

Technical Report			
Application No:	PA21/97		
Lodgement Date:	3 February 2021	DAU Date:	
Address:	25 Foster Way Jarrahdale		
Proposal:	Home Business - Shop, Home Office and Private Recreation		
Land Use:	Home Business - Shop, Home Office and Private Recreation	Permissibility:	
Owner:	National Trust of Australia (WA)		
Applicant:	Cynthia Giles		
Zoning:	Special Use	Density Code:	
Delegation Type:	Council	Officer:	Helen Maruta
Site Inspection:		Yes	
Advertising:		Yes	
Outstanding Internal Referrals:		No	
Note any outstanding referrals – to be discussed within report – in-depth			
External Referrals:		No	
Note the agencies the application was referred to – discussed comment within the report			
Within a Bushfire Prone Area:		Yes	

Introduction:

A development application was received 3 February 2021 has been received for a 'Home Business', 'Home Office', 'Shop' and 'Private Recreation' land uses at the heritage listed Mill Manger's House, Lot 200, 25 Foster Way, Jarrahdale. The site is currently used as a Single House.

The subject lot is zoned 'Special Use' in accordance with the Shire's Town Planning Scheme No. 2 (TPS 2). The proposed land uses of a Home Business', 'Home Office', 'Shop' and 'Private Recreation' uses that may be permitted subject to being advertised in accordance with the Scheme in accordance with the Shire's TPS 2.

This report recommends that the proposal as proposed be approved subject to appropriate conditions.

Background:

Existing Development:

The subject site is 20.12ha in area and is bound by Foster Way to the south-east, Jarrahdale Road to the south-west and Armstrong Road to the north-west. Access to the site is via a driveway from Foster Way access off Jarrahdale Road.

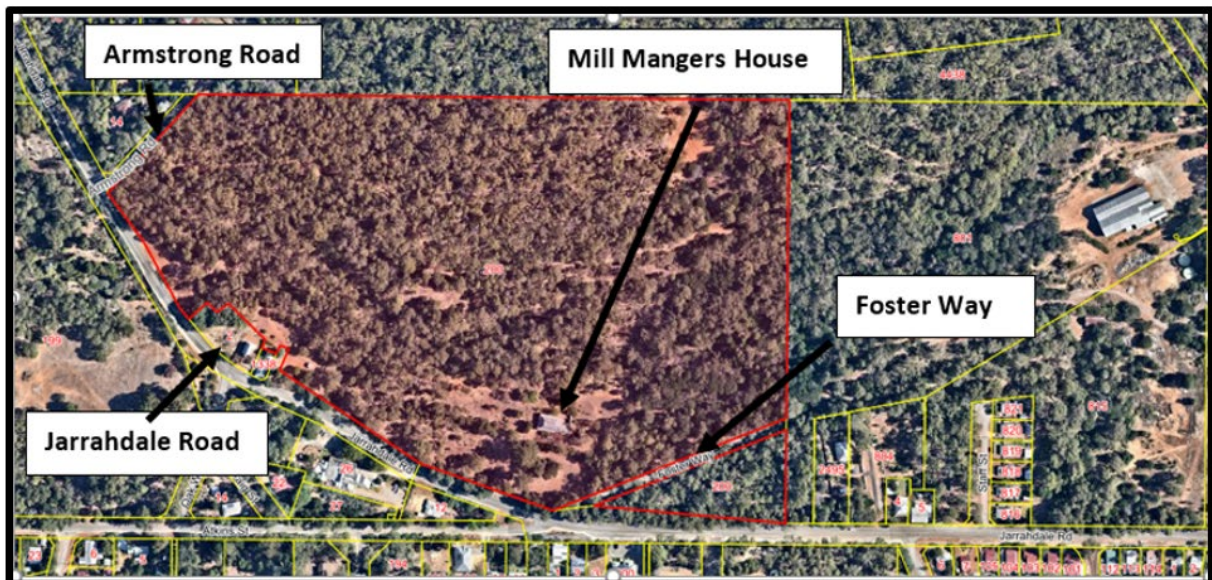


Figure 1: Aerial Photograph

The subject site contains the existing Mill Manager's House, garage, wash house, shed and water tanks. The single house from which the proposal would be undertaken is approximately 380m² in area featuring a timber-framed Victorian Georgian style residential building with a galvanised iron roof, separately roofed verandahs and weatherboard cladding, supported on timber stumps and joists as seen below:



Figure 2: Mill Managers House

The dwelling includes two rectangular wings, the west wing which contains the residential living area for the applicant and the smaller east wing where the proposed shop, home office, and home business rooms would be located.

The Mill Manager's House holds heritage significance for its association with the first and largest timber concession in Western Australia. The Mill Manager's House is included on the State Register of Heritage Places, listed under the National Trust of Western Australia's list of Classified Places, the Shire of Serpentine Jarrahdale Municipal Heritage Inventory, and identified within the Jarrahdale Heritage Park precinct as having significant historic aesthetic and social values.

Proposed Development/Site Context:

The application seeks approval for a 'Home Business', 'Home Office', 'Shop', and 'Private Recreation' to be integrated within the residential use of the Mill Manager's House. The proposal initially also involved the hiring of mountain bikes however this element has since been withdrawn from the proposal.

The proposal does not include any structural changes to the existing built form and fabric of the building and therefore the physical heritage values of the Mill Managers House would be preserved. The proposed uses would be undertaken in the rooms shown on the floor plan in below:

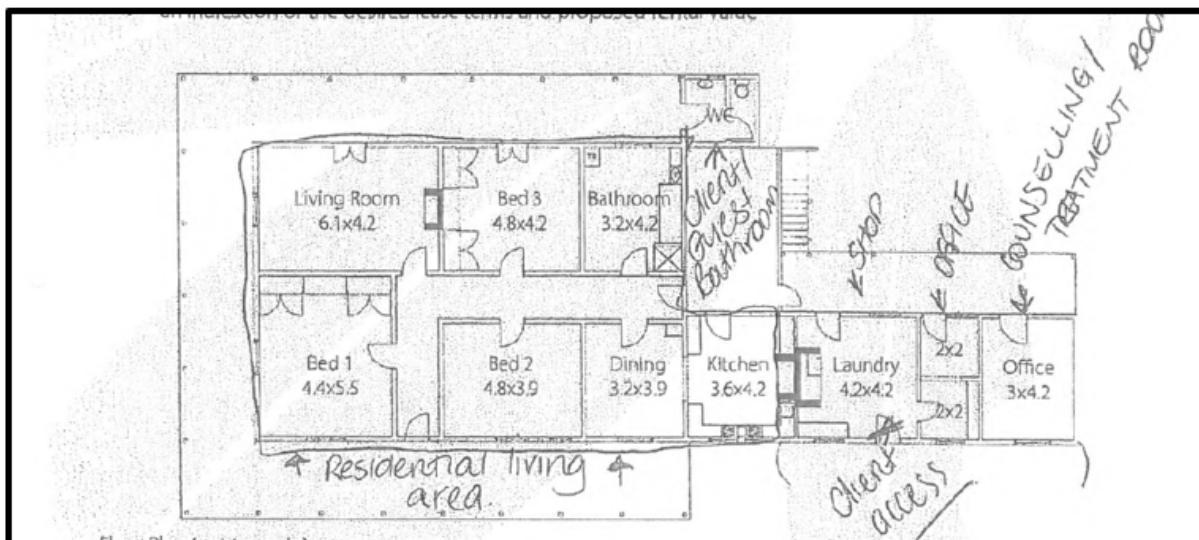


Figure 3: Floor Plan

Home Business:

- The home business operating as 'Therapy for Life' would occupy a floor area of 11.70m² and be undertaken from the room listed as 'Office' on the floor plan above;
- The business involves counselling, life coaching and peiec healing and would be by appointment only and cater for approximately four clients per day;
- The hours of operation are proposed between 8:00am - 6:00pm Monday to Saturday;
- Clients for counselling and therapy would generally only be one person at a time, therefore one vehicle at the property at a time;
- A sign would also be displayed inside the window on foam board.

