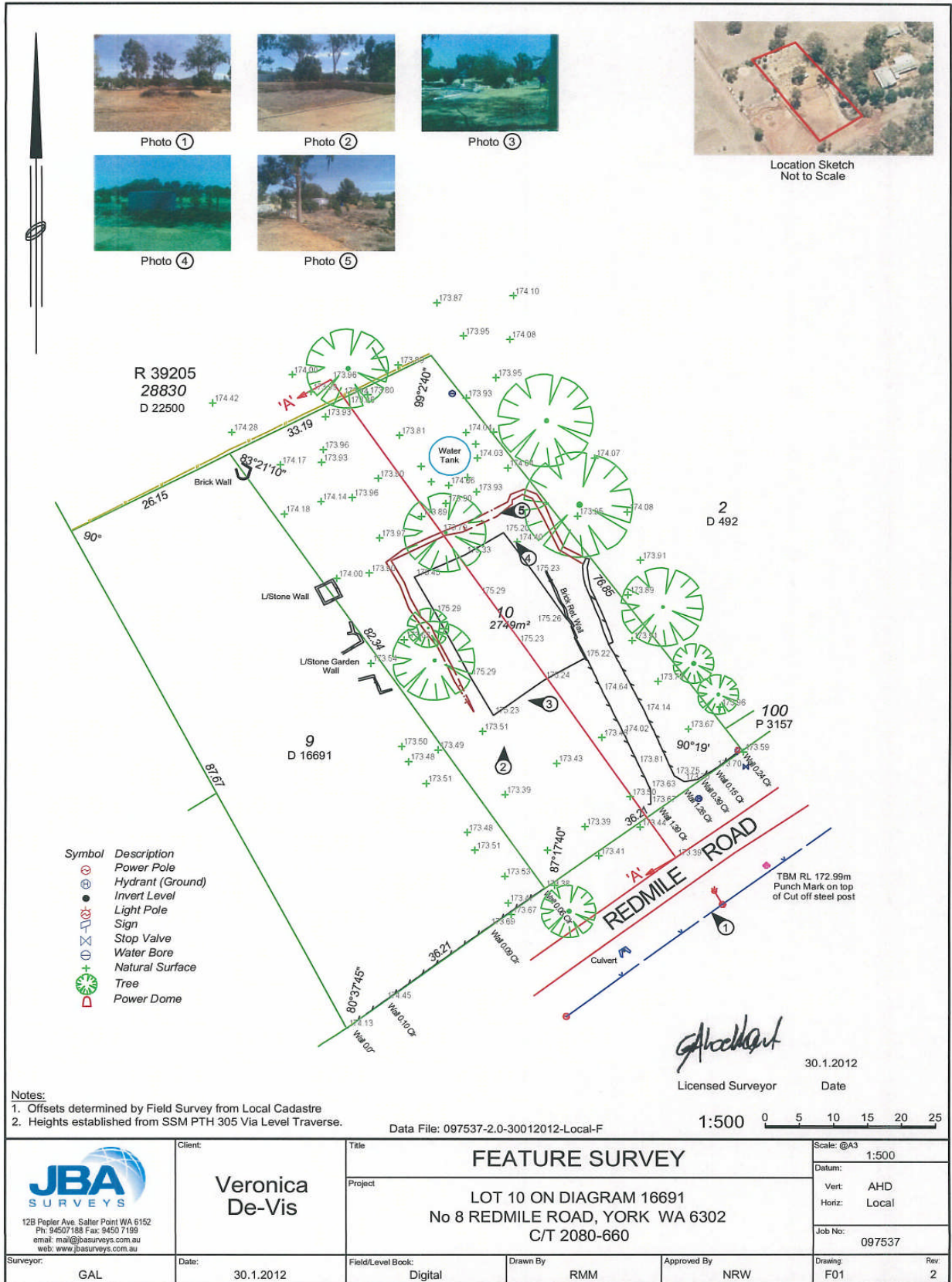


SURVEY PLAN



Notes:  
1. Offsets determined by Field Survey from Local Cadastre  
2. Heights established from SSM PTH 305 Via Level Traverse.

