

## **Statutory Planning Committee**

Minutes  
of ordinary meeting 7507  
held on Tuesday, 12 August 2014

### **Attendance**

#### **Members**

Mr Eric Lumsden	WAPC Chairman (Presiding Member)
Ms Sue Burrows	WAPC appointee
Mr Martin Clifford	Regional Minister's nominee (Deputy)
Mr Ian Holloway	Professions representative
Ms Gail McGowan	Director General, Department of Planning
Ms Elizabeth Taylor	Community representative

#### **Officers**

Ms Gemma Basley  
Mr David Carter  
Mr Alex Petrovski  
Ms Rowena Rodrigues

#### **Department of Planning**

Senior Planner, Perth and Peel Planning  
Senior Planning Officer, Perth and Peel Planning  
Senior Planning Officer, Planning Appeals  
Planning Officer, Perth and Peel Planning

#### **Presenters**

Mr Grant Brinklow	Sandalford Wine Pty Ltd	(item 6.1)
Mr Peter Webb	Peter D Webb & Associates	(item 6.1)

#### **Committee Support**

Ms Leah Carr	Committee Support Officer - Department of Planning
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### **7507.1 Declaration of Opening**

The Presiding Member declared the meeting open at 11:04 am, acknowledged the traditional owners and custodians of the land on which the meeting is taking place and welcomed Members.

### **7507.2 Apologies**

Ms Megan Bartle	WAPC appointee
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### **7507.3 Members on Leave of Absence and Applications for Leave of Absence**

Ms Sue Burrows has submitted an application for a leave of absence for the SPC meetings for the period of 25 August to 2 October 2014.

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### Resolved

#### Moved by Ms Taylor, seconded Mr Holloway

*That the approval for a leave of absence be granted to Ms Burrows for the Statutory Planning Committee meetings to be held on 26 August, 9 September and 23 September 2014.*

*The motion was put and carried.*

#### 7507.4 Disclosure of Interests

Nil.

#### 7507.5 Declaration of Due Consideration

No declarations were made.

#### 7507.6 Deputations and Presentations

##### 7507.6.1 Proposed Increase in Patronage at Concert Events in Sandalford Winery

Presenters Mr Peter Webb, Peter D Webb & Associates;  
Mr Grant Brinklow, Sandalford Wine Pty Ltd

Mr Webb and Mr Brinklow addressed the Committee in favour of the application:

- requested that the approval be amended from a 5 year to 10 year period;
- advised members that the City of Swan have agreed to contribute \$75,000 toward the cost of the new roundabout which will assist with traffic movements in and out of the winery before and after concerts.

##### 7507.6.2 A submission from Rowe Group was circulated to members in advance of the meeting. (A copy has been placed on file)

Members discussed the letter's grounds for objection with regard to Amendment 78 to LPS number 17.

#### 7507.7 Announcements by the Chairperson of the Board and communication from the WAPC

Ms Burrows requested that the issue of small lot designs with regard to the City of Rockingham and use of detailed area plans in Structure Plans be raised at the next SPC policy meeting on 26 August 2014.

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Members agreed that the Chairman invite Mr Bob Jeanes from the City of Rockingham to give a presentation (with follow up discussions with Ms Jane Bennett representing UDRA), to the SPC meeting on 26 August 2014.

The Chairman advised members that the Minister for Planning announced today that, in future, developments complying with residential planning codes will be approved without planning approval.

The Planning Reform Agenda is today available on the Department of Planning's website.

### **7507.8 Confirmation of Minutes**

#### **7507.8.1 Minutes of the Statutory Planning Committee meeting held on Tuesday, 22 July 2014**

**Resolved**

***Moved by Mr Holloway, seconded by Ms Taylor***

*That the minutes of the Statutory Planning Committee meeting held on Tuesday, 22 July 2014, be confirmed as a true and correct record of the proceedings.*

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

Members agreed to endorse, en-bloc, all the recommendations associated with Items 7507.11.1, 7507.11.2 and 7507.11.4 to 7507.11.6 inclusive.

