



Your Ref :  
Enquiries : Jasmine Tohill (Ph 6551 9263)

Rowe Group  
3/369 Newcastle  
NORTHBRIDGE WA 6003

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

**Application No** : 152765

### ***Planning and Development Act 2005***

Applicant	:	Rowe Group 3/369 Newcastle NORTHBRIDGE WA 6003
Owner	:	Kerrboyle Pty Ltd 133 Hasler Road OSBORNE PARK WA 6917
Application Receipt	:	20 October 2015

Lot Number	:	61
Diagram / Plan	:	Deposited Plan 075696
Location	:	-
C/T Volume/Folio	:	2808/965
Street Address	:	Taylor Road, Mundijong
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 **20 October 2015** once the condition(s) set out have been fulfilled.

This decision is valid for **four 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 **31 March 2020** or this approval no longer will remain valid.

### **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 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 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:

CONDITION(S):

#### **Modifications**

1. The plan of subdivision being modified, as depicted on the plan dated 1 December 2015 (**Attachment A**). (Local Government)

#### **Contributions**

2. Arrangements being made with the Shire of Serpentine Jarrahdale to the satisfaction of the Western Australian Planning Commission, for the landowner/applicant to contribute towards the costs of providing common infrastructure. (Local Government)
3. The landowner/applicant making a pro-rata contribution towards the cost of the acquisition of the primary school site identified in the subdivision locality. (Department of Education)

#### **Road and Movement Network**

4. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost.

As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC. (Local Government)

5. Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:
  - (a) street lighting is installed on all new subdivisional roads to the standards of the relevant licensed service provider; and
  - (b) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly; and
  - (c) temporary turning areas are provided to those subdivisional roads that are subject to future extension; and
  - (d) embayment parking is provided abutting the public open space,to the satisfaction of the Western Australian Planning Commission.  
(Local Government)
6. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the provision of shared paths through and connecting to the application area, to the satisfaction of the Western Australian Planning Commission. The approved shared paths are to be constructed by the landowner/applicant. (Local Government)
7. Taylor Road being widened by 5 metres in accordance with the modified plan of subdivision dated 1 December 2015 (**Attachment A**) by the landowner/applicant transferring the land required to the Crown free of cost for the purpose of widening Taylor Road. (Local Government)
8. Satisfactory arrangements being made with the local government for the cost of upgrading and/or construction of Scott Road to an urban road standard where it abuts the subdivision area. (Local Government)
9. Satisfactory arrangements being made with the local government for the cost of upgrading and/or construction of Taylor Road to an Integrator B road standard where it abuts the subdivision area. (Local Government)



10. A revised Transport Noise Assessment being prepared, approved and thereafter implemented to the specifications of the Shire of Serpentine Jarrahdale on advice of Main Roads Western Australia in accordance with the guidelines under State Planning Policy 5.4 *"Road and Rail Transport Noise and Freight Considerations in Land Use Planning"*. (Local Government)
11. Subject to the findings of the Transport Noise Assessment required under Condition 10, a notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the certificate(s) of title of any affected lots. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:  
  
*'The lot/s is/are situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise and vibration.'*  
(Local Government)
12. Uniform fencing, comprising a 2.4 metre high noise wall, being constructed along the boundary of the subject land (Lot 61 Taylor Road) and Lot 64, parallel to the Tonkin Highway Primary Regional Road reserve. (Local Government)

#### **Drainage**

13. 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, consistent with any approved Local Water Management Strategy. (Local Government)
14. 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)
15. Drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan of survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the *Planning and Development Act 2005*. (Local Government)
16. 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)

## Subdivision works

17. 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:
- lots can accommodate their intended use; and
  - 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)

18. 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)

19. Other than buildings, outbuildings and/or structures shown on the approved plan for retention, all buildings, outbuildings and/or structures present on the lot(s) at the time of subdivision approval being demolished and materials removed from the lot(s). (Local Government)

