

Development Application

Change of Use – Community Purpose

No. 174 Currie Street, Warnbro

June 2026

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Project Team

 Living Waters Lutheran College	
Living Waters Lutheran College Landowner	Developed Town Planner (Proponent)

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1. Introduction

We, Developed, have been engaged on behalf of landowners Living Waters Lutheran College (the College) to seek development approval for a proposed change of use. The application is unique in nature as an existing residential building is proposed to be converted (use only to be reversible if needed) into a community purpose land use – considered as a Uniform Shop to serve as an extension of the College.

This report provides a comprehensive planning assessment against the State and Local Government planning framework, detailing the proposal's performance against applicable objectives and requirements. It demonstrates that the development represents a conducive land use and minimal intensification of the overall area which demonstrates its ability to be suitable for development approval.

The Living Waters Lutheran College has provided the following statement:

"Our school has a reputation for providing a high-quality service to students with special educational needs. This invariably involves 'one to one' or small group tuition, and support and intervention services, including occupational therapy.

Providing these services requires a number of small rooms and we do not currently have enough rooms within the College to meet this need. If we move the uniform shop to the new premise, this will free up three small rooms and two larger rooms on campus. The larger rooms can be subdivided, and this will provide us with seven suitable spaces in total, for this important work.

This will enable us to provide significantly beneficial services to many children, improving both learning and general life outcomes."

1.1. Pre Lodgement Discussions

As part of the design process and due diligence for this project, we initiated preliminary discussions with the City of Rockingham, on the 23rd of March 2026 with the planning representatives Mr Mike Ross and Mr David Waller. It was agreed that the City was prepared to consider the change of use if it upheld the benign principles, subject to the following:

- No transacting on site - retail transactions cannot occur at the subject site.
- Online orders and delivery - facilitating order purchasing online rather than on-site (on-site to only facilitate collection).
- Fitting room usage - quantify the proposed operating hours and anticipated occupancy over the course of a school year.
- Operations Management Plan - to be submitted with the application to clearly define the nature, hours, and scope of operations, so that the community and decision-maker understand what to expect.
- The proposal does not introduce a standalone commercial retail activity disconnected from the educational function of the site. Rather, it is a support service linked to the College's day-to-day operations and broader community role.

The City confirmed it does not see logic in pursuing a Scheme Amendment for what is, in its view, a benign use. Prior to lodging the DA, the City has requested a final pre-lodgement meeting.

2. Development Overview

2.1. Site Context

General Property Details	
Property Address	No. 174 (Lot 85) Currie Street, Warnbro (adjoining No. 176 Currie Street, Warnbro – known as Living Waters Lutheran College)
Title Details	Plan 19109 contained within Certificate of Title 1965 Folio 39
Current Use	Residential (R20) – Vacant since 2024
Area	Lot Area – 617m ² Floor Area – 174m ²
Owner	Living Waters Lutheran College Inc

Table 1: General Site Details

The subject premises are located at No. 174 Currie Street, Warnbro and comprise a conventional single house. The site has an area of 617m², and the dwelling has a floor area of approximately 174m². The property fronts Currie Street and is accessed via a single front entry.

The premises are currently vacant and remain configured as a standard dwelling (refer to Figure 7). The building contains four bedrooms, three large rooms, two bathrooms and a garage currently used for storage.

Upon the endorsement of the use, the premise will cease to operate as a single house and be converted (use only) to a Community Purpose premise. The only material modification proposed is the removal of a section of dividing fence between the subject site and college to enable a discrete pathway and access via the rear of the premise. This is to be used by staff and booked customers upon collection of goods (refer to Figure 4).

The following adjoining or related properties share similar properties of the proposal.

Property	LPS
174 Currie Street, Warnbro	Residential R20
176 Currie Street, Warnbro	Community Purposes
85 Warnbro Sound Avenue, Warnbro	Community Purposes

Table 2: Equilant Surrounding Land Use



Figure 1: Local Context Aerial – West



Figure 2: Local Context Aerial - East



Figure 3: Streetscape Photo – Subject Site



Figure 4: Streetscape Photo – Subject Site view from future access point

3. Development Proposal

The change of use to Community Purpose seeks a land use change only to facilitate a premise, for all intents of purposes could be associated with a uniform shop operation.