Shop:

- The curio/secondhand shop occupying a floor area of 17.64m² would be undertaken from the room listed as 'Laundry' on the floor plan above;
- The hours of operation for the shop are proposed between 1:00pm - 4:00pm Friday to Sunday with flexibility to open outside these times during school holidays;

- The shop will primarily be for second-hand items and a range of products to promote the Jarrahdale Mill Manager's House by selling branded items that includes fridge magnets, tea towels, water bottles etc.

Private Recreation:

- The ghost and historical tours will be undertaken to places of historical interest in Jarrahdale that include (but not limited to) the old post office, old school house, Whitby Coach House
- The applicant proposes to hire and eventually purchase a 12-seat bus for the tours;
- The historical ghost tours would have no more than 10 - 12 people in any tour and would occur initially once a month on a weekend night from 6:00pm; and
- The intent of the tours would be to promote and enhance tourism in Jarrahdale.

Community / Stakeholder Consultation:

The application was advertised to adjoining properties for a period of 21 days, from 3 February 2021 to 24 February 2021, in accordance with the Shire's Local Planning Policy 1.4 Public Consultation for Planning Matters.

During this period, two submissions were received objecting to the proposal. The objections relate to the following issues which are discussed below and in the relevant headings of the report:

Objection

- *Competition of the proposed shop with existing shops selling similar things;*
- *Competition with the Heritage Society with regard to historical tours and ghost walks in the parks.*

In this regard, the applicant provided additional information that the shop would no longer be selling food and/or drinks from the shop, as initially proposed. The shop would sell second-hand curio and gifts, rather than what is already being offered in the town including setting up a free-of-charge second-hand book swap or borrow. Officers do not raise any concerns in respect of swelling food and/or drinks from the shop.

Specifically, within the planning framework, competition between individual trade competitors is not a relevant planning consideration in most cases. This reflects the decision of the High Court in *KFC vs Gantidis*.

In that case, the decision explained the relevance to planning assessments of competition to existing businesses in the following way.

If the shopping facilities presently enjoyed by a community or planned for it in the future are put in jeopardy by some proposed development, whether that jeopardy be due to physical or financial causes, and if the resultant community detriment will not be made good by the proposed development itself, that appears to me to be a consideration proper to be taken into account as a matter of town planning. It does not cease to be so because the profitability of individual existing businesses are at one and the same time also threatened by the new competition afforded by that new development. However, the mere threat of competition to existing businesses, if not accompanied by a prospect of a resultant overall adverse effect upon the extent and adequacy of facilities available to the local community if the development be proceeded with, will not be a relevant town planning consideration.

Particularly noting the underlined emphasis, this proposed shop (based on its size and position within the town centre) and the private recreation (based on its level of activity), are

not considered to result in any resultant overall adverse effect on the extend and adequacy of facilities available to the local community.

Furthermore, previous planning studies undertaken by the Shire (Draft Local Development) has pointed to the need to encourage the diversification and development of businesses which are likely to contribute to local tourism.

The operation of a further private recreation use, based on the experience of offering a new ghost walk and historical tour experience, adds a further tourism offering for Jarrahdale and the Shire more broadly. This will hopefully continue to raise the competitive experience of historical nature based tourism within the Shire. Competition in respect of there being other groups offering similar tourism experiences, in this case, is not a relevant planning consideration insomuch that it doesn't trigger the kind of jeopardy talked about in the High Court case of KFC vs Gantidis.

