



# Application for Development Approval

## Community Facility

No.17 Amherst Road  
Swan View

## Document Control

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## 1.0 Introduction

Lateral Planning acts for Indigo Junction Incorporated, the registered proprietor of the land situated at Lot 51 (No.17) Amherst Road, Swan View ('site').

This Town Planning Statement has been prepared in support of an Application for Development Approval ('Application') for the construction of a Community Facility on the site.

The Town Planning Statement provides an assessment of the proposed development against the applicable town planning framework and demonstrates the proposal is consistent with the amenity and orderly and proper planning of the locality. The Application is accompanied by the following technical documents.

Document	Consultant
Feature Survey	Scanlan Surveys
Architectural Drawings	Whitehaus Architects
Landscape Plan	Place Lab
Town Planning Statement	Lateral Planning
Operational Management Plan	Lateral Planning
Acoustic Assessment	ND Engineering Consulting
Traffic Engineering Note	Premise
Stormwater Concept Plan	GHC Group

**Table 1:** Consultant Team



## 2.0 Subject Site

### 2.1 Overview

Local Authority	Shire of Mundaring
Locality	Swan View
Address	No.17 Amherst Road, Swan View
Cadastral	Lot 51 on Diagram 52141
Certificate of Title	Volume 1487 Folio 578
Registered Proprietor	Indigo Junction Incorporated
Land Area	2,400m <sup>2</sup>
Frontages	Amherst Road 10 metres Markham Way 30 metres
Existing Land Use	Vacant (dilapidated house to be demolished)

**Table 2:** Site Overview

### 2.2 Context

The site is situated 19 kilometres north-east of Perth and 4 kilometres west of Midland in the suburb of Swan View, in the Shire of Mundaring ('Shire'). Situated in the foothills of the Darling Range, the locality of Swan View is a predominantly low-density residential neighbourhood with a population of approximately 7,900 people and 3,500 dwellings at the time of the 2021 Census (Australian Bureau of Statistics).

The site is located on the west side of Amherst Road, which runs north-south through Swan View between Morrison Road and Woolloomooloo Road. Amherst Road is a local distributor road comprising a single traffic lane in each direction with a footpath on the west side of the road. Bus No.323 (Midland to Swan View) runs along part of Amherst Road, with the nearest stop being 150 metres to the east on Beresford Road.

Swan View Primary School is 500 metres to the north while Greenmount Primary School is 600 metres to the south. Brown Park is directly opposite the site on the east side of Amherst Road. A portion of the site's southern boundary abuts a Public Recreation reserve that connects into a recreation / pedestrian trail leading to John Forrest National Park. The rear (west) boundary of the site fronts Markham Way, while the remaining portion of the site's southern boundary abuts a single dwelling also with frontage to Markham Way. The northern boundary of the site abuts two properties: a single dwelling fronting Markham Way and a community facility fronting Amherst Road managed by Indigo Junction Incorporated, being the proponent for this Application.

There are no trees in either of the verges abutting the site. Overhead transmission lines are situated in the verges on the east side of both Amherst Road and Markham Way, with one power pole located in the Markham Way verge abutting the site.



