



Your Ref : 18019

JBA Surveys
12b Pepler
SALTER POINT WA 6152

**Approval Subject To Condition(s)
Freehold (Green Title) Subdivision**

Application No : 158316

Planning and Development Act 2005

Applicant	:	JBA Surveys 12b Pepler SALTER POINT WA 6152
Owner	:	Byford Development No 3 Pty Ltd 2 Billing Place MOUNT RICHON WA 6112
Application Receipt	:	7 August 2019

Lot Number	:	104
Diagram / Plan	:	169930
Location	:	
C/T Volume/Folio	:	1843/126
Street Address	:	Lot 104 Larsen Rd, Byford
Local Government	:	Shire of Serpentine Jarrahdale

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped **07 August 2019** once the condition(s) set out have been fulfilled.

This decision is valid for **three years** from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **08 November 2022** or this approval no longer will remain valid.

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dph.wa.gov.au; web address <http://www.dph.wa.gov.au>
ABN 35 482 341 493



Reconsideration - 28 days

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

Deposited plan

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

Condition(s)

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
 Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
 e-mail: info@dplh.wa.gov.au; web address <http://www.dplh.wa.gov.au>
 ABN 35 482 341 493



should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITIONS:

Drainage & Site Works

1. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:
 - a) lots can accommodate their intended use; and
 - b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/ or proposed finished ground levels of the land abutting. (Local Government)

2. Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water and Environmental Regulation, consistent with any approved Drainage and Water Management Plan. (Local Government)



3. Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission. (Local Government)
4. Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development. In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report. (Local Government)
5. Suitable arrangements being made for connection of the land to the comprehensive district drainage system at the landowner/applicant's cost. (Local Government)
6. Suitable arrangements being made with the Water Corporation for the drainage of the land either directly or indirectly into a drain under the control of that body. (Water Corporation).

Road & Movement Network

7. Satisfactory arrangements being made with the local government for the full cost of upgrading and/or construction of roads in the following locations:
 - a) Larsen Road for the full lot frontage;
 - b) Intersection of Larsen Road and South Western Highway; and
 - c) Intersection of Larsen Road and George Street.
(Local Government)
8. Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision. (Local Government)
9. Pursuant to Section 150 of the *Planning and Development Act 2005* and Division 3 of the *Planning and Development Regulations 2009* a covenant preventing vehicular access onto South Western Highway being lodged on the certificate(s) of title of the proposed lot(s) at the full expense of the landowner/applicant. The covenant is to prevent access, to the benefit of Main Roads WA, in accordance with the plan dated 7 August 2019 (Attachment A), and the covenant is to specify:

"No vehicular access is permitted to and from South Western Highway." (Main Roads WA)



10. Redundant vehicle crossover(s) to be removed and the kerbing, verge, and footpath (where relevant) reinstated with grass or landscaping to the satisfaction of the Western Australian Planning Commission and to the specifications of the local government. (Main Roads WA)
11. Easement(s) in accordance with Sections 195 and 196 of the *Land Administration Act 1997* for the benefit of the local government are to be placed on the certificate(s) of title of the proposed lot(s) specifying access rights. Notice of this easement(s) is to be included on the diagram or plan of survey (deposited plan). (Local Government)

Environmental

12. Prior to the commencement of subdivisional works a tree protection management plan for the site is to be prepared and approved to ensure the protection and management of the sites environmental assets with satisfactory arrangements being made for the implementation of the approved plan. (Local Government)
13. Measures being taken to ensure the identification and protection of any vegetation on the site worthy of retention that is not impacted by subdivisional works, prior to commencement of subdivisional works. (Local Government)

Servicing

14. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply to the lot(s) shown on the approved plan of subdivision. (Western Power)
15. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)
16. Arrangements being made with a licensed water provider for the provision of a suitable water supply service to each of the lot(s) shown on the approved plan of subdivision. (Water Corporation)
17. Arrangements being made with the Water Corporation for the provision of a sewerage service to each of the lot(s) shown on the approved plan of subdivision. (Water Corporation)
18. The provision of easements for existing or planned future water, sewerage and/or drainage infrastructure as may be required by Water Corporation being granted free of cost to that body. (Water Corporation)



