



Planning Report in support of Development Application for Funeral Parlour and Office



Lot 192 on Deposited Plan 413820
No. 326 Hale Road, Wattle Grove

Prepared for Seasons Funeral Homes (C/- Erceg McIntyre Pty Ltd)

www.edgeplanning.com.au

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1. INTRODUCTION

The purpose of this report is to explain the proposal from Seasons Funeral Homes for a proposed funeral parlour and office, and to set out the planning merits of the proposal. The planning report is supported by associated plans and technical reports.

The report includes the following:

- Context and background on the site;
- Overview of planning framework;
- Setting out the development proposal; and
- Planning considerations and planning justification.

The Application for Development Approval Form and checklist are provided in **Attachment 1**.

The application site, to be called the 'site', is Lot 192 on Deposited Plan 413820 (No. 326) Hale Road, Wattle Grove.

Development approval is sought for a funeral parlour and office, associated vehicular accessways, parking, landscaping and associated demolition of existing buildings. This Development Application does not propose signage which will be subject to a separate Development Application (unless it is exempt signage).

The report demonstrates that the proposed development is consistent with the planning framework and the principles of orderly and proper planning.

2. BACKGROUND

2.1 Context

The site is located in Wattle Grove and is approximately 15 kilometres directly from the Perth central business district. **Attachment 2** shows the site analysis.

The site forms part of the Wattle Grove activity centre (Wattle Grove Shopping Centre and Hale Village Shopping Centre). There are a range of nearby commercial uses including a neighbourhood shopping centre, restaurant, liquor store, service

station and child care centre, along with public open space. Woodlupine Brook is located to the north of the site. The brook is being currently enhanced through changing from a drain to a living stream with associated dual use path upgrades. To the south of the site are residential dwellings with an R20 and R30 density code.

The local neighbouring development is ad-hoc and disjointed in nature including there is a dilapidated nursery on adjoining land.

2.2 Cadastral details

A copy of the Certificate of Title and Deposited Plan are provided in **Attachment 3**. Cadastral details for the site are summarised below in **Table 1**.

| | |
|-----------------|---|
| Lot and address | Lot 192 (No. 326) Hale Road, Wattle Grove |
| Deposited Plan | 413820 |
| Volume/Folio | 2968/476 |
| Area | 9293m ² |
| Owner | Shirley Caroline Quare-Simin (Executor) |

Our client is conditionally contracted to acquire the property.

2.3 Physical characteristics

The site is shown in **Attachment 4**. The site:

- Contains various buildings and structures (such as sea containers), is generally cleared and contains some mature trees including native and non-native trees;
- Contains an existing crossover located in the south-east section;
- Is gently sloping with a height of approximately 15m AHD;
- Has a low risk of acid sulphate soils;
- Is not classified as a contaminated site on the DWER register; and
- Has been used for rural living purposes for many years.

As part of the WAPC approved subdivision 155941, land was provided to widen Hale Road and added to the recreation reserve in the northern section.

2.4 Services

The site is serviced with reticulated (scheme) water, power, telecommunications, and drainage. Reticulated sewerage is available on the southern side of Hale Road. The site adjoins Hale Road.

2.5 Heritage

The Department of Planning, Lands and Heritage's Aboriginal Heritage Inquiry System at <https://maps.daa.wa.gov.au/ahis/> shows there are no registered sites of Aboriginal significance on the subject land.

Landowners and land developers have an obligation under the *Aboriginal Cultural Heritage Act 2021* to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture.

The site does not contain any structure or place of non-indigenous heritage significance on the City of Kalamunda's Heritage Survey or on the City's Heritage List.

2.6 Technical reports

The Development Application is supported by various technical reports and plans. In particular, a Traffic Impact Statement by Shawmac, Civil DA Designs (including a Stormwater Concept Plan) by Pritchard Francis and an Arborist Report by Treewest Australia.



3. PLANNING FRAMEWORK

3.1 Overview

This section will outline how the proposed funeral parlour and office suitably address relevant legislation, planning policies, strategies, plans and the *City of Kalamunda Local Planning Scheme No.3* (LPS3). These documents consider key planning, environmental, servicing and economic development matters.