Data File: 097537-2.0-30012012-Local-F

*Alcock*  
Licensed Surveyor Date 30.1.2012

1:500 0 5 10 15 20 25

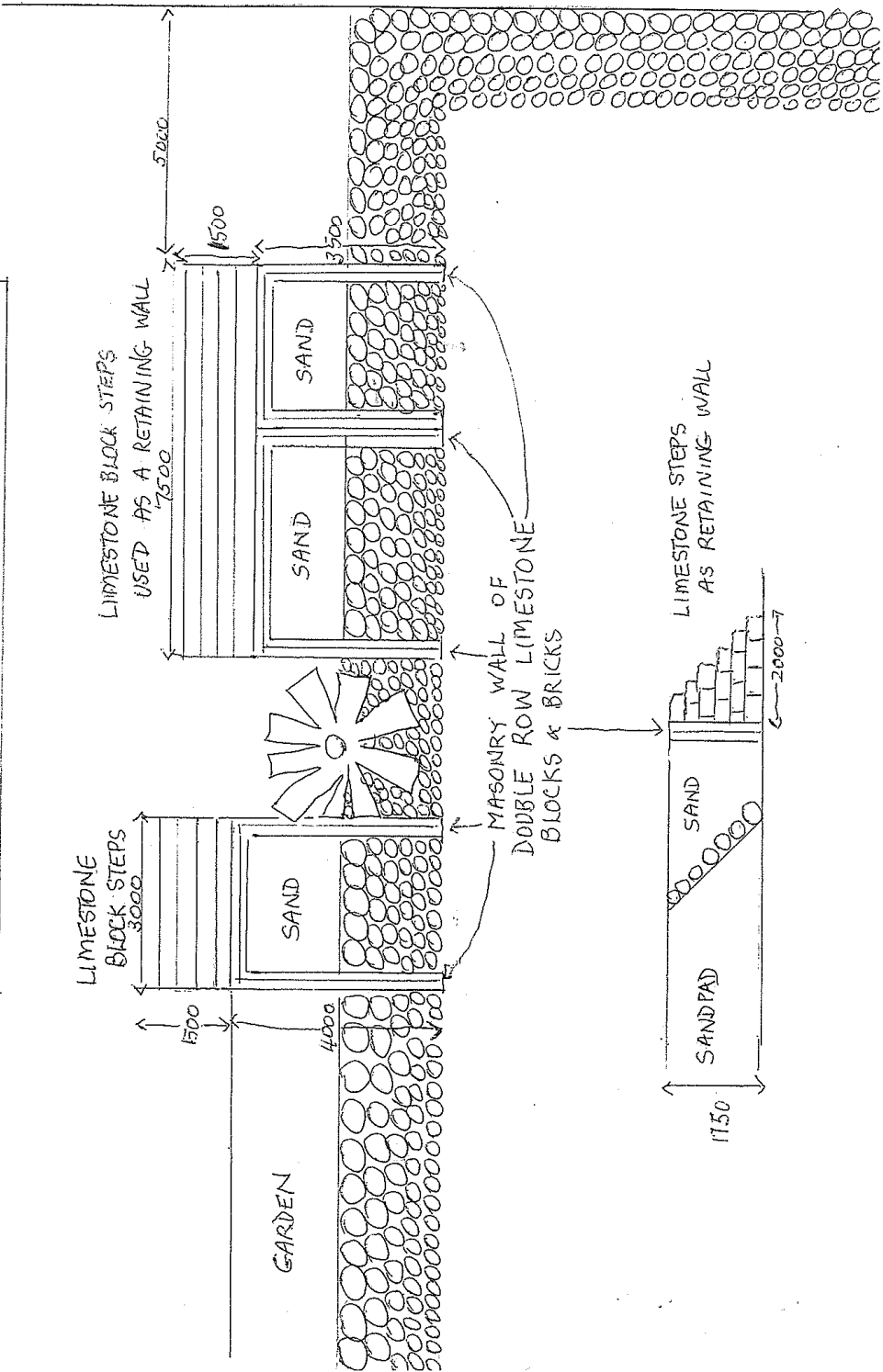
 12B Pepler Ave. Saller Point WA 6152 Ph: 94507188 Fax: 9450 7199 email: mail@jbasurveys.com.au web: www.jbasurveys.com.au	Client: <b>Veronica De-Vis</b>	Title: <b>FEATURE SURVEY</b>	Scale: @A3 1:500
		Project: <b>LOT 10 ON DIAGRAM 16691 No 8 REDMILE ROAD, YORK WA 6302 C/T 2080-660</b>	Datum: Vert: AHD Horiz: Local
Surveyor: <b>GAL</b>	Date: 30.1.2012	Field/Level Book: Digital	Job No: 097537
		Drawn By: RMM	Drawing: F01
		Approved By: NRW	Rev: 2



