

Statutory Planning Committee

Minutes
of ordinary meeting 7450
held on Tuesday 13 December 2011

Attendance

Members

Mr Gary Prattley
Mayor Carol Adams
Mr Henty Farrar
Mr Ian Holloway
Cr Corinne MacRae
Ms Elizabeth Taylor

WAPC Chairman (Presiding Member)
Local Government nominee (from 10.50 am)
Regional Minister's nominee
Professional representative
WAPC nominee
Community representative

Officers

Ms Lindsay Baxter
Ms Anika Chhabra
Mr Shau Chong
Ms Hannah Clowes
Ms Natalie Cox
Ms Cath Meaghan
Mr Craig Shepherd
Mr Mark Szabo
Mr Dom White

Department of Planning

Acting Executive Director, Perth and Peel Planning
Senior Planning Officer Metro Planning Central
Planning Manager Metro Planning Central
Senior Project Planner Metro Planning South West
Senior Project Planner Schemes and Appeals
Director Wheatbelt Planning
Acting Director – Metropolitan South East
Planning Manager, Independent Planning Reviewer
Committee Support Officer

Observers

Mr Chris Donnelly
Mr Neil Parsons
Mr Deon van der Linde
Mr Peter Varelis

Urbis (Item 6.2)
City of Stirling (Item 6.1)
Shire of Serpentine Jarrahdale (Item 6.2)
Shire of Serpentine Jarrahdale (Item 6.2)

Presenters

Mr Kim Doepel
Mr Remo Formato
Mr Nino Gangemi
Mr Paul Gangemi
Mr Ray Hearon
Ms Jenni Wong
Mr Craig Wansbrough

Doepel Marsh Architects & Planners (Item 6.3)
City of Stirling (Item 6.1)
Landowner (Item 6.3)
Landowner (Item 6.3)
Urbis (Item 6.2)
City of Stirling (Item 6.1)
Serpentine Jarrahdale Water Sensitive Urban Design
(Item 6.2)

Committee Support

Ms Christina Sanders

Committee Support Officer - Department of Planning

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7450.1 Declaration of Opening

The Presiding Member declared the meeting open at 10.45 am, acknowledged the traditional owners and custodians of the land on which the meeting is taking place and welcomed Members.

7450.2 Apologies

Ms Sue Burrows Nominee of the Director General, Department of Planning

7450.3 Members on Leave of Absence and Applications for Leave of Absence

Nil.

7450.4 Disclosure of Interests

Nil.

7450.5 Declaration of Due Consideration

No declarations were made.

Moved to Item 8.1.

7450.6 Deputations and Presentations

7450.6.1 Local Planning Scheme No. 3 Amendment No. 5

Presenter Mr Remo Formato
Ms Jenni Wong
Mr Neil Parsons

Ms Wong and Mr Parsons gave a powerpoint presentation on Local Planning Scheme No. 3 Amendment No. 5 and answered some general questions from members. A copy of the presentation has been placed on file.

7450.6.2 Byford Town Centre Local Structure Plan – Final Approval

Presenters Mr Ray Hearon
Mr Craig Wansbrough

Mr Hearon and Mr Wansbrough gave a powerpoint presentation on the Byford Town Centre Local Structure

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Plan and provided clarification on some points to members.
A copy of the presentation has been placed on file.

Three documents were tabled for members' information: an Info Note from Serpentine Jarrahdale Shire on the Byford Town Centre Local Structure Plan; the Byford Town Centre Local Structure Plan Advertising of WAPC Modifications Schedule of Submissions; and Minutes of the Ordinary Council Meeting of the Serpentine Jarrahdale Shire of 27 August 2011. A copy of these documents has been placed on file.

7450.6.3 **Byford Town Centre Local Structure Plan – Final Approval**

Presenter Mr Kim Doepel

Mr Doepel gave a presentation on behalf of the landowners of Lot 15 Abernethy Road and provided further clarification to members.

Mr Gangemi tabled a list of correspondence in relation to Lot 15 Abernethy Road since 1999 for members' interest. A copy has been placed on file.

Moved to Item 9.1.

7450.6.4 **Review of WAPC Rural Policies – Post Advertising Brief**

Presenter Ms Cath Meaghan

Ms Meaghan gave a powerpoint presentation on the Review of WAPC Rural Policies. A copy of the presentation has been placed on file.

She tabled copies of the Development Control Policy 3.4 – Subdivision of rural land and State planning Policy 2.5 Land Use Planning in Rural Areas for members' interest. A copy of these documents has been placed on file.

7450.7 **Announcements by the Chairperson of the Board and communication from the WAPC**

There were no announcements.

Moved to item 10.2.

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7450.8 Confirmation of Minutes

7450.8.1 Minutes of the Statutory Planning Committee meeting held on Tuesday 22 November 2011

Resolved

Moved by Mr Holloway, seconded by Mr Farrar

That the minutes of the Statutory Planning Committee meeting held on Tuesday 22 November 2011, be confirmed as a true and correct record of the proceedings.

