



Development Application

Proposed Veterinary Centre

11 Moores Road, Pinjarra

Prepared for Pinjarra Vets

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1 Executive Summary

Method Planning presents for approval an application for a 'Veterinary Centre' at 11 Moores Road, Pinjarra (the 'subject land'). Method Planning represents Pinjarra Vets in regard to this application.

The proposed change of use has been designed having regard to the specific provisions of the City of Murray Local Planning Scheme No. 2 (LPS2) and associated Local Planning Policies.

Pinjarra Vets has been part of the Pinjarra community for 3 decades and is aiming to significant upgrade its facility, and provide a much larger and more comprehensive service to the local Pinjarra community.

This report will address the major land use planning issues pertinent to the subject land. Specifically, the report provides information on the following:

- Detail description of the project, the vision and background to the proponents.
- Location and a detailed description of the site context.
- Town planning considerations and description of the planning framework.
- Assessment of the proposed development application against the relevant planning instruments.
- Justification for the development including detail regarding the operation of the proposed land use.

Based on the detailed planning assessment presented in this report, it has been demonstrated that the proposal is consistent with or exceeds the intent of the relevant planning framework and is closely aligned with the Shire of Murray's vision for the area.

In light of the above, favourable consideration by the Development Assessment Panel is respectfully requested.

2 Introduction

Method Planning presents for approval an application for a 'Veterinary Centre' at 11 Moores Road, Pinjarra (the 'subject land'). Method Planning represents Pinjarra Veterinary Hospital in regard to this application.

The proposed change of use has been designed having regard to the specific provisions of the City of Murray Local Planning Scheme No. 2 (LPS2) and associated Local Planning Policies.

Various pre-lodgement discussions and email communications were held with the Shire of Murray Planning Team from November 2023 - December 2024. The intent of these were to discuss the proposal and to seek clarification for the requirements of the application. Feedback received from these meetings has assisted with the refinement of this application.

This report will address the major land use planning issues pertinent to the subject land. Specifically, the report provides information on the following:

- Detail description of the project, the vision and background to the proponents.
- Location and a detailed description of the site context.
- Town planning considerations and description of the planning framework.
- Assessment of the proposed development application against the relevant planning instruments.
- Justification for the development including detail regarding the operation of the proposed land use.

A team of leading technical experts has been involved in preparing this application, refer to **Table 1** below.

Table 1 – Consultant Team

Consultant	Field of Expertise
Method Planning	Urban Planning
Therian	Architecture & Design
RM Surveys	Site Feature Survey
Coterra	Environmental / Spring Flora Survey
Move Consultants	Traffic & Access
Ecoform	Bushfire Management Plan
Local Geotechnics	Site Soil Evaluation
Local Geotechnics	Geotech

3 The Project

3.1 Project Summary

The development application proposed to utilise an existing property for 'Veterinary Centre' land use that includes the following:

Veterinary Centre

- Public area and reception.
- Separate dog and cat waiting areas.
- 7 consulting rooms.
- Grieving courtyard.
- Large and small dog wards.
- X-Ray room.
- 2 surgeries, treatment room and surgery prep area.
- Dental surgery, ICU and recovery room.
- Laboratory and pharmacy room and workroom.
- Staff quarters (with outdoor area) and doctors' offices as well as administration areas.'
- Utility room, staff entry and small accommodation room.
- Lactation/ quite room.
- The total area of this facility is approximately 580m²

Access and Car Parking

- New 6.5m crossover and access from Moores Road, setback 95.7m from Pinjarra Road intersection
- 21 car bays, including one UA bay.
- Delivery and pick up area at the southern end of the property behind the maintenance shed.
- Reversing area for emergency fire vehicles as required for Bushfire Management.
- Internal pathways matching up with council footpath extension

Ancillary Buildings & Amenities

- Maintenance shed with cold room and bin store.
- Drying court with rainwater tanks.
- Stormwater management reserve
- OSSM zone.

Landscaping & Outdoor Areas

- Entry statement orchard and gravel walkway on the corner of Pinjarra Road and Moores Road.
- Patient exercise area.
- Off leash dos park.
- Grassed landscaped areas.
- Planting and mulched landscaped areas.
- Various fences and gates across the property.

Signage

- 6m x 21m Pylon sign along Pinjarra Road
- 2.5m x 1m sing along Moores road at crossover entry

Please see plans of proposed development at **Appendix A**,

3.2 Detailed Description

Please also refer to the ancillary information below regard operating hours, numbers of staff, as well as plant and equipment details:

- Operating hours – 6 days a week 8am – 6pm Monday to Friday, 8am – 1pm Saturdays, closed on Sundays.
- Maximum employees at any one time will be 5 Veterinarians, 10 support and 3 administration staff
- Plant and equipment – Plant and equipment is expansive and as per details on the floor plan.

3.3 About Pinjarra Vets

Pinjarra Vets has been part of the Pinjarra community for 3 decades and is aiming to significant upgrade its facility, and provide a much larger and more comprehensive service to the local Pinjarra community.

