

Our Ref: 20.2005.538
28/4756

Your Ref:

Enquiries to:



6th December 2006

Mr J Wood
National Lifestyle Villages
PO Box 6423
EAST PERTH WA 6423

Dear Mr Wood

Re: Proposed Park Home Estate ('Lifestyle Village') - Lots 1, 3 and 703 Mandurah Road, Baldivis

In response to your application received on the 2nd December 2005 and various submissions of additional information/revised plans for the above.

In accordance with the Council's resolution of 23rd May 2006, the Detailed Engineering Design for Mandurah Road has been approved by the Manager, Engineering Services.

As such, the application is approved subject to compliance with the terms and conditions as shown on the attached Metropolitan Region Scheme Form 2 Notice of Approval.

This approval should not be construed to mean that approval has been given for the construction of any park homes or ancillary development. In this regard, you are still required to receive the necessary building licences from the Council's Building Services.

Please also be advised that the Structure Plan, for the land zoned 'Development' under the City of Rockingham Town Planning Scheme No.2, has been approved in accordance with clause 4.2.11.2, subject to the following:

- (i) Prior to the commencement of site works, the applicant shall prepare and implement a Pipeline Management and Protection Plan in consultation with Agility, Department of Consumer Protection and Employment, Western Australian Planning Commission and City of Rockingham detailing measures to ensure public safety and the protection of the high pressure natural gas pipeline, including completion of a risk assessment in accordance with AS2885 and implementation measures required to ensure that the level of risk to future inhabitants is as low as reasonably practicable.
- (ii) Approval being obtained from the Western Australian Planning Commission in accordance with clause 4.2.6.10 of Town Planning Scheme No.2.

The City will refer the application to the WAPC in accordance with Point (ii) above.

Yours faithfully

GARY G HOLLAND
CHIEF EXECUTIVE OFFICER

METROPOLITAN REGION SCHEME

FORM 2

CITY OF ROCKINGHAM

APPROVAL TO COMMENCE DEVELOPMENT

PROPOSED DEVELOPMENT:	Park Home Estate ('Lifestyle Village')
LAND:	Lots 1, 3 and 703 Mandurah Road, Baldivis
OWNER:	Mr E B England Mr W Humphreys CGT International Pty Ltd
ADDRESS:	66 Arcadia Drive, Shoalwater WA 6169 4 Pembroke Court, Warnbro WA 6169 23 Harvey Crescent, Kardinya WA 6163

Approval to commence development in accordance with the Application received on the 2nd December 2006 and consolidated plan received on the 1st December 2006 is granted subject to the following conditions:-

1. The approved intersection treatment for Mandurah Road, contained under cover of your letter dated the 21st November 2006 (with any approved variations), being implemented to the satisfaction of the Manager, Engineering Services prior to the use commencing.
2. Prior to any occupation of the development, vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed, drained, kerbed and marked to the specifications and satisfaction of the City of Rockingham, and being maintained thereafter by the owner/occupier to the satisfaction of the City of Rockingham.
3. All stormwater being contained and disposed of on-site.
4. Earthworks over the site being stabilised to prevent sand blowing and dust nuisance.
5. Compliance with the Dust Control Guidelines as set out by the Environmental Protection Authority.
6. Finished site levels shall be generally in accordance with the Finished Ground Levels and Vegetation Retention Plan dated 02/2006, with any proposed variation thereto being approved by the City of Rockingham prior to the commencement of works.
7. Vegetation being retained in accordance with the Finished Ground Levels and Vegetation Retention Plan dated 02/2006, with any proposed variation thereto being approved by the City of Rockingham prior to the commencement of works.