**Resolved**

***Moved by Ms McGowan, seconded by Ms Taylor***

That the Statutory Planning Committee resolves to endorse, en-bloc, all the recommendations associated with Items 7507.11.1, 7507.11.2 and 7507.11.4 to 7507.11.6 inclusive.

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

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### 7507.9 Statutory Items for Decision

#### 7507.9.1

#### **White Gum Valley (former School Site) Local Structure Plan for Final Endorsement**

File SPN 0578  
Report Number SPC/685  
Agenda Part C  
Reporting Officer Senior Planning Officer, Metropolitan Central Planning

#### **Resolved**

#### ***Moved by Ms Taylor, seconded by Mr Holloway***

*That the Statutory Planning Committee resolves to:*

1. *note the submissions received during the public consultation period;*
2. *support the modifications as recommended by the City of Fremantle and as detailed below:*
  - i) *The R25 – R40 coded sites be modified to a density coding of R35 with the exception of the portion of land to the east of the drainage reserve which should be modified to a density coding of R40.*
  - ii) *The proposed grouped and multiple dwelling sites be modified to a density coding of R60 with the exception of the portion of land immediately north of the drainage reserve which shall have a density coding of R80.*
  - iii) *Remove reference to Local Development Plans throughout the Structure Plan document and replace with reference to a commitment to prepare in conjunction with the City of Fremantle a Local Planning Policy to guide built form and design outcomes.*
  - iv) *Delete the following wording (4.2.2, p11):*



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*"The Scheme also outlines a number of other provisions relating to residential development. A summary of these provisions is provided below:*

- All residential development shall have regard to the minimum energy efficient rating specified in the local planning policy.*
- Where mixed use development is proposed, Section 7.2 of the R-Codes will apply.*
- Where a Development Area is situated within a local planning area, appropriate development requirements applicable to the Development Area shall be determined by Council through further comprehensive planning, including public consultation. "*

- v) Expand on the Directions 2031 and Beyond 2010 discussion (5.1., - p13). Include discussion on infill housing targets applicable to the LSP as opposed to the Greenfield targets.*
- vi) Delete "and peel" from heading Central Metropolitan Perth and peel sub- regional strategy (2010) and note that the document is draft (5.1.3, p13).*
- vii) Expand on the Central Metropolitan Perth sub- regional strategy (2010) discussion (5.1.3, p13). For example, the Sub-Regional Strategy for the central Metropolitan area focuses on providing for development in this area through infill housing.*

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- viii) *Delete reference to Alkimos-Eglinton (5.1.6, p14).*
- ix) *Expand on discussion on Local Planning Policy 2.13 – sustainable building design requirements (5.2.4, p19), including that the policy does not apply to grouped dwellings or single houses and would only apply to multiple dwellings over 1000 m<sup>2</sup> in GLA.*
- x) *Write full name of City of Fremantle Policies including the policy number (5.2.5, 5.2.6, 5.2.8, p19 and 20).*
- xi) *Delete mention of Urban Design and Streetscape guidelines (5.2.5, p19) as this refers to a now-revoked City of Fremantle policy.*
- xi) *Delete mention of Urban Design and Streetscape guidelines (5.2.5, p19) as this refers to a now-revoked City of Fremantle policy.*
- xii) *Delete mention of 15 dwellings/ha in Directions 2013 (8.2.4, p39).*

### Additional Text to be Included

- i) *Prior to any application for subdivision and/or development of the land subject to the Structure Plan, a study shall be carried out to assess the potential to retain existing trees in addition to those identified for retention in Figure 16 in Part 2 of the Local Structure Plan.*
- 3. *endorse the Former Kim Beazley School Site White Gum Valley Local Structure Plan; and*
  - 4. *advise the applicant and the City of Fremantle of its decision accordingly.*

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

**Moved to Item 7507.9.3.**

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### 7507.9.2

#### **Proposed Increase in Patronage at Concert Events in Sandalford Winery**

File 21-10359-4  
Report Number SPC/686  
Agenda Part G  
Reporting Officer Planning Manager Metropolitan North East