3.2 State planning framework

The following legislation, strategies and policies are of relevance to the Development Application:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- *State Planning Strategy 2050* - sets a broad strategic plan for Western Australia built on sustained growth and prosperity. The Strategy highlights the importance of job creation, economic diversity, value-adding and supports developing strong and resilient regions;
- *State Planning Policy 1 State Planning Framework Policy*;
- *State Planning Policy 2 Environment and Natural Resources*;
- *State Planning Policy No. 2.9 Water Resources*;
- *State Planning Policy 2.10 Swan – Canning River System Policy*;
- *State Planning Policy No. 3 Urban Growth and Settlement*;
- *State Planning Policy 3.7 Planning in Bushfire Prone Areas*;
- *State Planning Policy 7.0 Design of the Built Environment*;
- *Guidelines for Planning in Bushfire Prone Areas* - the property is not within a bushfire prone area as outlined at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>; and
- *Government Sewerage Policy* – the property can be connected to the reticulated sewerage system.

Attachment 5 assesses the proposal against the *Planning and Development (Local Planning Schemes) Regulations 2015* in Clause 67(2) of the Deemed Provisions.

3.3 Metropolitan and regional planning framework

3.3.1 Metropolitan Region Scheme

The property is zoned 'Urban' in the Metropolitan Region Scheme.

3.3.2 Perth and Peel @ 3.5 million

The framework allocates the site as 'Urban zone - development'. The framework promotes economic development including commercial development. The framework recognises the importance of community services, business development and job creation.

3.3.3 North-East Sub-regional Planning Framework

The framework classifies the site as 'Urban'. The framework supports increased job creation and employment self-sufficiency in the sub-region.

3.4 Local planning framework

3.4.1 City of Kalamunda Local Planning Scheme No. 3

The site is zoned 'Urban Development'. Sections of LPS3, relevant to the Development Application, include:

- Objectives of the Urban Development zone are set out in Clause 4.2.1;
- Land use permissibility is guided by the land use classifications in the Wattle Grove Cell 9 Structure Plan (see Section 3.4.5 of this report);
- Clause 4.3 and Table 1 set out the Zoning Table. A funeral parlour is a 'D' use in the Commercial zone and an 'A' use in the Mixed Use zone. Office is a 'P' use in the Commercial zone and a 'D' use in the Mixed Use zone. Accordingly, the City has discretion to approve a Development Application for a funeral parlour and office on the property;
- Table 2 – Site Requirements;
- Table 3 – Parking Requirements;
- Clause 5.14 – Commercial Zones - includes provisions on design,

setbacks, access, storage, landscaping and drainage; and

- Schedule 1 defines funeral parlour as: **"funeral parlour"** means premises used to prepare and store bodies for burial or cremation;
- Schedule 1 defines office as: **"office"** means premises used for administration, clerical, technical, professional or other like business activities; and
- The property is also within the Wattle Grove Urban Cell 9 which relates to development contributions. Land use guidance within the Urban Development zone is set by the WA Planning Commission approved Structure Plan.

Table 2 assesses the application against LPS3 (see Section 5.12).

3.4.2 Local Planning Strategy

The City's Local Planning Strategy identifies the site as a neighbourhood centre. The Strategy supports enhancing community facilities, job creation and diversifying the economic base.

3.4.3 Local Planning Policies

There are various adopted local planning policies of relevance to the Development Application including:

- *Local Planning Policy 16: Design Review Panels;*
- *Local Planning Policy 24: Development Contribution Arrangements;*
- *Local Planning Policy 26: Public Art Contributions;* and
- *Local Planning Policy 33: Tree Retention.*

The local planning policies have guided the Development Application. Relevant matters are further discussed in this report.

3.4.4 City of Kalamunda Strategic Community Plan 2021-2031

The Strategic Community Plan sets the community's vision for the future and it is the principal strategic guide for the Council's future planning and activities.

The City's vision is:

'Connected communities, valuing Nature and Creating our Future Together.'

One of the key priorities includes:

'Kalamunda Develops - using our land and assets diversely and effectively. Supporting our local economy.'

The proposal is consistent with the Strategic Community Plan including that it supports a strong and diversified economy, it supports local job creation, there are manageable environmental and landscape impacts and it promotes a safe transport network.

3.4.5 Wattle Grove Cell 9 Structure Plan

The site is located within the Wattle Grove Cell 9 Structure Plan (**Attachment 6**). The Structure Plan classifies the property as 'Commercial', 'Mixed Use' and 'Public Open Space/Parks and Recreation'. These classifications are similar to 'default' zonings in LPS3.

