

PLANNING ASSESSMENT

PLANNING AND DEVELOPMENT REGULATIONS 2015 – CL67

b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment: No proposed scheme amendments for this site			

c) any approved State planning policy	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<p>Comment:</p> <p>The application has been assessed in accordance with</p> <ul style="list-style-type: none"> - State Planning Policy 3.7 – Planning in Bushfire Prone Areas - State Planning Policy 5.4 – Road and Rail Noise <p>See State Planning Policy Sections.</p>			

d) any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d)	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment: No areas of environmental significance are noted on site.			

e) any policy of the Commission	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
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g) any local planning policy for the Scheme area	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: The application has been assessed against			

- Local Planning Policy 4.8 – Land Sales Offices.
- Local Planning Policy 4.16 – Tree Retention and Planting.
- Local Planning Policy 4.3 – Landscape Protection Area Policy.

h) any structure plan, activity centre plan or local development plan that relates to the development	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
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Comment: No structure plan exists over the site.

k) the built heritage conservation of any place that is of cultural significance	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
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Comment: No heritage is noted on the site.

l) the effect of the proposal on the cultural heritage significance of the area in which the development is located	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
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m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
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Comment:

The sales office would be in the form of a transportable building measuring 12m x 3m and would utilise an existing parking area. The lawn bowls area would be an area of astroturf measuring 30m x 10m. This development is proposed to be located centrally to the site

Elevations of the transportable building have not been provided as part of the application. Given the structure is temporary in nature as well as its location and scale, it is considered that it would not have an adverse impact on the character or amenity of the site or surrounding locality. It is however recommended that a condition is imposed to require details of this development prior to its construction as part of the building permit process.

With regard to the new park homes, Officers recommend a condition is imposed requiring a schedule of colours and materials to be provided upon lodgement of the certificate, as discussed earlier, to ensure that any new 'park home' by way of its appearance would not adversely impact upon the visual amenity of the locality.

	YES	NO	N/A
n) the amenity of the locality including the following –			
I. Environmental impacts of the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
II. The character of the locality			
III. Social impacts of the development			

Comment:

The subject site falls within Special Control Area 1 of LPS3 which relates to the Darling Scarp Landscape Protection Area. The objectives of this SCA are:

- To preserve the amenity deriving from the scenic value of the Darling Scarp.
- To protect and enhance the landscape, scenic and townscape values.
- To maintain the integrity of landscapes in the line of sight view corridor along scenic routes in the Shire, including but not limited to South West Highway, Nettleton Road, Jarrahdale Road, Admiral Road, Kingsbury Drive and both the North-South and East-West Railway lines and natural water courses.

This SCA is supplemented by LPP4.3 – Landscape Protection Area Policy which requires consideration to be given to the ‘seen area’ of the development from the coastal plain, major roads, tourist routes and major recreation areas as well as the visual intrusiveness of the development, use of materials and colour schemes. Also, of importance in the SCA is the enhancement of natural features and vegetation, which is discussed under the relevant section of the report.

The subject site is located at the foot of the Scarp on a relatively flat area. It is not elevated or located on a ridgeline. Whilst the development is visible along South Western Highway, views are filtered due to existing mature vegetation along the western boundary. The works component of this application, the sales office and the lawn bowls area, given their location and scale would not be visually prominent within the context of the Darling Scarp. It is however important to ensure that the extension of the ‘park home’ sites do not detract from views from South Western Highway.

The application includes the removal of several trees to facilitate the additional ‘park home’ sites and as such a condition requiring these trees to be replaced is recommended. It is considered that further landscaping, in particular to the west of the site, would ensure that views from South Western Highway remain filtered and would ensure the development does not have an adverse visual impact on the locality or the wider context of the Darling Scarp.

	YES	NO	N/A
o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comment: The application has no affect on any water courses or natural environment areas.

	YES	NO	N/A
p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comment: No trees on site are proposed to be removed outside of the requirements of the Bushfire Management Plans.

q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: The lot is subject to a bushfire management plan which has been considered to meet the guidelines.			

r) the suitability of the land for the development taking into account the possible risk to human health or safety	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
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s) the adequacy of –	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
I. The proposed means of access to and egress from the site; and			
II. Arrangements for the loading, unloading, manoeuvring and parking of vehicles			
Comment: The application is considered to meet the access requirements, taking access of an existing portion to South Western Highway.			

t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: Traffic assessment has determined that the proposal will have no impact onto the adjoining SWH road area or the wider serpentine network.			

u) the availability and adequacy for the development of the following –	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
I. Public transport services			
II. Public utility services			
III. Storage, management and collection of waste			
IV. Access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities)			
V. Access by older people and people with disability			
Comment: Officers have expressed significant concerns about the lack of pedestrian connectivity and inadequate infrastructure to support the expanded needs of the proposed park home park. The development relies on nearby Serpentine townsite for essential services, yet the current footpath connecting the park to the townsite is substandard, being narrow and not of concrete construction. This deficiency is particularly problematic given the anticipated increase in pedestrian traffic, including older adults and people with disabilities, who may not have access to private vehicles. To address these issues and ensure the proposal aligns with orderly and proper			

planning principles, Officers recommend a condition requiring the developer to fully upgrade the footpath infrastructure, including a safe crossing of South Western Highway. This condition is considered necessary and reasonable, as the proposed permanent conversion to a park home park necessitates safe and adequate infrastructure for its permanent residents.

v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<p>Comment:</p> <p>Officers have also assessed the impact of the loss of tourism related services associated with this development. With respect to the current caravan park classification, this provides visitors with access to services and facilities that supports the travelling public to visit, pass through and return to the Shire. Such infrastructure that enables this is particularly drinking water and effluent dump points. It is not insignificant that the reclassification to Park Home Park, is likely to cause a reduction in the capacity of the visiting public to be supported by essential infrastructure like this.</p> <p>As such Officers have recommended a condition addressing a suitable water point and effluent dump point for travelling caravans and RVs to access, in a suitable location along the Falls Road reserve frontage of the development.</p>			

w) the history of the site where the development is to be located	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<p>Comment:</p> <p>The definitions of 'Caravan Park' and 'Park Home Park' under LPS3 both derive their meaning from the CPCG Act and CPCG Regulations respectively. These definitions are detailed following:</p> <ul style="list-style-type: none"> <i>Caravan Park means an area of land on which caravans, or caravans and camps, are situated for habitation; and</i> <i>Park Home Park means a caravan park at which park homes, but not any other caravans or camps, are situated for habitation.</i> <p>The subject site is zoned 'Rural' under Local Planning Scheme No.3 (LPS3). LPS3 applies additional uses (A14) to the subject site of 'Park Home Park' and 'Office'. As such, whilst these land uses are not permitted under the Zoning Table of LPS3 within the 'Rural' zone, they are discretionary (A) uses for the subject site.</p>			

x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
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