It is Pinjarra Vets mission to provide the highest quality of veterinary care to pets by delivering excellence in not only veterinary skills and knowledge, but also genuine and passionate care for their patients, in the short and long term; so the bond between owners and their pets can live on strong, healthy and happy. For more information please see <https://www.pinjarravets.com.au/>

Some of the services they provide include the following

- [Medication Renewal](#)
- [Cat Vaccination](#)
- [Dog Vaccination](#)
- [Desexing](#)
- [Dental](#)
- [Ophthalmic](#)
- [Orthopaedic](#)
- [Radiography](#)
- [Soft Tissue Surgery](#)
- [Pet Euthanasia](#)
- [Ultrasonography](#)
- [Mites](#)
- [Emergency Procedures](#)
- [Specialist Referrals](#)



4 Site Description & Local Context

4.1 Site Description

The subject land is located within the Shire of Murray on the corner of the Moores and Pinjarra Roads. The southwest portion contained an existing single dwelling, with the northeast half (approximately 8,000m²) of the subject site subject to this Development Application

The subject land legally described as Lot 89 on Deposited Plan 254166 Volume 1229, Folio 693 (11 Moores Road). The site has a total area of total area of 1.8042 hectares with 276m frontage to Moores Road, 59m to Pinjarra Road and 64.78m to Tuckey Street (unsealed track).

The site is currently accessed via a single crossover to Moores Road, the Shire of Murray has advised that it is subject to 3.89m road widening along Moores Road, this land has not been set aside as road reserve or for future road widening and will be subject to acquisition by the relevant authority at the time it is ceded.

The subject land contains existing vegetation, a portion to be cleared to facilitate development. A spring flora survey was undertaken in support of the proposal.

Please refer to **Appendix B – Certificate of Title** and **Appendix C – Site Feature Survey**, as well as **Figure 1** below showing cadastral boundaries and **Figure 2 –Aerial Photo**. See also photos for the site and surrounds in **Plates 1-6**.

Figure 1 – Cadastral Boundaries



Figure 2 – Aerial Photo



Plate 1 – Moores Road Frontage



Plate 2 – Existing Crossover Moores Road



Plate 3 – Corner Pinjarra Road & Moores Road



Plate 4 – East Side Pinjarra Road



Plate 5 – Internal Firebreak with South Neighbour



Plate 6 – Internal view into site from Moores Road



4.2 Local Context

The site is located within the rural area, but at the urban front of the Pinjarra Town Centre, notably the area is zoned “Urban Deferred” under the Peel Regional Scheme, with future structure planning and Local Scheme amendments to follow, as well as lifting of the urban deferment. Please see **Figure 3 – Local Context Map** to understand the site and its surrounds, as well as the description below.

The site is currently surrounded by a range of rural and recreation land uses, to the north and north-west plus some special residential land to the south and urban land to the north-east. Directing adjoining the site is a commercial use to the south and the house to be retained in the west.

The site is currently described as a Special Residential block, in line with some surrounding land uses, noting the WA Planning Commission is actively discouraging such land uses. as Special residential development is considered an inefficient use of residential land. It places pressure on State and local governments for services and infrastructure which are difficult to provide because of the dispersed pattern of subdivision. It can also limit opportunities for urban development by fragmenting land and making land assembly and the provision of services more difficult and costly.

The site is perfectly located in its immediate surrounds for a veterinary centre as there are buffers and transition to all boundaries of the development. The site has excellent access to the regional road network and public transport along Pinjarra Road and is demonstrably meeting the needs of its catchment by replacing the current veterinary centre at 1754 Pinjarra Rd.

Regarding various other matters relating to planning and associated legislation the following detail is provided:

- The subject site is located within a bushfire prone area and a Bushfire Assessment is included in this application.
- The site does not contain any Threatened Ecological Communities (TEC), and a spring flora survey was undertaken to confirm this.
- Pinjarra Road to the north-east of the site has been designated as a Primary Distributor Road under the *Main Roads WA Functional Road Hierarchy*. Moores Road, which is located along the north-western boundary of the site, is a local road providing direct access to the local industrial precinct to the west of the site as well as access to existing special residential properties.
- The site is part of Aboriginal Cultural Heritage (ACH) Register Place 3786.
- A search of the contaminated sites database does not identify the site as a contaminated site.

With frontage and access along Pinjarra Road, the proposed veterinary centre provides ease of access and a vital service to Pinjarra locals, as well residents and workforce within the wider district catchment.

