



Metro Outer Joint Development Assessment Panel Agenda

Meeting Date and Time: Monday, 5 February 2024; 9:30am
Meeting Number: MOJDAP/295
Meeting Venue: Electronic Means

To connect to the meeting via your computer -
<https://us06web.zoom.us/j/89304274553>

To connect to the meeting via teleconference dial the following phone number -
+61 8 7150 1149

Insert Meeting ID followed by the hash (#) key when prompted - **893 0427 4553**

This DAP meeting will be conducted by electronic means (Zoom) open to the public rather than requiring attendance in person.

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Attendance

DAP Members

Eugene Koltasz (Presiding Member)
Gabriela Poezyn (A/Deputy Presiding Member)
Jason Hick (Third Specialist Member)
Cr Bronwyn Smith (Local Government Member, City of Wanneroo)
Cr Jacqueline Huntley (Local Government Member, City of Wanneroo)

Officers in attendance

June Wang (Western Australian Planning Commission)
Rachel Bridges (Western Australian Planning Commission)
Greg Bowering (City of Wanneroo)

Minute Secretary

Claire Ortlepp (DAP Secretariat)

Applicants and Submitters

Candice Halleen (CDP Town Planning & Urban Design)
Daniel Stevens (Water Corporation)
Jared Bernardino (Project Manager)

Members of the Public / Media

Nil.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declares the meeting open and acknowledges the traditional owners and pay respects to Elders past and present of the land on which the meeting is being held.

This meeting is being conducted by electronic means (Zoom) open to the public. Members are reminded to announce their name and title prior to speaking.

2. Apologies

Karen Hyde (Deputy Presiding Member)

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

Signed minutes of previous meetings are available on the [DAP website](#).

5. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.



6. Disclosure of Interests

Member	Item	Nature of Interest
Eugene Koltasz	8.1	Impartiality Interest – Mr Koltasz is a member of the Western Australian Planning Commission, which is the Responsible Authority for this application.

7. Deputations and Presentations

- 7.1 Candice Halleen (CDP Town Planning & Urban Design) presenting in support of the recommendation for the application at Item 8.1. The presentation will address an overview of the project and introduction of Water Corporation representatives available to answer any questions.

The Western Australian Planning Commission may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 190 Mary Street, Wanneroo

Development Description:	Installation of two water production bores and associated structures
Applicant:	Kenyon Greaves (CDP Town Planning & Urban Design)
Owner:	Water Corporation
Responsible Authority:	Western Australian Planning Commission
DAP File No:	DAP/23/02595

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil.

10. State Administrative Tribunal Applications and Supreme Court Appeals

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DR75/2022 DAP/18/01543	City of Joondalup	Portion of 9040 (34) Kallatina Drive, Iluka	Mixed Commercial Centre (Iluka Plaza)	02/05/2022
DR135/2023 DAP/23/02447	City of Rockingham	Lot 622 (No.2) Aurea Boulevard, Golden Bay	Proposed mixed commercial development (Golden Bay Neighbourhood Centre)	11/08/2023



Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DR169/2023 DAP/23/02486	City of Swan	Lot 1 (No.9) Waterhall Road, South Guildford	Child Care Premises	13/11/2023
DR175/2023 DAP/22/02166	City of Joondalup	1 Lyell Grove (Lot 2), Woodvale	Child Care Premises	30/11/2023
DR193/2023 DAP/23/02545	Shire of Serpentine Jarrahdale	575 (Lot 218) Abernethy Road, Oakford	Proposed Educational Establishment	19/12/2023

Finalised SAT Applications*				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DR98/2023 DAP/22/02379	City of Swan	Lot 31 (No.1487) Neaves Road, Bullsbrook	Proposed roadhouse	16/06/2023

Current Supreme Court Appeals				
File No.	LG Name	Property Location	Application Description	Date Lodged
DAP/23/02496 CIV 2251 of 2023	City of Swan	Lot 2 & 67 (No.163) and Lot 18 (No.159) James Street, Guildford	Proposed redevelopment of Vaudeville Theatre	03/11/2023

* Matters finalised during the last meeting cycle.

11. General Business

In accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

12. Meeting Closure



Presentation Request Form

[Regulation 40\(3\)](#) and [DAP Standing Orders 2020](#) cl. 3.5

Must be submitted at least 72 hours (3 ordinary days) before the meeting

Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **5 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Candice Halleen
Company (if applicable)	CDP Town Planning & Urban Design
Please identify if you have any special requirements:	YES ☐ NO ☒ If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Metro Outer
Meeting Date	5 February 2024
DAP Application Number	DAP/23/02595
Property Location	190 Mary Street, Wanneroo
Agenda Item Number	8.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content will be published as part of the Agenda:	YES ☒
Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>)	SUPPORT ☒ AGAINST ☐
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT ☒ AGAINST ☐
Will the presentation require power-point facilities?	YES ☐ NO ☒ If yes, please attach



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion on the Agenda	<i>The presentation will address:</i> An overview of the project and introduction of Water Corporation representatives available to answer any questions.
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In accordance with Clause 3.5.2 of the [DAP Standing Orders](#), your presentation request must also be accompanied with a written document detailing the content of your presentation.

Please attach detailed content of presentation or provide below:

Thanks you for the opportunity to present to this meeting.

The application relates to the installation of two new production bores to provide public water supply to the Wanneroo Reservoir, which supplies water to the Wanneroo Zone (approximately 62,000 services across the northern suburbs). The subject site has low environmental sensitivity in relation to other sites explored and proposes the installation of the following Water Corporation infrastructure:

- Two new production bores with associated headworks including water sample points
- A concrete slab base around the proposed two bores;
- Relevant underground pipework valves and associated pipework and eathworks;
- A 128m2 brick switch room in the southwestern portion of the site;
- Installation of security fencing around the site perimeter;
- A limestone pad; and
- A 5m wide limestone access track from Mary Street and associated double gate.

The project is being managed by managed by Jared Bernardino from the Water Corporation and also is being overseen by Daniel Stevens, Senior Planner - Property Portfolio, at the Water Corporation. We are all here today to respond to any questions that the JDAP members may have regarding this application.

INSTALLATION OF TWO WATER PRODUCTION BORES AND ASSOCIATED STRUCTURES AT 190 MARY STREET, WANNEROO

Form 1 - Responsible Authority Report (Regulation 12)

DAP Name:	Metro Outer JDAP	
Local Government Area:	Wanneroo	
Applicant:	CDP Town Planning and Urban Design on behalf of Water Corporation	
Owner:	Water Corporation	
Value of Development:	\$16.4 million ☒ Mandatory (Regulation 5) ☐ Opt In (Regulation 6)	
Responsible Authority:	Western Australian Planning Commission	
Authorising Officer:	Planning Director Metro North Land Use Planning	
WAPC Reference:	30-50442-1	
DAP File No:	DAP/23/02595	
Application Received Date:	01 December 2023	
Report Due Date:	22 January 2024	
Application Statutory Process Timeframe:	60 Days with agreed extension	
Attachment(s):	1. Location Plan 2. Development Plans 3. Zoning Plans 4. Approved Subdivision Plan 5. East Wanneroo District Structure Plan	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	☐ Yes	Complete Responsible Authority Recommendation section
	☒ N/A	
	☐ No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That the Metro Outer JDAP resolves to:

Approve DAP Application reference DAP/23/02595 and accompanying plans date stamped 01 December 2023 in accordance with provisions of the Metropolitan Region Scheme, subject to the following conditions:

Conditions

1. This decision constitutes development approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

2. This approval relates to the approved plans date-stamped 01 December 2023 by the Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission (attached).
3. All stormwater and any other water run-off from buildings or paved areas must be collected and retained on site, to specifications of the City of Wanneroo and to the satisfaction of the Western Australian Planning Commission.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme (MRS)
Region Scheme - Zone/Reserve	Urban Deferred
Local Planning Scheme	City Wanneroo District Planning Scheme No.2
Local Planning Scheme - Zone/Reserve	Rural
Structure Plan/Precinct Plan	N/A
Use Class and permissibility:	Public Works - Water production bores and associated structures
Lot Size:	2500m ²
Existing Land Use:	Vacant - uncleared
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☒ N/A ☐ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	Yes
Swan River Trust Area	No

Proposal:

The application proposes the installation of two Water Corporation production bores and associated structures at Lot 1101 (190) Mary Street, Wanneroo (the subject land) (**Attachment 1 - Location Plan**). The bores will provide public water supply to the Wanneroo Reservoir and allow abstraction of water recharged into the confined aquifers at the Beenyp Water Resource Recovery Facility.