8. Prior to the issue of a Building Licence and prior to the commencement of works, a detailed landscaping plan, including reticulation, shall be submitted to and approved by the City of Rockingham.
9. Further to Condition No. 7 above, the landscaping plan shall include evergreen trees and/or bushes along the northern boundary of the landholding, to a minimum height of 1.5m, to the satisfaction of the City of Rockingham.
10. Prior to the use commencing, the works, landscaping and reticulation shown on the approved landscaping plan shall be completed to the satisfaction of the City of Rockingham, and being maintained thereafter to the satisfaction of the City of Rockingham.
11. A signage strategy being submitted to the satisfaction of the Manager, Statutory Planning, prior to the issue of any sign licenses by the Council's Building Services.
12. An integrated Urban Water Management Plan being prepared and implemented to the satisfaction of the Department for Conservation and Environment and the City of Rockingham.
13. The method of effluent disposal being to the satisfaction of the Water Corporation and City of Rockingham.
14. A Waste Management Plan being prepared and implemented to the satisfaction of the Manager, Engineering Services.
15. Prior to the commencement of site works, the applicant shall prepare and implement a Pipeline Management and Protection Plan in consultation with Agility, Department of Consumer Protection and Employment, Western Australian Planning Commission and City of Rockingham detailing measures to ensure public safety and the protection of the high pressure natural gas pipeline, including completion of a risk assessment in accordance with AS2885 and implementation measures required to ensure that the level of risk to future inhabitants is as low as reasonably practicable.
16. A Fire Management Plan being prepared and implemented to the satisfaction of the Council's Fire and Emergency Officer, prior to the use commencing.
17. The amalgamation of all lots onto one Certificate of Title prior to the issue of a Building Licence or any works commencing or, alternatively, a deed of agreement being entered into between the landowner and the City of Rockingham requiring the amalgamation of all lots onto one Certificate of Title prior to the occupation of the development. Such agreement to be prepared at the landowner's expense.
18. A subsequent Planning Application is required for the proposed ancillary buildings, including, but no limited to, the Art House/Workshop, Clubhouse and Family Centre.

If the development the subject of this approval is not substantially commenced within a period of two years from the date of this letter, the approval shall lapse and be of no further effect. Where an approval has so lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.

FOOTNOTES TO APPROVAL

This approval is issued by the City of Rockingham subject to the following Footnotes:-

- (i) The applicant may have a right of appeal under Section 252 of the Planning and Development Act 2005. Should a right of appeal exist, the applicant may apply to the State Administrative Tribunal, in accordance with Part 14 of the Act, for review within 28 days of the City's decision. The State Administrative Tribunal may be contacted on telephone 9219 3111 and its website is www.sat.justice.wa.gov.au
- (ii) This approval does not confer approval under other relevant legislation, including but not limited to, the Building Code of Australia and the Health Act 1911. It is the responsibility of the landowner to determine what approvals are required and obtain such prior to the commencement of works.
- (iii) Please liaise with the Department for Conservation and Environment with respect to the need to obtain a permit to remove native vegetation under the Environmental Protection (Clearing of Native Vegetation) Regulations 2004.
- (iv) This approval does not relate to the proposed 'R20 Lots' along the eastern boundary of the landholding.
- (v) The City may waive the requirements of Condition No. 15 in the event that Agility and Department of Consumer Protection and Employment deem that the Pipeline Management and Protection Plan is not required.


GARY G HOLLAND
CHIEF EXECUTIVE OFFICER

6th December 2006

*Superseded
Version*

REFERENCE No. 20. 2005. 538
28/4756

METROPOLITAN REGION SCHEME

FORM 2

CITY OF ROCKINGHAM

APPROVAL TO COMMENCE DEVELOPMENT

PROPOSED DEVELOPMENT:

Park Home Estate ('Lifestyle Village')

LAND:

Lots 1, 3 and 703 Mandurah Road, Baldivis

OWNER:

Ms P Thompson
Mr W Humphreys
CGT International Pty Ltd

ADDRESS:

815 Mandurah Road, Baldivis WA 6171
4 Pembroke Court, Warbro WA 6169
23 Harvey Crescent, Kardinya WA 6163

Approval to commence development in accordance with the Application received on the 2nd December 2006 and consolidated plan received on the 1st December 2006 is granted subject to the following conditions:-

