land use is considered to be compatible with the commercial and mixed-use zoning allocated to the site. The commercial land use is also consistent with the other commercial tenancies along Hale Road.</p> <p>The funeral parlour building is located 30m away from the primary street boundary. With the setback provided, the verge and the road in between, the funeral parlour is unlikely to impact on the character of the residential area across the road due to the buffer. The landscaping and trees being retained will also assist with the screening of the building.</p> <p>The proposed land use and hours of operation comply with the Environmental Protection (Noise) Regulations 1997.</p>
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	<ul style="list-style-type: none"> • Is consistent and complementary to other recent development in the area; • Proposes buildings which are centrally located and presents as a well-balanced development; • Connects with landscaped spaces, which promotes their use and creates a comfortable social atmosphere; • Has a street presence (form and bulk) which is not dissimilar to the nearby Aldi development; • Provides spaces with functionality in mind; • Will be constructed from building materials which are durable and low maintenance, while offering a high standard of finish; and • Is consistent with the intended character of the locality. 	
<p>Impacts on Economy:</p> <p>Negative impacts upon the economic development of the locality.</p> <p>Negative impacts on adjoining businesses.</p>	<p>No evidence has been provided that there would be negative impacts on local economic activity or on adjoining businesses. A number of adjoining businesses have been contacted and spoken to by Seasons and have no concern with the proposed funeral home and office. Quite the contrary as Seasons and their clients will be using the adjoining local businesses.</p> <p>Approval and implementation of the development will bring considerable new investment to the locality including creating jobs through construction and ongoing operations.</p> <p>There will be 3 staff associated with the chapel. The proposed office will accommodate 20 permanent staff plus as-required casual staff who will work part time hours. It is estimated that the maximum number of staff on site at any time will be 25. Accordingly, the development will provide considerable local employment, with Seasons Funeral Homes staff using local food establishments, supermarkets, service stations, other services and other shops.</p>	<p>Impacts upon the economy are not a valid planning objection under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p>

	<p>The funeral home and office will provide benefits to the local community through direct and indirect employment opportunities and multiplier effects from the economic benefits flowing from the development.</p>	
<p>Incompatibility with the zone and the residential surroundings.</p> <p>The proposed land use is incompatible with the zone and being a discretionary land use, the City is able to refuse the application.</p>	<p>The funeral home and office are compatible with the Urban Development zone and are consistent with the <i>Wattle Grove Cell 9 Structure Plan</i>. The funeral home and office are located on land which is classified as 'Commercial' and 'Mixed Use' in the Structure Plan.</p> <p>The property forms part of the Wattle Grove activity centre (Wattle Grove Shopping Centre and Hale Village Shopping Centre). The property is designated as a commercial area in the <i>City of Kalamunda Local Planning Strategy</i>.</p>	<p>The subject site is not zoned Residential The site is zoned Commercial and Mixed Use under the Wattle Grove Cell 9 Structure Plan. The land use can be considered under these zones, subject to the City's review and assessment of the proposal on its merits after advertising has been completed.</p>
<p>Community & Cultural Sensitivity:</p> <p>The local community has unique cultural and religious practices, especially concerning funeral rites. The presence of a funeral parlour nearby may be distressing for community members who hold traditional beliefs regarding the handling of deceased loved ones.</p> <p>The chosen location's proximity to residential areas and a primary school raises notable community and cultural sensitivity concerns. The potential distress among residents, especially families and children who</p>	<p>This is not a planning consideration as set out in the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>The property is well separated from residential areas including separated by the wide Hale Road reserve. The Wattle Grove Primary School is located approximately 400 metres from the property by walking or riding.</p> <p>At no point will a deceased be seen by the public.</p> <p>There will be limited sighting of coffins from public places and spaces (e.g. Hale Road) noting:</p> <ul style="list-style-type: none"> • Parking for other funeral vehicles enables the loading/unloading of a deceased person to be undertaken within the building; 	<p>It is acknowledged that the local community of Wattle Grove has a unique cultural background and religious practices relating to funeral rituals.</p> <p>All the funeral related activities and operational activities will be located within the building and within the site.</p> <p>Outside of the building, there is carparking and a gathering space which is similar to the activities which would taken place in the adjoining commercial tenancies of Hale Road.</p> <p>It is acknowledged that the view of coffins passing by may be visible, however, the funeral hearses will be loaded within the building and</p>