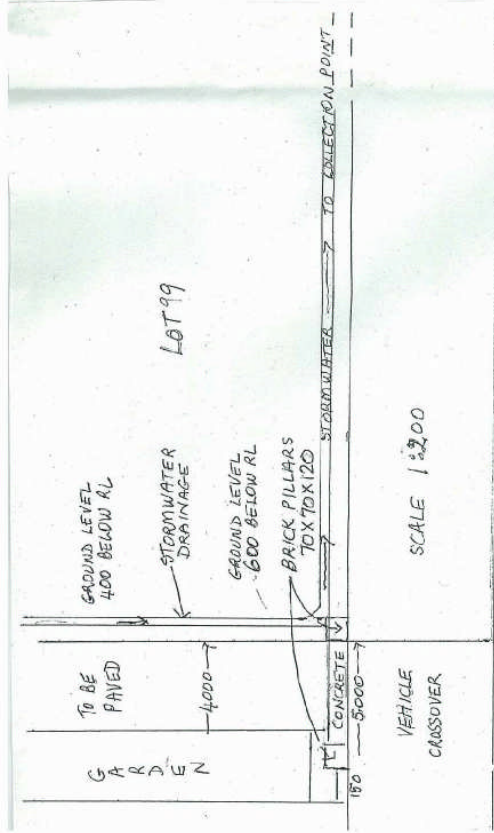
PLANS

AMENDED SANDPAD SITE EXTENDED  
TO INCLUDE STEPS, LANDING &  
LOT 10 REDMILE ROAD  
VERONICA DE VIS

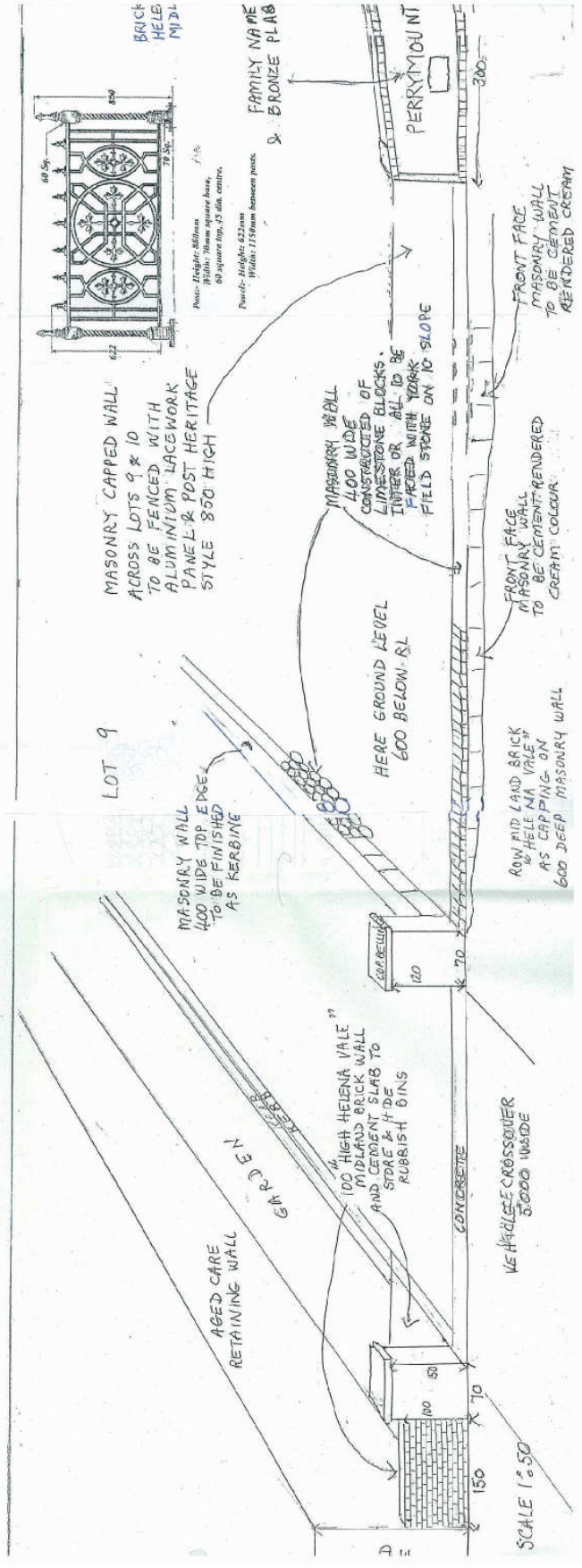
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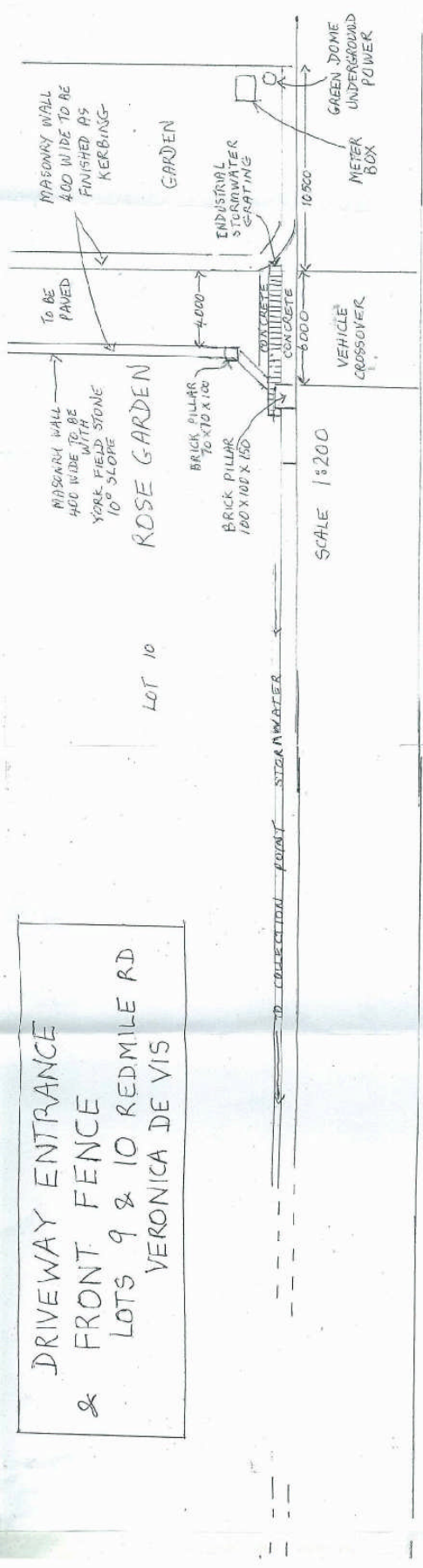
DRIVEWAY ENTRANCE  
& FRONT FENCE  
LOTS 9 & 10 REDMILE RD  
VERONICA DE VIS