Objection

- *Safety concerns of mountain bikes to walkers and particularly mums with prams, children and riders of mobility scooters;*
- *Wearing out of the established walking trails by mountain bikes;*

The applicant has provided information that they are not proceeding with the bike hire after considering the safety concerns regarding the use of bikes on the walk trails. Officers do not raise any concerns in respect of the bike hire and see this as an important addition to Jarrahdale and the Shire's overall potential tourism offering. However, noting that the applicant is no longer wishing to undertake this, these objections have not been considered further.

Objection

- *Increase of traffic volumes on Jarrahdale Road and associated safety hazards particularly on the junction of Atkins Street, Jarrahdale Road and Foster Way.*

Department of Biodiversity, Conservation and Attractions (DBCA)

The application was referred to the DBCA and no objections to the proposal were raised. DBCA however recommended that the Shire should ensure the proposal meets the requirements of the Western Australian Planning Commission's *Guidelines for Planning in Bushfire Prone Areas*.

Statutory Environment:

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *Metropolitan Region Scheme*
- *Heritage Act 2018*
- *Environmental Protection (Noise) Regulations 1997*

State Government Policies

- *State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP 3.7)*
- *Guidelines for Planning in Bushfire Prone Areas (Guidelines).*

Local Planning Framework

- Shire of Serpentine Jarrahdale Town Planning Scheme No.2;
- Rural Strategy Review 2013;
- Local Planning Policy 1.4 - Public Consultation for Planning Matters (LPP1.4)
- Shire of Serpentine Tourism Strategy
- Draft Local Development Strategy for Jarrahdale

Planning Assessment:

A comprehensive assessment has been undertaken in accordance with section 67 of the Planning and Development Regulations 2015, the assessment can be viewed as part of the attachment.

Land Use:

The proposed development falls within the following land use definitions - 'Home Business', 'Home Office', 'Shop' and 'Recreation Public', defined under TPS2 as follows:

"Home Business" - means a business, service, trade or similar activity carried on in a dwelling or on land around a dwelling which may employ, in addition to the resident of the dwelling, no more than two persons but which -

- (a) does not entail the retail sale, display or hire of goods of any nature;
- (b) does not cause injury to or prejudicially affect the amenity of the neighbourhood;
- (c) does not detract from the residential appearance of the dwelling house or domestic outbuilding;
- (d) does not entail employment of any person not a member of the occupier's household;
- (e) does not occupy an area greater than 50m²;
- (f) will not result in traffic difficulties as a result of the inadequacy of on-site and off-site parking;
- (g) will not result in a substantial increase in the amount of vehicular traffic in the vicinity; and
- (h) does not entail the presence, parking and garaging of a vehicle of more than 3.5 tonne tare weight."

"Home Office" - means a home occupation limited to a business carried out solely within a dwelling by a resident of the dwelling but which (a) does not entail clients or customers travelling to and from the dwelling; (b) does not involve any advertising signs on the premises; and (c) does not require any external changes to the appearance of the dwelling

"Shop" - means a building wherein goods are kept, exposed or offered for sale by retail, but does not include a bank, fuel depot, market, service station, milk depot, marine collector's yard, timber yard or land and buildings used for the sale of vehicles or for any purpose falling within the definition of industry."

"Private Recreation" - means land used for parks, gardens, playgrounds, sports arenas or other grounds for recreation which are not normally open to the public without charge".

The proposed historical walk tours and ghost walks are considered to fall within this definition as they provide a recreational activity.

All the proposed land uses are listed within Appendix 2 - Special Use Zones and uses that may be permitted subject to being advertised in accordance with the Scheme.