ADVICE:

1. Condition 2 has been imposed in accordance with *Better Urban Water Management Guidelines (WAPC 2008)*. Further guidance on the contents of urban water management plans is provided in '*Urban Water Management Plans: Guidelines for preparing and complying with subdivision conditions*' (Published by the then Department of Water 2008).
2. In regard to Condition 14, Western Power provides only one underground point of electricity supply per freehold lot.
3. In regard to Conditions 6, 16 and 17, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/ applicant, a Land Development Agreement under Section 83 of the Water Services Act 2012 will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.
4. Main Roads Western Australia advises the landowner/applicant with regard to the South Western Highway:
 - i) no earthworks are to encroach onto the road reserve;
 - ii) no stormwater drainage is to be discharged onto the road reserve; and
 - iii) the landowner/applicant shall make good any damage to the existing verge vegetation within the road reserve.

A handwritten signature in cursive script, appearing to read 'Sam Fagan'.

Ms Sam Fagan
 Secretary
 Western Australian Planning Commission
 8 November 2019

Enquiries : Ronald Windass (Ph 6551 9401)



LOCATION SKETCH
NOT TO SCALE



- = Cadastral Boundary
- - - = Proposed Boundary
- - - = Application Boundary
- - - = Proposed Easement (Sec. 195 & 196 of the LAA - Public Access)

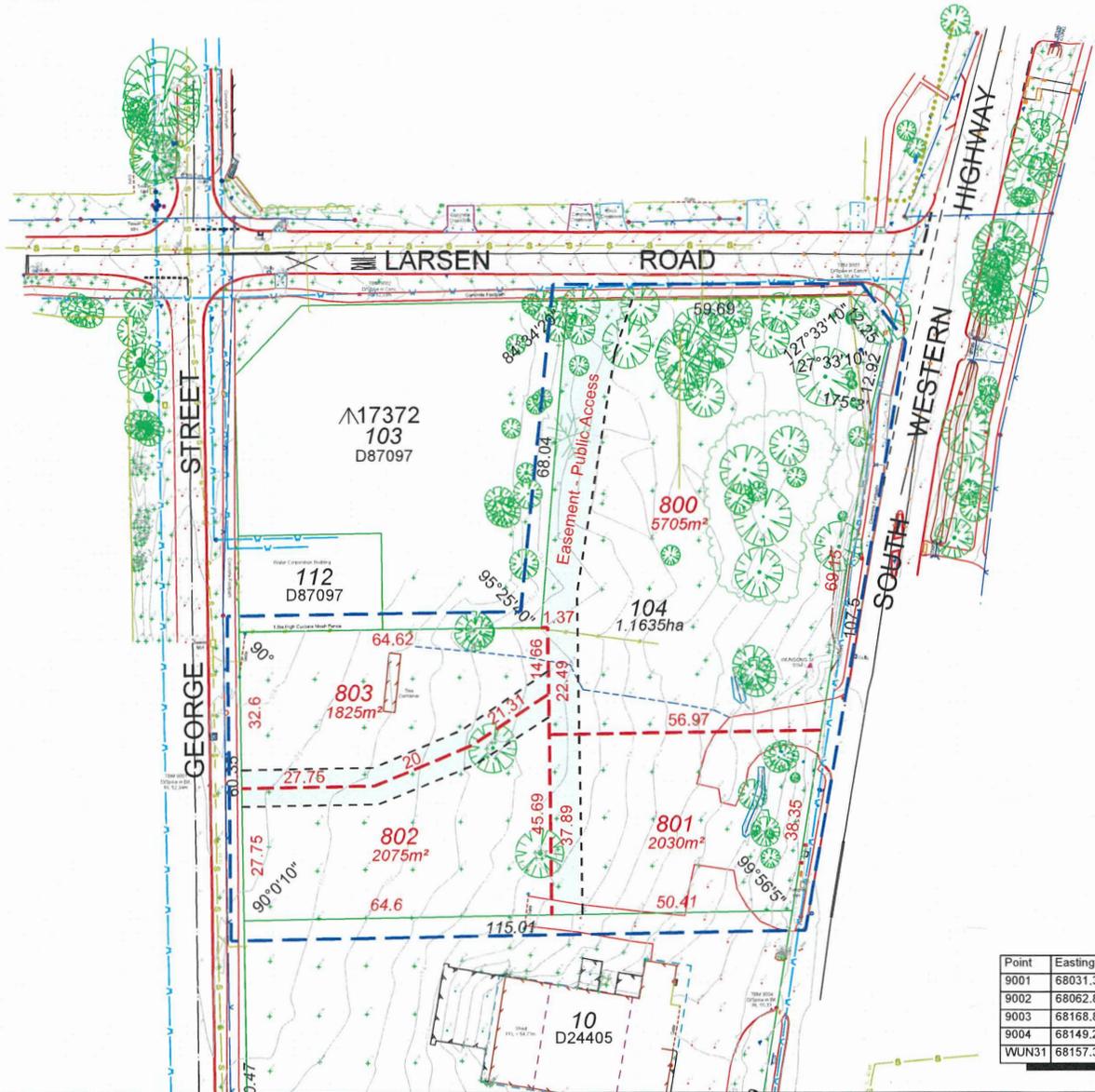
Nº of Original Lots = 1
Lot 104 = 1.1635ha