The proposed development includes:

- Two production bores with associated headworks including water sample points;
- Installation of a concrete slab base around the proposed two bores;
- Installation of relevant underground pipework valves and associated pipework;
- Construction of a 128m² brick switch room building;
- Earthworks relating to the installation of the underground pipework;

- Installation of security fencing around the site perimeter;
- Construction of a 42.7m x 56.5m (approximately) limestone pad; and
- Installation of a 5m wide limestone access track from Mary Street and associated double gate (**Attachment 2 - Development Plans**).

Background:

The subject land is zoned Urban Deferred under the Metropolitan Region Scheme (MRS) and Rural under the City of Wanneroo District Planning Scheme No.2 (DPS 2) (**Attachment 3 – Zoning Plans**).

The subject land is located at the south eastern corner of the intersection of Lenore Road and Mary Street. The subject land is currently vacant and contains remnant vegetation. The subject land abuts an existing drainage reserve to the south, Mary Street and existing private rural allotments to the north and east, and Lenore Road to the west.

In October 2023, the WAPC issued subdivision approval of the subject land to excise a 2500m² portion of land for a future Groundwater Bore site for Water Corporation (WAPC Ref 163907) (**Attachment 4 - Approved Subdivision Plan**). Relevant conditions were imposed to address the following matters:

- (i) vehicular access restriction to and from Lenore Road;
- (ii) the creation of an easement facilitating vehicular access to the Water Corporation production bore site from Mary Street.

The subject land is currently owned by the City of Wanneroo however the Water Corporation has executed an offer and acceptance with the City for the bore site created by the subdivision approval.

The proposal is considered 'public works' pursuant to section(d) of the *Public Works Act 1902* and is exempt from requiring development approval under the DPS 2. However, in accordance with Section 5(2) of the *Planning and Development Act 2005*, approval is required under the MRS.

The proposal is a mandatory Joint Development Assessment Panel (JDAP) application as the estimated cost of development is \$16.4 million, which exceeds the \$10 million threshold of the Planning and Development (Development Assessment Panels) Regulations 2011.

Legislation and Policy:

Legislation

- *Planning and Development Act 2005*
- *Planning and Development (Development Assessment Panels) Regulations 2011*
- Metropolitan Region Scheme

State Government Policies

- *State Planning Policy 3.7: Planning in Bushfire Prone Areas (2015)*

- *State Planning Policy 2.8: Bushland Policy for the Perth Metropolitan Region*

Structure Plans/Activity Centre Plans

N/A

Local Policies

N/A

Consultation:

Referrals/consultation with Government/Service Agencies

The development application was referred to the following agencies for comment:

- City of Wanneroo
- Department of Biodiversity, Conservation and Attractions (DBCA), and
- Department of Water and Environmental Regulation (DWER).

The City of Wanneroo supports the application, subject to conditions relating to approval timeframe and stormwater management.

DWER advised that before construction of, or abstraction from the bores commence, the Water Corporation will require the necessary water licences to be issued under the *Rights in Water and Irrigation Act 1914*.

DBCA advised that the applicant needs to obtain appropriate clearing permits and other necessary environmental approvals prior to the commencement of native vegetation clearing.

Referrals/consultation with adjoining landowners

The application was referred to three adjoining landowners for comment - 185, 193 and 198 Mary Street as identified in **Attachment 1**.

The owners of 185 Mary Street, Wanneroo do not support the proposed development and raise concerns regarding:

- MRS zoning of the land and its implication on the future (short to medium term) development of the land;
- Amenity matters associated with the development (i.e. building design, provision of vegetation buffer along the road reserve, driveway material),
- Access arrangement.

The above concerns can be appropriately addressed as outlined in the Planning Assessment section below.

Planning Assessment:

Clause 30 of the MRS requires the WAPC have regard to the following criteria when determining a development application.

- (i) the purpose for which the land is zoned or reserved under the MRS
- (ii) the preservation of the amenities of the locality
- (iii) the orderly and proper planning of the locality.

In determining whether the proposal meets the above MRS criteria, the following matters have been considered.

Zoning and Proposed Land Use

The subject land is zoned Urban Deferred under the MRS. The adjoining land to the north and east is also zoned Urban Deferred and covered by the East Wanneroo District Structure Plan (EWDSP).

The EWDSP is a strategic planning instrument that guides the progressive urbanisation of East Wanneroo and provides a long term vision for urban development in the north metropolitan corridor (**Attachment 5 - East Wanneroo District Structure Plan**). The EWDSP covers approximately 8,000 hectares of land, and large parts of it are currently zoned Urban Deferred. Urbanisation of the area is expected to occur with the extension of existing water, wastewater and electricity services from the serviced urban areas to the west.

Although the subject land is located directly abutting land covered by the EWDSP, it does not form part of the EWDSP and therefore the proposed neighbourhood classification and density allocation specified under the EWDSP does not apply to the subject land.

The proposed production bores provide critical service infrastructure ensuring that public water supply to the Wanneroo Reservoir occurs to the highest standard for the purposes of water supply within the local area catchment and the broader northern metropolitan region. On this basis, it is considered that Urban Deferred zoning of the site (and the surrounding area) does not preclude the proposed development for public purpose. In addition, the WAPC has recently approved the subdivision application for the creation of the production bore site to facilitate the provision of utilities and infrastructure.

The preservation of the amenities of the locality

The EWDSP identifies the adjoining properties (including those three that have been consulted) are to be developed for suburban neighbourhood purposes, which are residential areas of medium density that are more typical of outer metropolitan subdivisions. The locality will be subject to further detailed planning.

Given the site is abutting land that is identified for future residential development under the EWDSP, the following matters need to be considered and addressed to ensure that the proposed development will not result in adverse impacts on the local amenity:

Noise

The applicant advised that the normal operations of the asset won't exceed ambient noise levels. In addition, many Water Corporation production bores are operated around the metropolitan area near housing and do not create a noise problem.

Odour

No odour is created by the proposed development or operation of the bores.

Access

In accordance with subdivision approval WAPC 163907, access to the proposed bore site will be via Mary Street via an access easement. Access from Lenore Road is not permitted due to traffic safety concerns. As the site will be operated remotely, vehicle access is likely to be less than once per day.

The access track is proposed to be compacted limestone, consistent with that used on other Water Corporation bore sites. Dust generation is not expected to be an issue as there is no regular vehicle access to the site and the track is screened/buffered by existing vegetation.

The City requested a condition for an easement on the title of the lot specifying access rights. This condition is not supported as a condition has already been imposed through WAPC subdivision approval 163907 to provide vehicle access from Mary Street.

Building design

The proposed switch room building is positioned close to Lenore Road and the existing drainage sump site to the south of the site. This is considered to be the preferred option to minimise any potential visual impacts on the existing private rural allotments to the north and east.

The type of building proposed is used throughout the Perth metropolitan area and visually presents like a residential building using high quality limestone bricks and a pitched roof and will look similar to the photographs below.



The proposed building form is fit for purpose - being the delivery of water infrastructure and utility services. The building has been designed and located on-site to minimise impact on visual amenity, whilst still achieving operational requirements.

Screening

The development will be screened by the existing vegetation on the northern portion of the site and has limited road frontage and visual exposure to Mary Street and the

rural properties located to the north of Mary Street. A vegetation buffer along Lenore Road is not considered practical in this instance as it will impact on operations and significantly reduce the available space on the site. Notwithstanding, the building is setback 4m or more from Lenore Road reserve and as the proposal only involves the removal of necessary vegetation to facilitate the development, it is likely that some level of screening vegetation may still occur naturally.

Operation Hours

The applicant advised that the facility will operate at various times throughout the day, but is remotely/automatically operated. During the production window ($\approx$ 11 months/year) the bore will run 24/7. Maintenance will be during the shutdown period as required annually or every 2-3 years, depending on performance. This annual maintenance work is undertaken during normal working hours and is standard Water Corporation practice at all bores sites.