Aims and Objectives of TPS2

The subject site is zoned 'Special Use' under TPS2. The purpose and intent of the 'Special Use' zone is to *"permit the use of land for any specific use not considered appropriate or desirable in any other zone and being a use which Council considers may satisfy a specific need in the locality where the use is proposed."*

This 'Special Use' zone for Jarrahdale Heritage Park was included in TPS2 through Scheme Amendment No. 140 which was adopted by Council on 25 April 2005. The intent of the amendment was to reflect the Shire's vision for a historic precinct to be established within the area and allow a range of permitted and discretionary uses on the various land parcels that make up the Jarrahdale town site's historic precinct, as a means of implementing the Jarrahdale Heritage Park Master Plan.

The purpose and intent of the proposal is to provide therapy services, a shop and private recreational activities promoting tourism activities in Jarrahdale, consistent with the Shire's planning framework for this historical precinct. The proposal is considered to activate the Jarrahdale Heritage Park, owned by the National Trust of Western Australia. The proposal is considered to be a use that satisfies the intent of the Jarrahdale Heritage Park, while providing needed services that promote tourism.

Jarrahdale Heritage and Townscape Policy Precincts:

The subject site is identified within the Special Planning Area - Area of Historical Interest (Historic precinct) in accordance with Appendix 2 of TPS2. The Mill Manager's House is also identified within the Jarrahdale Park Conservation Plan, which has been prepared in order:

- *"To inform the process of development of the Jarrahdale Heritage Park by identifying and assessing the cultural heritage significance of the place and providing recommendations which seek to conserve the significant aspects and fabric of the place."*

The main purpose of the study is to provide a basis for making decisions about the place with regard to its heritage significance. The National Trust have engaged with the community in respect of finding a compatible reuse of the dwelling. The subject site is currently being used for residential purposes and the proposal represents an interest to integrate the residential use of the residence with a tangible link of the Mill Managers House with the community. Officers consider that allowing the proposal will benefit the local and broader public access to an important heritage place and supporting local businesses whilst still preserving the heritage values.

The proposal is considered to be a use that satisfies the intent of activating the Jarrahdale Heritage Park, whilst providing services to the local community and promoting tourism.

Draft Local Planning Scheme No.3 (LPS3)

The subject site is to remain zoned 'Special Use' under draft LPS3 and within Special Control Area 8 - Heritage (SCA8). The objectives of the zone under draft LPS3 are as follows:

- *"To facilitate special categories of land uses which do not sit comfortably within any other zone; and*
- *To enable the Council to impose specific conditions associated with the special use."*

Within the subject 'Special Use' zone, the land uses of 'Home Business' and 'Shop' are 'D' uses. This means there is discretion available to permit the use. The 'Private Recreation' is an 'A' use meaning that discretion available to permit the use after giving notice in accordance with Clause 64 of the Deemed Provisions.

The objectives of SCA8 are to:

- *"To ensure retention of the heritage character of the Precinct and the buildings within the Precinct; and*
- *To ensure the preservation of the Jarrahdale townscape, heritage and woodlot precinct character."*

Draft LPS3 states that *"When considering applications for development approval, the local government shall have regard to any approved development guidelines and/or policies to retain the established and recognisable character of land within SCA8"*.

Whilst there are no current policies or design guidelines for the subject precinct, Officers have considered that the proposed land uses would actually compliment the established historic character of the area by providing services and activities that attract visitors and in turn promoting tourism and thereby activating the Jarrahdale Heritage Park.

Draft Local Development Strategy for Jarrahdale

Council considered a draft Local Development Strategy for Jarrahdale at the Special Council Meeting held on 7 May 2018.

The Plan contained within the Development Strategy designates the subject site for 'Special Use' and identifies the property for re-purposing. The intent of this is to enable the *"development of a sustainable facility integrating cultural/heritage values i.e. Rail to Trails, Bridle Trails, Mountain Bike Café"*.

The proposal, which includes private recreation involving historical ghost walks and tours, is considered consistent with the longer term 'vision' for a more engaging tourism presence at the site in accordance with the draft Local Development Strategy for Jarrahdale which encourages development and activities which promote tourism. This proposal is considered to enhance the Mill Manager's House which is a place of significant heritage value and contributing to the Shire's cultural identity and the local economy by providing tourism opportunities.