Nº of Proposed Lots = 4
Lot 800 = 5705m²
Lot 801 = 2030m²
Lot 802 = 2075m²
Lot 803 = 1825m²

Total = 1.1635ha

Zoning = TPS2
(Highway Commercial)

Scale @A3 1:1000



Symbol Legend

- Bollard
- Cats Eye
- Light Pole
- Power Pole
- Electrical Cable Box
- Steel Wire Anchor
- Air Valve
- Stop Valve
- Hydrant Pillar
- Hydrant (Ground)
- Water Meter
- Telstra Pit
- Telstra Pillar
- Telstra Marker
- NBN Pit
- Log Fence Bollard
- Mail Box
- Bus Stop
- Tap
- Pole / Post
- Sign (One Pole)
- Natural Surface
- Road Level
- Driveway Level
- Bush
- Tree

LineStyle Legend

- 50.0 Contour Major 1.0m Intervals
- 50.2 Contour Minor 0.2m Intervals
- Cadastral Boundary
- Kerb Line
- Driveway Edge
- Brick Paving
- Road Centreline
- Track
- Edge of Bitumen
- Fence
- Gate
- Overhead Power Lines
- Roof Ridge
- Building
- Eaves Line
- Edge of Concrete
- Bottom of Bank
- Top of Bank
- Bush
- DBYD Sewer
- DBYD Water

Control Point Schedule

Point	Easting	Northing	Elevation	Description
9001	68031.372	234565.127	52.34	Deck Spike in Bitumen
9002	68062.818	234667.247	52.33	Deck Spike in Concrete
9003	68168.828	234667.669	55.47	Deck Spike in Concrete
9004	68149.278	234517.974	55.33	Deck Spike in Bitumen
WUN31	68157.385	234589.700	54.95	SSM

18019-APS01-1.0.dwg

VER.	DATE	BY	AMENDMENTS	FILE SOURCE
1.0	03.07.2019	SF	Issued for Information	18019-2.0-19062019-PCG94-F

12b Pepler Ave, Salter Point WA 6152
Ph: 9450 7188
email: admin@jbasurveys.com.au
web: www.jbasurveys.com.au

CLIENT:

JOB NO: 18019	TITLE: PROPOSED SUBDIVISION	DATUM	N			
PROJECT:	LOT 104 ON P169930 Nº 3 LARSEN ROAD BYFORD, WA, 6122 C/T 1843-126	VERT: AHD HORIZ: PCG94 SCALE: 1:1000				
SURVEYOR: SW		DATE OF SURVEY: 19.06.2019	DRAWN BY: SF	APPROVED BY: NRW	DWG NO: 18019-APS01	VER: 1.0
SHEET NO: 1 OF 1					A3	