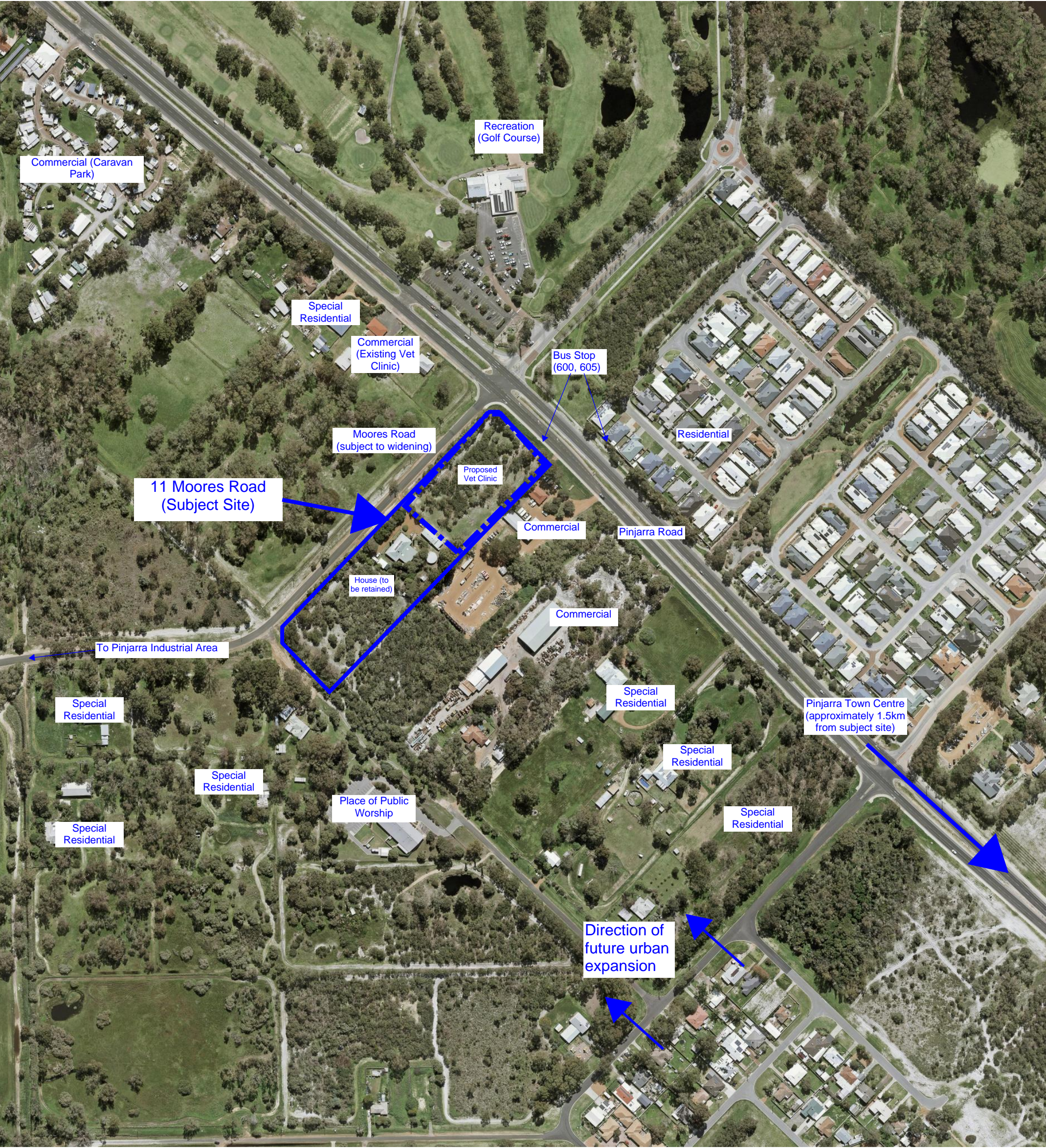
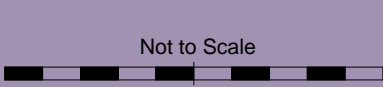


Figure 3 - Local Context Map

11 Moores Road, Pinjarra

Date:
Designed By:
Drafted by:
Drawing No.:

TD
10/3/2025
TD
Fig 3

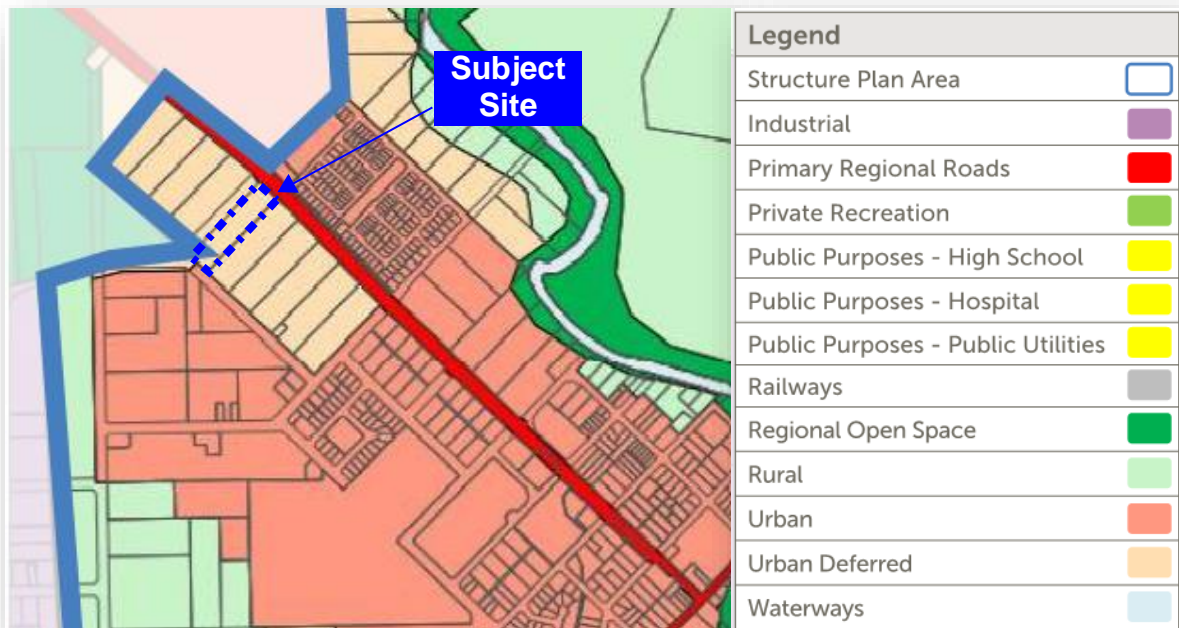


5 Town Planning Framework

5.1 Peel Region Scheme

The subject site is subject to the provisions set out under the WAPC Peel Region Scheme (PRS). Under PRS, the subject site is zoned "Urban Deferred". Urban deferred means *land identified for future urban uses following the extension of urban services, the progressive development of adjacent urban areas, and resolution of any environmental and planning requirements relating to development*. The WAPC must be satisfied that these issues have been addressed before lifting the urban deferment.