Draft Local Planning Strategy (Strategy)

The Strategy states *"the character of a place is closely linked to its heritage and it is therefore crucial that elements of heritage are preserved and incorporated into new developments."* The relevant objectives of the Heritage and Culture section of the Strategy are as follows:

- *"Enhance the heritage values and character contained within existing urban areas and townsites.*
- *Ensure new development is visually integrated with heritage buildings."*

Officers consider that the proposed development is consistent with the Strategy which promotes new activities and enterprises to attract visitors which offer a point of difference to distinguish the Shire within the region.

Shire of Serpentine Jarrahdale Tourism Strategy

The tourism strategy is a document that has been prepared to provide direction for the sustainable development of tourism within the Shire of Serpentine Jarrahdale. The document identifies provision of tourist facilities to be one of the most critical factors required to

promote tourism in the Shire particularly in the Jarrahdale area. The document also identifies Jarrahdale town as having the potential to become a significant tourist destination in Western Australian due to the diversity of its constructed trails, historic precincts, topography, and natural landscapes.

Officers consider that the proposal will provide appropriate services in close proximity to the major tourist attractions in Jarrahdale to both domestic and overseas visitors.

Form of Development

The application does not seek to alter the fabric of the heritage building itself, however incidental development can have an impact on the heritage significance and character of an area if not properly managed, particularly in approaches taken to signage and the like. The subject site has a comprehensive Heritage Statement outlining the significance of the heritage asset and the impacts of the proposal. The building has historic significance as the residence for Jarrahdale Mill Manager's from 1881 to circa 1984 with its association with more than a century of the history of the State's timber industry in which Jarrahdale played a significant role. At the time of its build, Jarrahdale was the largest industrial operation in the colony.

The use of the building for residential purposes and the proposed incidental land uses integrated within the dwelling allows not only the preservation of its heritage value but provides a means to create a tourism attraction within the Heritage Park itself. The use of the space will provide both an economic and 'sense of place' value.

Traffic, Access and Parking

Clause 67(t) of the Deemed Provisions indicates that due regard should be given to 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.

Access to and from the site is proposed via Jarrahdale Road and Foster Way utilising the existing driveway located off Foster Way. During the consultation period, concerns were raised regarding the increase of traffic on Jarrahdale Road and safety concerns on the junction of Atkins Street, Jarrahdale Road and Foster Way.

The private recreation component (tours) would attract a group of 10-12 customers once a month and the therapy would create approximately four customers per day. No predicted customer numbers have been provided for the shop however given its proposed hours of operation and the scale, it is considered that this would not result in traffic generation beyond what the local road network is capable of accommodating.

Jarrahdale Road is a Primary Regional Distributor that has the capacity to accommodate up to 10,000 vehicles per day. This road currently facilitates approximately 3,500 vehicles per day. The reduced speed limit along Jarrahdale Road through Jarrahdale townsite, coupled with the current levels of traffic, result in traffic levels generated by this development not resulting in overall capacity concerns along Jarrahdale Road. It is therefore considered that the road network is capable of accommodating the traffic volumes that would be generated.

Car parking is addressed in the table below:

Land Use	TPS2 Requirement	Proposal / Officer Comment
Shop	1 space per 15sqm. The shop is 17.64m ² requiring 2 bays .	9 (for all uses)
Home Business	There are no car parking requirements for Home Business. The application proposes one client at any one time as such 1 car parking bay is considered required	
Private Recreation	There are no car parking requirements for Private Recreation. The applicant proposes 10 clients for the ghost walks and historical tours. As such 10 bays should be required.	
Total	13	

Based on the above requirement, a minimum of 13 parking spaces are required. The proposal shows a total of nine car parking bays and therefore has a shortfall of four bays. Officers have included a condition of approval requiring provision of a minimum of 13 car parking bays.