1. The approved intersection treatment for Mandurah Road, contained under cover of your letter dated the 21st November 2006 (with any approved variations), being implemented to the satisfaction of the Manager, Engineering Services prior to the use commencing.
2. Prior to any occupation of the development, vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed, drained, kerbed and marked to the specifications and satisfaction of the City of Rockingham, and being maintained thereafter by the owner/occupier to the satisfaction of the City of Rockingham.
3. All stormwater being contained and disposed of on-site.
4. Earthworks over the site being stabilised to prevent sand blowing and dust nuisance.
5. Compliance with the Dust Control Guidelines as set out by the Environmental Protection Authority.
6. Finished site levels shall be generally in accordance with the Finished Ground Levels and Vegetation Retention Plan dated 02/2006, with any proposed variation thereto being approved by the City of Rockingham prior to the commencement of works.
7. Vegetation being retained in accordance with the Finished Ground Levels and Vegetation Retention Plan dated 02/2006, with any proposed variation thereto being approved by the City of Rockingham prior to the commencement of works.

Our Ref: 28/4756-05 – D16/122293

Your Ref:

Enquiries to: Mr Dave Waller



30th August 2016

Mr Steve Allering
Allering & Associates
125 Hamersley Road
SUBIACO WA 6008

Dear Steve

Re: Revised Tree Retention Plan (National Lifestyle Village) – Lot 102 Mandurah Road, Baldivis

I refer to the revised Tree Retention Plan submitted to the City on the 22nd August 2016.

This Tree Retention Plan is hereby approved and I confirm it satisfies Condition 6 of the Planning Approval dated the 17th December 2015. Clearing of the vegetation on the site can now commence, in accordance with the revised Tree Retention Plan, subject to those trees identified for retention being retained. As you are aware a clearing permit may also be required to be sought from the Department of Environment Regulation.

Once the clearing has been completed, if the land can be either hydro mulched, or other suitable method of dust control put in place, to the satisfaction of the City, to ensure dust is appropriately managed on an ongoing basis. These dust control measures should be put in place immediately following clearing of the vegetation.