Community Purpose - *means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.*

Living Waters Lutheran College is an independent Christian College providing quality 21st Century education from Kindergarten to Year 12.

It is important to note that the proposal seeks a land use classification change to Community Purpose, despite the implied shop nature being a 'uniform shop', it is not a shop for all intents and purposes. The proposal in its simplest form, is – *a premise for the distribution of goods.*

The College's intended nature of the premise is transient, acting as a place of storage above the action of transaction and distribution of goods. The use will operate as follows (refer to Table 3 Operational Management Plan).

- The buildings core function is benign and considered storage of pre-purchased goods.
- Transactions will take place online only, with collection of goods contained at the premise.
- No face-to-face transaction of goods or with limited face-to-face interaction for collection of goods at the premise (residential building).
- Collection of goods (after online payment) to take place within the premise (residential building) or within the administration building.
- The premise will be managed by existing school staff, no increase in occupancy or staffing numbers of the College.

This arrangement ensures that there is minimal intensification of any proposed or existing land use or the effect of the functionality of the college, with all collecting parties either existing students or new enrolments to be done on school grounds.

Collection is sporadic throughout the year, which leaves the premise regularly unoccupied until needed or at the beginning of a curricular year (hence the benign storage nature).

Whilst the nature of use could classify as storage or a use not listed, all other obvious land uses where discretion is needed or uses that need definition manipulation, would not sufficiently align with the Colleges intent or be considered appropriate with the City's framework.