In terms of access, the site while fronting Jarrahdale Road has its driveway access via Foster Way.



Foster Way, while being a minor public road, will be relied upon for access for this development. Foster Way has previously (and is currently) gated, which coincided with the construction works that had been occurring over time within the Jarrahdale Heritage Park.

This restriction of access forms part of the ongoing construction works and limiting access to elements of the park which are in transition.

The road doesn't currently lead any further than its current 200m section as shown following. This also shows the current gate location, and the access driveway to the Mill Managers House:



In order to ensure adequate and safe access, a condition is recommended to require a suitable relocation of the gate, to a position on the eastern side of the current driveway. Given this is a Shire asset, the Shire would need to undertake this work. Furthermore, as part of repositioning the gate, the Shire will add any necessary upgrades to make the gate very visible and safe.

As part of the relocated gate, Foster Way will form a more prominent 4 way intersection at the Jarrahdale Road and Atkins Street intersection, with a low line of sight. A 'Stop' sign or 'Give Way' will therefore need to be installed at the intersection of Foster Way and Jarrahdale Road, together with proper line marking. The Shire would also need to undertake this work at the applicant's cost. Based on these minor changes, access is considered acceptable.



Bushfire

The subject site is identified as being in a bushfire prone area and therefore the provisions of SPP3.7 apply. The intent of SPP3.7 is to *'implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.'*

SPP3.7 states that development applications which would result in a BAL rating of above BAL-Low are required to be accompanied by a Bushfire Management Plan to include a BAL contour map determining the indicative BAL ratings across the site, the identification of any bushfire hazard issues and an assessment against the Guidelines for Planning in Bushfire Prone Areas (Guidelines).

The subject site had a Bushfire Management Plan (BMP) prepared as part of the 2019 application which was referred to DFES. At that time, DFES recommended modifications to the BMP as part of assessment of the BMP

The BMP demonstrates that with the maintenance of an Asset Protection Zone (APZ) a BAL rating of BAL-29 can be achieved, consistent with SPP3.7. In addition, elements 2 and 3 of the Guidelines are met by way of vehicular access and water availability.

Given the additional land uses, Officers recommend for an updated BMP and Evacuation Emergency Plan to be provided prior to commencement of the uses.

Options and Implications:

With regard to the determination of the application for planning approval under Town Planning Scheme No. 2, DAU has the following options:

Option 1

That Council APPROVES the application for the 'Home Business', 'Home Office', 'Shop' and 'Private Recreation' as contained within attachment 1 at Lot 200, 25 Foster Way, Jarrahdale subject to the following conditions:

- a. The development is to be carried out in compliance with the plans and documentation listed below and endorsed with the Shire of Serpentine Jarrahdale stamp, except where amended by other conditions of this consent.

Plans and Specifications	Plans P1 - P2 received at the Shire's Offices on 3 February 2021
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- b. Prior to commencement of the uses, an updated Bushfire Management Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale. Once approved the Bushfire Management Plan shall be adhered to in its entirety.
- c. Prior to commencement of the uses, an updated Emergency Evacuation Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale. Once approved the Emergency Evacuation Plan shall be adhered to in its entirety.
- d. Prior to commencement of the uses, the current construction access gate for the broader Jarrahdale Heritage Park is to be relocated at the cost of the applicant, by the Shire of Serpentine Jarrahdale, to the eastern side of the driveway access to the development on Foster Way. As part of the relocation, the Shire will add further reflective elements to the gate to make it very clear on its restriction of access to the ongoing construction site.
- e. No more than one client shall attend the 'Home Business' at any one time and a maximum of four clients per day is permitted, unless otherwise approved by the Shire of Serpentine Jarrahdale.
- f. Prior to its display, details of any signage shall be submitted to and approved by the Shire of Serpentine Jarrahdale. Signage should be of a simple design and form which interprets the heritage character of Jarrahdale and should express simple wooden materials and white sign writing.
- g. The tours shall cater for no more than 12 clients per tour group and only one tour shall occur at any one time, unless otherwise approved by the Shire of Serpentine Jarrahdale.
- h. Prior to commencement of the uses, the driveway and car park associated with the proposed development is to be upgraded to the specifications and satisfaction of the Shire of Serpentine Jarrahdale. This is to include an appropriate compacted gravel, graded and marked driveway and car parking area, which provides for a minimum of 13 bays including one accessible bay. Plans are to be submitted to and approval by the Shire of Serpentine Jarrahdale, and upgrade works undertaken in accordance with the plans once approved.
- i. Prior to commencement of the uses, the intersection of Foster Way and Jarrahdale Road shall have either a stop sign or give way sign installed, together with appropriate line marking, to the specifications and satisfaction of the Shire based on the advice of Main Roads WA. These works are to be undertaken by the Shire at the cost of the applicant.