20. All septic sewer systems including all tanks and pipes and associated drainage systems (soak wells or leach drains) and any stormwater disposal systems are to be decommissioned, in accordance with the Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974, removed, filled with clean sand and compacted. Proof of decommissioning is to be provided in the form of either certification from a licensed plumber or a statutory declaration from the landowner/applicant, confirming that the site has been inspected and all septic tanks, soak wells, leach drains and any associated pipework have been removed.  
(Local Government)

## Servicing

21. Arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)
22. Arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)



23. 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)
24. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)

### Public Open Space

25. The proposed reserve(s) shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve(s) for 'Recreation' and/or 'Recreation and Drainage' and vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)
26. Arrangements being made for the proposed public open space to be developed by the landowner/applicant to a minimum standard and maintained for two summers through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and to the specifications of the local government. (Local Government)

### Miscellaneous

27. Uniform fencing being constructed along the boundaries of the proposed residential lots abutting public open space and along the boundary of proposed Lot 1 abutting the WWPS site (Lot 228). (Local Government)
28. Local Development Plan(s) being prepared and approved for:
  - (a) lots adjoining public open space;
  - (b) lots subject to Quiet House Design Package requirements as per *State Planning Policy 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning*;
  - (c) corner lots subject to variations to the deemed-to-comply standards under Clause 5.3.5 of the Residential Design Codes,to the satisfaction of the Western Australian Planning Commission.  
(Local Government)
29. The landowner/applicant shall make arrangements to ensure that prospective purchasers of lots the subject of a Local Development Plan are advised in writing that Local Development Plan provisions apply. (Local Government)
30. 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)

31. A Bushfire Attack Level (BAL) Contour Map is to be prepared in accordance with the BAL descriptions and assessment methodologies located in *Australian Standard 3959 Construction of Buildings in Bushfire-Prone Areas*, and where any lot/s are subject to a rating greater than BAL-LOW, a Fire Management Plan shall be prepared, approved and relevant provisions implemented during subdivisional works, in accordance with the WAPC's *Guidelines for Planning in Bushfire Prone Areas (December 2015)* to the satisfaction of the Western Australian Planning Commission. (Local Government)
32. Subject to the BAL ratings identified on the Bushfire Attack Level Contour Map, a notification, pursuant to section 70A of the *Transfer of Land Act 1893* is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

*'The lot(s) is/are subject to a Fire Management Plan.'*

(Local Government)

#### ADVICE:

1. The landowner/applicant and the local government are advised to refer to the Institute of Public Works Engineering Australia Local Government Guidelines for Subdivisional Development (current edition). The guidelines set out the minimum best practice requirements recommended for subdivision construction and granting clearance of engineering conditions imposed.
2. In regard to Conditions 4 and 5, the landowner/applicant is advised that the road reserves, including the constructed carriageways, laneways, truncations, footpaths/dual use paths and car embayments, are to be generally consistent with the approved plan of subdivision.
3. In regard to Condition 9, credit for the cost of upgrading Taylor Road may be afforded through the proposed Mundijong-Whitby Development Contribution Arrangement.
4. Condition 13 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'* (Department of Water 2008).
5. In regard to Condition 19, planning approval and/or a demolition licence may be required to be obtained from the local government prior to the commencement of demolition works.



6. The Water Corporation advises:
- (a) In regard to Conditions 16, 21 and 22, 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 67 of the *Water Agencies (Powers) Act 1984* will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.
  - (b) The implementation of the planning for the provision of wastewater infrastructure to service this area is dependent on frontal and orderly development. The landowner/applicant should contact the Water Corporation to determine the Corporation's planning and funding requirements.
  - (c) This development is within the catchment of the Mundijong Drainage District. Discharge of runoff from this development must be compensated to pre-development levels. The minimum requirement for the drainage design for the development will be compliance with the Water Corporations "Rural Drainage Criteria" for the Mundijong Drainage District. The Consulting Engineer for the development should contact the Water Corporation at the preliminary design stage to determine drainage requirements.
7. In regard to Condition 23, Western Power provides only one underground point of electricity supply per freehold lot.
8. With regard to Condition 26, the development is to include full earthworks, basic reticulation, grassing of key areas, and pathways that form part of the overall pedestrian and/or cycle network.
9. With regard to Condition 30, all existing trees within the proposed Public Open Space or adjacent road reserves are to be retained and protected in accordance with Clause 7.13 of the Shire of Serpentine Jarrahdale Town Planning Scheme No.2.