<p>regularly traverse the area, must be carefully considered. Residents express apprehension about the daily sight of coffins, emphasizing the inappropriateness for a community with a substantial number of young families. The lack of cultural sensitivity in placing a funeral home in a culturally diverse suburb is also a crucial consideration in the decision-making process.</p>	<ul style="list-style-type: none"> • Coffins transported in hearses will be loaded within the building and with service times at 10am and 2pm, will not be in daily sight of residents; • Interim storage of deceased in a refrigerated facility. This includes the collection from the place of death, transfer to the facility in a purpose-built vehicle, storage whilst the required documentation is processed and transfer to an offsite cremation facility of the family's choosing; • The proposed funeral service times are 10.00am and 2.00pm will not coincide with children walking to or from school; • Retention of mature trees plus proposed landscaping in the front setback (between the building and the Hale Road property boundary) assists to screen vehicles; and • Seasons services the local community with respect and dignity, serving all cultures with honour. We provide an important service to Perth which is a culturally diverse city, and with many of our funeral homes near residential areas, it is an essential service that we undertake quietly and efficiently. 	<p>hearses with coffins will be limited to two a day with services times being 10am and 2pm.</p>
<p>Religious Considerations:</p> <p>Many members of the community follow traditions, which involve specific rituals and ceremonies during funerals. The construction of a funeral parlour may not align with these religious practices and may cause discomfort and inconvenience.</p>	<p>This is not a planning consideration as set out in the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>While noting the above, Seasons Funeral Homes seek to be inclusive of people from different faiths and religious practices.</p>	<p>Although it is acknowledged that the community members may follow a diverse array of traditions, rituals and ceremonies during funerals, these considerations are not valid under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p>
<p>Mental Health & Well-Being:</p>	<p>This is not a planning consideration as set out in the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p>	<p>Mental health and well-being are not valid planning objections under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p>

<p>The proximity of a funeral parlour may have a negative impact on the mental and emotional health of residents, particularly considering the close-knit nature of the community.</p> <p>Negative impacts on the mental health and well-being of young children.</p>	<p>While noting the above, funeral homes provide an essential service to families and communities. Seasons Funeral Homes will provide a well-designed facility that enables families and friends to come together to honour and celebrate the life of a loved one.</p>	<p><i>Development (Local Planning Schemes) Regulations 2015.</i></p>
<p>Privacy and Mourning:</p> <p>The proposed location, surrounded by the busy local Aldi store, residential housing, and a significant number of students passing by before and after school, does not provide a peaceful environment for mourning periods. The lack of privacy during these times is a considerable concern for the well-being of grieving individuals and their families.</p>	<p>The property is located in an activity centre and is well-located for a high quality designed funeral home and office.</p> <p>Funeral homes in the Perth metropolitan region are located in a range of settings (and zones) including commercial, mixed use, industrial and residential.</p>	<p>The design of the development provides spaces internal and external to the building for privacy and mourning.</p> <p>The building is setback appropriately from the adjoining commercial tenancies and from the primary street frontage addressing Hale Road to limit impacts from surrounding noise to provide an appropriate space for privacy and mourning.</p>
<p>Lack of benefit to local community:</p> <p>A Funeral Parlour will only benefit non-residents of the area and will not benefit residents of Wattle Grove.</p>	<p>The funeral home will provide an essential service to Wattle Grove families.</p>	<p>The development proposal is not required to provide a community benefit under the City's Local Planning Scheme or any other State or Local Planning Policies.</p> <p>The funeral parlour will provide a service to the local and surrounding community.</p>
<p>Emergency Access:</p>	<p>The property is not located within a bushfire prone area as outlined at https://maps.slip.wa.gov.au/landgate/bushfireprone/</p>	<p>Emergency vehicles such as ambulances, fire trucks and police cars have right of way on public roads. All road users are required to give</p>