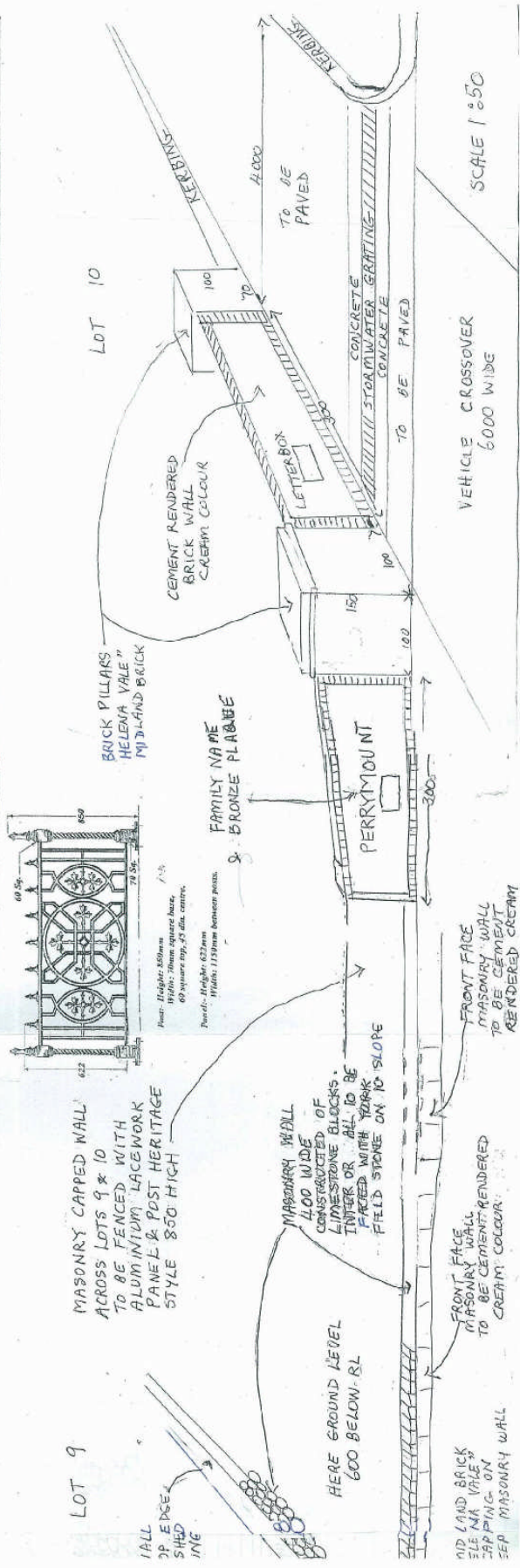
REDMILE ROAD



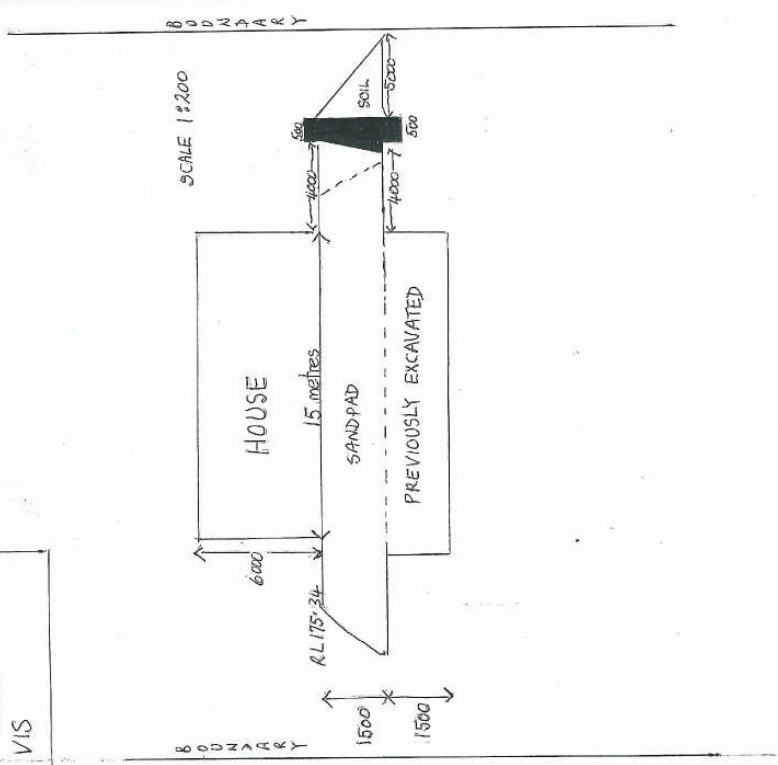