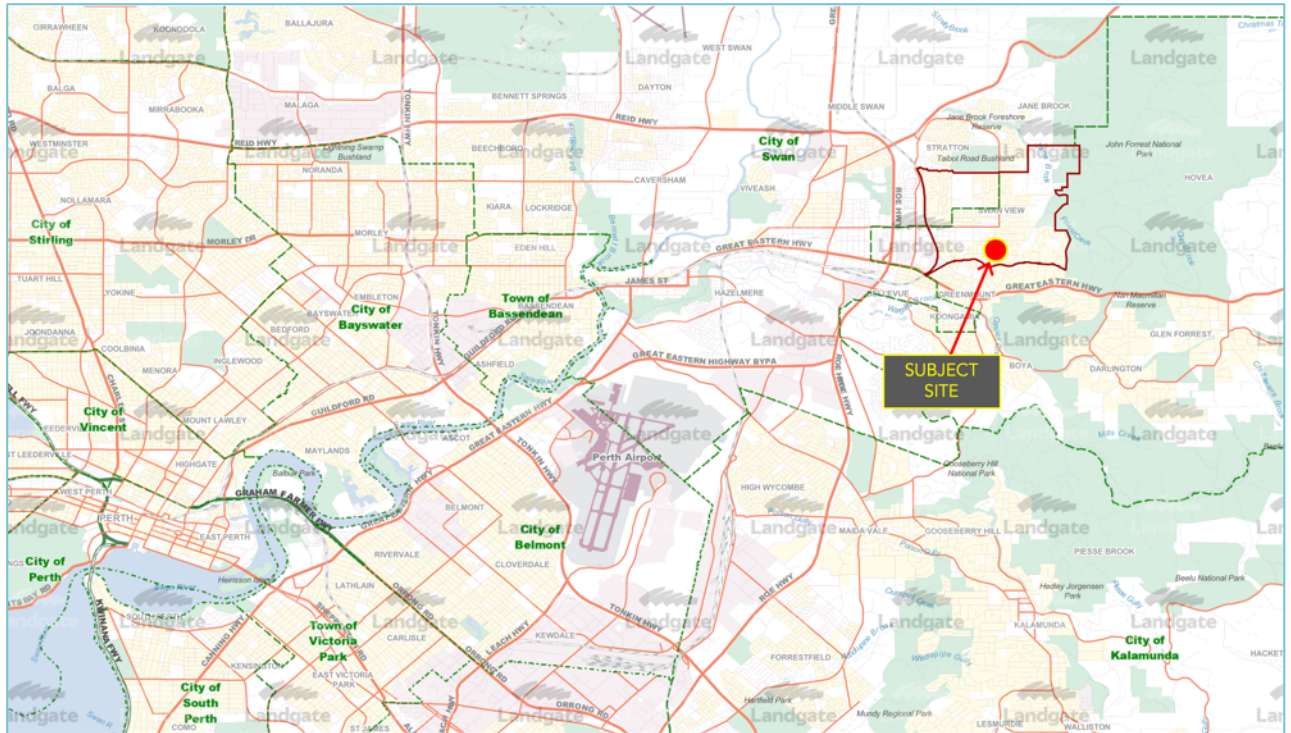


Figure 1: Regional Context

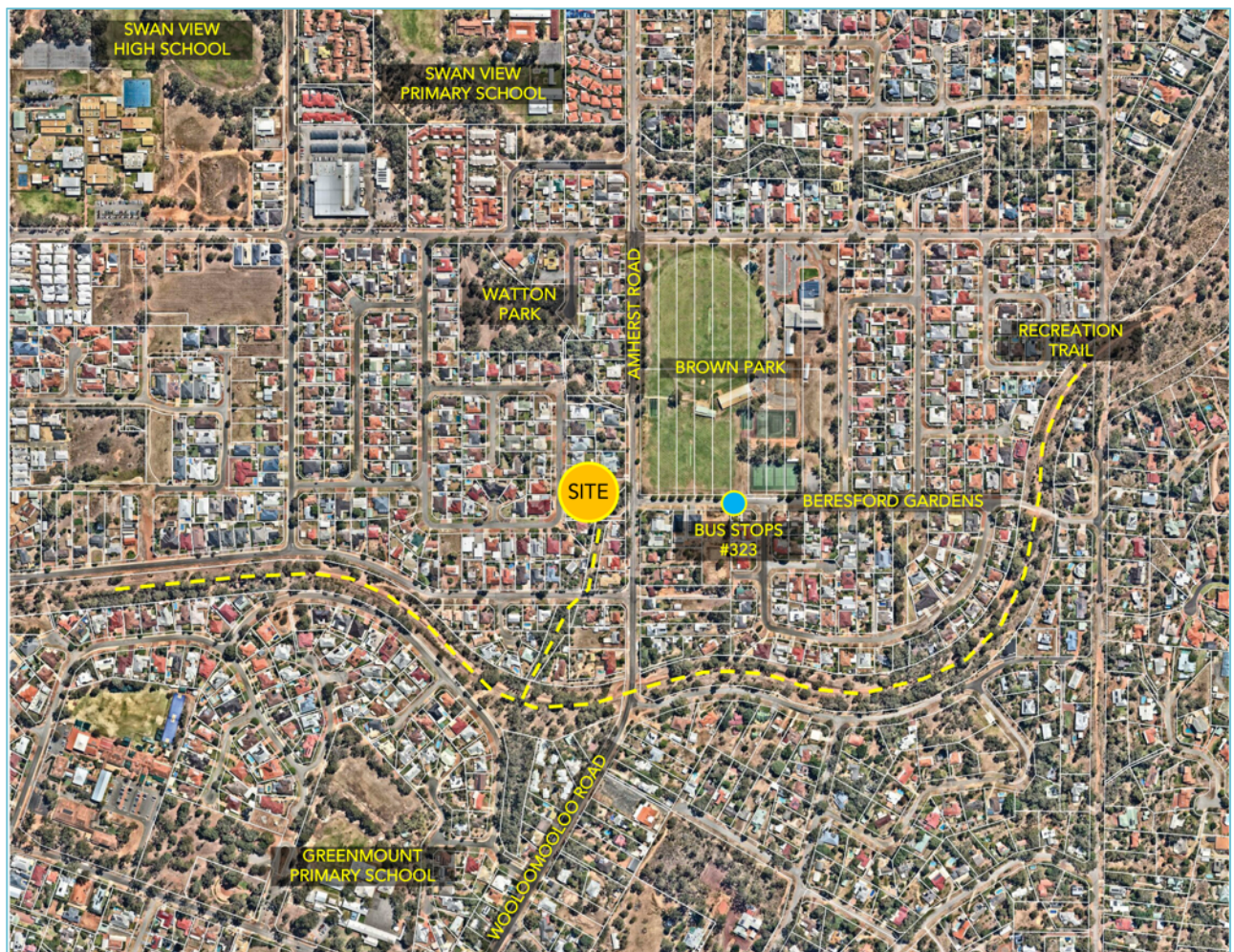


Figure 2: Local Context



## 2.3 Characteristics

The site has a land area of 2,400m<sup>2</sup>, with frontages of 10 metres to Amherst Road and 30 metres to Markham Way. The site is occupied by a dilapidated dwelling facing Amherst Road that will be demolished to make way for the proposed Community Facility. The site has a gradual fall of approximately 1.5 metres east to west, from a height of 40 metres AHD at its Amherst Road frontage to a height of 41.5 metres at the centre of the Markham Road frontage. The site is devoid of vegetation, with just one shrub located near the site's southern boundary.



Figure 3: Site and Surrounds

### 3.0 Description of Proposed Development

The Application seeks approval to develop a Community Facility on the site.

The facility will be managed by Indigo Junction Incorporated and provide essential crisis accommodation and support services to people affected by family and domestic violence.

The Community Facility will comprise 10 self-contained accommodation units, including five (5) two-storey two-bedroom units, one (1) single-storey accessible two-bedroom unit, and four (4) two-storey three-bedroom units. Each unit is provided with a private courtyard and secure store. Pedestrian access to each unit is provided from a central unenclosed walkway that also provides access to a landscaped external hub and internal multi-purpose space.

Situated at the front of the site is a single-storey Administration Building accessed from Amherst Road. This building will act as a community hub where staff will provide day-to-day support services for families. The hub will feature counselling areas and spaces for staff to connect with families and visiting services, based on the specific needs of each family. The multi-purpose room in the hub will offer a space for facilitated activities, including wellness programs, education and other supportive initiatives. Up to seven (7) full-time equivalent staff will work in the Administration Building, including the manager, case workers, counsellors and support workers.