Bushfire risk management

The subject land is identified as being bushfire prone in accordance with the Department of Fire and Emergency online mapping.

Section 2.6 of the Guidelines for Planning in Bushfire Prone Areas (2021) states that decision makers can apply exemptions from the requirements of State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP 3.7) where a proposal does not increase the bushfire threat.

In this instance, the proposed development facilitates the provision of critical servicing infrastructure and is not for habitable purpose and therefore will not increase the bushfire threat level on the site. On this basis, the proposed development is considered exempt from the provisions of SPP 3.7.

Environmental Considerations

The proposed development is located on land that is identified as potentially including 'threatened ecological species' as per the Department of Biodiversity, Conservation and Attractions online mapping system.

A flora and fauna survey was completed in 2022 with the findings as follows:

- No potential Black Cockatoo breeding trees;
- Black Cockatoo foraging habitat in high quality (State and Federally listed) is found on the subject land;
- Patch of land is part of larger banksia woodlands TEC (State and Federally listed);
- No Threatened or Priority Flora recorded.

The development will require the clearing of approximately 0.79 ha of native vegetation within the development area. State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region (SPP 2.8) provides a policy and implementation framework to ensure bushland protection and management in the Perth Metropolitan Region are appropriately addressed and integrated with broader land use planning and decision making. SPP 2.8 does not prevent development where it is consistent with the policy measures and other planning and environmental considerations. In this regard, Water

Corporation will not conduct any clearing or pruning of native vegetation until all relevant environmental approvals are obtained including:

- Approval from the Department of Climate Change, Energy, The Environment and Water under the *Environment Protection & Biodiversity Conservation Act 1999*, and
- a Clearing Permit from under Part V of the *Environmental Protection Act 1986* (WA)

The above process will occur separately but in parallel with the development application, and Water Corporation has engaged an environmental consultant to progress these approvals.

Conclusion:

The proposed installation of production bores and associated structures will provide important service infrastructure for water supply within the local catchment area and the broader northern metropolitan region. The planning and environmental matters associated with development can be appropriately addressed.

The proposal is consistent with the MRS, the preservation of the amenity in the locality and orderly and proper planning. Conditional approval is recommended.



Department of Planning,
Lands and Heritage

Legend

☐ Cadastre (View 1)

Notes:

* The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.

* This map is not intended for measurement purposes.

Map was produced using DPLH's InQuery.

InQuery Map

DPLH BUSINESS USE ONLY

Internal Spatial Viewer

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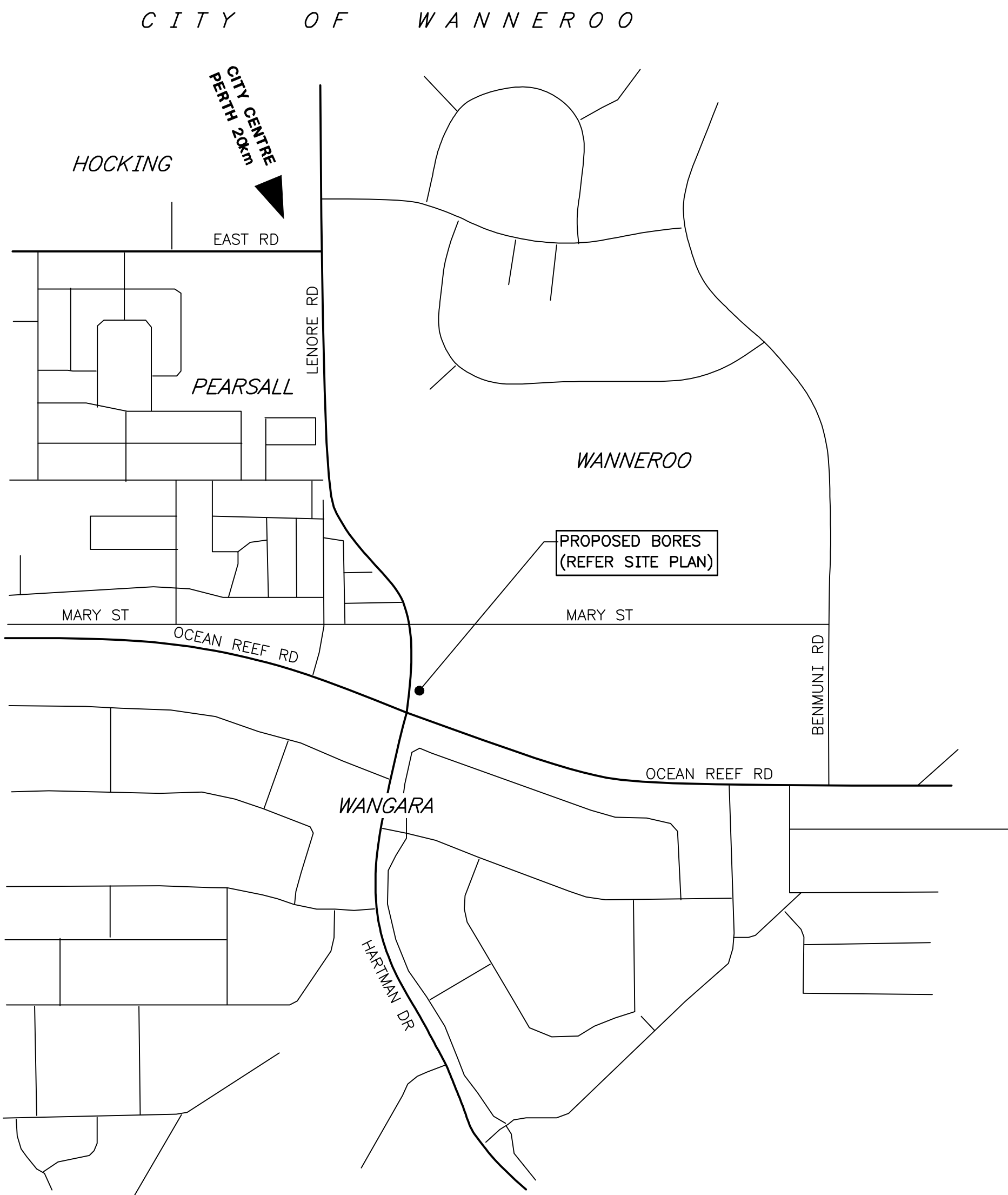
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at A4

Projection: WGS 1984 Web Mercator Auxiliary Sphere
Graticules (if visible): GDA 1994 Latitude/Longitude