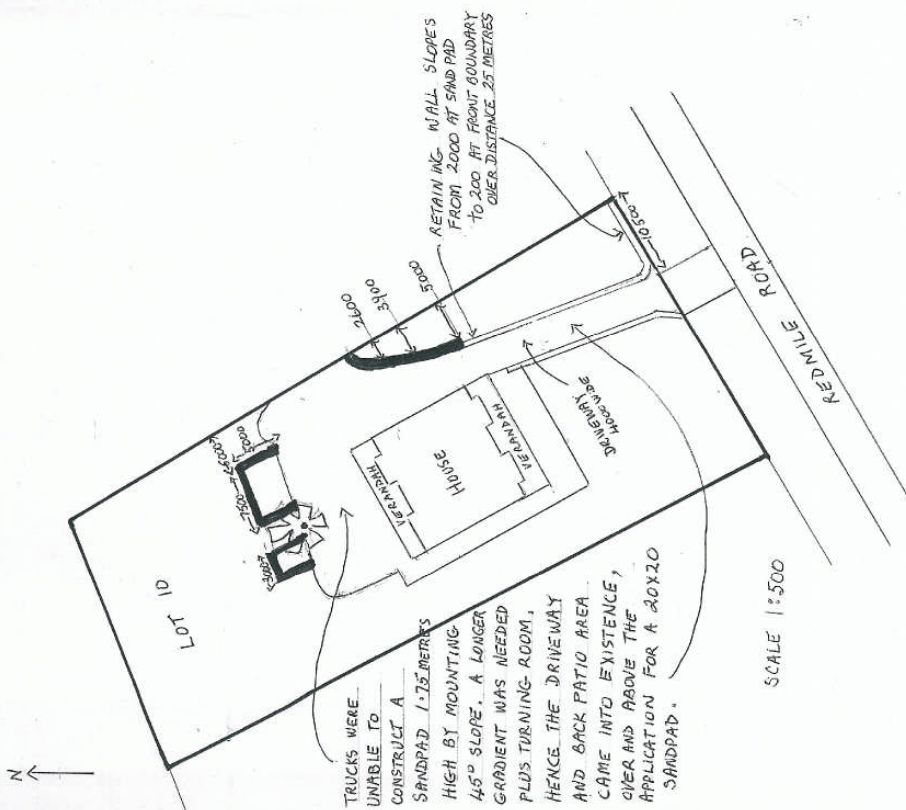
DRIVEWAY ENTRANCE  
& FRONT FENCE  
LOTS 9 & 10 REDMILE RD  
VERONICA DE VIS