Operational Requirements	Proposed																																																																																																																				
Floor Area	174m ² as indicated in Figure 10.																																																																																																																				
Number of Staff	2 FTE (Full Time) & 1 PTE (Part Time) - 4 hours/week contracted hours. Note: 3 staff are only needed during the month of January for approximately 4 to 6 days when the College is outfitting new students. There will likely be 2 staff present during school term breaks, and for the remainder of the year during the school terms.																																																																																																																				
Operating Hours	<table><tr><th colspan="4">Uniform Shop Opening Hours Changes</th></tr><tr><th colspan="2"></th><th colspan="2">Current</th></tr><tr><th>When</th><th>Existing Opening Time</th><th>Days</th><th>Hours</th></tr><tr><td>Term Time</td><td>4 hours over 3 days for 39 weeks per year</td><td>117</td><td>156</td></tr><tr><td>January Term Break</td><td>six days at 7 hours per day</td><td>6</td><td>42</td></tr><tr><td>April Term Break</td><td>two days at 7 hours per day</td><td>2</td><td>14</td></tr><tr><td>July Term Break</td><td>two days at 7 hours per day</td><td>2</td><td>14</td></tr><tr><td>October Term Break</td><td>two days at 7 hours per day</td><td>2</td><td>14</td></tr><tr><td></td><td>ANNUAL TOTAL</td><td>129</td><td>240</td></tr><tr><td colspan="4"></td></tr><tr><th colspan="2"></th><th colspan="2">Estimated</th></tr><tr><th>When</th><th>Expected Opening Time</th><th>Days</th><th>Hours</th></tr><tr><td>Term Time</td><td>2 hours over 2 days for 39 weeks per year</td><td>78</td><td>78</td></tr><tr><td>January Term Break</td><td>four days at 7 hours per day</td><td>4</td><td>28</td></tr><tr><td>April Term Break</td><td>one day of 7 hours</td><td>1</td><td>7</td></tr><tr><td>July Term Break</td><td>one day of 7 hours</td><td>1</td><td>7</td></tr><tr><td>October Term Break</td><td>one day of 7 hours</td><td>1</td><td>7</td></tr><tr><td></td><td>ANNUAL TOTAL</td><td>85</td><td>127</td></tr><tr><td colspan="4"></td></tr><tr><th colspan="2"></th><th colspan="3">Reduction</th></tr><tr><th>When</th><th>Reduction in Opening Time</th><th>Days</th><th>Hours</th><th>%</th></tr><tr><td>Term Time</td><td>2 hours over 1 days for 39 weeks per year</td><td>39</td><td>78</td><td>50%</td></tr><tr><td>January Term Break</td><td>two days at 7 hours per day</td><td>2</td><td>14</td><td>33%</td></tr><tr><td>April Term Break</td><td>one day of 7 hours</td><td>1</td><td>7</td><td>50%</td></tr><tr><td>July Term Break</td><td>one day of 7 hours</td><td>1</td><td>7</td><td>50%</td></tr><tr><td>October Term Break</td><td>one day of 7 hours</td><td>1</td><td>7</td><td>50%</td></tr><tr><td></td><td>ANNUAL TOTAL</td><td>44</td><td>113</td><td>47%</td></tr></table> The premise is expected to be open for full days (approximately 7 days per year), in the hours of 09:00 – 16:00 or 10:00 – 17:00. During Term time, the premise is open for one (1) hour in the morning, once each week and 1.5 hours in the afternoon twice (2) each week, to allow for ad-hoc uniform purchases. Currently, the shop is only open to customers for four (4) hours per week during term time, with additional opening necessary in some term	Uniform Shop Opening Hours Changes						Current		When	Existing Opening Time	Days	Hours	Term Time	4 hours over 3 days for 39 weeks per year	117	156	January Term Break	six days at 7 hours per day	6	42	April Term Break	two days at 7 hours per day	2	14	July Term Break	two days at 7 hours per day	2	14	October Term Break	two days at 7 hours per day	2	14		ANNUAL TOTAL	129	240							Estimated		When	Expected Opening Time	Days	Hours	Term Time	2 hours over 2 days for 39 weeks per year	78	78	January Term Break	four days at 7 hours per day	4	28	April Term Break	one day of 7 hours	1	7	July Term Break	one day of 7 hours	1	7	October Term Break	one day of 7 hours	1	7		ANNUAL TOTAL	85	127							Reduction			When	Reduction in Opening Time	Days	Hours	%	Term Time	2 hours over 1 days for 39 weeks per year	39	78	50%	January Term Break	two days at 7 hours per day	2	14	33%	April Term Break	one day of 7 hours	1	7	50%	July Term Break	one day of 7 hours	1	7	50%	October Term Break	one day of 7 hours	1	7	50%		ANNUAL TOTAL	44	113	47%
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	breaks due to the change of uniform (winter/summer) and having to service new students. Access to the premise is essentially only necessary when a student needs to try on items of uniform. The premise has four (4) areas considered as changing rooms. The premise is closed (not trading) on any public holidays.
Number of Patrons/repeat students	At the start of each school year, the College takes approximately 100 new students, due to main intake into Kindy and Year 7 and sporadic intakes into other year groups. Therefore, it is not anticipated to exceed more than 100 persons (customers) over the course the school term. A booking arrangement ensures volumes are contained and kept to a controlled amount limited to the intake or the respective year.
Booking System	All bookings will be managed via an online booking platform website and a phone call booking. Where necessary, parents will be able to pay at the College Reception, so no transacting will be necessary at the house. Payment is made online prior to collection, upon a confirmation via email/SMS will include details for access, parking and collection. Online orders will be packaged and delivered to the College Administration Building for collection on specific days, not from the premise (Uniform Shop). This applies during the school holidays as well, as the College does staff Reception for specific days during school holidays. The premise cannot be booked for food and drink related events as there is no food preparation or liquor licence as part of this application.
Access & Security	As indicated in Figure 7, the College will remove a section of dividing fence to enable closed access to the premise to all be within the College boundaries. – Alarm system connected to external security monitoring.