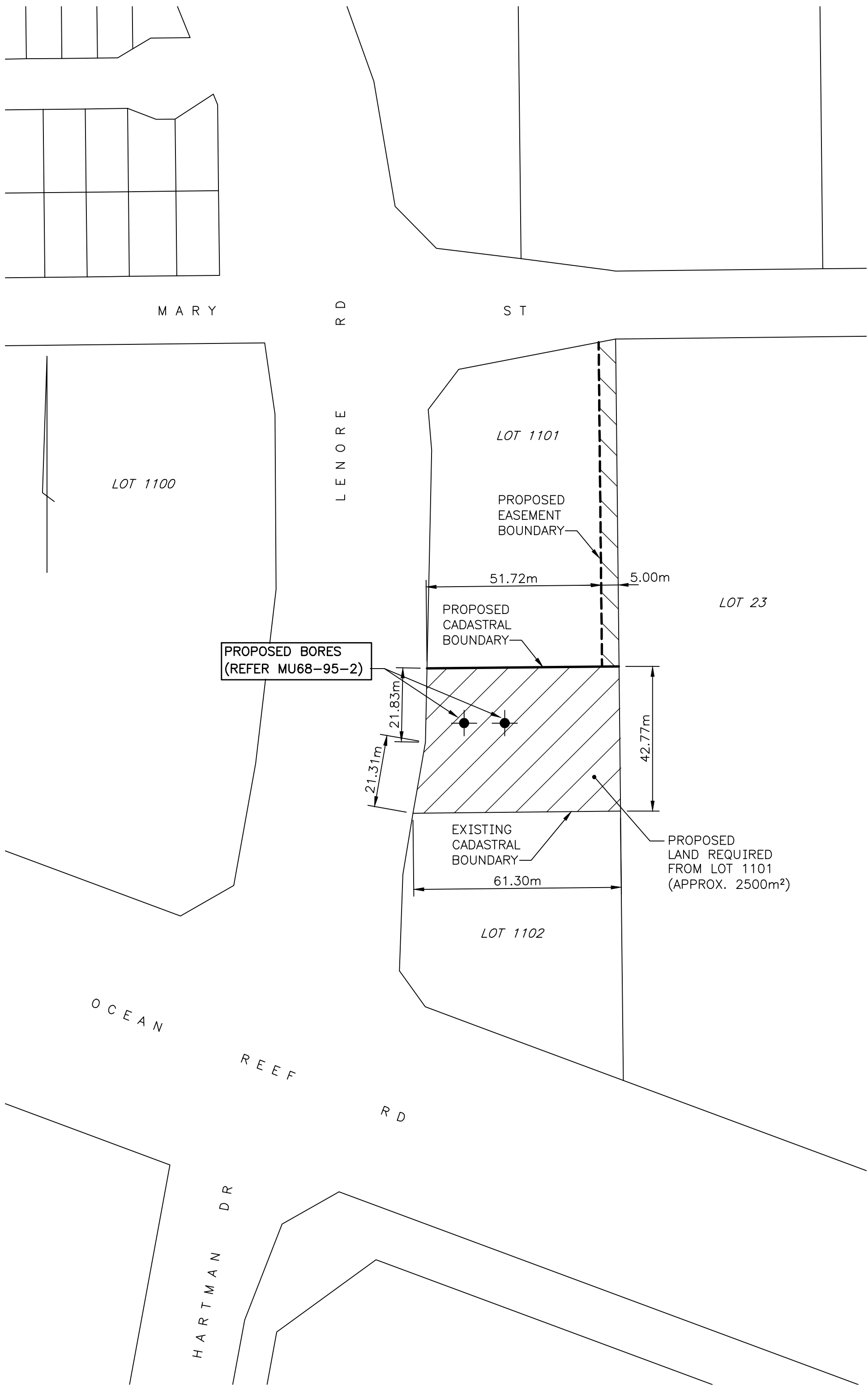
Date produced:

18-Jan-2024



LOCALITY PLAN

SCALE: DIAGRAMMATIC

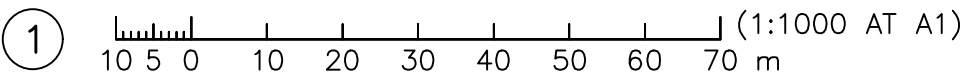


SITE PLAN

SCALE ①

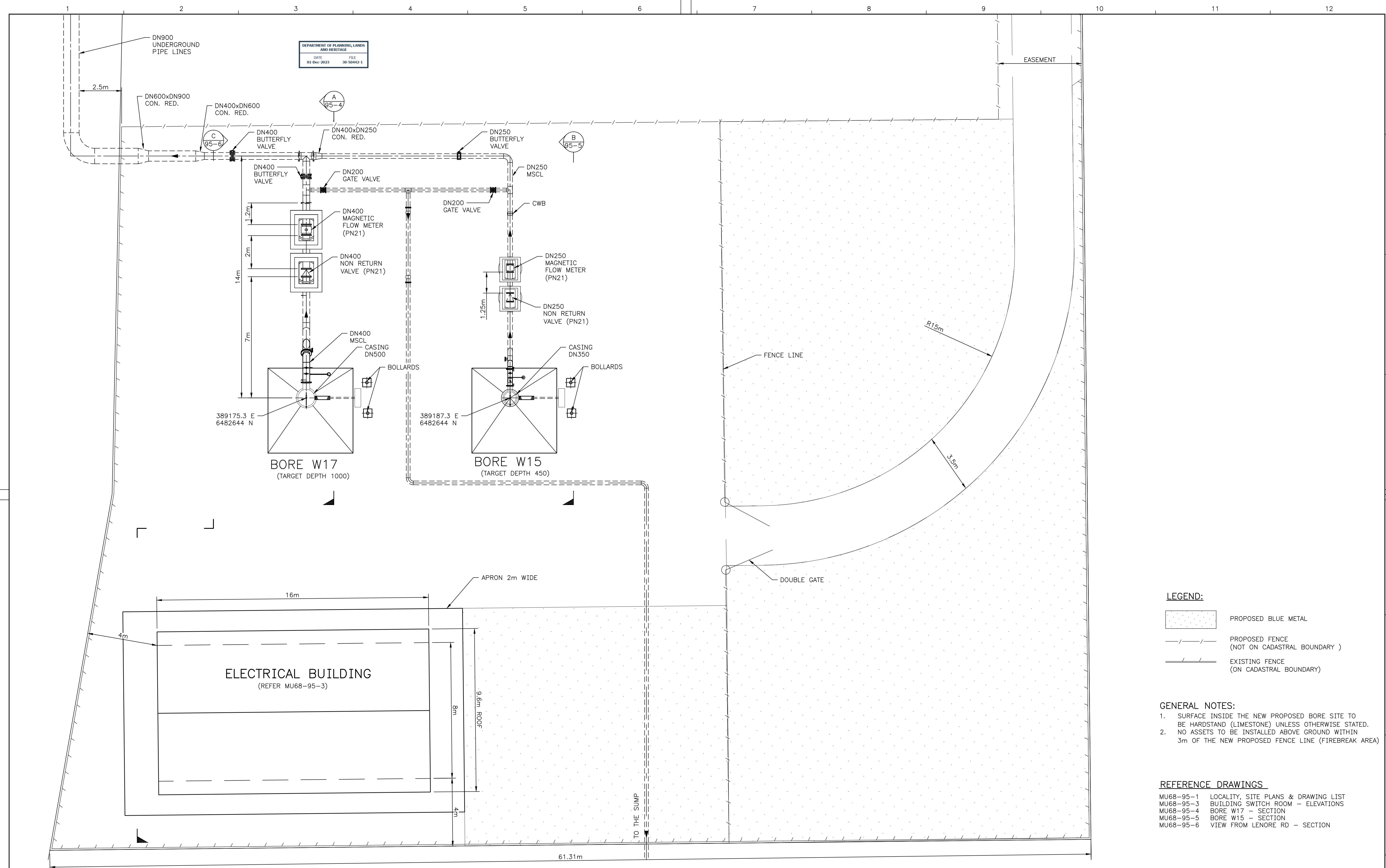
DRAWING LIST
(BORES W15 & W17 – MARY ST)

MU68-95-2	SITE LAYOUT – PLAN
MU68-95-3	BUILDING SWITCH ROOM – ELEVATIONS
MU68-95-4	BORE W17 – SECTION
MU68-95-5	BORE W15 – SECTION
MU68-95-6	VIEW FROM LENORE RD – SECTION



CONCEPT DESIGN REPORT
NOT TO BE USED FOR CONSTRUCTION

566	ISSUE	DATE	GRID	REVISION	DRN	REC	APPD	DESIGN SURVEY NONE	VERTICAL DATUM NONE	DES CALC P. MATSUMOTO	NORTH POINT 	ENGINEERING	RECOMMENDED ENGINEER TEM APPROVED SENIOR ENGINEER TEM		METROPOLITAN WATER SUPPLY WANNEROO SOUTH GROUND WATER SCHEME BORES W15 & W17 – MARY ST LOCALITY, SITE PLANS & DRAWING LIST			ORIGINAL SHEET SIZE A1
								ASCON SURVEY NONE	COORDINATE SYS MGA94-50	DES REF					FILE PROJECT CW03431	PLAN	CAD ISSUE A	



- LEGEND:**
- PROPOSED BLUE METAL
 - PROPOSED FENCE (NOT ON CADASTRAL BOUNDARY)
 - EXISTING FENCE (ON CADASTRAL BOUNDARY)

- GENERAL NOTES:**
- SURFACE INSIDE THE NEW PROPOSED BORE SITE TO BE HARDSTAND (LIMESTONE) UNLESS OTHERWISE STATED.
 - NO ASSETS TO BE INSTALLED ABOVE GROUND WITHIN 3m OF THE NEW PROPOSED FENCE LINE (FIREBREAK AREA)