REDMILE ROAD



AMENDED SANDPAD EXTENSION  
 SHOWING LOCATION OF  
 RETAINING WALLS  
 LOT 10 REDMILE ROAD  
 VERONICA DE VIS



ASSESSMENT REPORT FOR DWELLING

<b>DA ASSESSMENT REPORT</b>
DA No. P733
Address: Lots 9 and 10 (12-14) Redmile Road, York
Proposal: Proposed Dwelling in Blandstown Heritage Precinct
<b>MATTERS FOR CONSIDERATION</b>
a) The aims and provisions of the Scheme and any other relevant town planning schemes operating within the Scheme area.
<p>The lots are zoned Residential R40 and are currently in the process of being amalgamated. However, due to the distance and cost of connect to the reticulated sewerage system is prohibitive. The lot size exceeds 200m<sup>2</sup> and is therefore, sufficient to cater for an on-site sewerage management system.</p> <p>The proposed residence on a residentially zoned lot is consistent with the aims and provisions of the scheme.</p>
b) The requirements of orderly and proper planning including any relevant proposed new town planning scheme or amendment, which has been granted consent for public submissions to be sought.
There are no scheme amendments applicable to the lots.
c) Any approved statement of planning policy of the Commission.
There are no statements applicable to the proposal.
d) Any approved environmental protection policy under the <i>Environmental Protection Act 1986</i> .
There are no approved policies applicable to the proposal.
e) Any relevant policy or strategy of the Commission and any relevant policy adopted by the Government of the State.
There are no policies relevant to this proposal.
f) Any Planning Policy adopted by the local government under clause 8.8, any policy for a designated heritage precinct adopted under clause 5.1.3, and any other plan or guideline adopted by the local government under the Scheme.
<p><u>Local Planning Policy – Heritage Precincts and Places</u></p> <p>The site is located in the Blandstown Heritage Precinct and therefore, the design must comply with the requirements of the Policy.</p> <p>The scale of residential development must respect:</p> <ul style="list-style-type: none"> <li>(a) The scale of adjoining and nearby buildings in the street;</li> <li>(b) The surrounding landscape; and</li> </ul>