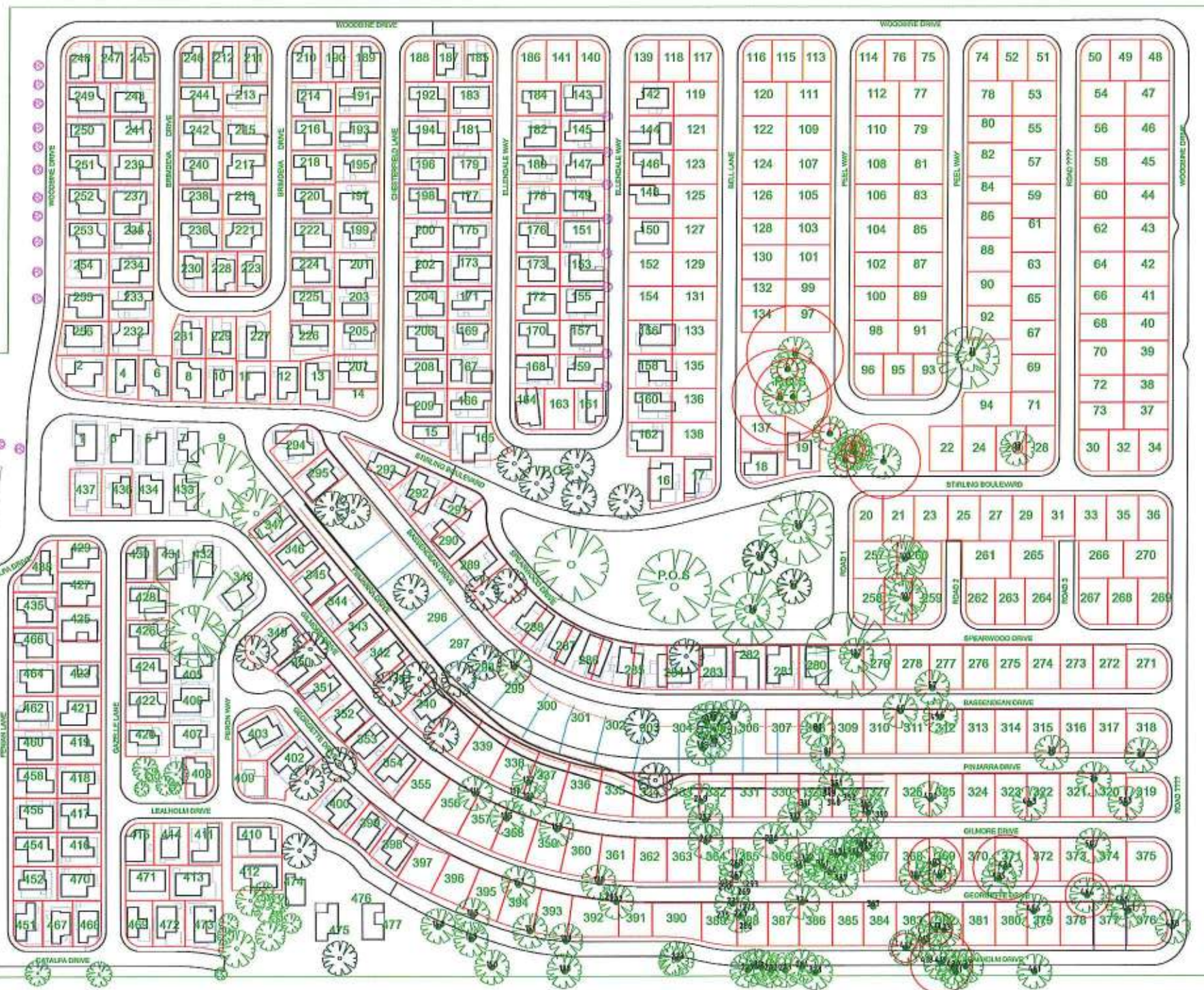
Should you have any enquiries with respect to this advice, please do not hesitate to contact the undersigned on 9528 0384.

Yours faithfully

D WALLER
CO-ORDINATOR, STATUTORY PLANNING



CITY OF ROCKINGHAM
TOWN PLANNING
APPROVED
APPROVAL DATED: 22/8/16
INITIALS: *AL*



- TREES PLANTED BY NLV
- TREES RETAINED - NOT SURVEYED
- TREES RETAINED
- TUART TREES RETAINED & ROOT PROTECTION ZONE

Tree Retention Requirements

1. All trees identified on site to be retained, are to be retained & maintained by the owner of the land.
2. Dwelling Sites comprising Tuart Trees &/or associated Root Protection Zones to demonstrate measures to ensure protection of Tuart Trees prior to the issue of a building license.

Rev	Date	Description	Signed
01	13.06.16	Initial	
02	13.06.16	Initial	
03	13.06.16	Initial	
04	13.06.16	Initial	
05	13.06.16	Initial	
06	13.06.16	Initial	
07	13.06.16	Initial	
08	13.06.16	Initial	
09	13.06.16	Initial	
10	13.06.16	Initial	

NOTES:

Tree Retention Plan - NLV Tuart Lakes Lifestyle Village Lot 102 Mandurah Road, Baldvins

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441 Victoria Road, Victoria
P.O. Box 202, Victoria 3100
Phone: (03) 9579 8844 Fax: (03) 9579 8845

Drawn NLV	Project NLV TUART LAKES LIFESTYLE VILLAGE
Location LOT 102 MANDURAH ROAD, BALDIVINS	Drawing Title TREE RETENTION PLAN
Project No. TLB	Sheet No. 001
Scale @ A1 1:1000	Sheet No. C