Deemed Provisions – Cl 67 Matters to be considered by local Government Land Use:

planning scheme operating within the area	YES		N/A
Comment:			
Comment.			
b) The requirements of orderly and proper planning including any	YES	NO	N/A
proposed local planning scheme or amendment to this Scheme	\boxtimes		
that has been advertised under the Planning and Development			
(Local Planning Schemes) Regulations 2015 or any other			
proposed planning instrument that the local government is			
seriously considering adopting of approving			
Comment: The development is considered to meet the existing and	d prevailing	planning	
framework.			
c) any approved State planning policy	YES	NO	N/A
, , , , ,	\boxtimes		
Comment: Officers consider the development as a result of the upon	dated NIMF	generally a	aligns
Comment: Officers consider the development as a result of the upon with the State Planning Policy 2.1 -Peel Harvey Coastal Plain Catchr			_
with the State Planning Policy 2.1 -Peel Harvey Coastal Plain Catchr	nent nutrie	nt targets.	Α
	nent nutrie	nt targets.	Α
with the State Planning Policy 2.1 -Peel Harvey Coastal Plain Catchr condition has been imposed to require an updated NIMP to ensure	nent nutrie	nt targets.	Α
with the State Planning Policy 2.1 -Peel Harvey Coastal Plain Catchr condition has been imposed to require an updated NIMP to ensure both Nitrogen and Phosphorous of the EEP have been met.	ment nutrie the year 5	nt targets. nutrient ta	A rgets for
with the State Planning Policy 2.1 -Peel Harvey Coastal Plain Catchr condition has been imposed to require an updated NIMP to ensure both Nitrogen and Phosphorous of the EEP have been met. d) any environmental protection policy approved under the	nent nutrie the year 5	nt targets.	A rgets for N/A
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IN22/15353 Page 1 of 4 Ordinary Council Meeting - 15 August 2022

g) any local planning policy for the Scheme area	YES ⊠	NO	N/A
Comment: The application was assessed against the relevant local the report.	planning po	l plicies as de	tailed in
h) any structure plan, activity centre plan or local development plan that relates to the development	YES	NO	N/A ⊠
Comment:			
i) any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015 Comment:	YES	NO	N/A
Comment.			
j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve	YES	NO	N/A
Comment:			
Development: k) the built heritage conservation of any place that is of cultural significance	YES	NO 🗆	N/A ⊠
Comment:			
I) the effect of the proposal on the cultural heritage significance of the area in which the development is located	YES	NO	N/A ⊠
Comment:			
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	NO 🗆	N/A □
Comment: Development is supported by Officers. The report addrefurther detail.	esses this c	onsideratio	n in
n) the amenity of the locality including the following – I. Environmental impacts of the development	YES	NO	N/A

Page 2 of 4 Ordinary Council Meeting - 15 August 2022 IN22/15353

III. Social impacts of the locality III. Social impacts of the development Comment: Development is supported by Officers. The report addresses this consideration in further detail. 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 Comment: Development is supported by Officers. The report addresses this consideration in further detail. The development will be subject to a revised NIMP to demonstrate full alignment with the nutrient targets of the EEP. 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 Comment: The development will be subject to a Landscape Management Plan to provide for filtered views of components of the development from certain vistas. 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 Comment: A Bushfire Management Plan has been submitted and accepted by the Shire. r) the suitability of the land for the development taking into account the possible risk to human health or safety Comment: Officers support the proposal as detailed in the Council report. s) the adequacy of − 1. 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 Shire's Engineers have advised that the access to the site and road network is adequate in dealing with the proposed developments, subject to upgrades that have been conditioned. 1) the amount of traffic likely to be generated by the development, particularly in relation to the capacity off the road system in the locality and the probable effect on traffic flow and safety Comment: The Shire's Engineers have advised that the road				
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the proposed developments subject to upgrades that have been conditioned.		•	acc in acaii	

Page 3 of 4 Ordinary Council Meeting - 15 August 2022 IN22/15353

u) the availability and adequacy for the development of the	YES	NO	N/A
following –	\boxtimes		
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: The development seeks to provide bus services from loc	cal centres i	ı in Armadale	Byford
and Rockingham		, a madan	2) 2 7 10 1 a
v) the potential loss of any community service or benefit resulting	YES	NO	N/A
from the development other than potential loss that may result			\boxtimes
from economic competition between new and existing			
businesses			
Comment:	•	1	
w) the history of the site where the development is to be located	YES	NO	N/A
	\boxtimes		
Comment:			
x) the impact of the development on the community as a whole	YES	NO	N/A
x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular	YES	NO	N/A
l · · · · · · · · · · · · · · · · · · ·		NO	N/A
notwithstanding the impact of the development on particular individuals			N/A
notwithstanding the impact of the development on particular			N/A
notwithstanding the impact of the development on particular individuals Comment: The development is supported subject to management			N/A □
notwithstanding the impact of the development on particular individuals Comment: The development is supported subject to management			N/A
notwithstanding the impact of the development on particular individuals Comment: The development is supported subject to management consistent with the current and prevailing framework.	plans and c	onsidered	
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Page 4 of 4 Ordinary Council Meeting - 15 August 2022 IN22/15353