<p>(c) The scale of the existing building, in the case of additions, extensions or modifications.</p> <p>The proposed dwelling adjoining Balladong Country Estate and other single storey dwellings. The proposed single storey dwelling is in scale with the surrounding landscape.</p> <p>A minimum of 25° pitched roof is proposed and window and door openings have a vertical emphasis.</p> <p>The entry to the dwelling fronts the street and is central to the dwelling façade.</p> <p>Walls will be clad with brick and stone, with pre-manufactured powder-coated aluminium framed windows and a colourbond roof.</p> <p>The proposed dwelling complies with the requirements of the LPP.</p>
<p>g) In the case of land reserved under the Scheme, the ultimate purpose intended for the reserve.</p>
<p>The site is not reserved under the scheme.</p>
<p>h) The conservation of any place that has been entered in the Register within the meaning of the <i>Heritage of Western Australia Act 1990</i>, or which is included in the Heritage List under clause 5.1.2, and the effect of the proposal on the character or appearance of a heritage precinct.</p>
<p>The site is not heritage listed, but is located in the Blandstown Heritage Precinct. Refer to comments above in (f).</p>
<p>i) The compatibility or a use or development with its setting.</p>
<p>The proposed dwelling is compatible to the residential setting of the locality.</p>
<p>j) Any social issues that have an effect on the amenity of the locality.</p>
<p>There are no social issues associated with the proposal.</p>
<p>k) The cultural significance of any place or area affected by the development.</p>
<p>No places or areas of cultural significance will be affected by the development.</p>
<p>l) The likely effect of the proposal on the natural environment and any means that are proposed to protect or to mitigate impacts on the natural environment.</p>
<p>The siting of the on-site sewerage management system will need to be selected carefully to ensure that it is not located in a flood zone or could affect the river from runoff.</p>
<p>m) Whether the land to which the application relates is unsuitable for the proposal by reason of it being, or being likely to be, subject to flooding, tidal inundation, subsidence, landslip, bushfire or any other risk.</p>
<p>The site is partially affected by flooding. However, a previous planning approval has been granted to fill the site to enable the construction of the dwelling.</p>
<p>n) The preservation of the amenity of the locality.</p>
<p>The proposed dwelling will not affect the amenity of the locality.</p>
<p>o) The relationship of the proposal 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</p>



appearance of the proposal.
The scale of the dwelling is in context with the Blandstown precinct and the surrounding construction.
p) Whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles.
Access is available to the site.
q) The amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.
The use of the dwelling will not result in unacceptable traffic generation.
r) Whether public transport services are necessary and, if so, whether they are available and adequate for the proposal.
Not applicable to proposal.
s) Whether public utility services are available and adequate for the proposal.
Existing utility services are adequate.
t) Whether adequate provision has been made for access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities).
Not applicable to proposal.
u) Whether adequate provision has been made for access by disabled persons.
Not applicable to proposal.
v) 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.
Landscaping will be undertaken by the owner.
w) Whether the proposal is likely to cause soil erosion and degradation.
Sediment and erosion measures may be required during construction.
x) The potential loss of any community service or benefit resulting from the planning consent.
No community services or benefits will be affected by the proposal.
y) Any relevant submissions received on the application.
2 submissions were received – 1. Objector had concerns that the house could be built over the boundary. Survey will be required as part of building process. 2. York Society has concerns house will not be completed and will remain appearing as a shed for many years. House does not have an external appearance as a shed and will require

cladding to be habitable.

Both submissions can be dealt with through conditions and therefore, determined under delegated authority.

z) The potential impacts of noise, dust, light, risk, and other pollutants on surrounding land uses.


There are no potential impacts identified.

aa) The comments or submissions received from any authority consulted under clause 7.4.

The Heritage Council has raised no objections to the proposal and advised that the dwelling will not impact on nearby State listed heritage buildings.

bb) Any other planning consideration the local government considers relevant.

Amalgamation must be completed prior to the issue of a building licence. Condition to be imposed.

  
15/12/11