The Structure Plan allocates a commercial zoning to the front of the lot addressing Hale Road (southern section) and a mixed-use zoning to the rear of the lot (northern section). The land allocated as Public Open Space/Parks and Recreation has been added to Crown land.

3.5 Planning framework implications for the Development Application

Common themes of the policies, strategies, plans and LPS3 and their implications for the Development Application include:

- Addressing land use compatibility;
- Addressing key environmental assets;
- Addressing landscape impact and promoting good design;
- Supporting sustained growth, job creation, value-adding and economic development;
- Supporting local communities and local economies;
- Appropriate servicing including addressing stormwater management; and

- Addressing traffic safety and suitability of access.

Based on the above, the Development Application is consistent with the planning framework and is consistent with the principles of orderly and proper planning.

4. DEVELOPMENT PROPOSAL

4.1 Overview

Development approval is sought for a funeral parlour and office. Details are provided with the architectural plans (refer to **Attachment 7**). These include a demolition plan, site plan, floor plans, elevations and a landscaping plan.

The existing buildings will be demolished to construct a purpose-built funeral parlour (with associated chapel and storage), with offices for Seasons Funeral Homes staff. The northern part of the site will be retained for open space.

The following is proposed:

- A funeral parlour which includes a reception/office, reception area, viewing room, meeting rooms, body preparation area, fridges, toilets and parking for the hearses;
- Interim storage of bodies in a refrigerated facility. This includes the collection of bodies from the place of death, transfer of bodies to the facility in a purpose-built vehicle, storage of the body whilst the required death documentation is processed and transfer to an offsite cremation facility of the family's choosing;
- Parking for the hearse and other funeral vehicles enables the loading/unloading of a body to be undertaken within the building. This will ensure that the body is not seen by the public at any point;
- Seating for 100 people in the chapel with 3 staff;
- A maximum of 2 services per day plus 1 viewing per day;
- There will be no crematorium on the site;
- The 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; and

- The expected funeral parlour operating hours are between 8.30am to 4.30pm Monday to Friday. There will only be occasional services on a Saturday.

4.2 Buildings

The proposed building is well designed with high aesthetics. In particular:

- The development will be a significant enhancement of the site compared to existing development;
- The building incorporates a mix of single storey and double storey development;
- The modest roof lines will enhance yet sit comfortably within its context;
- The height and aesthetic quality of the built form look is contemporary;
- Materials and colours synonymous with Australian Architecture (Colourbond, Corten Steel, hardwood timber and expressed aggregate paving, natural colour tones) will be used to help visitors feel comfortable in a familiar surround;
- The development works in unison with the natural landscape of the site;
- The development is clear and legible;
- The canopy clearly defines a set-down zone; and
- The development will include public art that is located in a high-profile/publicly visible location to address Council policy.

4.3 Landscaping and open space

As outlined in **Attachment 7**, there is considerable and well located landscaping and open space. A Landscaping Plan is included with the architectural drawings. The Landscaping Plan is supported by an arborist's report which is outlined in **Attachment 8**. The arborist report confirms the development plans respect key trees which will be retained. The development plans propose:

- Communal open spaces will be well lit, with minimal places of concealment. There will be effective passive surveillance from proposed development;
- In most cases, development is orientated towards the landscaping to promote visual privacy. Where necessary, screening elements have been set off the openings to promote access to natural light;
- The frontage facing Hale Road will have a high level of visual permeability to aid with passive surveillance, with the aid of low growing landscaping plus high quality lighting to parking areas;
- Secure staff parking area which offers a safe entry and exit experience, particularly during quiet times; and
- Significant mature trees will be conserved.

In addition, the site adjoins Woodlupine Brook. WAPC subdivision application 155941 resulted in widening of the Public Open Space reserve. Woodlupine Brook provides a key landscape feature and recreation resource.

It is expected that a more detailed landscaping plan will be addressed through a development condition.

4.4 Vehicles, access and parking

As outlined on the submitted plans, vehicle access is proposed from two crossovers to Hale Road.

The plans show 62 carparking bays plus a loading area. A delivery bay for service and commercial vehicles is conveniently located.

The layout will ensure vehicles can enter and leave the site in a forward gear.

Further details are outlined in Section 5.8 and in the Traffic Impact Statement by Shawmac in **Attachment 9**.

Pedestrian pathways will be universally accessible with gentle ramping integrated into the hard landscaping where a change in floor level is required.