- REFERENCE DRAWINGS**
- | | |
|-----------|-------------------------------------|
| MU68-95-1 | LOCALITY, SITE PLANS & DRAWING LIST |
| MU68-95-3 | BUILDING SWITCH ROOM - ELEVATIONS |
| MU68-95-4 | BORE W17 - SECTION |
| MU68-95-5 | BORE W15 - SECTION |
| MU68-95-6 | VIEW FROM LENORE RD - SECTION |

566

810

ISSUE

DATE

GRID

REVISION

DRN

REC

APPD

DESIGN SURVEY
NONE

VERTICAL DATUM
NONE

COORDINATE SYS
MGA94-50

DES REF

DES CALC
P. MATSUMOTO

DES CHD

DRN
M. DUKOWICZ

Q.C. CHD

NORTH POINT

ENGINEERING

RECOMMENDED

ENGINEER TEM

APPROVED

SENIOR ENGINEER TEM

METROPOLITAN WATER SUPPLY
WANNEROO SOUTH GROUNDWATER SCHEME
BORES W15 & W17 - MARY ST
SITE LAYOUT - PLAN

FILE

PLAN

PROJECT CW03431

MU68-95-2

CAD

ISSUE

A

MF

ORIGINAL SHEET SIZE

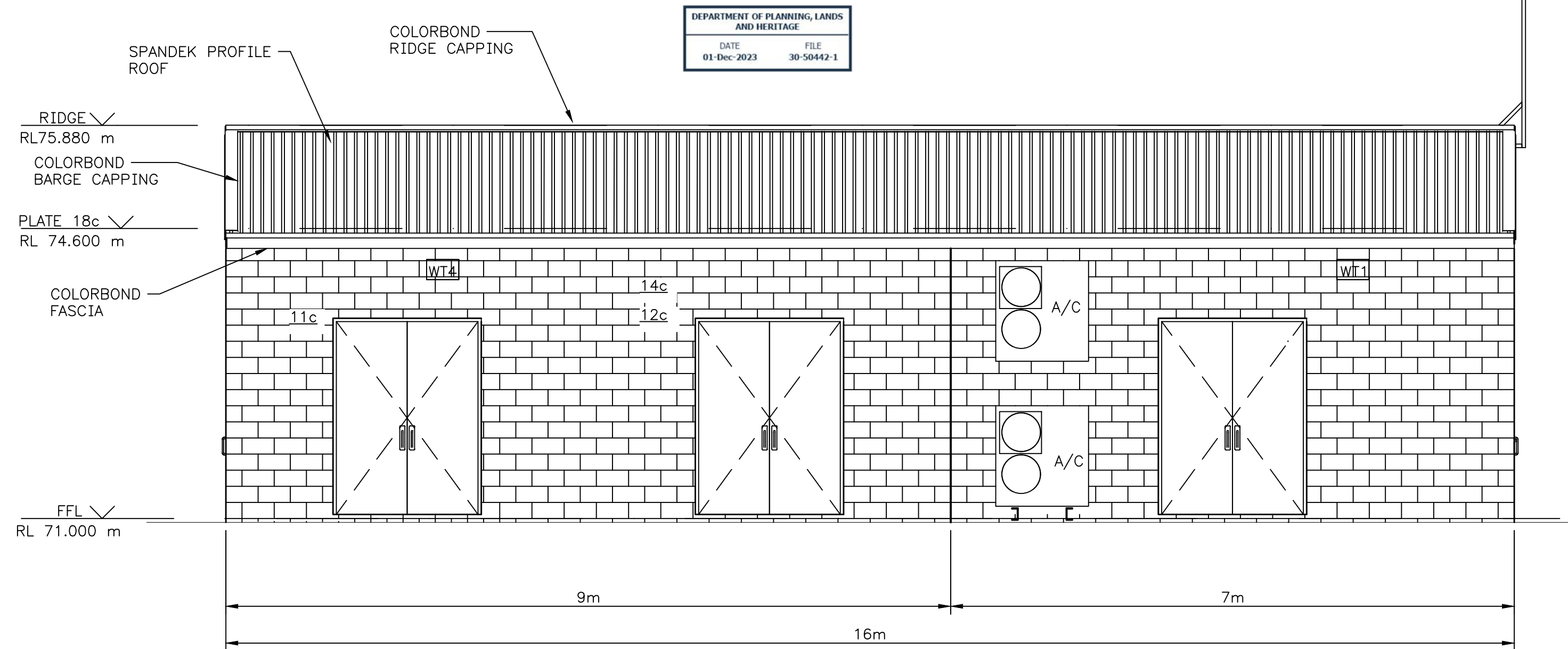
A1

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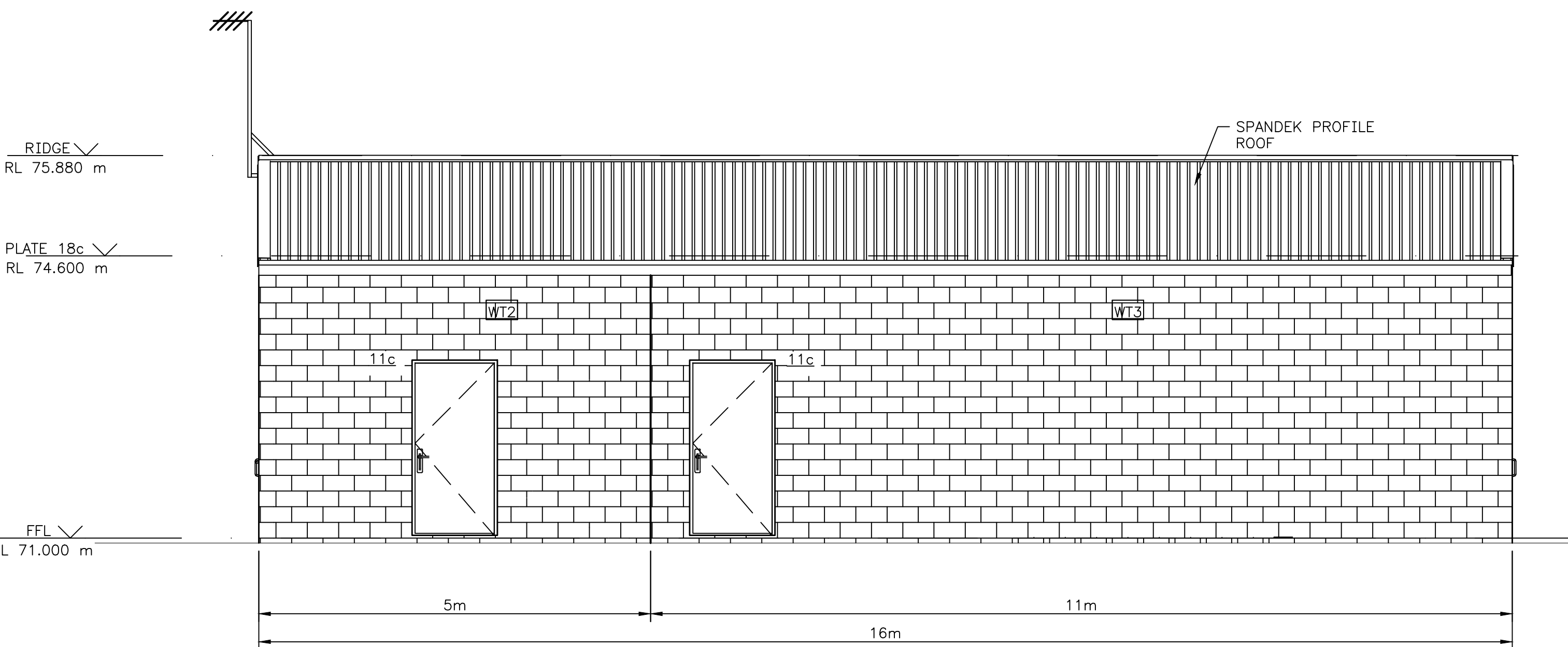
IT SHALL NOT BE COPIED WITHOUT PERMISSION.