To the rear of the Administration Building is a landscaped outdoor meeting area that can also be accessed from the central walkway within the residential part of the facility. To the south of the Administration Building is a car park accessed from a 4 metre wide secure driveway off Amherst Road. Parking for 13 cars is provided, including two (2) ACROD bays. A fully-enclosed bin store is located to the south-west of the Administration Building. The bin store can be accessed by residents from the central walkway, with separate doors allowing for waste to be collected from the car park or wheeled to the verge of Amherst Road.

A separate multi-purpose meeting area is provided at the rear of the car park with pedestrian access from the external footpath leading to the Administration Building. This meeting area will provide women and children with a space to meet with family and friends without the need for groups of people to enter the secure areas of the site (feedback to Indigo Junction Incorporated indicates this is particularly important, as women often feel shame and embarrassment when they are required to exclude family and friends - who have been supportive during their crisis - from their lives while staying in supported accommodation).



## 4.0 Town Planning Considerations

### 4.1 Metropolitan Region Scheme

The site is zoned Urban under the Metropolitan Region Scheme ('MRS'). No portion of the site is reserved under the MRS. Pursuant to Part 8 of the MRS, the Application does not require Development Approval under the MRS.

### 4.2 State Planning Policies

#### 4.2.1 State Planning Policy 5.1 – Land Use Planning in the Vicinity of Perth Airport

The site is partly within the 20 to 25 Australian Noise Exposure Forecast ('ANEF') noise contour for existing Runway 06/24 (cross runway) at Perth Airport. In accordance with State Planning Policy 5.1 ('SPP5.1'), residential uses within the 20 to 25 ANEF contour are conditionally acceptable, subject to noise attenuation measures being incorporated into the construction of the dwellings. Following receipt of Development Approval, an Acoustic Consultant will be engaged to recommend construction measures to be incorporated into the development to mitigate the effects of aircraft noise on residents.