The motion was put and carried.

Moved to Item 6.1.

7450.9 Reports

7450.9.1 Byford Town Centre Local Structure Plan - Final Approval

File SPN/0098
Report Number SPC/82
Agenda Part C
Reporting Officer A/Director, Metropolitan South-East

Resolved

Moved by Ms Taylor, seconded by Mr Holloway

That the Western Australian Planning Commission resolves to:

- 1. approve the Byford Town Centre Local Structure Plan in accordance with Clause 5.18.3.10 of the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2 subject to the following :*
 - a. Attachment 3 - Byford Town Centre Structure Plan Illustrating Modifications (plan dated 29 November 2011);*
 - b. Attachment 4 - Table of Modifications;*
- 2. notify the Shire of Serpentine Jarrahdale accordingly and require the modifications be made.*

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The motion was put and carried.

Mr Farrar voted against the motion.

Moved to Item 6.4.

7450.9.2 Endorsement of North Dandalup Structure Plan

File SPN/0186/1
Report Number SPC/83
Agenda Part G
Reporting Officer Planning Manager, Peel

Resolved

Moved by Cr MacRae, seconded by Mayor Adams

That the Western Australian Planning Committee resolves to:

- 1. endorse the North Dandalup Structure Plan, as modified and dated 28 November 2011 and presented as Attachment 4 of this report, subject to the Structure Plan report text being modified as per the schedule of modifications presented at Attachment 5 of this report;*
- 2. advise the Shire of Murray of its decision accordingly.*

The motion was put and carried.

7450.9.3 Proposed Surf Life Saving Club & Revetment Wall: Lot 2723 Orestes Street, San Remo

File 613-125-1
Report Number SPC/84
Agenda Part G
Reporting Officer Planning Manager

Resolved

Moved by Mr Farrar, seconded by Cr MacRae

That the Western Australian Planning Commission resolves to approve the construction of a proposed surf life saving club facility and buried revetment wall at Lot 2723 Orestes Street, San Remo, subject to the

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following conditions:

- 1. No development including fill, building materials, rubbish or any other deleterious matter shall be deposited on the foreshore reserve or allowed to enter the ocean as a result of the development to the specifications of the local government and to the satisfaction of the Western Australian Planning Commission;*
- 2. The site is to be revegetated using sustainable, coastal species of native vegetation to the satisfaction of the Western Australian Planning Commission.*

The motion was put and carried.

7450.9.4

Subdivision to Create Two Residential Lots: Lot 107 Gloucester Road, Kalamunda

File 144503
Report Number SPC/85
Agenda Part H
Reporting Officer A/Planning Manager

Resolved

Moved by Cr MacRae, seconded by Mayor Adams

That the Western Australian Planning Commission resolves to approve the application for subdivision of Lot 107 Gloucester Road, Kalamunda into two lots for residential purposes subject to the following conditions and advice:

CONDITIONS

- 1. The land being filled and/or drained. (Local Government)*
- 2. Stormwater being contained on-site, or connected to the local drainage system, after passing through an appropriate water quality improvement treatment device. (Local Government)*
- 3. All buildings and effluent disposal systems having the necessary clearance from the new boundaries as required*

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under the relevant legislation. (Local Government)

4. *The existing dwelling is to comply with the dwelling requirements of the Residential Design Codes. (Local Government)*
5. *Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision. (Local Government)*
6. *Suitable arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to lot(s) shown on the approved plan of subdivision. (Water Corporation)*
7. *Suitable arrangements being made with the Water Corporation for the drainage of the land either directly or indirectly into a drain under the control of that body. (Water Corporation)*
8. *Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply service to the lot(s) shown on the approved plan of subdivision. (Western Power)*
9. *All buildings, outbuildings and/or structures being demolished and materials removed from proposed Lot 2. (Local Government)*

ADVICE

1. *The approval to subdivide issued by the WAPC should not be construed as an approval to commence development on any of the lots proposed. Approval to Commence Development may be required to be issued by the local government.*

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2. *With regard to Condition 4, the Shire of Kalamunda advises the applicant that the existing dwelling is to be provided with two car parking spaces.*
3. *The applicant is advised that the Department of Environment and Conservation has prepared dust control guidelines for development sites, which inter alia, outline the procedures for the preparation of Dust Management Plans for development sites. Further information on the guidelines can be obtained from the Department of Environment and Conservation.*
4. *The applicant is reminded of their obligations to comply with the Environmental Protection Amendment Regulations (No. 2) 2000, whereby vegetation is to be removed shall not be burnt on site.*
5. *All material known or suspected to contain asbestos is to be removed and disposed of in accordance with the Environmental Protection (Controlled Waste) Regulations 2004 and the Health (Asbestos) Regulations 1993.*
6. *With regard to Conditions 6 and 7, the Water Corporation policy and practice for the locality may involve the provision of land (for plant and works), easements and/or the payment of financial contributions towards infrastructure. You are advised to contact the Water Corporation.*
7. *With regard to Condition 8, Western Power provides only one point of electricity supply per freehold (green title) lot and requires that any existing overhead consumer service is required to be converted to underground.*
8. *If an existing aerial electricity cable servicing the land the subject of this approval crosses over a proposed lot*

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boundary as denoted on the approved plan of subdivision, satisfactory arrangements will need to be made for the removal and relocation of that cable.