4.5 Stormwater

Supporting the Development Application are plans and specifications addressing stormwater (**Attachment 10**).

4.6 Construction management

It is recognised there is a need to address sediments, noise and dust, to control environmental incidents and to ensure there are contingency procedures during construction.

It is expected the City will require preparation and implementation of a Construction Management Plan.

4.7 Signage

Signage is not a part of this Development Application. Signage will be separately addressed via a separate future Development Application unless it is exempt signage.

5.0 PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION

5.1 Overview

This section brings together an assessment of the site's attributes and the planning framework in considering key planning matters and justifying the Development Application.

In addition to matters already set out in this correspondence and in the attachments, the planning justification for the funeral parlour and office are outlined below. In summary, the site is suitable and capable for the funeral parlour and office. The application is consistent with the requirements of orderly and proper planning.

The funeral parlour will provide a valuable service to the local community and to surrounding areas. The funeral parlour and office will create and support jobs including with construction, operations, cleaning and maintenance.

5.2 Use consistent with funeral parlour and office

Seasons Funeral Homes intends to develop a funeral parlour and office on the site. The proposed development is consistent with the LPS3 definition of 'funeral parlour' and 'office' (refer to Section 3.4.1 of this report). The City has discretion to approve these uses on the site.

5.3 Planning suitability for funeral parlour and office

The site is suitable for the funeral parlour and office for reasons including:

- It is consistent with the planning framework;
- The uses are compatible with adjoining uses;
- It is consistent with LPS3 requirements for the Urban Development zone including objectives, standards and land use permissibility;
- The site is not within a bushfire prone area;
- All impacts associated with the development will be contained on the site;
- The development is generally located on cleared land and key environmental assets, including water resources, can be suitably addressed;
- There are minimal landscape considerations given key mature trees will be conserved and noting proposed landscaping;
- The development will be appropriately serviced;
- The site has convenient access to the district road network and vehicular access will be to/from Hale Road;
- Traffic impacts will be manageable, and traffic can readily be accommodated on Hale Road;
- Vehicles will enter and leave the site in a forward gear and unloading/loading will occur on-site;
- It will enhance the site which has been neglected for many years. Proposed development will improve the area's amenity;
- It will bring considerable new investment to the locality including

creating jobs through construction and ongoing job creation; and

- The proposal will complement Wattle Grove and the district, increasing its overall viability, vitality and prosperity.

Further details relating to the site's suitability for the proposed funeral parlour and office are outlined in this section and summarised in **Table 3**.

Based on the planning framework, site context and site features, the site is well-suited for a funeral parlour and offices.

5.4 Compatibility with adjoining and nearby land uses

The proposed funeral parlour and office are compatible with adjoining and nearby land uses. The reasons include:

- It is highlighted there will be no crematorium on site;
- The funeral parlour and office are compatible within the local context. A funeral parlour is a 'D' (discretionary) use within the Commercial zone and an 'A' use (advertising required) in the Mixed Use zone. An office is a 'P' (permitted) use in the Commercial zone;
- Potential noise emissions associated with the funeral parlour are considered insignificant compared to the noise generated by traffic on Hale Road;
- Proposed funeral parlour operating hours are 8.30am to 4.30pm Monday to Friday. There will only be occasional services on a Saturday;
- Lighting and light spill can be controlled to the satisfaction of the City;
- There is a requirement for operators to appropriately manage their operation and control their impacts on their own property in accordance with standard practice and legal principles; and
- Conditions imposed by the City through the development approval will assist to control the impacts of the funeral parlour and office.

Given the above, the proposed funeral parlour and office will provide for the safety and amenity of surrounding land uses.

Accordingly, the site is suitable and capable of accommodating the funeral parlour and office based on the zoning, context and site characteristics.

5.5 Design and landscape

5.5.1 Overview

The site has, for decades, been used for rural living purposes. Its current character is rural living in nature.

The proposed design (**Attachment 7**) is compatible with nearby development. The proposed development is consistent with height requirements, and provides a development that is of a bulk and scale appropriate for the surrounding area. The overall 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.