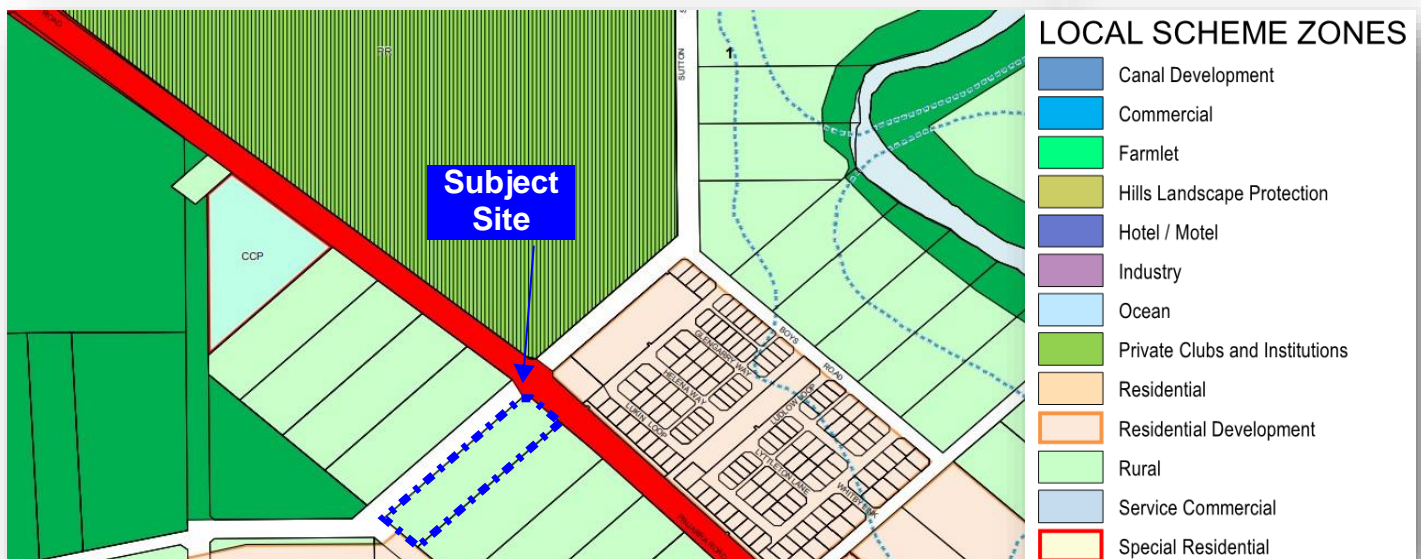
Figure 4 – Peel Region Scheme



5.2 Town Planning Scheme No. 4

The subject site is subject to the provisions set out under the Shire of Murray Town Planning Scheme No. 4 (TPS4). Under TPS4, the subject site is zoned "Rural" and adjoins a Primary Regional Road Reserve as shown in Figure 5 below.

