

PROVISIONS

1. GENERAL STANDARDS FOR LAND USE & DEVELOPMENT

1.1 LAND USE & DEVELOPMENT

THE DEVELOPMENT OF PREMISES IS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF:

- DETAILED AREA PLAN - LOT 42 (NO. 68) GOVERNMENT ROAD, ROELANDS
- THE APPLICABLE ZONE PROVISIONS UNDER THE SCHEME;
- RELEVANT LOCAL PLANNING POLICIES AND LOCAL LAWS; AND
- APPLICABLE AUSTRALIND STANDARDS

1.2 DETAILED AREA PLAN REQUIREMENTS

1.2.1 VEHICLE ACCESS AND PARKING

- VEHICULAR ACCESS IS TO BE IN ACCORDANCE WITH THE DETAILED AREA PLAN MAP
- PARKING AREA AND SERVICE ACCESS IS TO BE PROVIDED GENERALLY IN ACCORDANCE WITH THE DETAILED AREA PLAN MAP.
- PAVING SHOULD BE USED TO ENHANCE AND IDENTIFY PEDESTRIAN ACCESS.
- ANY CAR PARKING OR OPEN AREAS FACING STREETS SHALL BE ENHANCED WITH TREE PLANTING TO PRESENT A QUALITY STREET FRONTAGE.
- PRIOR TO THE GRANTING OF PLANNING CONSENT FOR STAGE 2 WORKS, FURTHER CONSULTATION WITH THE PUBLIC TRANSPORT AUTHORITY IS REQUIRED TO DETERMINE IF ANY UPGRADING IS REQUIRED FOR THE NEARBY PEDESTRIAN CROSSING OF THE RAILWAY AT THE APPLICANTS COST".

1.2.2 BUILDING FORM

1.2.2.1 BUILDING SETBACKS

THE LOCATION OF BUILDINGS ON THE SITE SHALL BE GENERALLY IN ACCORDANCE WITH THOSE IDENTIFIED ON THE DAP MAP.

1.2.2.2 BUILDING HEIGHT

THE MAXIMUM BUILDING HEIGHT OF ANY BUILDING ON ANY LOT SHALL NOT EXCEED TWO STOREYS OR 12M FOR A GYMNASIUM OR SIMILAR BUILDING.

1.2.3 LANDSCAPING AND REVEGETATION PLAN

A DETAILED LANDSCAPING AND REVEGETATION PLAN SHALL BE REQUIRED AS A CONDITION OF PLANNING APPROVAL. THE PLAN SHALL INCLUDE DETAILS OF PLANTING, LIGHTING AND PAVING AS WELL AS REVEGETATION AREAS INCLUDING THE PROVISION OF A 20 METER VEGETATION BUFFER ALONG FLAHERTY BROOK TO REDUCE NUTRIENT IMPACTS TO THE WATERWAY FROM THE SCHOOL OVAL. THE DESIGN OF THE PLANTING COMPONENT MUST COMPLY WITH THE GENERAL PRINCIPLES IDENTIFIED ON THE DETAILED AREA PLAN MAP. INFORMATION PROVIDED SHALL INCLUDE ALL PLANTS CLEARLY LABELED AND LOCATED, PROPOSED NUMBERS, SIZES AND SPACES OF PLANTS AND DETAILS OF SOIL IMPROVEMENT AND RETICULATION.

1.2.4 DRAINAGE

WATER MANAGEMENT TO BE ADDRESSED IN ACCORDANCE WITH WATER SENSITIVE URBAN DESIGN PRINCIPLES. A DRAINAGE STRATEGY SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY THE LOCAL GOVERNMENT PRIOR TO THE ISSUE OF PLANNING CONSENT. AS A CONDITION OF PLANNING CONSENT FOR STAGE 2 WORKS, AN URBAN WATER MANAGEMENT PLAN IS TO BE PREPARED BY THE PROPONENT TO THE SATISFACTION OF THE DEPARTMENT OF WATER AND THE LOCAL GOVERNMENT AND SHALL ADDRESS THE FOLLOWING MATTERS:

- STORMWATER AND GROUNDWATER MANAGEMENT;
- WATER SUPPLY FOR POS;
- EFFLUENT DISPOSAL;
- IRRIGATION / NUTRIENT MANAGEMENT ON POS;
- WATERWAY PROTECTION AND BUFFERS;
- FLOOD MANAGEMENT.

