

## Statutory Planning Committee

Minutes  
of ordinary meeting 7484  
held on Tuesday 25 June 2013

### Attendance

#### Members

Mr Eric Lumsden	WAPC Chairman (Presiding Member) Director General, Department of Planning
Ms Megan Bartle	WAPC appointee
Ms Sue Burrows	WAPC appointee
Mr Henty Farrar	Nominee of the Regional Minister
Mr Ian Holloway	Professions representative
Ms Elizabeth Taylor	Community representative

#### Officers

Ms Pam Baskind	Department of Planning Planning Manager, Regional Planning and Strategy (Item 10.1)
Ms Natalie Cox	Planning Manager, Perth and Peel Planning (Items 10.2 and 10.4)
Ms Jasmine Tothill	Senior Planning Officer, Perth and Peel Planning (Item 10.2)

#### Committee Support

Ms Leah Carr	Committee Support Officer - Department of Planning
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### 7483.1 Declaration of Opening

The Presiding Member declared the meeting open at 9.04 am, acknowledged the traditional owners and custodians of the land on which the meeting is taking place and welcomed Members.

### 7483.2 Apologies

Nil.

### 7483.3 Members on Leave of Absence and Applications for Leave of Absence

Nil.

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### 7483.4 Disclosure of Interests

Nil.

### 7483.5 Declaration of Due Consideration

No declarations were made.

### 7483.6 Deputations and Presentations

Nil.

### 7483.7 Announcements by the Chairperson of the Board and communication from the WAPC

Nil.

### 7483.8 Confirmation of Minutes

7483.8.1 Minutes of the Statutory Planning Committee meeting held on Tuesday 9 June 2013

Resolved

*Moved by Ms Taylor, seconded by Mr Farrar*

*That the minutes of the Statutory Planning Committee meeting held on Tuesday 9 June 2013, be confirmed as a true and correct record of the proceedings.*

*The motion was put and carried.*

### 7483.9 Reports

7483.9.1 Application to Construct Thirty Seven Multiple Dwellings at No. 10-14 (Lots 316-318) Whitlock Road, Queens Park

File 16-50106-1

Report Number SPC/447

Agenda Part G

Reporting Officer Planning Officer - Metropolitan Planning Central

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### Officer's Recommendation

That the Western Australian Planning Commission resolves to grant approval the proposed development of 37 multiple dwellings at No. 10-14 (Lots 316-318) Whitlock Road, Queens Park, pursuant to Clause 30 of the Metropolitan Region Scheme, subject to the following conditions:

#### CONDITIONS:

1. The proposed development is to comply in all respects with the submitted plans received on the 05 April 2013 and stamped accordingly.
2. All stormwater from building and paving areas being contained on-site to the specification of the City of Canning and to the satisfaction of the Western Australian Planning Commission.
3. The applicant is to prepare and implement a Landscape Management Plan prior to commencement of construction to the specification of the City of Canning and to the satisfaction of the Western Australian Planning Commission.
4. All proposed fencing to be constructed to the specification of the City of Canning and to the satisfaction of the Western Australian Planning Commission.
5. All vehicular access points and parking bays being provided and marked to the specification of the City of Canning and to the satisfaction of the Western Australian Planning Commission.

#### ADVICE:

1. With regard to Condition 2, the applicant is advised to liaise with the City of Canning regarding stormwater and soak well requirements. The applicant is also advised that separate permissions may

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be required should it be proposed to re-distribute stormwater onto any other or adjoining land.

2. With regard to Condition 3, the applicant is advised to liaise with the City of Canning regarding any landscaping requirements and the removal or relocation of any street trees affected by the development.
3. In regard to Condition 4, the applicant is advised to liaise with the City of Canning regarding fencing requirements for this site.
4. The applicant is advised that any costs incurred as a result of the construction of any on-street parking associated with the development are to be borne by the applicant.

Mr Farrar raised the following concerns:

- lack of detail of the design guidelines for the quattro development area
- no mention of the public transport/railway station accessibility for this area

Mr Farrar advised the Committee that he could not support this recommendation if it is contrary to the guidelines for multiple dwellings.

Members agreed to defer items 9.1 and 9.2 to request the report writer to provide more information and to then circulate these reports out of session for endorsement of recommendations.

### Resolved

***Moved by Ms Taylor, seconded by Ms Bartle***

*That the Western Australian Planning Commission resolves to:*

1. *defer item 9.1 "Application to Construct Thirty Seven Multiple Dwellings at No. 10-14 (Lots 316-318) Whitlock Road, Queens Park" for out of session circulation once the necessary information relating to the*

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*variations to the guidelines and any other relevant information has been provided;*

2. *request members to examine that information and indicate whether they will be prepared to endorse the recommendations.*

***The motion was put and carried.***

**7483.9.2**

### **Application to Construct Forty Nine Multiple Dwellings at No. 18-24 (Lots 319-322) Whitlock Road, Queens Park**

File 16-50107-1  
Report Number SPC/448  
Agenda Part G  
Reporting Officer Planning Officer - Metropolitan Planning Central

#### **Officer's Recommendation**

That the Western Australian Planning Commission resolve to grant approval the proposed development of 49 multiple dwellings at No. 18-24 (Lots 319-322) Whitlock Road, Queens Park, pursuant to Clause 30 of the Metropolitan Region Scheme, subject to the following conditions:

#### **CONDITIONS:**

1. The proposed development is to comply in all respects with the submitted plans received on the 05 April 2013 and stamped accordingly.
2. All stormwater from building and paving areas being contained on-site to the specification of the City of Canning and to the satisfaction of the Western Australian Planning Commission.
3. The applicant is to prepare and implement a Landscape Management Plan prior to commencement of construction to the specification of the City of Canning and to the satisfaction of the Western Australian Planning Commission.