Figure 5 – Shire of Murray TPS Zoning



5.2.1 Land Use

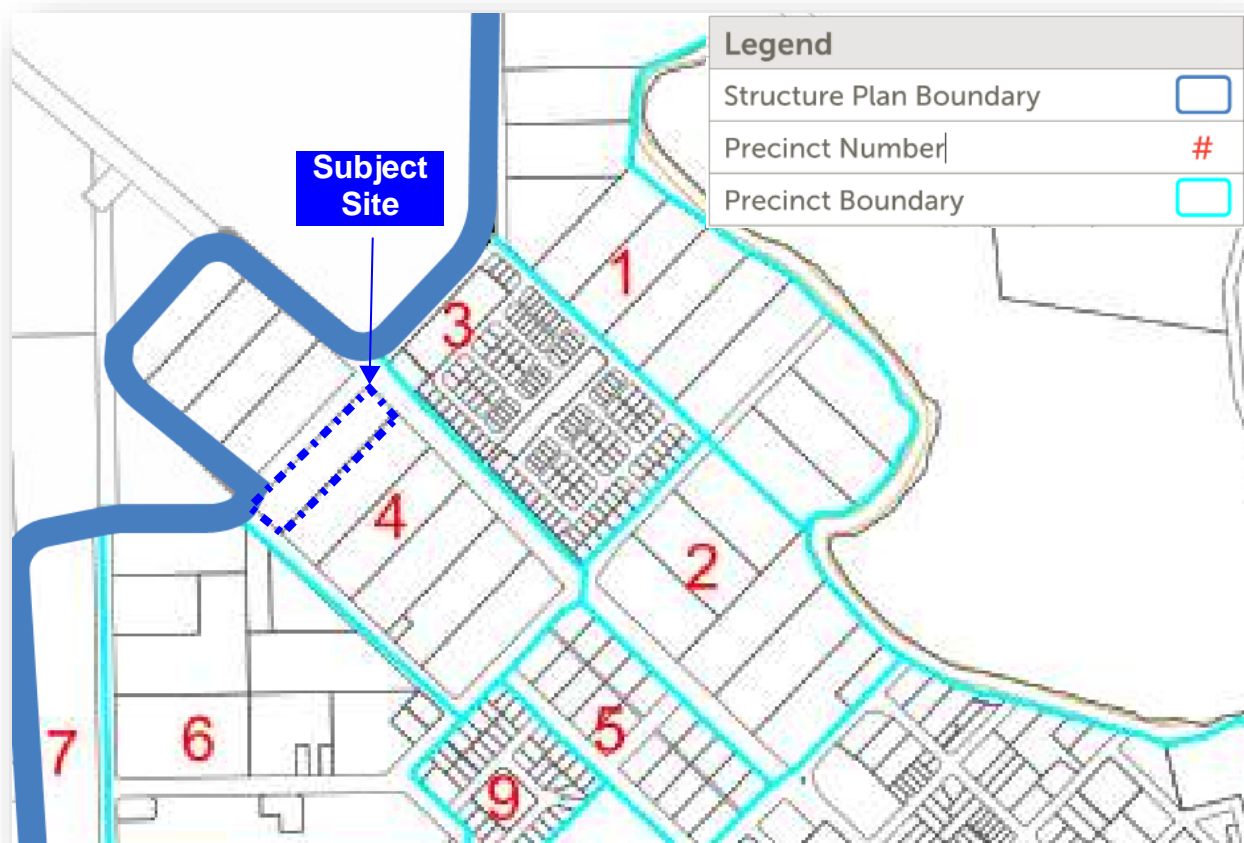
The proposed land use under TPS4, as per the land use table and schedule of definitions is categorised as a veterinary centre. A Veterinary centre *means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders.*

A veterinary centre in the Rural zone is an 'AA' use, which the Council may at its discretion permit provided it is satisfied that such use would not be contrary to the orderly and proper planning of the area. This report sets out to justify that it is not contrary to the orderly and proper planning of the area.

5.3 Draft Pinjarra District Structure Plan.

The Draft Pinjarra District Structure Plan (DPDSP) was endorsed for advertising in December 2024. It currently shows the subject land within Precinct 4 of the DPDSP, see **Figure 6 & 7**, including draft planning intent from the DPDSP .

Figure 6 - Pinjarra District Structure Plan Precinct 04 - LSP3 - Moores Road / Tuckey Street / Wilson Road / Pinjarra Road



The precinct is Urban Deferred under the South Metropolitan and Peel Sub-regional Planning Framework, Urban Deferred under the PRS and Rural under the LPS. Current land uses are generally rural residential in nature with rural pursuits; however Lot 88 accommodates an electrical service industry. Noting it fails to mention the existing Veterinary Centre at 1754 Pinjarra Road).

The area contains Multiple Use Wetland, with Lot 84 containing resource enhancement area and an environmental sensitive area that extends from the resource enhancement wetland on Lot 84 and conservation category wetland southeast of Wilson Road within Precinct 05.

Figure 7 - Pinjarra District Structure Plan Precinct 4 Planning Intent

Planning Intent

Require the preparation of a Local Structure Plan that addresses the following:

- › Provide for the widening and upgrade of Moores Road to an Integrator A Town Centre Road with a 38m reserve.
- › Widen the intersection of Moores Road and Pinjarra Road to provide for future traffic signals.
- › Provide traffic signals and associated channelization at the intersection of Moores Road and Pinjarra Road.
- › Provide for widening and upgrade of the intersection of Thomas Street and Pinjarra Road.
- › Provide for a road interface along Reserve 6132.
- › No vehicular access including new intersections to Pinjarra Road.
- › Provide an 8m wide recreation reserve along the frontage of Pinjarra Road.
- › Provide for a linear parkland to connect Pinjarra Road and Tuckey Street through Lot 86.
- › Retain and protect the Swan Bioplan Regionally Significant Vegetation.
- › Provide for a 4 ha Primary School site as shown on the Structure Plan.
- › Development on lots fronting Pinjarra Road to orientate towards and address Pinjarra Road.
- › Provide a uniform style of visually permeable fencing along the boundary of lots facing Pinjarra Road.
- › Underground above ground powerlines.
- › Retain mature trees, wherever reasonably practical.
- › Development Contribution Plan for equitable sharing of infrastructure costs.