1.2.5 EFFLUENT DISPOSAL

EFFLUENT SHALL BE DISPOSED OF ON-SITE TO THE SATISFACTION OF THE DEPARTMENT OF HEALTH.

1.2.6 CAR PARKING

CAR PARKING TO BE PROVIDED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A TRAFFIC IMPACT STUDY AND TO THE SATISFACTION OF THE LOCAL GOVERNMENT.

ONCE STUDENT POPULATION REACHES 350 NUMBER PUPILS, 54 NUMBER OVERFLOW BAYS, ACCESS WAYS AND CROSSEVER ONTO GOVERNMENT ROAD ARE TO BE CONSTRUCTED TO A SEALED STANDARD TO THE SATISFACTION OF THE EXECUTIVE MANAGER OF TECHNICAL SERVICES.

1.2.7 MATTERS NOT CONSIDERED BY THE DAP

THE REQUIREMENTS OF DISTRICT PLANNING SCHEME NO. 1 SHALL BE COMPLIED WITH IN RESPECT TO ALL OTHER MATTERS TO THE SATISFACTION OF THE LOCAL GOVERNMENT.

2. VARIATION OF DEVELOPMENT REQUIREMENTS

2.1 DEVELOPMENT IN ACCORDANCE WITH THIS DAP IS DEEMED TO COMPLY. HOWEVER, ALTERNATIVE DESIGNS MAY BE CONSIDERED SUBJECT TO DEMONSTRATION THAT THE PROPOSED LAND USE AND/OR DEVELOPMENT IS IN KEEPING WITH THE INTENT OF THE DAP TO THE SATISFACTION OF THE LOCAL GOVERNMENT.

LEGEND

CADASTRAL BOUNDARY

LOT 42 BOUNDARY

SHIRE OF HARVEY

APPROVED

Chief Executive Officer

Date



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REVISIONS				
N°.	DESCRIPTION	APPROVED	DATE	DRAWN
16	LAYOUT AMENDED, TOOL SHED ADDED	TK	21-11-19	JG
15	PARKING AREAS UPDATED TO SUIT LDP CONDITIONS	TK	18-09-19	JG
14	PARKING AREAS UPDATED TO SUIT APPROVED DAP	TK	17-09-19	JG
13	UPDATED DRAWING TITLE	TK	16-09-19	JG
12	IRRIGATION AREA ADJUSTED TO SUIT CURRENT APPROVAL	TK	02-09-19	JG
11	ADDED PHOTO BACKDROP	TK	24-07-19	JG

NOTE: * INDICATES SIGNATURES ON ORIGINAL ISSUE OF DRAWING OR LAST REVISION OF DRAWING

NAMES PRINTED IN FULL	DATE	CLIENT
DESIGNED T. KRUGER	14-04	HOPE CHRISTIAN COLLEGE
DRAWN A. McDONALD	14-04	PROJECT
VERIFIED J. GRUNDLINGH*	15-10	PROPOSED SCHOOL RELOCATION ON LOT 42, No.68 GOVERNMENT ROAD ROELANDS
APPROVED T. KRUGER*	15-10	

DRAWING TITLE
LOCAL DEVELOPMENT PLAN

THIS DRAWING SHALL BE TREATED AS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AS APPROVED.

DRAWING NUMBER
5219-C-002 15



KEY INDEX:

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6. PROPOSED FUTURE SCHOOL HALL
7. GRAVEL ACCESS ROAD TO OVAL
8. SPORTS OVAL
9. NEW CLASSROOMS
10. PROPOSED FUTURE CLASSROOMS
11. SET DOWN AND CARPARK AREA
12. FUJICLEAN CE 24000 AERATED WASTEWATER TREATMENT SYSTEM
13. IRRIGATION AREA REQUIRED FOR 350 EP = 5250m²
14. EXISTING CLASSROOM TO BE CONVERTED TO OFFICE SPACE
15. COVERED OPEN SPACE
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17. TOOL SHED