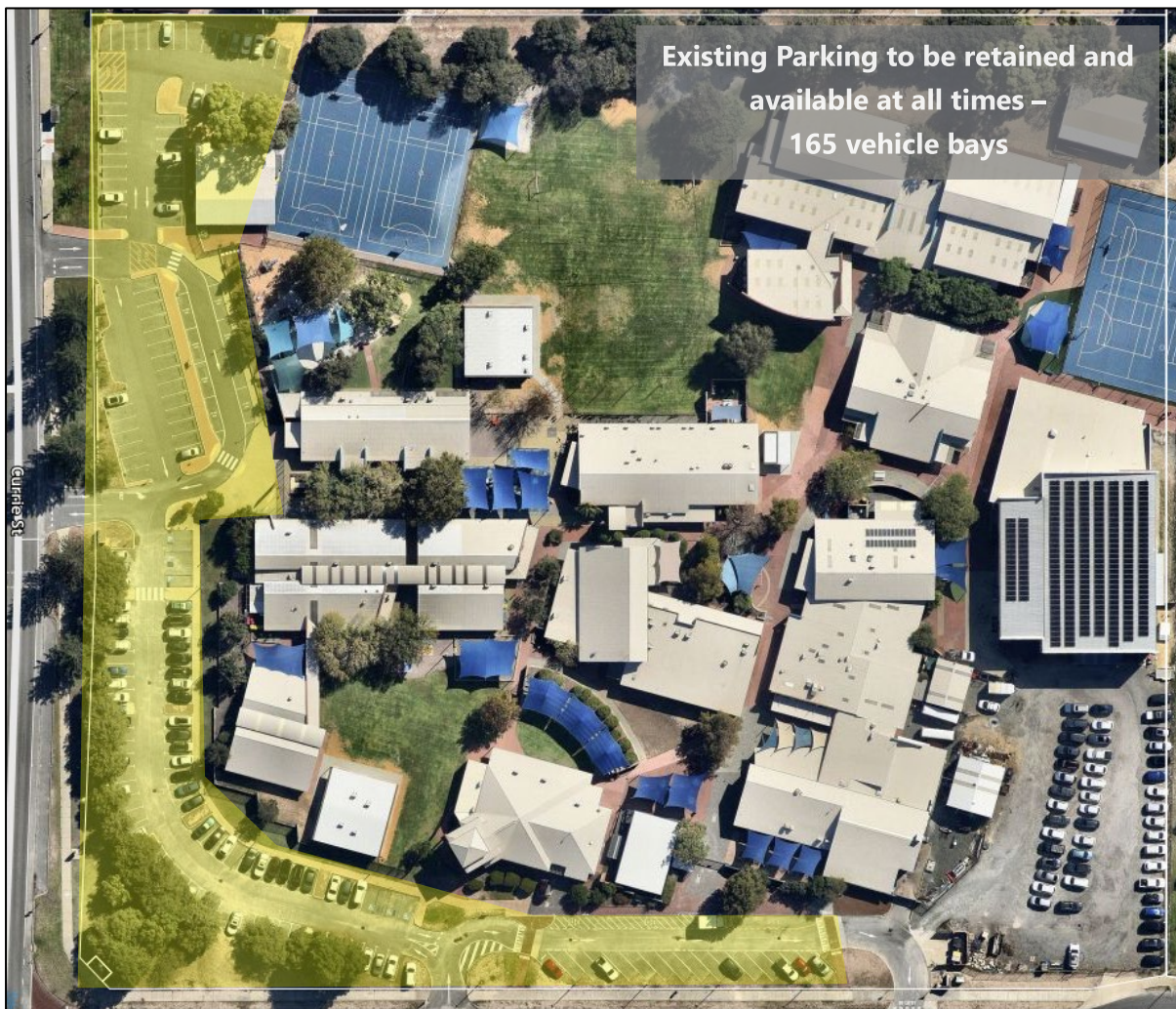
	– Fire safety equipment (smoke detectors, extinguishers) compliant with regulations. – Emergency exits clearly marked and always accessible. – Locking person access via new gate in adjoining fence.
Parking	There are 165 existing car bays located at the College at No. 176 Currie Street, Warnbro. The College will accommodate for all patrons at any one time. It is understood that reciprocal parking will be utilised as this is the current parking arrangements.
Noise Management	The premise does not anticipate creating noise levels that exceed the relevant legislation as the premise operates during times where acceptable noise levels are as expected for a residential area – ambient noise. It is considered that background noises associated with the surrounding context will exceed any noise generated by the premise and therefore will not have any additional impacts on the surrounding environment. All noise will be managed in accordance with Environmental Protection (Noise) Regulations 1997 and have due regard to the City's Sound Attenuation principles.
Waste Management	The premise only generates waste which can be disposed of via the standard local government collection services. If high volumes of waste occur at any point, they will be transported to the College for disposal
Services	Cleaning of the premise will be undertaken 1x per day or as required throughout the day. (No food preparation).
Signage	Sign designs are to be confirmed at a later stage but will not present towards the streetscape. All other signage is internal. There will be small A-frame signs to be used to prevent access to the premise via Currie Street and to be used as directional signs into the College.