5.4 State Planning Policies

The following State Planning policies (SPP) may apply to development on the subject land:

- [3.7 - Bushfire](#)
- [2.1 - Peel-Harvey Coastal Plain Catchment Policy](#)
- [2.4 - Basic Raw Materials Policy](#)
- [5.4 - Road and Rail Noise](#)

5.5 Local Planning Policies

The following Local Planning Policies may apply to development on the subject land:

- [Biodiversity Protection](#)
- [General Development Provisions – Building Setbacks, Car Parking Standards](#)
- [Signs](#)
- [Water Sensitive Urban Design](#)

6 Development Assessment

6.1 Orderly and Proper Planning

In addition to the assessment and relevant justification provided for the land use, the principles of orderly and proper planning require that the land use and development is consistent with the planning vision for the area. The 'Veterinary Centre' land use is compatible with the 'Rural' zone and meets the objectives of the Scheme, Draft Pinjarra District Structure Plan and future urbanisation of the area as follows:

- It helps to protect and foster the agricultural industry within the Scheme Area by supporting the medical needs of animals;
- It preserves and consolidates the individual identity of urban settlements (villages) by being located within the periphery of the Pinjarra District Structure Plan area, in close proximity to both the settlements and rural land holdings;
- It facilitates the consolidation of the central business district of the Pinjarra townsite and thus improves accessibility to and car parking within it;
- The location of the veterinary centre does not prejudice the recreational potential of the Scheme Area, nor the encouragement of industrial uses to establish within the area set aside for that purpose; and
- Ensures the preservation of the special environment associated with the lakes and waterways within the Scheme Area.

6.2 TPS4 General Development Standards

The proposed development meets Part 7 of TPS4 as follows:

- Car bays can be used independently.
- Manoeuvring of cars meets the widths shown in TPS4 Figure 1.
- Service vehicles can enter the street in forward gear and loading and unloading is provided clear of the street.
- Landscaped areas are proposed to be located in such positions so as to enhance the appearance of Pinjarra Road and Moores Road and screens from view and softens the impact of parking areas, storage areas and the rear shed to ensure development does not detract from the visual amenity of the townscape.

6.2.1 Building Envelopes

Building envelopes are dealt with under clause 7.6.1 of TPS4. The objectives of building envelopes are to:

- a) *position and cluster buildings on a lot so as to minimise adverse visual impacts on the landscape character, streetscape and amenity of an area;*
- b) *ensure buildings and effluent disposal facilities are adequately separated from water courses, wetlands, ground water, flood prone areas, areas of inundation, sources of transport noise and other environmental or site features;*
- c) *minimise the need to clear significant vegetation or areas of revegetation for the construction of buildings and effluent disposal facilities;*
- d) *avoid constructing buildings and effluent disposal facilities where ground or soil conditions may be unsuitable; and*
- e) *assist in the effective management of bush fire risk.*

Specific provision around sizing of and location of building envelopes are a result of the underlying rural zoning, without consideration of future urban development, as envisaged by the "Urban Deferred" zone under the PRS.

It is therefore prudent to plan for the future and ensure the building envelope meets the above objectives and not the prescribed provisions that are superseded by LPP or will become outdated once the land is urbanised. The proposal meets the objectives as follows:

- a) The development is screened by landscaping, setbacks and the new orchard walkway on the corner, ensuring minimisation of visual impact.
- b) The site soil evaluation and technical reporting ensures that buildings and effluent disposal facilities are adequately separated from water courses, wetlands, ground water, flood prone areas, areas of inundation, sources of transport noise and other environmental or site features.
- c) Clearing has been minimised, and significant revegetation is proposed, refer to section 6.3 below.
- d) The site soil evaluation and technical reporting ensures the avoidance of buildings and effluent disposal facilities where ground or soil conditions may be unsuitable, refer to section 6.6 below.
- e) Effective bushfire risk is managed through the Bushfire Management Plan detailed in section 6.8 below.

6.3 LPP - Biodiversity Protection

All proposals for clearing of local natural areas require planning approval prior to the commencement of works. Where approval is required, applicants need to clearly demonstrate that the proposal meets the objectives and requirements of the LPP.

In undertaking some clearing of natural vegetation, Coterra Environment and Del Botanics Environmental Consulting undertook a spring flora survey in September 2024, with the full results detailed in **Appendix D**.

The Flora and Vegetation Assessment undertaken in the area described above identified 48 flora species, with 45.8% represented by weed species. The vegetation condition is “Good” to “Completely Degraded.”

One vegetation community was recorded at a local level during the survey. No species of Threatened (T), or Priority Flora or Threatened Ecological Communities (TEC's) pursuant to the Biodiversity Conservation (BC) Act, 2016 and the Environment Protection and Biodiversity Conservation (EPBC) Act, 1999 were located during the time of the survey.

Therefore, the proposal meets the Biodiversity Protection LPP to protect, maintain and enhance the viability of habitats, ecological communities, flora and fauna, and biodiversity.

6.4 LPP - Built Form

The proposed single storey pitched roof building fits with the existing urban fabric and rural character of the area, and setbacks are 18.25m to Moores Road (front) and 23.83m to Pinjarra Road (side) and 16.76m rear setbacks, exceeding all commercial, office and rural industry minimum setback requirements in the General Development Requirements LPP.

6.5 LPP - Car Parking and Access

6.5.1 Transport Impact Assessment

Move Consultants has been commissioned to prepare a Transport Impact and Parking Assessment. The assessment has been prepared in accordance with the Shire of Murray's local planning framework and the WAPC *Transport Impact Assessment Guidelines – Vol. 4: Individual Developments* as well as in the context of documented traffic generation and car parking demand surveys for similar developments and industry design standards and guidelines. A full copy of this report is contained at **Appendix E**.