CAD MANAGEMENT_NOT READ ONLY\WDCS\PERTHR\WANNEROO\GWS\STAGE 1\YARRAGADEE AND LEEDERVILLE\BORE SITE\CAD\MU68\MU68-95-2A 11:58 31/08/2023 RACCUIFO\NB46086

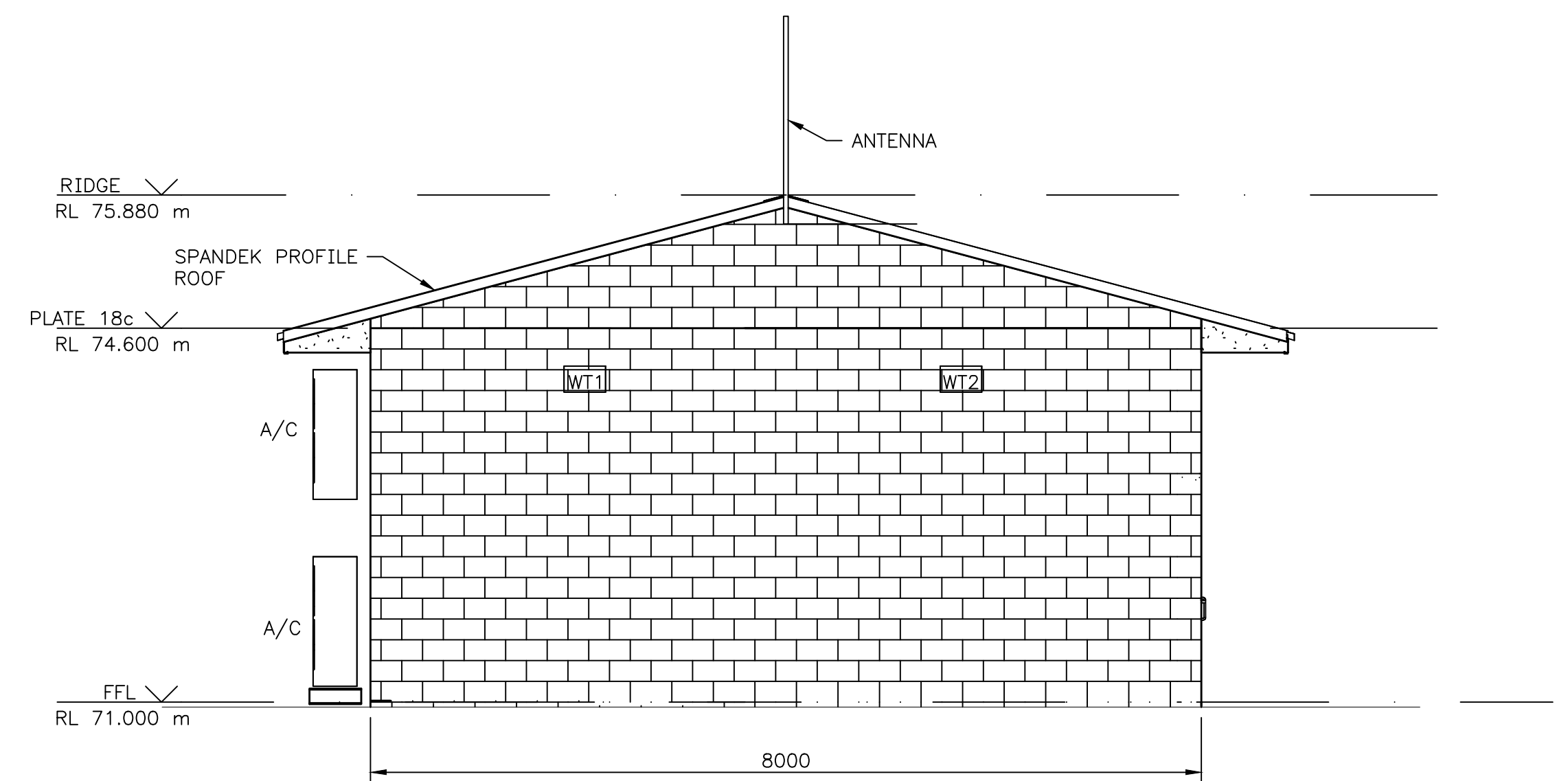
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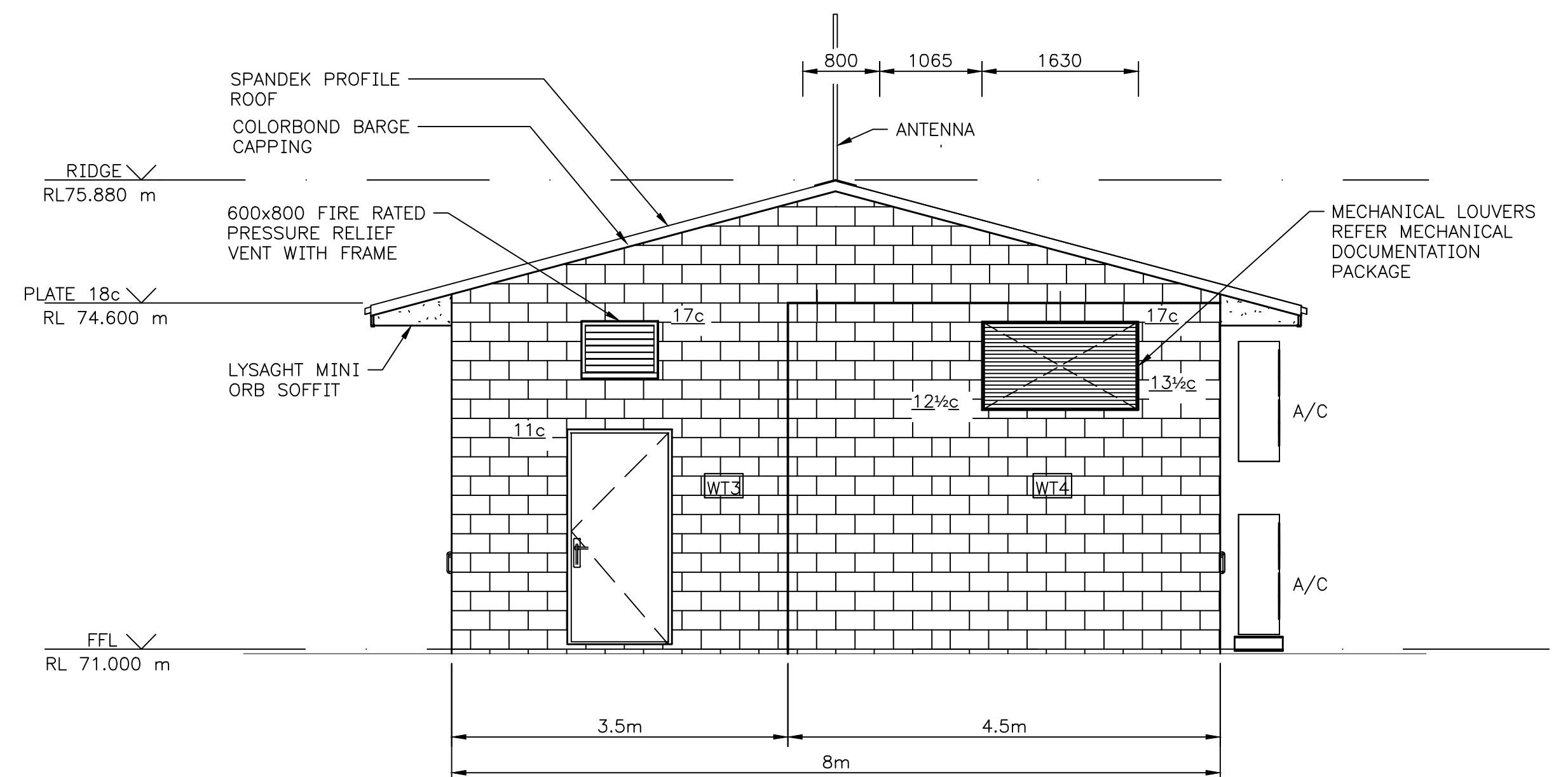
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