The development will provide a high level of internal and external amenity for occupants, visitors and neighbours. There are a range of features/factors that contribute to the amenity, including:

- Site – the main driveway is located to not clash with existing traffic islands;
- Public spaces are clearly defined and allow for appropriate separation from staff work areas;
- Usage - as patrons vacate the main areas, the operators can close those spaces and begin to prepare for the next event without negatively impacting the experience;
- Public funeral areas (chapel, foyer etc) include generous natural lighting;
- The provision of a courtyard space directly off the condolence lounge;
- The mortuary area allows for high level of privacy/screening/security;
- The loading area is well protected from wind and rain elements;
- The development proposes generous amenities to promote the comfort of visitors;
- The development aims to work in unison with the natural landscape of the site. The street frontage will use soft

and hard landscaping, a natural yet bold material palette and modest roof lines to enhance yet sit comfortably within its context;

- The development will not create any overlooking or overshadowing. There are generous setbacks to neighbours; and
- The development will include public artwork.

The proposed development provides for a built form that is consistent with and enhances the surrounding business land uses. Accordingly, it is not out of place or inconsistent with the type and style of development to be expected in such locations. The development has a high quality architectural finish, with materiality which is sympathetic to the surrounding area. Accordingly, the development is appropriate for the site.

5.5.2 Built form/design

Some of the key built form/design considerations and outcomes include:

- The built form is consistent and complementary to other recent development in the area;
- Buildings are centrally located and presents as a well-balanced development;
- The development does not seek to optimise building ratio, but it values generous comfortable spaces. There is the potential to accommodate future expansion to the rear (north) should it be required;
- The built forms connect with landscaped spaces, promoting their use and creating a comfortable social atmosphere;
- The design incorporates modest roof lines to enhance yet sit comfortably within its context;
- Street presence (form and bulk) is not dissimilar to the nearby Aldi development;
- The spaces have been designed with functionality in mind. The sizes and arrangement of spaces relate effectively together in a way that promotes an efficient operation and ease of use. Spaces that may need to

be expanded in the future have been arranged to allow for convenient expansion;

- Intended construction methods and materials will facilitate future flexibility;
- The proposed building materials are durable and low maintenance, while offering a high standard of finish;
- The bulk and scale of the development are appropriate for the site and are consistent with the objectives of the zone;
- Storage areas will be screened from public view; and
- The development is consistent with the intended character of the locality.

5.5.3 Landscaping

High quality landscaping is very important to Seasons Funeral Homes. There is an opportunity to create a place of comfort and reflection. There are also opportunities to enhance local landscapes particularly viewed from Hale Road.

Attachment 7 sets out a Landscape Plan. The Landscape Plan has been prepared which, once refined, approved and implemented, will enhance the site and area. The Landscape Plan outlines species which will add to the area's natural diversity. The landscaping treatment is generous and is also integral to the proposed stormwater treatment. The landscaping will complement water management objectives.

The broad concept is:

- Retention of important selected existing trees (refer to **Attachment 8**);
- To increase the number of trees and shrubs compared to current situation;
- To provide generous landscaping which far exceeds the minimum requirement for a commercial site;
- To provide a strong focus on the use of local native and waterwise species; and
- For hard landscaping to employ materiality familiar to Western Australia and will include elements such as exposed aggregate pathways and Corten raised planters.

It is recognised the City may require the implementation of a landscape plan as a condition of development approval.

5.6 Bushfire and fire management

The site is located outside of the bushfire prone area. It is additionally noted that:

- There will be a low-fuel area around the building;
- The site is serviced by reticulated water and hydrants. Additionally, fire extinguishers will be provided by Seasons Funeral Homes;
- An emergency plan will be prepared by Seasons Funeral Homes or prepared as a condition of development approval; and
- The landowner will comply with the relevant requirements of the City's Annual Fire Break Notice.

5.7 Environmental impact

5.7.1 Overview

It is expected there will be no off-site environmental impacts associated with the funeral parlour and office. For instance:

- The site has previously been largely cleared of native vegetation;
- Significant large trees are retained;
- There will be an increase in tree canopy compared to the current situation;
- The development will be appropriately serviced;
- Noise, dust and stormwater can be effectively managed;
- It is expected a Construction Management Plan will be required as a condition of development approval; and
- It is expected that a Waste Management Plan will be prepared as a condition of development approval.

The development will include a range of sustainable features and elements. They include:

- Water sensitive plant selections;
- Installation of fixtures and fittings that are energy efficient, and water saving;

- Plenty of natural light to reduce reliance on artificial lighting;
- Openings have been placed under exaggerate eaves to promote beneficial solar gain in winter and light access in summer;
- The selection of materials that strongly consider longevity and maintenance;
- Framed construction to areas that may require future flexibility thereby improving long term sustainability;
- The inclusion of solar panels and batteries. The roof will be designed structurally to be able to accommodate PV cells, and the electrical system will be designed to integrate solar; and
- The connection of the development to the reticulated sewerage system.