Figure 4: ANEF 20-25 Contour for Perth Airport



#### 4.2.2 State Planning Policy 7.0 – Design of the Built Environment

State Planning Policy 7.0 – Design of the Built Environment ('SPP7.0') seeks to achieve 'good design' through the application of ten (10) Design Principles. Consideration has been given to the Design Principles set out in SPP7, as summarised below.

Design Principle	Response
Context and Character	The design is consistent with the prevailing residential character of Swan View.
Landscape Quality	The Application is accompanied by a Landscape Plan that demonstrates a high-quality landscape design to all external areas.
Built Form and Scale	The proposed two-storey form and scale of the development, together with the materiality, is compatible with the setting of the site.
Functionality and Build Quality	The building is designed to function as a Community Facility providing crisis accommodation for residents. The development is architecturally designed and will provide residents with a safe, secure and comfortable living environment.
Sustainability	<p>The development incorporates passive design features:</p> <ul style="list-style-type: none"> <li>• north-facing living areas to maximise winter sunlight;</li> <li>• north-facing courtyards for 50% (5) of the units to maximise winter sunlight;</li> <li>• Natural cross-ventilation for the Ground and First Floor of all units;</li> <li>• North-facing external communal hub and internal multi-purpose facility to maximise winter sunlight;</li> <li>• Roof over central walkway and unit entries for weather protection;</li> <li>• Open-sided central walkway to allow for cooling summer breezes;</li> <li>• Awnings over north facing windows to restrict direct summer sun;</li> <li>• Minimal use of west facing windows, with awnings over bedroom windows to reduce direct summer sun.</li> </ul>
Amenity	<p>The development is designed to minimise impacts on the amenity of the abutting dwellings.</p> <p>The development incorporates landscaped communal areas, multi-purpose spaces, private courtyards and generous internal living areas to maximise amenity for occupants.</p>
Legibility	The residential and administration elements of the development each have a legible and distinct entry that is connected to the public footpath via the pedestrian walkway running adjacent to the car park.
Safety	<p>Safety is of paramount importance for a Community Facility offering crisis accommodation for people affected by family and domestic violence.</p> <p>The residential areas are accessed from a secure front entry.</p> <p>Within the Administration Building, the reception, staff room and admin room all have a high level of visual surveillance over the car park and front entry to the premises, while internal doors prevent unauthorised access to back-of-house areas and the residential component of the development.</p> <p>To maximise casual surveillance of the public realm, visually permeable fencing is provided to the front entry, car park and Markham Way.</p>

Community	The proposed Community Facility will provide an essential service for people in the wider north-eastern metropolitan area and is compatible with the residential setting within which the site is located.
Aesthetics	The Community Facility is architecturally designed and utilises materials and finishes to ensure the development has a high quality aesthetic.

