

## Deemed Provisions – CI 67 Matters to be considered by local Government

## Land Use:

|   |   |                                       |  |
|---|---|---------------------------------------|--|
| a) The aims and provisions of this Scheme and any other local planning scheme operating within the area | <b>YES</b><br><input checked="" type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input type="checkbox"/> |
| <b>Comment:</b>   |   |                                       |  |

|   |   |                                       |  |
|---|---|---------------------------------------|--|
| 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 | <b>YES</b><br><input checked="" type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input type="checkbox"/> |
| <b>Comment:</b> The development is considered to meet the existing and prevailing planning framework.   |   |                                       |  |

|  |   |                                       |  |
|--|---|---------------------------------------|--|
| c) any approved State planning policy  | <b>YES</b><br><input checked="" type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input type="checkbox"/> |
| <b>Comment:</b> Officers consider the development as a result of the updated NIMP generally aligns with the State Planning Policy 2.1 -Peel Harvey Coastal Plain Catchment nutrient targets. A condition has been imposed to require an updated NIMP to ensure the year 5 nutrient targets for both Nitrogen and Phosphorous of the EEP have been met. |   |                                       |  |

|  |  |                                       |   |
|--|--|---------------------------------------|---|
| d) any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d) – | <b>YES</b><br><input type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input checked="" type="checkbox"/> |
| <b>Comment:</b>  |  |                                       |   |

|                                 |  |                                       |   |
|---------------------------------|--|---------------------------------------|---|
| e) any policy of the Commission | <b>YES</b><br><input type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input checked="" type="checkbox"/> |
| <b>Comment:</b>                 |  |                                       |   |

|                            |  |                                       |   |
|----------------------------|--|---------------------------------------|---|
| f) any policy of the State | <b>YES</b><br><input type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input checked="" type="checkbox"/> |
| <b>Comment:</b>            |  |                                       |   |

|  |   |                                       |  |
|--|---|---------------------------------------|--|
| g) any local planning policy for the Scheme area   | <b>YES</b><br><input checked="" type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input type="checkbox"/> |
| <b>Comment:</b> The application was assessed against the relevant local planning policies as detailed in the report. |   |                                       |  |

|   |  |                                       |   |
|---|--|---------------------------------------|---|
| h) any structure plan, activity centre plan or local development plan that relates to the development | <b>YES</b><br><input type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input checked="" type="checkbox"/> |
| <b>Comment:</b>   |  |                                       |   |

|  |  |                                       |   |
|--|--|---------------------------------------|---|
| i) any report of the review of the local planning scheme that has been published under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> | <b>YES</b><br><input type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input checked="" type="checkbox"/> |
| <b>Comment:</b>  |  |                                       |   |

|   |  |                                       |   |
|---|--|---------------------------------------|---|
| 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 | <b>YES</b><br><input type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input checked="" type="checkbox"/> |
| <b>Comment:</b>   |  |                                       |   |

## Development:

|  |  |                                       |   |
|--|--|---------------------------------------|---|
| k) the built heritage conservation of any place that is of cultural significance | <b>YES</b><br><input type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input checked="" type="checkbox"/> |
| <b>Comment:</b>  |  |                                       |   |

|   |  |                                       |   |
|---|--|---------------------------------------|---|
| l) the effect of the proposal on the cultural heritage significance of the area in which the development is located | <b>YES</b><br><input type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input checked="" type="checkbox"/> |
| <b>Comment:</b>   |  |                                       |   |

|  |   |                                       |  |
|--|---|---------------------------------------|--|
| 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 | <b>YES</b><br><input checked="" type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input type="checkbox"/> |
| <b>Comment:</b> Development is supported by Officers. The report addresses this consideration in further detail.   |   |                                       |  |

|   |   |                                       |  |
|---|---|---------------------------------------|--|
| n) the amenity of the locality including the following –<br>I. Environmental impacts of the development | <b>YES</b><br><input checked="" type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input type="checkbox"/> |
|---|---|---------------------------------------|--|

|  |  |  |  |
|--|--|--|--|
| II. The character of the locality  |  |  |  |
| III. Social impacts of the development   |  |  |  |
| <b>Comment:</b> 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                               | <b>YES</b><br><input checked="" type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input type="checkbox"/> |
| <b>Comment:</b> 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 | <b>YES</b><br><input checked="" type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input type="checkbox"/> |
| <b>Comment:</b> 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 | <b>YES</b><br><input checked="" type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input type="checkbox"/> |
| <b>Comment:</b> 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 | <b>YES</b><br><input checked="" type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input type="checkbox"/> |
| <b>Comment:</b> Officers support the proposal as detailed in the Council report.                                   |   |                                       |  |

|  |   |                                       |  |
|--|---|---------------------------------------|--|
| s) the adequacy of –   | <b>YES</b><br><input checked="" type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><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   |   |                                       |  |
| <b>Comment:</b> 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. |   |                                       |  |

|   |   |                                       |  |
|---|---|---------------------------------------|--|
| t) 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 | <b>YES</b><br><input checked="" type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input type="checkbox"/> |
| <b>Comment:</b> The Shire's Engineers have advised that the road network is adequate in dealing with the proposed developments subject to upgrades that have been conditioned.                      |   |                                       |  |

|   |   |                                       |  |
|---|---|---------------------------------------|--|
| u) the availability and adequacy for the development of the following –<br>I. Public transport services<br>II. Public utility services<br>III. Storage, management and collection of waste<br>IV. Access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities)<br>V. Access by older people and people with disability | <b>YES</b><br><input checked="" type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input type="checkbox"/> |
| <b>Comment:</b> The development seeks to provide bus services from local centres in Armadale, Byford and Rockingham   |   |                                       |  |

|  |  |                                       |   |
|--|--|---------------------------------------|---|
| 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 | <b>YES</b><br><input type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input checked="" type="checkbox"/> |
| <b>Comment:</b>  |  |                                       |   |

|   |   |                                       |  |
|---|---|---------------------------------------|--|
| w) the history of the site where the development is to be located | <b>YES</b><br><input checked="" type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input type="checkbox"/> |
| <b>Comment:</b>   |   |                                       |  |

|   |   |                                       |  |
|---|---|---------------------------------------|--|
| x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals          | <b>YES</b><br><input checked="" type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input type="checkbox"/> |
| <b>Comment:</b> The development is supported subject to management plans and considered consistent with the current and prevailing framework. |   |                                       |  |

|   |   |                                       |  |
|---|---|---------------------------------------|--|
| y) any submissions received on the application  | <b>YES</b><br><input checked="" type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input type="checkbox"/> |
| <b>Comment:</b> This has been addressed in the summary of submissions and body of report. |   |                                       |  |

|   |   |                                       |  |
|---|---|---------------------------------------|--|
| Za) the comments or submissions received from any authority consulted under clause 66     | <b>YES</b><br><input checked="" type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input type="checkbox"/> |
| <b>Comment:</b> This has been addressed in the summary of submissions and body of report. |   |                                       |  |

|   |  |                                       |   |
|---|--|---------------------------------------|---|
| Zb) any other planning consideration the local government considers appropriate | <b>YES</b><br><input type="checkbox"/> | <b>NO</b><br><input type="checkbox"/> | <b>N/A</b><br><input checked="" type="checkbox"/> |
| <b>Comment:</b>   |  |                                       |   |