5.7.2 Noise management

The *Environmental Protection (Noise) Regulations 1997* prescribe standards for noise emissions. The Regulations stipulate that the allowable noise levels that can be received at any noise sensitive premises.

It is highlighted that off-site noise sensitive premises are well separated from the application site. The site adjoins commercial areas.

The operating days and hours will assist in reducing off-site noise impacts as will appropriate noise insulation in the chapel.

5.8 Access and carparking

5.8.1 Overview

The site has convenient access to the district road network.

Access to and from the site is via an existing crossover onto Hale Road plus a second crossover in the western part of the site.

To inform the Development Application, **Attachment 9** sets out the Traffic Impact Statement prepared by Shawmac. The Traffic Impact Statement raises limited issues which can be readily mitigated.

The Traffic Impact Statement sets out the proposed funeral parlour and office can

suitably address traffic impacts and safety. This includes the location of the crossovers.

The site is highly accessible and is a flat site ideally suited to people with disabilities, the elderly and others.

5.8.2 Access

Vehicle access to and from the site will be provided via using an existing crossover plus an additional crossover onto Hale Road. The design of the crossovers will facilitate the safe and efficient movement of traffic.

Site access and on-site manoeuvrability will cater for hearses, other funeral vehicles and for delivery vehicles. Swept path analysis has been undertaken to demonstrate how hearses and delivery vehicles can suitably enter and leave the site in a forward gear.

5.8.3 Traffic Impact Statement

To support the Development Application, a Traffic Impact Statement has been prepared by Shawmac. The Transport Impact Statement (**Attachment 9**) concludes:

- The existing road network has sufficient capacity to accommodate the traffic generated by the development;
- Adequate sight distance is available from the existing crossover and proposed crossover;
- Based on LPS3 requirements, the minimum parking requirement is 37 bays. The proposed 62 bays satisfies minimum requirements;
- All car parking demand will be accommodated on-site;
- A swept path analysis shows that the internal layout is suitable;
- The demand for walking, cycling and public transport is likely to be minimal and so the provision of paths, cycle lanes or additional public transport services is not required; and
- The crash history does not indicate any issues with the road network that will be significantly changed by the introduction of additional traffic.

5.8.4 Parking

All parking associated with the development will be contained on site in the generous parking areas. The site plan shows 62 car parking bays (with 39 for patrons/visitors and 23 for staff) which addresses LPS3 requirements. The development includes the required number of ACROD bays.

The vehicle parking bays comply with AS 2890.1:2004 (off-street parking) and AS2890.6 (street parking for disabilities).

The location of disabled parking bays offers a short and safe entry experience for the vulnerable.

5.8.5 Pedestrians and cyclists

There are opportunities for some staff trips to be made by walking and cycling. There are also opportunities to install bicycle racks on the site.

The pedestrian pathways connect to the City's pedestrian network.

5.9 Services

Further to Section 2.4, the proposed development will be appropriately serviced including the development will be connected to the reticulated sewerage system.



5.10 Stormwater management

Pritchard Francis have prepared a stormwater drainage concept plan (stormwater plan) which is outlined in **Attachment 10**. The stormwater plan shows the broad approach to managing and treating stormwater through swales. In major rainfall events, stormwater will flow towards Woodlupine Brook. The stormwater plan demonstrates the site can appropriately detain and treat the stormwater for relevant rainfall events.

In particular, the stormwater plan demonstrates that post-development volumes of water run-off can be sufficiently detained on-site to meet pre-development conditions.

The stormwater plan will be refined through detailed design as a condition of development approval. Implementation of Pritchard Francis' design is intended to maintain the capacity of local drains and to also manage the quality of water from the run-off before reaching Woodlupine Brook.

5.11 Waste Management

Bin storage is shown in **Attachment 7**. The development will be serviced by City waste and recycling bin pickups. Seasons Funeral Homes will seek to reduce the need for waste and to promote recycling. If required, a Waste Management Plan can be prepared as a condition of development approval.