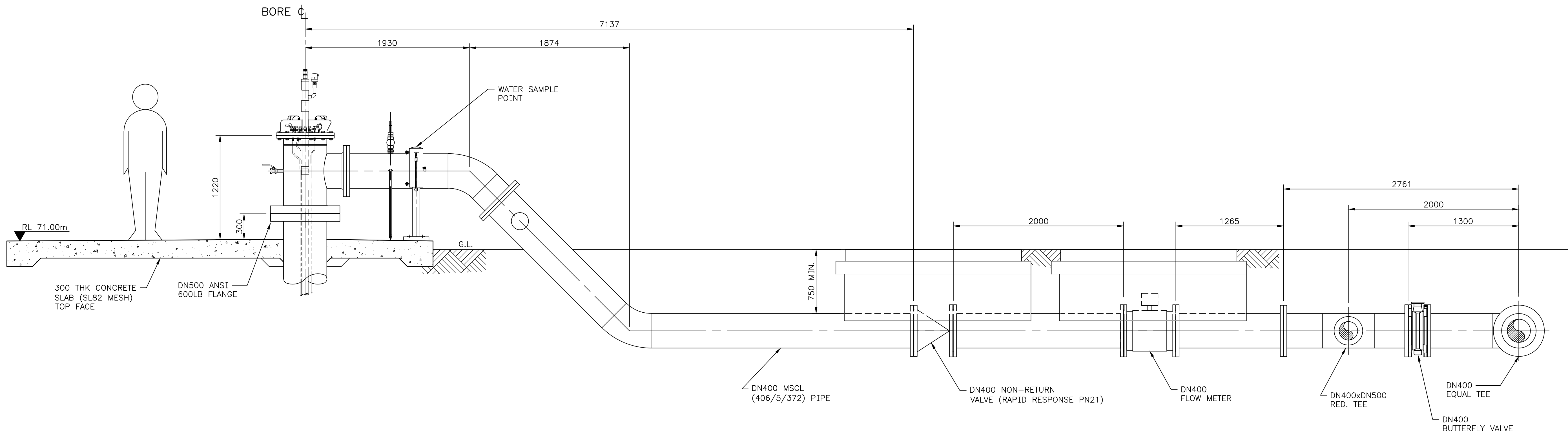
EAST ELEVATION

REFERENCE DRAWINGS

MU68-95-1 LOCALITY, SITE PLANS & DRAWING LIST
MU68-95-2 SITE LAYOUT - PLAN
MU68-95-4 BORE W17 - SECTION
MU68-95-5 BORE W15 - SECTION
MU68-95-6 VIEW FROM LENORE RD - SECTION

CONCEPT DESIGN REPORT
NOT TO BE USED FOR CONSTRUCTION

566	ISSUE	DATE	GRID	REVISION	DRN	REC	APPD	DESIGN SURVEY NONE	VERTICAL DATUM AHD	DES CALC P. MATSUMOTO	NORTH POINT	ENGINEERING	RECOMMENDED	ENGINEER TEM	APPROVED	SENIOR ENGINEER TEM		METROPOLITAN WATER SUPPLY WANNEROO SOUTH GROUNDWATER SCHEME BORES W15 & W17 - MARY ST BUILDING SWITCH ROOM - ELEVATIONS	FILE PROJECT CW03431	PLAN MU68-95-3	CAD A	ISSUE A	ORIGINAL SHEET SIZE A1
								ASCON SURVEY NONE	DES REF	DRN M. DUKOWICZ Q.C. CHD													



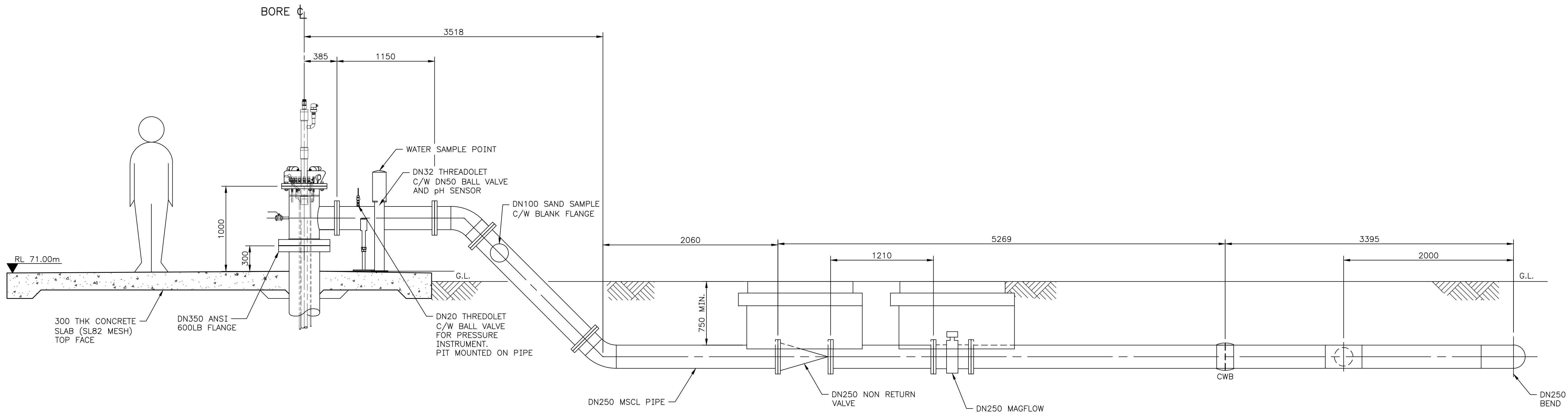
SECTION A
95-2

REFERENCE DRAWINGS

MU68-95-1	LOCALITY, SITE PLANS & DRAWING LIST
MU68-95-2	SITE LAYOUT - PLAN
MU68-95-3	BUILDING SWITCH ROOM - ELEVATIONS
MU68-95-5	BORE W15 - SECTION
MU68-95-6	VIEW FROM LENORE RD - SECTION

CONCEPT DESIGN REPORT
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566	ISSUE	DATE	GRID	REVISION	DRN	REC	APPD	DESIGN SURVEY NONE	VERTICAL DATUM AHD	DES CALC P. MATSUMOTO	NORTH POINT	ENGINEERING	RECOMMENDED ENGINEER TEM APPROVED SENIOR ENGINEER TEM		METROPOLITAN WATER SUPPLY WANNEROO SOUTH GROUNDWATER SCHEME BORES W15 & W17 - MARY ST BORE W17 - SECTION	FILE PROJECT CW03431	PLAN MU68-95-4	CAD A	ISSUE A	ORIGINAL SHEET SIZE A1
								ASCON SURVEY NONE	COORDINATE SYS NONE	DES REF DRN M. DUKOWICZ Q.C. CHD										



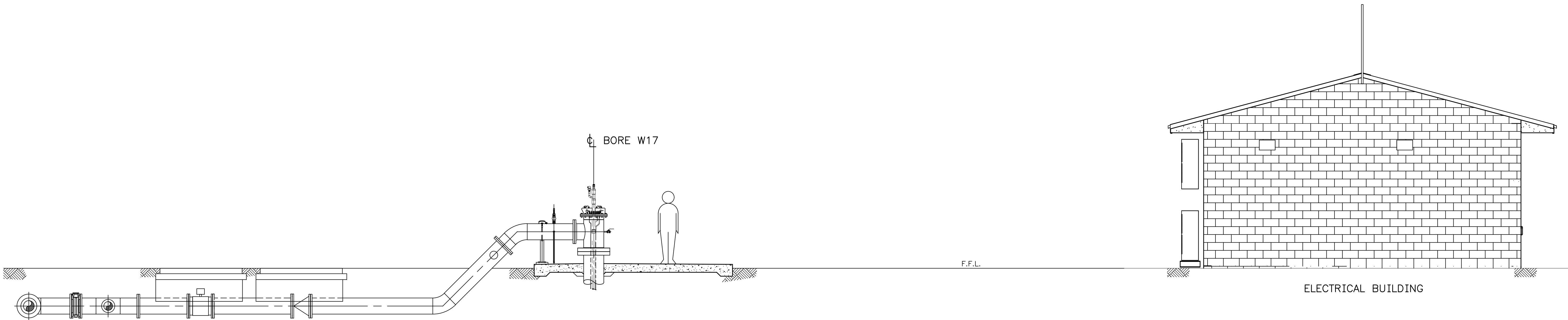
SECTION B
95-2

REFERENCE DRAWINGS	
MU68-95-1	LOCALITY, SITE PLANS & DRAWING LIST
MU68-95-2	SITE LAYOUT - PLAN
MU68-95-3	BUILDING SWITCH ROOM - ELEVATIONS
MU68-95-4	BORE W17 - SECTION
MU68-95-6	VIEW FROM LENORE RD - SECTION