**Table 3:** Design Principles Assessment

## 4.3 Shire of Mundaring Local Planning Scheme No.4

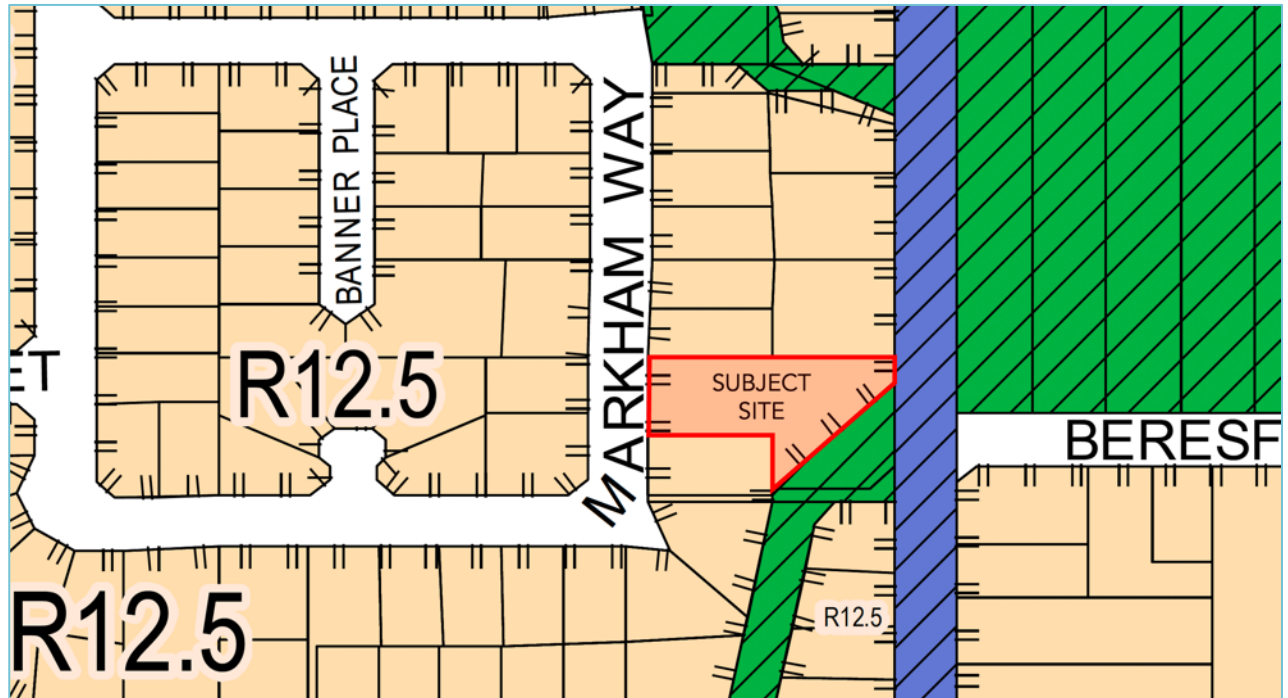
### 4.3.1 Zones and Reserves

The site is zoned Residential under Local Planning Scheme No.4 ('LPS4'). Amherst Road is reserved as an Important Local Road while the abutting reserve to the south is within a Local Reserve for Recreation under LPS4.

Clause 4.2.1 of LPS4 sets out the Objectives of the Residential zone, which include the following:

- (b) *to provide for other uses compatible with and complementary to residential development, to assist in the creation of efficient and sustainable residential neighbourhoods.*

The proposed Community Facility is compatible with, and complementary to established residential development in the surrounding locality.



**Figure 5:** LPS4 Zoning Map

### 4.3.2 Land Use

The proposed use is considered to fall within the definition of a Community Purpose under LPS4, which is defined in Schedule 1 of LPS4 as:

**community purpose** means the use of premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organizations involved in activities for community benefit.

The Community Facility will be used primarily for the provision of social services and managed by Indigo Junction Incorporated: an organisation registered with the Australian Charities and Not-for-Profits Commission that provides crisis accommodation and support services.

In accordance with the LPS4 Zoning Table, the use class of Community Purpose is designated as an 'A' use in the Residential zone, meaning the use may be approved at the discretion of the decision-maker, after advertising and having regard to all relevant considerations pursuant to Deemed Provision 67 of LPS4.

#### 4.3.3 Residential Design Codes

A residential density code of R12.5 applies to the site. In this case, the Community Facility falls within the use class of Community Purpose and is not subject to the provisions of the Residential Design Codes ('RD Codes'), except as provided for in Clause 5.8.7.1 of LPS4, which requires non-residential development in the Residential zone to be setback in accordance with the RD Codes (refer to development requirements table below).

#### 4.3.4 Special Control Areas

The site is not within any Special Control Areas under LPS4.

#### 4.3.5 Special Design Areas

The site is not within any Special Design Areas under LPS4.

#### 4.3.6 Development Requirements

The relevant development requirements of LPS4 are summarised in the table below.

Requirement	Response
Precinct Plans	Not Applicable.
Register of Building Envelopes	Not Applicable.
Local Natural Areas	Not Applicable.
Local Subdivision & Infrastructure Plans	Not Applicable.
Stormwater Drainage	The Application is accompanied by a Stormwater Concept Plan.
Effluent Disposal	The site is connected to sewer.
Amenity	The architectural design, materials / finishes and landscaping ensure the premises will not have an adverse impact on the amenity of the area.
Landscaping	Landscaping is provided to that portion of the Amherst Road setback not used for pedestrian / vehicle access or car parking. Landscaping is provided to the Markham Way frontage, noting the buildings have a proposed setback of 1.5 metres. The Application is accompanied by a Landscape Plan.