Kerrine Blenkinsop  
Secretary

Western Australian Planning Commission  
31 March 2016



DEPARTMENT OF PLANNING	
DATE	FILE
20/10/2015	152765

Proposed Future Primary School

Planning Design Delivery



- LEGEND**
- Subject Site
  - Contours
  - Existing Lot Numbers
  - Existing Boundaries
  - Proposed Boundaries
  - Indicative Layout (LSP)
  - Public Open Space
  - Proposed Waste Water Pump Station
  - WWPS Odour Buffer
  - Existing Structures (To Be Removed)
  - Power
  - Power Pole

NOTE: All existing structures and vegetation are to be removed as part of the subdivision of the site

**Lot Summary**

No. of Residential Lots	227
Total Area of Lots	9.9572ha
Average Area of Lots	438.64m <sup>2</sup>
Minimum Lot Area	310.82m <sup>2</sup>
Maximum Lot Area	637.15m <sup>2</sup>
Public Open Space	2
Total Area of POS	1.6887ha
Waste Water Pump Station	1
Total Area of WWPS	6000m <sup>2</sup>

**REVISIONS**

Rev	Date	Drawn
A	2015.10.12	M. Sullivan



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Date Drawn: 2015-10-12  
 Job Ref: 8381  
 Scale: 1:2,000 @ A3  
 Client: Kerrboyte Pty Ltd  
 Designer: R. Cumming  
 Drawn: M. Sullivan  
 Projection: N/A  
 Plan ID: 8381-SUB-03-A



# Plan of Subdivision

Lot 61 (No. 142) Taylor Road  
 Mundijong

Although all data has been taken on the completion of field equipment tests and all data associated with the preparation of this document has been checked and approved by the author, the author does not accept any liability for any errors or omissions. The user is advised to check the accuracy of all data and to ensure that the data is suitable for the intended use. The user is also advised to check the accuracy of all data and to ensure that the data is suitable for the intended use.





DEPARTMENT OF PLANNING  
1 - DEC 2016  
FILE 152265

Proposed Future Primary School



66

15.4m Road Reserve

20m Road Reserve

15.4m Road Reserve

15.4m Road Reserve

15.4m Road Reserve

15.4m Road Reserve

15.4m Road Reserve

Taylor Road (30m)

66

# Plan of Subdivision

Lot 61 (No. 142) Taylor Road  
Mundijong

## LEGEND

- Subject Site
- Contours
- Existing Lot Numbers
- Existing Boundaries
- Proposed Boundaries
- Indicative Layout (LSP)
- Public Open Space
- Proposed Waste Water Pump Station
- WWPS Odour Buffer
- Existing Structures (To Be Removed)
- Power
- Power Pole
- Future Taylor Road Widening (30m)

NOTE: All existing structures and vegetation are to be removed as part of the subdivision of the site

## Lot Summary

No. of Residential Lots	227
Total Area of Lots	9,899.91ha
Average Area of Lots	436.10m <sup>2</sup>
Minimum Lot Area	310.82m <sup>2</sup>
Maximum Lot Area	637.15m <sup>2</sup>
Public Open Space	2
Total Area of POS	1,647.7ha
Waste Water Pump Station	1
Total Area of WWPS	6000m <sup>2</sup>

## REVISIONS

Rev	Date	Drawn
A	2015.10.12	M. Sullivan
B	2015.11.10	M. Sullivan
C	2015.11.25	M. Sullivan

**ROWE GROUP**  
PLANNING DESIGN DELIVERY

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Date Drawn: 2015-10-12  
Job Ref: 8381  
Scale: 1:2,000 @ A3

Client: Kerbylole Pty Ltd  
Designer: R. Cumming  
Drawn: M. Sullivan

Project: 8381-SUB-03-C  
Plan ID: N/A

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