<p>Concerns about emergency evacuation due to a fire or if there are emergency vehicles passing through Hale Road.</p>	<p>The property complies with <i>State Planning Policy 3.7 Planning in Bushfire Prone Areas</i> and <i>Guidelines for Planning in Bushfire Prone Areas</i>. This includes the property has public road access in two different directions.</p>	<p>way to these vehicles during an emergency situation.</p> <p>The subject site is not located within a Bushfire Prone area. However, if there is a fire on site, standard evacuation protocols which are set up by the business are to be followed which is standard with any evacuation protocol for commercial land uses.</p>
<p>Environmental Concerns:</p> <p>Concerns relating to the environmental effects of chemical disposal (chemicals used for embalmed bodies going into the soil into the groundwater resulting on pollution)</p>	<p>There will no disposal of chemicals on-site and accordingly no impact on groundwater or soil. Chemicals, if required, will be disposed of through the development being connected to Water Corporation’s reticulated sewerage system. We use environmentally friendly chemicals with all management of chemicals addressed through relevant guidelines and regulations.</p> <p>This matter can be addressed through a condition of development approval.</p>	<p>The applicant has outlined there is no disposal of chemicals on the site.</p> <p>As a condition of the proposal, it has been recommended that chemical or fuel storage areas are suitably enclosed and bunded.</p> <p>There is also another condition requiring mechanical wash-down bays to drain into a sewer via a sediment trap and oil separator to the Water Corporation’s requirements and comply with the Department of Water: Water’s Quality Protection Note: Mechanical Equipment Wash-down.</p> <p>The City has also imposed a condition requiring a Construction Management Plan to regulate waste disposal, dust suppression and other activities during the construction process.</p>
<p>Alternate Locations:</p>	<p>The property is appropriately sited for a funeral home. The property (326 Hale Road) is within an activity centre, is a generous sized property (9293m²) which provides considerable</p>	<p>As a part of the applicant’s pre-lodgement considerations, they would have identified</p>

<p>A location for a Funeral Parlour is better suited in industrial areas or on the peripheries of the city.</p> <p>Other land uses would be more suitable in this location</p> <ul style="list-style-type: none"> - Gardening shops, swimming pool, community leisure center, residential dwellings, apartments, AFL park, educational facilities, recreational facilities, shopping facilities, eateries - <p>A better use of this land would be for a venue that brings the community together.</p>	<p>open space and landscaping that exceeds LPS3 requirements, and the property has convenient vehicle access.</p> <p>LPS3 provides scope to consider a funeral home on 326 Hale Road and in a range of commercial and industrial zones. LPS3 does not enable a funeral home to be considered in rural, residential or special rural areas.</p> <p>The property forms part of the Wattle Grove activity centre (Wattle Grove Shopping Centre and Hale Village Shopping Centre). The property is located in a designated commercial area as set out in the <i>City of Kalamunda Local Planning Strategy</i>, LPS3 and in the <i>Wattle Grove Cell 9 Structure Plan</i>. The funeral home and office are located on land which is classified as 'Commercial' and 'Mixed Use' in the Structure Plan.</p> <p>The proposed funeral home and offices are consistent with the planning framework including for intended uses.</p> <p>Funeral homes in the Perth metropolitan region are located in a range of settings (and zones) including commercial, mixed use, industrial and residential. For instance, there are funeral homes located in commercial areas throughout Perth including in Cottesloe, Subiaco and Hilton.</p> <p>All Seasons locations are located in mixed use areas close to residential.</p>	<p>alternate locations and opportunities for their future business.</p> <p>The site chosen for the Funeral Parlour and Office has been 326 Hale Road, Wattle Gove.</p> <p>It is acknowledged that typically Funeral Parlours are located within industrial areas.</p> <p>Although alternative land uses can also be considered on this site, the application received is for a Funeral Parlour and Offices, and has therefore been assessed accordingly.</p> <p>Should the development not proceed, an application for an alternative land use can be considered by the City against the City of Kalamunda Local Planning Scheme No. 3.</p>
<p>Impact on Property Values:</p> <p>The establishment of a funeral parlour in close proximity to residential areas often results in a perceived decrease in property</p>	<p>It is highlighted that property values are not a planning consideration as set out in the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. Additionally, the submitter(s) has not provided any evidence that there would be any reduction in the values of the surrounding properties.</p>	<p>Impacts upon the value of a property is not a valid planning objection under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p>

