

Statutory Planning Committee

Minutes
of ordinary meeting 7470
held on Tuesday 23 October 2012

Attendance

Members

Mr Eric Lumsden	Proxy for WAPC Chairman (Presiding Member)
Mayor Carol Adams	Local Government representative
Ms Sue Burrows	Nominee of Director General, Department of Planning
Mr Henty Farrar	Regional Minister's nominee
Mr Ian Holloway	Professional representative
Ms Elizabeth Taylor	Community representative

Officers

Ms Lindsay Baxter	Department of Planning Planning Director, Perth and Peel Planning (Items 6.1 and 6.2)
Mr Mark Jendrzyszczak	Senior Planning Officer, Great Southern Region

Observers

Mr Brian Webb	Freshlink Exports Pty Ltd (Item 6.1 - refer item 9.1)
Mr Ray Jackson	Goldrange Pty Ltd (Item 6.2 - refer Item 9.1)
Ms Carly Rundle	Harley Global (Item 6.3 - refer Item 10.4)

Presenters

Mr George Hajigabriel	Greg Rowe & Associates (Item 6.1 - refer Item 9.1)
Mr Brian McCubbing	Freshlink Exports Pty Ltd (Item 6.1 - refer item 9.1)
Mr Brian McMurdo	Lavan Legal (Item 6.2 - refer Item 9.1)
Mr Ed Turner	Turner Master Planners (Item 6.2 - refer Item 9.1)
Mr Henry Dykstra	Harley Global (Item 6.3 - refer Item 10.4)
Mr Peter Simpson	TPG Town Planning (Item 6.4 - refer Item 10.5)

Committee Support

Mrs Leah Carr	Committee Support Officer - Department of Planning
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7470.1 Declaration of Opening

Due to the absence of the Presiding Member and in accordance with Instrument of Delegation P1403 gazetted 13 July 2007, Mr Lumsden (proxy to the WAPC Chairman) presided over the meeting.

The Presiding Member declared the meeting open at 9.05 am, acknowledged the traditional owners and custodians of the land on which the meeting is taking place and welcomed Members.

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7470.2 Apologies

Mr Gary Prattley

WAPC Chairman (Presiding Member)

7470.3 Members on Leave of Absence and Applications for Leave of Absence

Nil.

7470.4 Disclosure of Interests

Member/Officer	Minute No.	Page No.	Nature of Interest
Ms Sue Burrows	9.1	3	Impartiality
Mr Ian Holloway	9.1	3	Impartiality

Ms Burrows declared an impartiality interest due to having detailed involvement as the previous reporting officer on this issue.

Ms Burrows declared she would depart the meeting for Item 9.1 Drovers Place Precinct Local Structure Plan No. 80 – Amendment 1, and to take no part in discussion or voting on the item.

Mr Holloway declared an impartiality interest due to his son being a store manager with Coles Liquor Group.

Mr Holloway declared he would depart the meeting for Item 9.1 Drovers Place Precinct Local Structure Plan No. 80 – Amendment 1, and to take no part in discussion or voting on the item.

Resolved

Moved by Mr Farrar. seconded by Mayor Adams

In accordance with clause 6.10(6) of the Standing Orders 2009, members of the Statutory Planning Committee agree that the members listed above, who have disclosed an impartiality interest, is not permitted to participate in discussion or vote on the item Drovers Place Precinct Local Structure Plan No. 80 – Amendment 1..

The motion was put and carried.

7470.5 Declaration of Due Consideration

No declarations were made.

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7470.6 Deputations and Presentations

7470.6.1 **Drover's Place Precinct Local Structure Plan No.80 – Amendment 1** (refers Item 9.1)

Presenter Mr George Hajigabriel
Mr Brian McCubbing

Mr McCubbing tabled a handout entitled 'Drovers Place Precinct Local Structure Plan No. 80'. A copy of the handout has been placed on file.