The report concludes as follows:

The increases in daily and weekday. peak hour volumes will have a minimal impact on existing traffic operations in the area and can be comfortably accommodated within the practical capacities of the respective links on the boundary road network

In conclusion, based upon the results of this transport analysis, traffic engineering review and car parking assessment, there are not anticipated to be any safety, or operational concerns associated with the proposal and the proposed on-site car parking is appropriate and are therefore supported from a traffic perspective. (Move 2025)

6.5.2 Car and Bicycle Parking

The proposed car parking supply on the site is 21 bays inclusive of one (1) ACROD bay. This proposed on-site supply is compliant with the requirements outlined in the Shires TPS4 and Local Planning Policy: General Development Provisions – Building Setbacks, Car Parking Standards to cater to the maximum demands during operating hours.

End-of-trip facilities (including secure bicycle parking) can be provided for staff internal to the building and visitor bays can be provided external to the building along the eastern frontage in the form of a minimum of two (2) bays via secured U-rail installation. This is consistent with Council's TPS, long-term bicycle strategy and industry best-practice.

6.5.3 Road Widening

The DPDSP provides for road widening of Moores Road to an Integrator A Town Centre Road (38m), meaning widening of by 3.89m along the boundary to the subject site. This land has been accommodated in landscaping elements and will be subject to acquisition by the relevant State Authority, at the appropriate time.

6.6 Stormwater and Effluent Disposal

In undertaking development planning and ensuring the land can accommodate development, a Geotechnical Site Classification report and Site Soil Evaluation was undertaken by Local Geotechnics, these are contained in **Appendix F and G**. The reporting is summarised below and ensures the land can accommodate the development, stormwater management measures as well as the proposed onsite effluent disposal, with the measures recommend in the report.

6.6.1 Geotechnical Site Classification

Based on the site soil profile, laboratory test results and surrounding condition, the site can be classified as "CLASS S" in accordance with definitions provided in the Australian Standard AS2870 -2011. The characteristics surface movement Y_s is considered to be 10 mm. An assumption of soil suction change of 2.5 m is made in this case.

We recommend discharging of surface and roof runoff onsite via soakwell. The drainage system must be designed by a qualified engineer as per requirements of the local government authority. (Local Geotechnics 2024). Stormwater will be retained on-site as per council Policy and best practise principles.

6.6.2 Site Soil Evaluation

Site soil evaluation was conducted as per AS 1547. Permeability data can be further assessed for ATU or leach drain by using Table L1 in Australian Standard AS1547. The soil category was determined using soil logs and permeability results to the soil classification table of the AS/NZS 1547:2012. (Local Geotechnics 2024)

Table 2 – Summary of Soil Evaluations

Soils Property	Result
Colour	Pale grey to pale brown
Texture	Silty SAND / SAND
Structure	Weakly Structured
Coarse Fragments	fine to medium grained sand
Permeability	6.2 m/day
Soil Category	2 (weakly structured)
Resultant Design Loading Rate (DLR)	Primary Treated effluent 20 (Ref. Note 1, presented below from AS1547, Table L1)
For conventional trenches (mm/day)	Secondary Treated effluent 50 (Ref. Note 1, presented below from AS1547, Table L1)
	Evapotranspiration Absorption (ETA)/ Evapotranspiration Seepage (ETS) systems are not normally used on soil Categories 1 to 3 (Ref. Note 4, presented below from AS1547, Table L1)

The effluent system must be designed in accordance with Australian Standard AS1547 and as per the requirements of the local council or shire. It is recommended that sustainable onsite sewage management systems can be installed to meet the needs of the proposed development. (Local Geotechnics 2024)

6.7 Entry Statement / Community Good

The proposal includes a landscape element on the corner of Pinjarra and Moores Road, please refer to **Figures 8 & 9** below. Despite no community benefit or incentives being imposed by the Shire's Scheme or LPP, Pinjarra Vets proposes to provide for an extension of the corner into a community walkway and landscaped area as an entry statement to Pinjarra, for both community members and clients.

This is a significant addition to the community good at no cost to the Shire or community.