Vegetation Protection	There are no existing trees on the site.
Building Height	The development complies with the permitted height of 10 metres.
Car Parking	<p>Table 2 of LPS4 does not specify a parking standard for the use class of Community Purpose. The parking standards considered to most closely reflect the proposed land use are Office and Residential Building.</p> <p>Administration Building (as per Office parking standard):</p> <ul style="list-style-type: none"> <li>1 bay per 35m<sup>2</sup> GLA (165m<sup>2</sup>): 5</li> </ul> <p>Accommodation Units (as per Residential Building):</p> <ul style="list-style-type: none"> <li>1 bay per 2 occupants (24 occupants): 12</li> </ul> <p>Total Required: 17</p> <p>Total Proposed: 13</p> <p>The amount of parking provided is considered adequate to meet demand, given many of the occupants will not have access to a private car and are unlikely to generate any significant demand for car parking.</p> <p>Sufficient parking is provided to meet demand from staff, visitors and occupants at all times of the week.</p> <p>The car park is designed in accordance with AS2890.1.</p>
Bike Parking	<p>LPS4 does not specify a bike parking requirement.</p> <p>Each accommodation unit is provided with a secure storeroom suitable for parking bikes. and a shower / change facility for staff is provided in the UAT in the Administration Building. Staff can securely park bikes to the rear of the Administration Building.</p>
Loading Areas	A dedicated Loading Bay is not required due to the infrequency of deliveries. Small commercial vehicles (i.e. retail deliveries, couriers) will be able to utilise the on-site car park for short-term deliveries.
Site Coverage	<p>Permitted: 45% 1,080m<sup>2</sup></p> <p>Proposed:</p> <ul style="list-style-type: none"> <li>Buildings 39% 935m<sup>2</sup></li> <li>Covered Entries / Walkways: 9% 220m<sup>2</sup></li> </ul> <p>Excluding covered entries / walkways, the development has a compliant site coverage of 39%. Including covered entries / walkways, the site coverage is 48%, being a 3% (70m<sup>2</sup>) variation.</p> <p>The proposed covered entries and walkways have minimal impact on the bulk and scale of the development, and it is not considered the variation will have a significant adverse impact on the amenity of the locality.</p>
Street Boundary Setbacks	<p>Primary Street – Amherst Road</p> <ul style="list-style-type: none"> <li>Required Setback: 7.5m</li> <li>Proposed Setback: 15.0m</li> </ul> <p>Secondary Street - Markham Way</p> <ul style="list-style-type: none"> <li>Required Setback: 2.0m</li> <li>Proposed Setback: 1.5m</li> </ul> <p>A variation of 0.5 metres is proposed for the secondary street setback.</p> <p>The variation is not considered to have a significant adverse impact on the streetscape of Markham Road or the amenity of adjoining properties.</p>