Mr Hajigabriel tabled a map of the Proposed Commercial Development portion of Lot 19, an ariel view of Drover's Place and addressed the technical town planning aspects of the proposal. Copies of these maps have been placed on file.

7470.6.2 **Drover's Place Precinct Local Structure Plan No.80 – Amendment 1** (refers Item 9.1)

Presenter Mr Ed Turner
Mr Brian McMurdo

Messrs Turner and McMurdo addressed the Committee regarding the proposed additional uses of a liquor store and hairdresser and stated that the definitions of a 'growers mart' and 'showroom' in SP80 were considered inappropriate.

7470.6.3 **Amendment No. 310 City of Albany Local Planning Scheme No.3 – Consent to Advertise** (refers Item 10.4)

Presenter Henry Dykstra

Mr Dykstra tabled Proposed ALPS Map 913 and made the following comments relating to the officer's recommendation:

- Presence of raw minerals on site;
- Rural zoning of the property in ALPS;
- The property not being identified for Rural Residential in ALPS.

A copy of the map has been placed on file.

7470.6.4 **SAT Reconsideration of Subdivision to create 2 lots for residential purpose: lot 187 Pioneer Court, Bouvard** (refers Item 10.5)t

Presenter Mr Peter Simpson

Mr Simpson briefed the Committee on the outcome of the discussions held at the SAT Mediation Session.

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7470.7 Announcements by the Chairperson of the Board and communication from the WAPC

No announcements were made.

7470.8 Confirmation of Minutes

7470.8.1 Minutes of the Statutory Planning Committee meeting held on Tuesday 9 October 2012

Resolved

Moved by Mr Holloway, seconded by Ms Taylor

That the minutes of the Statutory Planning Committee meeting held on Tuesday 9 October 2012, be confirmed as a true and correct record of the proceedings.

The motion was put and carried.

7470.9 Reports

7470.9.1 Drovers Place Precinct Local Structure Plan No.80 - Amendment 1

File	SPN/0125
Report Number	SPC/269
Agenda Part	C
Reporting Officer	Acting Planning Manager: Planning Appeals

Ms Burrows and Mr Holloway disclosed an interest.

Member	Nature of Interest
Ms Burrows	Impartiality
Mr Holloway	Impartiality

Ms Burrows and Mr Holloway departed the meeting at 10.05 am.

Ms Burrows did not vote on the item.

Mr Holloway did not vote on the item.

In reaching its decision, the Committee modified the recommendation acknowledging the content of the submission on the applicant's proposal by the City of Wanneroo, had regard to the focus and scope of the amendment, the zoning (general rural) of the land subject of

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the amendment; and did not support the Liquor Store as a bulky goods activity on the basis that although the activity was located in a large building, the land uses of 'liquor store and hairdresser' were typical of a retail activity centre land use.

Officer's Recommendation

That the Western Australian Planning Commission resolves:

1. pursuant to Part 9 of the City of Wanneroo's District Planning Scheme No. 2, to adopt Amendment 1 to the Drovers Place Precinct Local Structure Plan No. 80 subject to the following modifications:
 - a) delete the following land uses on the basis that the uses were incorporated into the structure plan under the Commission's resolution of 10 July 2012:
 - i. Car wash
 - ii. Dry cleaning premises
 - iii. Recreation Centre
 - iv. Retail nursery
 - b) insert the following discretionary ('D') land use in Table C of Structure Plan 80:
 - i. Large format liquor store (Lots 810 and 811 only. Minimum NLA 1,250m²)
2. to not support the applicant's proposal for inclusion of Hairdresser and modification of definitions for Growers Mart and Showroom within the Drovers Place Precinct Local Structure Plan No. 80;
3. to advise the City of Wanneroo accordingly.