Figure 8 – Site Plan of Entry Statement

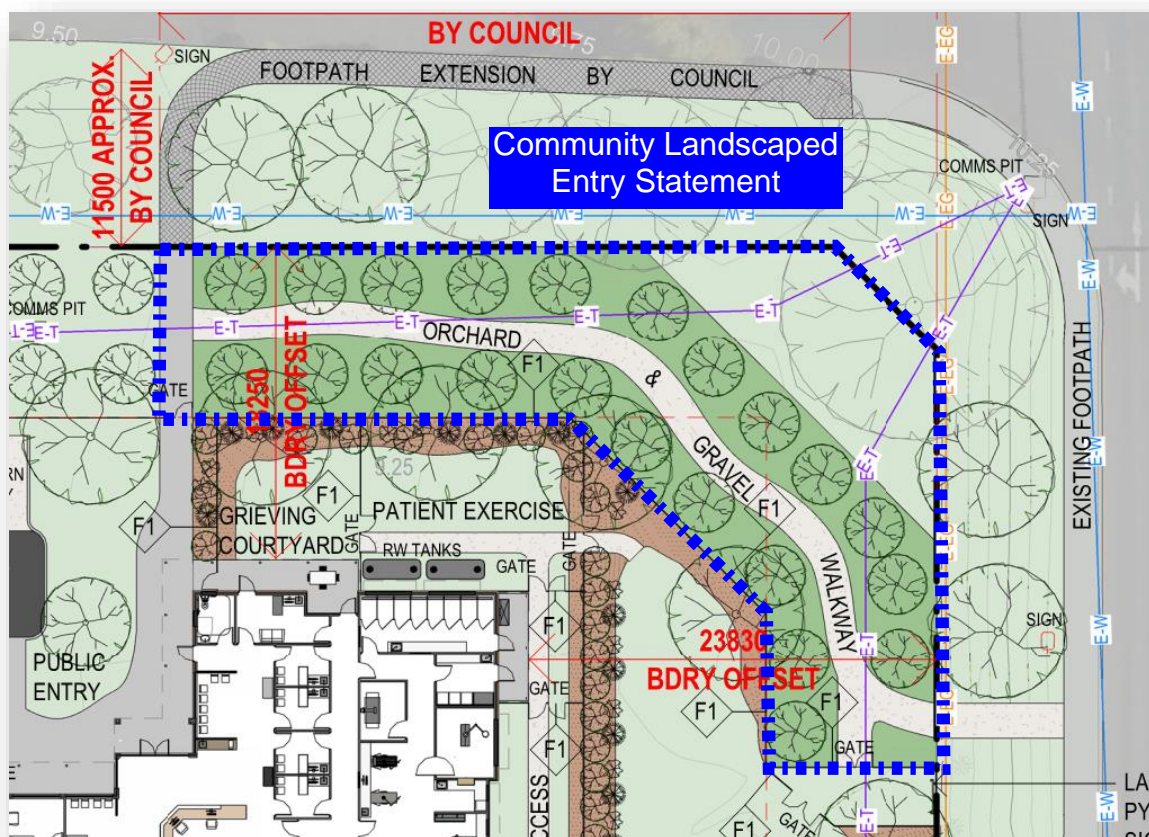


Figure 9 – Render of Entry Statement



6.8 SPP 3.7 Planning for Bushfire Guidelines

The proposal is in an area that has been designated as bushfire prone and must therefore comply with State Planning Policy 3.7 – Bushfire. The new SPP 3.7 and the Guidelines prioritise bushfire requirements early in the planning process and seeks to ensure that future development appropriately balances bushfire risk mitigation and environmental conservation measures.

The new policy seeks to implement effective, risk-based land use planning and development which in the first instance avoids the bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level. The preservation of life and the management of bushfire impact are paramount.

Planning for Bushfire Guidelines Version: September 2024 has been used to determine the proposals compliance with SPP 3.7. An assessment against the Bushfire Protection Criteria 6 is required to be undertaken. The following table, a full copy of the report is contained at Appendix H and summarised below:

Table 3 - Summary of assessment against Bushfire Protection Criteria 6

Element	Acceptable Solution	Compliance Method	Compliance notes.
1: Location	-	N/A	
2: Siting of development	A2.1a Siting and design	Acceptable Solution	The building can achieve BAL 29 as demonstrated within the potential bushfire impacts section of this report and A2.2 below.
	A2.1b Siting in an area with a radiant heat impact exceeding 29 kW/m ² (BAL-40 or BAL-FZ).	N/A	
	A2.2 Asset Protection Zone (APZ)	Acceptable Solution	An APZ can be achieved and contained within the lot boundaries. APZ dimensions to be: 13m in all directions.
	A2.3 Clearing of native vegetation	Acceptable Solution	The development does not require the clearing of native vegetation
	A2.4 Storage of hazardous, flammable and/or combustible materials	Acceptable Solution	The storage of hazardous, flammable and/or combustible materials (if any) to be within a BAL 29 area with suitable structure to shield the material and prevent the ignition of bushfire prone vegetation.
3: Vehicular Access	A3.1 Private driveways	Acceptable Solution	Private driveways can meet the requirements of the guidelines.
4: Water	A4.1 Water supply for residential habitable buildings	Acceptable Solution	Hydrants provided to comply with Water Corporation's No. 63 Water Reticulation Standard.

6.9 LPP - Signs

Signage is proposed to each street frontage with a pylon sign along Pinjarra Road, this sign is 6m high with a 4m² metal clad sign panel fixed to steel frame, See **Figure 10** below.

Figure 10 – Pylon Sign on Pinjarra Road



The sign meets the objectives of the LPP – Signs as follows:

- The sign is adequate and effective for business identification needs and is similar or smaller than other pylon signs along Pinjarra Road.
- It minimises visual clutter and rationalises the overall number of signs to one per street frontage.
- The design is of a high standard and presentation and is integrated with and does not dominate built form.
- Ensures that the character and amenity of the Shire is not eroded by excessive or poorly designed or located signs.
- The sign is sympathetic and harmonious with the site and surrounding environment.
- The location and size is not hazardous to cyclists, pedestrians or motorists.

6.10 Future Subdivision

The next stage of development will be to excise the veterinary centre from the residential site. This subdivision is possible under the rural zone and subject to approval of the WA Planning Commission. Future subdivision will not prejudice the implementation of the draft Pinjarra District Structure Plan.

7 Conclusion

This report has been prepared by Method Planning on behalf of Pinjarra Vets in support of an application 'Veterinary Centre' at 11 Moores Road, Pinjarra.

Based on the detailed planning assessment presented in this report, it has been demonstrated that the proposal is consistent with or exceeds the intent of the relevant planning framework and is closely aligned with the Shire of Murray's vision for the area.

In light of the above, favourable consideration by the Development Assessment Panel is respectfully requested.