values. Studies and real-life examples from other communities have shown that potential homebuyers may be deterred, affecting the overall desirability of our neighborhood.	We have contacted local real estate agents in areas where our funeral homes currently exist, and they have indicated nil impact on real estate values. We will provide written advice to support this.	
Concerns about the ghosts.	This is not a planning consideration as set out in the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .	Not a valid planning objection under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
SUPPORT		
Support for Seasons Funeral who offer a comforting and inclusive local space for families to mourn the loss of loved ones.	Agree.	Noted.
Funeral Parlour will cater to the diverse needs of the community where there is a lack of options for funeral services.	Agree.	Noted.
A contemporary design and purpose built facility will provide a benefit to the community.	Agree. The design of the building is of a high quality. It has contemporary architectural form that has a sensitivity to the materiality and detail of the design, which provides an appropriate yet sensitive civic response to space.	Noted. The built form and design received a positive review from the City's Design Review Panel.
Provision of a service to the community to have access to a personalised farewell to their loved ones.	Agree.	Noted.
Funeral parlour will contribute to the local economy and job market, creating employment opportunities for people within the community, boost the local economy and allow	Agree. Approval and implementation of the development will bring considerable new investment to the locality including creating jobs through construction and ongoing operations.	Noted.

<p>collaboration with other businesses such as florists and caterers.</p>	<p>There will be 3 staff associated with the chapel. The proposed office will accommodate 20 permanent staff plus as-required casual staff who will work part time hours. It is estimated that the maximum number of staff on site at any time will be 25. Accordingly, the development will positively provide local employment</p> <p>The funeral home and office will provide benefits to the local community through direct and indirect employment opportunities and multiplier effects from the economic benefits flowing from the development.</p>	
<p>Services are usually between 10am and 2pm so there will be limited impacts on peak hour traffic.</p>	<p>Agree. The Traffic Impact Statement from Shawmac concludes that the existing road network has sufficient capacity to accommodate the traffic generated by the funeral home and offices.</p>	<p>Noted.</p>
<p>Funeral Parlours are quiet in nature and present to amenity concerns to surrounding concerns uses.</p>	<p>Agree. The proposed funeral home adjoins commercial development to the west and east, while Woodlupine Brook is to the north of the property. Residences are located to the south of Hale Road, with the Hale Road reserve being 33 metres in width. The closest residence is approximately 61 metres to the funeral home.</p> <p>Potential noise emissions associated with the funeral home are considered insignificant compared to the noise generated by traffic on Hale Road. Proposed funeral home operating hours are 8.30am to 4.30pm Monday to Friday. There will only be occasional services on a Saturday.</p> <p>The operating days and hours will assist in reducing off-site noise impacts as will appropriate noise insulation in the chapel.</p>	<p>Noted.</p>

	While noting the above, the <i>Environmental Protection (Noise) Regulations 1997</i> prescribe standards for noise emissions. The Regulations stipulate that the allowable noise levels that can be received at any noise sensitive premises. The funeral home is required to address the Regulations.	
The buildings and surroundings are well maintained and looked after.	Agree.	Noted.
The zoning of the site will support the proposed use and the development will add to the vibrant and eclectic commercial uses on Hale Road.	Agree.	Noted.
The proposal having good independent access is supported.	Agree. This is supported by the Traffic Impact Statement by Shawmac.	Noted.
Parking provision is suitable for staff and visitors.	Agree. The development plans show 62 car bays. Based on LPS3, there is a need to provide 37 bays. Accordingly, the development satisfies LPS3 through exceeding the parking standard by 25 bays.	Noted. The total amount of car parking bays provided exceeds the Parking Requirements (Table 3) of the City of Kalamunda Local Planning Scheme No. 3.
COMMENTS ONLY		
City of Kalamunda should consider taking in more residents, since more residents, means more opportunities for economic growth and city development, hence creating a better city for the community to live.	Noted. This is matter for the City.	Noted.
Request for increased level of public awareness / level of community engagement about the proposed DA to increase public awareness - Banners and signage	Noted. This is a matter for the City. While noting the above, the City has met its statutory obligation in consulting on this Development Application.	The City of Kalamunda Local Planning Policy 11 – Public Notification of Planning Proposals outlines the advertising requirements for various types of applications.

<ul style="list-style-type: none"> - Mobile information stations - Engaging local influences or community leaders and councillors to spread the word about the DA <p>Request for a thorough and inclusive consultation process with the community, including Tamil and Indian, before making decisions that directly affect our residential area. This will allow for a better understanding of our concerns and the exploration of alternative solutions.</p>		<p>This application was assessed as a 'Significant Development Application' under the Policy, and was therefore advertised to owners and occupiers within a 100m radius of the site for a 14 day period.</p> <p>The advertising materials were also uploaded on the City's website – Engage.</p> <p>The City has satisfied the advertising requirements under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p>
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