<p><b>Lot Boundary Setbacks</b></p> <p><i>Calculated in accordance with Table 2a and Table 2b in Part B Volume 1 of the RD Codes.</i></p>	<p><b>Accommodation Units</b></p> <p><u>Ground Floor – Units 1 to 10 (North &amp; South Side Boundary)</u></p> <ul style="list-style-type: none"> <li>Required Setback: 1.5m</li> <li>Proposed Setback: 3.0m</li> </ul> <p><u>First Floor – Units 1 to 3 (North Side Boundary)</u></p> <ul style="list-style-type: none"> <li>Required Setback: 4.4m</li> <li>Proposed Setback: 3.0m</li> </ul> <p><u>First Floor – Units 4 to 5 (North Side Boundary)</u></p> <ul style="list-style-type: none"> <li>Required Setback: 3.6m to 3.8m</li> <li>Proposed Setback: 3.0m</li> </ul> <p><u>First Floor – Units 6 to 8 (South Side Boundary)</u></p> <ul style="list-style-type: none"> <li>Required Setback: 4.2m</li> <li>Proposed Setback: 3.0m</li> </ul> <p><u>First Floor – Unit 9 (South Side Boundary)</u></p> <ul style="list-style-type: none"> <li>Required Setback: 2.5m</li> <li>Proposed Setback: 3.0m</li> </ul> <p>The First Floor setback variations for Units 1 to 8 do not increase the bulk and scale of the development. In this regard, if the windows were provided with obscure glass, the development would satisfy the Deemed-to-Comply lot boundary setbacks without any change to the actual setback of 3m.</p> <p><b>Administration Building</b></p> <p><u>Ground Floor (North Side Boundary)</u></p> <p><i>Portion of Wall without Major Openings</i></p> <ul style="list-style-type: none"> <li>Required Setback: 1.1m</li> <li>Proposed Setback: 1.5m</li> </ul> <p><i>Portion of Wall with Major Openings</i></p> <ul style="list-style-type: none"> <li>Required Setback: 3.0m</li> <li>Proposed Setback: 1.5m to 2.4m</li> </ul> <p>The side setback variation for the Administration Building faces the car park of the adjoining facility managed by Indigo Junction Incorporated. The variation will not have an adverse impact on any adjoining residential property and is supported by Indigo Junction.</p> <p><b>Multi-Purpose Meeting Room</b></p> <p><u>Ground Floor (West Side Boundary)</u></p> <ul style="list-style-type: none"> <li>Required Setback: 1.0m</li> <li>Proposed Setback: 1.0m</li> </ul> <p><b>Store Rooms</b></p> <p><u>Ground Floor – Units 1 to 10 (North &amp; South Side Boundary)</u></p> <ul style="list-style-type: none"> <li>Required Setback: 1.0m</li> <li>Proposed Setback: Built to Boundary</li> </ul> <p>Clause 5.1.3 in Part B Volume 1 of the RD Codes includes Deemed-to-Comply provisions for walls built to the boundary.</p>
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	<p>For R12.5, Deemed-to-Comply C3.2 (i) requires a boundary wall to abut an existing boundary wall of similar or greater size.</p> <p>In this instance, the stores do not abut an existing boundary wall and are therefore required to be setback 1m.</p> <p>Alternatively, as per Clause 5.4.3 of the RD Codes, the stores may be built to the boundary if classed as an 'outbuilding'.</p> <p>Nine (9) stores are proposed with a nil lot boundary setback. None of the stores exceed 3m in height and all stores will be finished to a standard matching the development.</p> <p>It is not considered the nil setback for the stores will have a significant adverse impact on the amenity of the adjoining properties.</p>
Visual Privacy Setbacks	<p><u>Ground Floor</u></p> <p>All ground floor habitable room windows and courtyards (&gt;0.5m above NGL) are screened with boundary fencing and satisfy the Deemed-to-Comply visual privacy setbacks.</p> <p><u>First Floor – Units 1 to 10 (North &amp; South Side Boundary)</u></p> <p><i>Bedroom &amp; Study Windows</i></p> <ul style="list-style-type: none"> <li>Required Cone of Vision Setback: 4.5m</li> <li>Proposed Cone of Vision Setback: 3.0m</li> </ul> <p>It is not considered the visual privacy setback variation will have a significant adverse impact on the amenity of the adjoining residential properties for the following reasons:</p> <ul style="list-style-type: none"> <li>Units 1 and 6: the windows overlook the <u>front</u> setback area of the adjacent dwellings, with the cone of vision partially extending into the side service area of the adjacent dwellings, with no overlooking of any outdoor living areas.</li> <li>Units 2, 3, 7 &amp; 8: the cone of vision extends into the side service area of the adjacent dwellings, with no overlooking of outdoor living areas.</li> <li>Units 4, 5 &amp; 9: the cone of vision extends into the rear garden of the adjoining dwellings by a distance of only 1.5 metres, with no direct overlooking of any active outdoor living areas.</li> </ul>
Retaining Wall Setbacks	<p><u>Retaining Walls (North &amp; South Side Boundary)</u></p> <ul style="list-style-type: none"> <li>Required Setback: <ul style="list-style-type: none"> <li>Height &lt; 0.5m above NGL: Nil</li> <li>Height &lt; 1m above NGL: 1m</li> </ul> </li> <li>Proposed Setback <ul style="list-style-type: none"> <li>Height &lt; 0.5m above NGL: Nil</li> <li>Height &lt; 1m above NGL: Nil</li> </ul> </li> </ul> <p>The majority of retaining walls do not exceed a height of 0.5m. There are two small sections of retaining with a height of up to 0.8m where a nil setback is proposed in lieu of 1m. The nil setback will continue the alignment and height of existing retaining walls and provide a consistent treatment facing the adjoining residential properties.</p> <p>It is considered this variation will have a positive impact on the amenity of the adjoining properties, rather than an adverse impact.</p>

**Table 4:** Local Planning Scheme Development Requirements

### 4.3.7 Local Planning Policies

#### 4.3.7.1 Local Planning Policy 3.1 – Public Art

LPP3.1 requires non-residential development with an estimated cost exceeding \$2 million to provide public art to the value of 1% of the construction cost. The estimated construction cost of the development is \$10 million meaning public art to the value of \$100,000 is required. Details of the public art strategy can be provided pursuant to a condition of Development Approval.