Table 2 – Assessment of proposal against LPS3 provisions

| Relevant objectives and provisions | Compliance |
|--|---|
| Land use permissibility – funeral parlour | Yes: 'D' (discretionary) use in the Commercial zone and 'A' (advertising required) use in the Mixed Use zone. |
| Land use permissibility - office | Yes: 'P' (permitted) use in Commercial zone. |
| Front boundary setback (15 metres) – Table 2 | Yes |
| Side boundary setback (0 metres) – Commercial Zone - Table 2 | Yes |
| Rear setback (6 metres) – Table 2 – Mixed Use zone | Yes |
| Landscaping – 3 metres to road frontage. | Yes |
| Site coverage (60% for Commercial zone and 50% for Mixed Use zone) – Table 2 | Yes |
| Plot ratio (0.6 for Commercial zone and 0.5 for Mixed Use zone) – Table 2 | Yes |
| Carparking – Table 3 – 1 bay for every staff member plus 2 visitor bays for funeral parlour. Office 4 bays per 100m ² of NLA. | Yes |
| Commercial zones – design – clause 5.14 | Yes |
| Access – clause 5.14.3 | Yes, vehicles can enter and leave the site in a forward gear. |
| Drainage – clause 5.14.8 | Yes |

5.12 City of Kalamunda Local Planning Scheme No. 3

Table 2 assesses the proposed development against relevant LPS3 provisions relating to the Commercial zone and the Mixed Use zone.

The Development Application is consistent with LPS3 requirements for the Urban Development zone and associated land use allocation of Commercial and Mixed Use from the approved Structure Plan. This includes objectives, standards and land use permissibility.

5.13 Supporting the local and regional economy

The City promotes employment and economic growth as outlined in publications such as the Strategic Community Plan and the Local Planning Strategy.

Approval and implementation of the funeral parlour and office will have various economic benefits including supporting local employment, supporting local services, assisting in a more sustainable

local economy and it will add to Wattle Grove's overall viability, vitality and prosperity.

A growing and more diverse economy will provide an important foundation for the future economic base of the community. This is consistent with the planning framework which promotes employment and economic growth.

The funeral parlour 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.

5.14 Planning justification

The planning justification for the Development Application is summarised in **Table 3**. As outlined in **Table 3**, the Development Application is consistent with the planning framework and the principles of orderly and proper planning. Additionally, the proposed funeral parlour and office are suitable and capable for the site.



| Table 3 – Summarised Planning Justification | | | | |
|--|---|--|--|--|
| Strategic | Land Use Planning | Environment and Landscape | Transport and Servicing | Economic and Community |
| <p>The Development Application is consistent with the planning framework.</p> <p>The funeral parlour and office will support the development and sustainability of Wattle Grove.</p> <p>Consistent with the requirements of orderly and proper planning.</p> | <p>The development is compatible with adjoining land uses.</p> <p>The development will have minimal adverse impacts on the locality.</p> <p>The site is suitable and capable for a funeral parlour and office.</p> <p>Development will be effectively designed and controlled through the submitted technical plans and development conditions.</p> <p>The local government has discretion through LPS3 to approve the application.</p> | <p>The site contains limited environmental assets and the development is expected to create manageable environmental impacts.</p> <p>Bushfire risks can be managed.</p> <p>There are limited landscape impacts noting existing development and retention of significant trees. Proposed landscaping will enhance the area's appearance compared to the current situation.</p> <p>There are no heritage constraints and the site is not located in a public drinking water source area.</p> | <p>The site has convenient access to the district road network.</p> <p>Traffic impacts can be accommodated on Hale Road.</p> <p>The Traffic Impact Statement sets out that safe vehicular access can be achieved between the site and Hale Road.</p> <p>All loading and unloading will be undertaken on-site.</p> <p>The development will be appropriately serviced.</p> | <p>The development will promote job creation by supporting the development of Wattle Grove and assist to diversify and grow the local/regional economy.</p> <p>The development will generate and support economic activity.</p> <p>The proposal will assist in enhancing Wattle Grove and assist in creating jobs. This includes adding to its overall viability, vitality and prosperity.</p> |

6. CONCLUSION

This report confirms that the Development Application for the funeral parlour and office are consistent with the planning framework, the site is both suitable and capable of accommodating the proposed development and the proposal represents orderly and proper planning.

The development will enhance the area's amenity and it will provide a required facility to the locality. Implementation of the development approval will provide a range of benefits to Wattle Grove and the local and district community as outlined in this report.

The approval of the City is respectfully requested.