Table 3: Operational Management Plan



Figure 7: Indicative Access and Fence Removal Plan

Figure 8: Parking Plan



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4. Planning Assessment

4.1. Local Planning Scheme No. 2

The subject site is zoned 'Urban' in accordance with the Metropolitan Region Scheme (MRS) and zoned 'Residential' in accordance with the City of Rockingham Local Planning Scheme No. 2 (LPS 2).

Due to the nature of the proposal, the subject site and associated change in land use have been assessed in accordance with the zoning objectives of both the site and adjoining colleges as this is the only way to justify why the benign use is supportable.

In accordance with Part 4 General Development Requirements of LPS 2, the zone objectives of the subject site are satisfied with respect to the proposed land use for the following reasons.

Zone	Objective	Assessment	
Residential (subject site)	<i>The objective of the Residential Zone is to promote a high-quality residential environment by maintaining and enhancing the quality of existing residential areas and providing for a range of residential densities and housing types throughout the Scheme Area.</i>	Satisfied – The proposal is consistent with the intent and objectives of the Residential zone, notwithstanding the discretionary nature of the land use. The existing dwelling will be retained with only minimal external modifications, preserving the residential appearance and built form character of the locality. The proposed use is benign in nature and will not operate as a conventional retail premises or commercial shopfront. The operation is ancillary to, and directly associated with, the adjoining Living Waters Lutheran College, which is an established Community Purpose land use within the locality. No unreasonable impacts are anticipated in relation to traffic generation, noise, parking demand, operating intensity, or residential amenity. The proposal makes efficient use of existing infrastructure and access arrangements while maintaining the site's low-scale residential presentation.	☒

		The use supports the broader community function of the adjoining College and provides a service directly benefiting enrolled students and their families.	
Community Purpose (College)	<i>The objective of the Community Purposes Zone is to provide for the development of religious, educational, health and social care facilities, accommodation for the aged and infirm, and other services by organisations involved in activities for community benefit, in convenient locations within the Scheme Area.</i>	Satisfied – the proposal is highly consistent with the intent and objectives of the Community Purpose land use, as it will operate solely as an extension of the existing College. The proposed premises will facilitate the storage, fitting and distribution of school uniforms for students attending the College, directly supporting the ongoing function of the educational establishment. The use will remain low-scale and operationally controlled, ensuring the amenity of the surrounding residential locality is maintained. Importantly, the proposal does not introduce a standalone commercial retail activity disconnected from the educational function of the site. Rather, it is a support service linked to the College's day-to-day operations and broader community role. Accordingly, the proposed use is considered compatible with the intent of the Community Purpose zone.	☒

Table 5: Zone Assessment

Land Use	Definitions	Assessment
Community Purpose (Discretionary)	<i>means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.</i>	Satisfied – The proposal satisfies the definition of a "Community Purpose" land use under LPS 2, as the premises are to be adapted and used to provide a service directly associated with an established educational institution operating for community benefit. Although the proposal includes elements of uniform distribution, the premises are not intended to operate as a conventional retail shop. The use is limited in scope and will function primarily as a support facility for the College, enabling the storage, fitting and controlled

		collection of pre-purchased school uniforms for enrolled students. The proposed use exists solely to support the practical needs of students attending the school. The premises will not facilitate public retail activity, over-the-counter transactions, or independent commercial operations unrelated to the educational establishment. The operational model further reinforces the community purpose nature of the proposal.
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Table 6: Land Use Assessment