CONCEPT DESIGN REPORT
NOT TO BE USED FOR CONSTRUCTION

566	ISSUE	DATE	GRID	REVISION	DRN	REC	APPD	DESIGN SURVEY NONE	VERTICAL DATUM AHD	DES CALC P. MATSUMOTO	NORTH POINT	ENGINEERING	RECOMMENDED ENGINEER TEM APPROVED SENIOR ENGINEER TEM		METROPOLITAN WATER SUPPLY WANNEROO SOUTH GROUNDWATER SCHEME BORES W15 & W17 - MARY ST BORE W15 - SECTION	FILE PROJECT CW03431	PLAN MU68-95-5	CAD A	ISSUE A	ORIGINAL SHEET SIZE A1
								ASCON SURVEY NONE	DES REF	DRN M. DUKOWICZ Q.C. CHD										

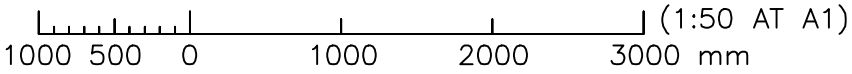
DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE 01-Dec-2023	FILE 30-50442-1



SECTION C
95-2

REFERENCE DRAWINGS

MU68-95-1	LOCALITY, SITE PLANS & DRAWING LIST
MU68-95-2	SITE LAYOUT - PLAN
MU68-95-3	BUILDING SWITCH ROOM - ELEVATIONS
MU68-95-4	BORE W17 - SECTION
MU68-95-5	BORE W15 - SECTION



CONCEPT DESIGN REPORT
NOT TO BE USED FOR CONSTRUCTION

566	ISSUE	DATE	GRID	REVISION	DRN	REC	APPD	DESIGN SURVEY NONE	VERTICAL DATUM AHD	DES CALC P. MATSUMOTO	NORTH POINT	ENGINEERING	RECOMMENDED		METROPOLITAN WATER SUPPLY WANNEROO SOUTH GROUNDWATER SCHEME BORES W15 & W17 - MARY ST VIEW FROM LENORE RD - SECTION	FILE	PLAN	CAD	ISSUE	ORIGINAL SHEET SIZE
								ASCON SURVEY NONE	COORDINATE SYS NONE	DES CHD										
								DES REF	DRN M. DUKOWICZ Q.C. CHD											
810																PROJECT CW03431			A	MF
																MU68-95-6				



Department of Planning,
Lands and Heritage

Legend

- ☐ Cadastre (View 1)
- ☒ Region Scheme Boundary
- Region Scheme Zones and Reserves
 - Industrial
 - Other regional roads
 - Urban
 - Urban deferred

Notes:

* The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.

* This map is not intended for measurement purposes.

Map was produced using DPLH's InQuery.

InQuery Map

DPLH BUSINESS USE ONLY

Internal Spatial Viewer

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0 0.05 0.10 Kilometres

1: 2,257

at A4

Projection: WGS 1984 Web Mercator Auxiliary Sphere
Graticules (if visible): GDA 1994 Latitude/Longitude

Date produced:

16-Jan-2024

** ALL AREAS & DIMENSIONS ARE SUBJECT TO SURVEY **

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

DATE
19-Oct-2023

FILE
163907

MARY STREET

ROAD

LENORE

PROPOSED
LOT B
~5064m²
BALANCE LOT

PROPOSED
LOT A
~2500m²

FUTURE
WATER CORPORATION
GROUND WATER SITE

PROPOSED
5m WIDE
EASEMENT
IN GROSS

LOT 23

LOT 1102
R 51378

RESERVE FOR DRAINAGE

HORIZONTAL DATUM : MGA94 Z50
VERTICAL DATUM : AHD

ORIGINAL AREA LOT 1101 : 7564m²

LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- PROPOSED EASEMENT

PROPOSED SUBDIVISION

LOT 1101 ON DP 72657
CT : 2795-370

190 MARY STREET, WANNEROO
LOCAL AUTHORITY : CITY OF WANNEROO

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SCALE @ A3
1:500

DATE :
25-7-2023

DWG No. :
353-A-1

OUR REF :
353-23

SURVEYED :
CPA

DRAWN :
CPA

AUSTIN
SURVEYS

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FILE: C:\MAGNETAUSTIN\353-A

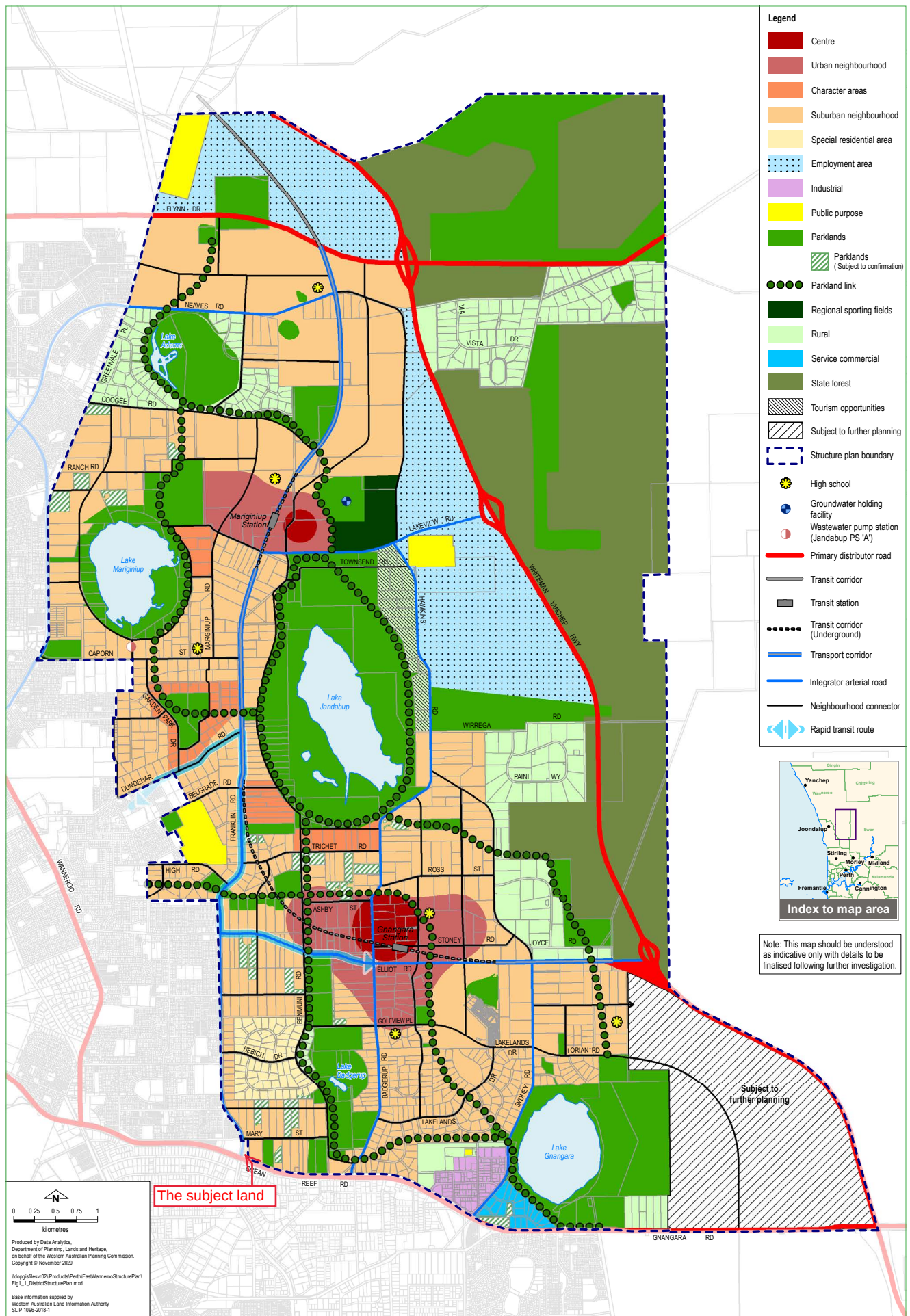


Figure 1.1: East Wanneroo District Structure Plan