#### 4.3.8 Deemed Provisions

Deemed Provision 67 sets out the various matters that a decision-maker is required to consider in determining this Application. The table below explains how the Application addresses each of the relevant matters listed in Deemed Provision 67.

Deemed Provision 67		Response
(a)	Local Planning Scheme	The Application is capable of approval under LPS4.
(b)	Orderly and proper planning	The use is consistent with the orderly and proper planning of the locality. There are no draft planning proposals relevant to the Application.
(c)	State Planning Policies	State Planning Policy 5.1 – Land Use Planning in the Vicinity of Perth Airport State Planning Policy 7.0 – Design of the Built Environment.
(d)	Environmental Protection Policies	Not applicable.
(e)	Any policy of the WAPC	Not applicable.
(f)	Any policy of the State	Not applicable.
(g)	Local Planning Policies	Local Planning Policy 3.1 – Public Art.
(h)	Structure Plans, Centre Plans and Local Development Plans	Not applicable
(i)	Review of Local Planning Scheme	Not applicable
(j)	Reserved land	Not applicable
(k)	Built heritage conservation of any place of cultural significance	The development does not have an adverse impact on the built heritage conservation of any place of cultural significance.
(l)	Cultural heritage significance	The site is not within an area of cultural heritage significance. The development will not have any effect on a known site or place of Aboriginal heritage significance.
(m)	Compatibility with setting	The development is compatible with its setting, being a low impact non-residential use within the residential zone.
(n)	Amenity of the locality:	
	(i) Environmental impacts	The proposal will not have any adverse impact on the environment.
	(ii) Character of locality	The design of the development is compatible with the character of the area.
	(iii) Social impacts	The development will not have any adverse social impacts.
(o)	Effect on natural environment	The development will not have an adverse effect on the natural environment.
(p)	Landscaping and tree retention	Landscaping, including tree planting, is proposed.
(q)	Environmental risks	None.

(r)	Risk to human health or safety	None. An Acoustic Assessment will be undertaken to recommend construction measures to mitigate the effects of aircraft noise on occupants.
(s)	Access and parking	Parking for 13 cars is provided with access from Amherst Road. The amount of parking provided is sufficient to meet demand.
(t)	Traffic impacts	The traffic generated by the development will not have an adverse effect on traffic flow and safety. Refer to Traffic Technical Note.
(u)	(i) Public Transport	Bus Nos.321: Midland Station - Swan View
	(ii) Public Utilities	All utilities required to service the development are available.
	(iii) Waste Management	A bin store is proposed of sufficient capacity to service the development.
	(iv) Pedestrian & Cyclist Access	A pedestrian path connects the building entry to the car park and footpath. All occupants will have access to a private store for bike parking. A shower / change facility is available for staff.
	(v) Elderly & Disability Access	Two 'ACROD' bays are provided.
(v)	Loss of community benefit or service	The Application will not result in any loss of a community service. The Community Facility will benefit the local community by providing access to
(w)	History of the site	No relevant site history.
(x)	Impact on the community	The Child Care Premises will benefit the community by providing access to crisis accommodation and support services for people affected by family and domestic violence. The facility will be managed by Indigo Junction Incorporated: a not-for-profit organisation based in Midland.
(y)	Submissions on the proposal	To be determined
(za)	Comments from agencies	To be determined
(zb)	Other planning considerations	None

**Table 5:** Deemed Provisions

## 5.0 Conclusion

This Town Planning Statement has been prepared in support of an Application for Development Approval for the construction of a Community Facility on the land situated at Lot 51 (No.17) Amherst Road, Swan View.

The site is zoned Residential, situated on an Important Local Road, and located in close proximity to Swan View Primary School and Greenmount Primary School.

The Community Facility is a compatible non-residential use that will be managed by Indigo Junction Incorporated and provide crisis accommodation and support services to people affected by family and domestic violence. A similar facility operated by Indigo Junction Incorporated is located on the adjoining land to the north at No.23 Amherst Road.

The proposed use is capable of approval in the Residential zone at the discretion of the decision-maker. The Application seeks approval for a number of variations to the applicable development requirements of Local Planning Scheme No.4, including:

- Car Parking;
- Site Coverage;
- Secondary Street Setback; and
- Side Boundary, Visual Privacy and Retaining Wall Setbacks.

All of the proposed variations are considered minor in nature and will not have a significant adverse impact on the character of the area or the amenity of adjoining residential properties.

The proposed development satisfies the relevant considerations of Deemed Provision 67 of Local Planning Scheme No.4 and approval of the Application will be consistent with the principles of orderly and proper planning.