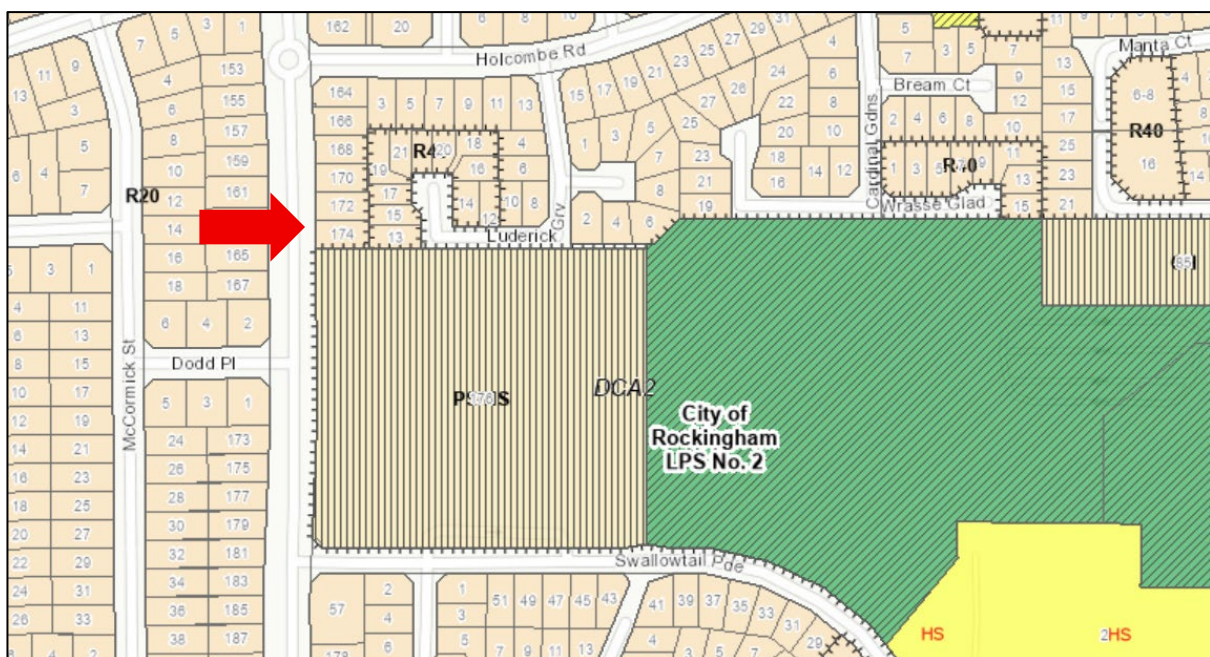


Figure 9: Extract of Local Planning Scheme Map (PlanWA)

4.2. Local Planning Policy – (LPP 3.1.2) Local Commercial and Activity Centres Strategy (LCACS)

The proposal is conducive with the City's Local Planning Policy No.3.1.2 Local Commercial and Activity Centres Strategy (LCACS). Although the subject site and College do not fall within an exact activity centre, we find it prudent to discuss the nature of employment and opportunities in a rapid growth area of the City of Rockingham. The cluster of zoning and land uses in the immediate area contribute to the areas urban form, employment, and educational activity in a time of growth.

The City is undertaking a comprehensive review of its local planning framework with a commitment to prepare a Local Planning Strategy (LPS) and a new Local Planning Scheme and in the preparation of refresh planning framework, it could be considered that this proposal is already preparing for alignment with this

5. Matter for Due Regards

The following table sets out an assessment of the development application against Clause 67 Matters for Due Regard of the Local Planning Scheme 'Deemed Provisions' - which apply through the Scheme:

Matters Of Due Regard	Comments	
<i>(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;</i>	The proposal is consistent with the expectations and zone objectives of LPS2. It delivers a use that can be supported in a residential development zone.	☑
<i>(b) the requirements of orderly and proper planning;</i>	The development reflects orderly and proper planning through appropriate land use, scale, siting, access distribution, and integration with surrounding activity.	☑
<i>(c) any approved State planning policy;</i>	The proposal is generally consistent with relevant SPP, including SPP 7.0 (Design WA) where applicable.	☑
<i>(d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);</i>	No environmental protection policies are affected. The proposal does not pose environmental risk.	☑
<i>(e) any policy of the Commission;</i>	The proposal is generally consistent with the City's Local Planning Strategy.	☑
<i>(f) any policy of the State;</i>	The development aligns with broader State policy direction supporting infill development, employment precincts.	☑
<i>(fa) any local planning strategy for this Scheme endorsed by the Commission;</i>	The proposal directly responds to the Local Planning Strategy's direction.	☑
<i>(g) any local planning policy for the Scheme area;</i>	The proposal meets relevant local planning policies including landscaping, parking, noise management, requirements (where applicable).	☑
<i>(j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;</i>	Not applicable as part of this application as no reserves form part of the subject site.	N/A
<i>(k) the built heritage conservation of any place that is of cultural significance;</i>	Not applicable as part of this application as the site is not heritage listed.	N/A

<i>(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;</i>	No impact. The proposal is consistent with the character of Warnbro.	☑
<i>(m) the compatibility of the development with its setting, including — (i) the compatibility of the development with the desired future character of its setting; and (ii) the relationship of the development 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 appearance of the development;</i>	The height, bulk, scale, and land use are compatible with the Special Use zone and the evolving character identified in the Local Planning Strategy.	☑
<i>(n) the amenity of the locality including the following — (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;</i>	The proposal is considered to not create environmental, social or amenity impacts.	☑
<i>(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;</i>	The proposal is not anticipated to impact the natural environment.	☑
<i>(p) 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;</i>	Landscaping has been retained as part of the existing house. The College grounds are expected to maintain landscaping to improve the interface and upgrade the verge condition.	☑
<i>(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;</i>	No hazards apply. The site is not subject to flood, erosion, or similar constraints.	☑
<i>(r) the suitability of the land for the development taking into account the possible risk to human health or safety;</i>	The proposal is not anticipated to impact the natural environment.	☑
<i>(s) the adequacy of — (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i>	Access is appropriately distributed internally within the College. The at grade car parking provides efficient space and manoeuvring area. No additional parking is proposed.	☑

<i>(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;</i>	Traffic volumes are lower than expected and consistent with residential activity.	☑
<i>(u) the availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability;</i>	The site is located approximately 800m to Warnbro Sound Avenue and connecting roads for bus routes. Utilities are available. Waste, end-of-trip facilities, and universal access are suitably accommodated.	☑
<i>(v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;</i>	No community services or facilities are affected. The proposal protecting the precinct's community offering.	☑
<i>(w) the history of the site where the development is to be located;</i>	Not applicable as part of this application.	N/A
<i>(x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;</i>	The development provides local employment opportunities through population increases, further achieving the States strategic outcomes.	☑
<i>(y) any submissions received on the application;</i>	To be advised after local government assessment if deemed necessary.	TBC
<i>(za) the comments or submissions received from any authority consulted under clause 66;</i>	To be advised after local government assessment if deemed necessary.	TBC
<i>(zb) any other planning consideration the local government considers appropriate.</i>	To be advised after local government assessment if deemed necessary.	TBC

Table 10: Matters for Due Regard Assessment

6. Conclusion

This development application seeks approval for a proposed change of use to Community Purpose. The development application is consistent with the objectives and planning intent of the State and Local Government statutory planning framework that applies to the subject site and the proposed land uses, including the following planning documents:

The proposed development has been planned and designed with close consideration for the requirements and intended outcomes of the objectives of the Residential Zone and the City's Scheme in general. The development is consistent with the sustainable urban development and balanced transport aims for the Scheme.

Having regard to the detailed planning assessment and justification we respectfully request that the City recommends that the development application be supported and approved. If a temporary approval needs to be entertained first, on the condition that the site and use does not contribute to ongoing compliance matters, then this arrangement can be agreed to a yearly basis.

Should you have any queries in relation to the above information, please contact the undersigned on 08 6119 9175 or michael@developedproperty.com.au.

Yours sincerely,



Michael Stocco
Senior Planning Consultant
Developed

Developed

Developed Property Pty Ltd

ABN: 62 624 180 310

www.developedproperty.com.au