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4. All proposed fencing to be constructed to the specification of the City of Canning and to the satisfaction of the Western Australian Planning Commission.
5. All vehicular access points and parking bays being provided and marked to the specification of the City of Canning and to the satisfaction of the Western Australian Planning Commission.

### ADVICE:

1. With regard to Condition 2, the applicant is advised to liaise with the City of Canning regarding stormwater and soak well requirements. The applicant is also advised that separate permissions may be required should it be proposed to re-distribute stormwater onto any other or adjoining land.
2. With regard to Condition 3, the applicant is advised to liaise with the City of Canning regarding any landscaping requirements and the removal or relocation of any street trees affected by the development.
3. In regard to Condition 4, the applicant is advised to liaise with the City of Canning regarding fencing requirements for this site.
4. The applicant is advised that any costs incurred as a result of the construction of any on-street parking associated with the development are to be borne by the applicant.

Mr Farrar raised the following concerns:

- lack of detail of the design guidelines for the quattro development area
- no mention of the public transport/railway station accessibility for this area

Mr Farrar advised the Committee that he could not support this recommendation if it is contrary to the guidelines for multiple dwellings.

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Members agreed to defer items 9.1 and 9.2 to request the report writer to provide more information and to then circulate these reports out of session for endorsement of recommendations.

### Resolved

***Moved by Ms Taylor, seconded by Ms Bartle***

*That the Western Australian Planning Commission resolves to:*

1. *defer item 9.2 "Application to Construct Forty Nine Multiple Dwellings at No. 18-24 (Lots 319-322) Whitlock Road, Queens Park" for out of session circulation once the necessary information relating to the variations to the guidelines and any other relevant information has been provided;*
2. *request members to examine that information and indicate whether they will be prepared to endorse the recommendations.*

***The motion was put and carried.***

### 7483.10 Confidential Items

#### 7483.10.1 Indian Ocean Drive Planning Guideline – Consent to Advertise

File	DP/12/00980/1
Report Number	SPC/449
Agenda Part	A
Reporting Officer	Executive Director RP&S

**THIS ITEM IS CONFIDENTIAL**

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### **7483.10.2 Shire of Serpentine Jarrahdale - Local Planning Scheme No.2 Amendment No.168 - For Final Approval**

File TPS/0396  
Report Number SPC/450  
Agenda Part B  
Reporting Officer Planning Manager - Schemes, Strategies and Amendments

**THIS ITEM IS CONFIDENTIAL**

### **7483.10.3 City of Subiaco - Amendment No. 17 to Town Planning Scheme No. 4 - Final Approval**

File TPS/0918/1  
Report Number SPC/451  
Agenda Part B  
Reporting Officer Manager- Schemes, Strategies and Amendments

**THIS ITEM IS CONFIDENTIAL**

### **7483.10.4 City of Gosnells Local Planning Scheme Amendment No. 122 - For Final Approval**

File TPS/0571  
Report Number SPC/452  
Agenda Part B  
Reporting Officer Planning Manager of Schemes, Strategies and Amendments

**THIS ITEM IS CONFIDENTIAL**

### **7483.10.5 Shire of Exmouth Local Planning Scheme No. 4 Resolution to Prepare a Scheme - For Final Approval**

File TPS/1125/1  
Report Number SPC/453  
Agenda Part E  
Reporting Officer Planning Manager

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### 7483.10.6 Town of Port Hedland - Local Planning Scheme Amendment No. 45 - For Final Approval

File TPS/0887/1  
Report Number SPC/454  
Agenda Part E  
Reporting Officer Senior Planning Officer - Northern  
Regions

**THIS ITEM IS CONFIDENTIAL**

### 7483.11 General Business

Nil.

### 7483.12 Items for Consideration at a Future Meeting

Item No	Report	Request	Report Required by
7477.9.2	City of Mandurah – Endorsement of City Centre Precinct Plan	To request Committee Support to arrange for the City of Mandurah to address the SPC and to include a site visit to coincide with an SPC meeting to be held in Mandurah. (Subsequently resolved on 28/5/13) to omit the SPC meeting in Mandurah and to hold the site visit on a date when a cancelled SPC meeting would occur and to include a site visit to Preston Beach)	13/8/13
7477.11.1	The Wheatbelt – Towns of York and Toodyay	To request Committee Support to arrange a site visit with regard to water and bush fire issues and in relation to future approvals for rural living subdivisions due to lack of water resources, and a possible need for consolidation of the local towns. (to be combined with 7477.11.2) (Subsequently resolved on 28/5/13 to hold the site visit on a date when a cancelled SPC meeting would occur)	8/10/13

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7477.11.2	Avon Arc Study	To request Committee Support to invite Avon Arc to advise the Committee on issues such as sustainability, identifying priority areas, royalties for regions and capability. (to be combined with 7477.11.1) (as above)	8/10/13
7477.11.3	Private Arrangements for obtaining money for public open space by agreement	To request the Department to prepare a report to the WAPC regarding these types of arrangements.	TBA
7482.9.1	Update of Planning Bulletin 67: Guidelines for Wind Farm Development	To request the Department to liaise with the Department of Lands and the Department of Agriculture and consult with departments and the statutory planning section to ascertain whether there are any further refinements required to the policy. To incorporate comments from WSPC members and to present the policy to a future WSPC meeting.	TBA

### 7483.13 Closure

The next ordinary meeting is scheduled for 9.00 am on Tuesday 9 July 2013.

There being no further business before the Committee, the Presiding Member thanked members for their attendance and declared the meeting closed at 9.22 am.

**PRESIDING MEMBER** \_\_\_\_\_

**DATE** \_\_\_\_\_