Option 2

As per Option 1, but with a restriction on hours of operation for the 'Home Business' and the 'Shop' as follows:

- i. The hours of operation for the 'Home Business' and for the 'Shop' shall be between 8:00am - 6:00pm Monday to Saturday.

Option 3

That Council REFUSES the application providing appropriate reasons.

Option 1 is recommended.

Conclusion

The application seeks approval for a 'Home Business', 'Shop', 'Home Office' and 'Private Recreation' integrated within the Mill Manager's House which is also used for residential purposes. The proposed land uses are capable of approval in the historic precinct of the 'Special Use' zone. Notwithstanding the objections received, the proposal has the potential to promote tourism within the Jarrahdale town site historic precinct. The proposal will provide the opportunity for community interactions and is consistent with the intentions and implementation of the Jarrahdale Park Master Plan.

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

a) The aims and provisions of this Scheme and any other local planning scheme operating within the area	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: The development is capable of approval under the current Town Planning Scheme No. 2 (TPS2), The proposal will preserve the heritage building in accordance with the objectives of the 'Special Use' zone.			
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 checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Comment:			
c) any approved State planning policy	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Comment:			
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:			
e) any policy of the Commission	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			
f) any policy of the State	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			
g) any local planning policy for the Scheme area	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			
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"/>
Comment:			
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>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Comment: T			
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 <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment:			
k) the built heritage conservation of any place that is of cultural significance	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: Refer to form of development and amenity section of assessment			
l) the effect of the proposal on the cultural heritage significance	YES	NO	N/A

of the area in which the development is located	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Comment: Refer to form of development and amenity section of assessment			
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"/>
Comment: Refer to form of development and amenity section of assessment			
n) the amenity of the locality including the following – I. Environmental impacts of the development II. The character of the locality III. Social impacts of the development	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Comment: Refer to form of development and amenity section of assessment			
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	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment:			
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	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: No Further landscaping is proposed as part of the application			
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 type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Comment;			
r) the suitability of the land for the development taking into account the possible risk to human health or safety	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment:			
s) the adequacy of – I. The proposed means of access to and egress from the site; and II. Arrangements for the loading, unloading, manoeuvring and parking of vehicles	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment:			
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	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: The proposal does not seek to intensify the land use, and therefore no increase on the traffic movements. A condition of approval has been included to upgrade the section of Foster Way from its intersection with Jarrahdale Road to the driveway entrance to the development to the satisfaction and specifications of the Shire of Serpentine Jarrahdale. This upgrade is to ensure safe two way vehicle access can be maintained at all times,			
u) the availability and adequacy for the development of the following –	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" 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:			
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 type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			
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"/>
Comment:			
x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: Refer to form of development and amenity section of assessment			
y) any submissions received on the application	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: Submissions received have been discussed in the report.			
Za) the comments or submissions received from any authority consulted under clause 66	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: The proposal is to the satisfaction of the Heritage Council			
Zb) any other planning consideration the local government considers appropriate	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			