9. *In respect of Condition 9, if any portion of the existing building is to be demolished to facilitate the proposed subdivision, a Planning Approval and/or Demolition Licence is to be obtained from the local government prior to the commencement of demolition works.*

The motion was put and carried.

7450.10 Confidential Items

7450.10.1 City of Stirling - Local Planning Scheme No. 3 Amendment No. 5 - For Consent To Advertise

File TPS/0574/1
Report Number SPC/86
Agenda Part B
Reporting Officer Manager- Schemes, Strategies and Amendments

THIS ITEM IS CONFIDENTIAL

Moved to Item 10.4.

7450.10.2 Northam Amendment 28 - Addendum Report (Final Approval)

File TPS/0447/1
Report Number SPC/87
Agenda Part B
Reporting Officer Director, Wheatbelt

THIS ITEM IS CONFIDENTIAL

Moved to Item 9.2.

7450.10.3 City of Rockingham - Local Planning Scheme No. 2 Amendment No. 99 - For Final Approval

File TPS/0338
Report Number SPC/88
Agenda Part B
Reporting Officer Planning Manager, Schemes and Amendments

THIS ITEM IS CONFIDENTIAL

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**7450.10.4 City of Vincent Town Planning Scheme No. 1
Amendment No. 29 - For Consent To Advertise**

File TPS/0450/1
Report Number SPC/89
Agenda Part B
Reporting Officer Director, Schemes and Appeals

THIS ITEM IS CONFIDENTIAL

Moved to Item 10.3.

**7450.10.5 Shire of Beverley Town Planning Scheme No. 2 -
Omnibus Amendment No. 18 For Final Approval**

File TPS/0555
Report Number SPC/90
Agenda Part E
Reporting Officer Director, Wheatbelt Region

THIS ITEM IS CONFIDENTIAL

**7450.10.6 Shire of Kellerberrin - Local Planning Scheme No. 4 and
Local Planning Strategy - Consent to Advertise**

File TPS/001/1
Report Number SPC/91
Agenda Part E
Reporting Officer Director, Wheatbelt Region

THIS ITEM IS CONFIDENTIAL

**7450.10.7 Shire of Ravensthorpe - Local Planning Scheme No. 5
Amendment 26 - For Final Approval**

File TPS/0356
Report Number SPC/92
Agenda Part E
Reporting Officer Senior Planning Officer, Central
Regions

THIS ITEM IS CONFIDENTIAL

**7450.10.8 Shire of Victoria Plains - Local Planning Scheme No. 5
And Local Planning Strategy – For Final Approval**

File 853/3/18/5
Report Number SPC/93
Agenda Part E
Reporting Officer Executive Director, Regional Planning &
Strategy

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7450.10.9 Proposed Single Dwelling - Lot 1 (236) South Street, Fremantle

File 05-50164-1
Report Number SPC/94
Agenda Part G
Reporting Officer Planning Manager; Metropolitan
Planning Central

THIS ITEM IS CONFIDENTIAL

7450.10.10 Proposed Single Dwelling - Lot 2 (238) South Street, Fremantle

File 05-50165-1
Report Number SPC/95
Agenda Part G
Reporting Officer Planning Manager; Metropolitan
Planning Central

THIS ITEM IS CONFIDENTIAL

7450.10.11 State Administrative Tribunal Review: Reconsideration of Refusal to Endorse Deposited Plan - Lot 573 Quarry Ramble, Edgewater

File 134446
Report Number SPC/96
Agenda Part G
Reporting Officer Manager Metropolitan North West

THIS ITEM IS CONFIDENTIAL

7450.10.12 Subdivision to Create 6 Lot(s) for Motel/Residential Purpose. Lot 721 Jaimieson Street, Ravensthorpe

File 144287
Report Number SPC/97
Agenda Part H
Reporting Officer Planning Officer, Central Regions

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7450.11 General Business

750.11.1 State Planning Policy

Mr Zadeian tabled copies of the draft State Planning Policy for members' interest. A copy has been placed on file.

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7450.12 Items for Consideration at a Future Meeting

Item No	Report	Request	Report Required by
7438.11.1	<i>Directions 2031</i>	Planning Director – <i>Directions 2031</i> to brief the Committee following the workshop held on 3 October 2011.	To be advised.

7450.13 Closure

The Chairman wished all members a Happy Christmas and thanked them for their hard work over the past year.

The next ordinary meeting is scheduled for 10.00 am on Tuesday 24 January 2012.

There being no further business before the Committee, the Presiding Member thanked members for their attendance and declared the meeting closed at 12.53 pm.

PRESIDING MEMBER _____

DATE _____