Resolved

Moved by Ms Taylor, seconded by Mayor Adams

That the Western Australian Planning Commission resolves:

- 1 *Pursuant to Part 9 of the City of Wanneroo's District Planning Scheme No. 2, to adopt Amendment 1 to the Drovers Place Precinct Local Structure Plan No. 80 subject to the following modification:*

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- *delete the following land uses on the basis that the uses were incorporated into the structure plan under the Commission's resolution of 10 July 2012:*
 - i. Car wash
 - ii. Dry cleaning premises
 - iii. Recreation Centre
 - iv. Retail nursery
- 2. *to not support the applicant's proposal for the inclusion of the Hairdresser, a large format liquor store (Lots 810 and 811 only. Minimum NLA 1,250m²) and modifications of the definitions for Growers Mart and Showroom within the Drovers Place Precinct Local Structure Plan No. 80.*
- 3 *advise the City of Wanneroo accordingly.*

The motion was put and carried.

Ms Burrows and Mr Holloway returned to the meeting at 10.15 am.

7470.9.2

Kutkubabba Layout Plan 1 – For Endorsement

File	057/1/1/25P139V
Report Number	SPC/270
Agenda Part	D
Reporting Officer	Manager Planning – Aboriginal Communities

The members enquired if the report writer could find another word when referring to the designated streets in the Layout plan, as these settlements are not streets in terms of the Transfer of Land Act.

Resolved

Moved by Mr Farrer, seconded by Ms Taylor

That the Western Australian Planning Commission resolves to endorse the Kutkubabba Layout Plan 1.

The motion was put and carried.

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7470.9.3

Layout Plan Amendments – Mapping Data Conversion

File DP/11/00058/1
Report Number SPC/271
Agenda Part D
Reporting Officer Manager Planning for Aboriginal Communities:

Resolved

Moved by Mr Farrer, seconded by Ms Taylor

That the Western Australian Planning Commission resolves to endorse the Amendments to Layout Plans listed in Attachment 1.

The motion was put and carried.

7470.10 Confidential Items

7470.10.1

Local Planning Strategy for Final Endorsement - Jerramungup Local Planning Strategy (Limited Review)

File DP/11/00059
Report Number SPC/272
Agenda Part B
Reporting Officer Senior Planning Officer, Great Southern Region

THIS ITEM IS CONFIDENTIAL

7470.10.2

Shire of Jerramungup - Local Planning Scheme Amendment No 6 - For Final Approval

File TPS/0044
Report Number SPC/273
Agenda Part B
Reporting Officer Senior Planning Officer, Great Southern Region

THIS ITEM IS CONFIDENTIAL

7470.10.3

Shire of Jerramungup - Local Planning Scheme Amendment No 8 - For Final Approval

File TPS/0863
Report Number SPC/274
Agenda Part B
Reporting Officer Senior Planning Officer, Great Southern Region

THIS ITEM IS CONFIDENTIAL

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7470.10.4 Amendment No. 310, City of Albany Local Planning Scheme No. 3 - Consent to Advertise
File TPS/0861
Report Number SPC/275
Agenda Part E
Reporting Officer Planning Officer, Great Southern Region

THIS ITEM IS CONFIDENTIAL

7470.10.5 Sat Reconsideration of Subdivision to Create 2 Lots for Residential Purpose: Lot 187 Pioneer Court, Bouvard
File 145590
Report Number SPC/276
Agenda Part E
Reporting Officer Planning Manager

THIS ITEM IS CONFIDENTIAL

7470.11 General Business

7470.11.1 Request for list of landmark decisions made by the Statutory Planning Committee
Mr Farrar requested a list be compiled of landmark decisions made by SPC (sub-divisions in particular) which could be viewed on an ongoing basis. This idea was not supported due to the many Planning considerations that must be considered in any application for approval.

7470.12 Items for Consideration at a Future Meeting

Item No	Report	Request	Report Required by
12.1	Residential Design Codes	DoP presentation on how R Codes relate to greenfields/brownfields	TBC

7470.13 Closure

The next ordinary meeting is scheduled for 9 am on 13 November 2012.

There being no further business before the Committee, the Presiding Member thanked members for their attendance and declared the meeting closed at 11 am.

PRESIDING MEMBER _____

DATE _____