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

That the Western Australian Planning Commission resolves to approve the development application for the increased patronage at concert events at Sandalford Winery Estate subject to the following conditions:

1. This approval is valid for five (5) years from the date of this approval.
2. Temporary toilet facilities shall be positioned a minimum of 100 metres from the bank of the Swan River.
3. Temporary toilet facilities shall be removed as soon as practicable, and shall not remain in place any longer than 72 hours after a standalone event. In the case of events over consecutive weekends, the toilets shall be pumped and cleaned within 2 hours of the event.
4. Prior to the commencement of development works the applicant is to consult with APA Group in respect to any potential impacts of the development on their high pressure gas pipelines. Where considered necessary by the APA group, AS 2885 qualitative risk assessment is to be undertaken and if appropriate a pipeline protection plan is to be prepared to the satisfaction of the Western Australian Planning Commission on the advice of the APA group.
5. Prior to each event the applicant shall prepare and submit to the City of Swan:
  - A Traffic Management Plan;
  - A Noise Management Plan to be

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prepared by a suitable qualified acoustic engineer;

- An Event Management Plan detailed on site and off site security / crowd control provisions, fire and safety, emergency access and first aid; and
- A Wastewater / Effluent Management Plan.

to the specification of the City of Swan and to the satisfaction of the Western Australian Planning Commission.

6. Concert events shall be restricted to between 12:00pm and 11pm.
7. Maximum number of patrons shall be 16 000 persons.
8. Prior to holding any concert event with patronage in excess of 12 000 persons, Sandalford is to upgrade the existing roundabout at the intersection of Benara Road and West Swan Road; such upgrade to be to the specifications of the City of Swan with the City making a contribution to Sandalford of 50% of the cost of construction, but in any event not exceeding an amount of \$75 000.
9. At the end of each calendar year in which a concert event or events have been held, Sandalford is to:
  - undertake a survey of its neighbours for the purpose of ascertaining the impact of its concert events on them;
  - provide a copy of all returned surveys to the City of Swan; and
  - provide a report to the City of Swan on the responses contained in the returned surveys and any actions that Sandalford proposes to undertake to address any concerns identified in them.
10. On event days the general public are not permitted to egress the site via Maxwell Road entrance after 11:30pm.



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### ADVICE

1. The applicant shall be required to pay for or reimburse APA for any expense involved in where physical protection works are deemed necessary to mitigate any likelihood of damage to the pipeline and all pipeline coating repairs to a standard deemed necessary to ensure public safety due to any changes in use or rezoning of the surrounding land.
2. The Swan River Trust advises that no debris, rubbish or any other deleterious matter shall be placed on the Parks and Recreation Reserve or be allowed to enter the river as a result of the concert events. No temporary structure including perimeter fencing, lighting, generators, rubbish bins and stage equipment are permitted within the Parks and Recreation reserve. No vehicular access is permitted within the Parks and Recreation Reserve.
3. The applicant shall make good any damage to the river and/or foreshore areas resulting from the concert events to the specification of the Swan River Trust and to the satisfaction of the Western Australian Planning Commission.
4. The plan referred to in Condition 4, shall detail measures to ensure public safety and protection of the high pressure natural gas pipeline in accordance with the Petroleum Pipelines Act 1969-70 and the Western Australian Planning Commission's Planning Bulletin 87. Minimum setbacks for development from the boundary of the high pressure natural gas pipeline shall be determined only after undertaking an approved Qualitative Risk Assessment to AS 2885, 2007 requirements
5. Sandalford to investigate opportunities to encourage patrons attending the concerts to use public transport by providing shuttle buses to and from the concert venue from Guildford and Midland rail stations.

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Following receipt of the submission by Rowe Group, the Members discussed matters relating to traffic management and public transport and other issues raised in the submission. The Committee, notwithstanding the submission, was supportive of the application subject to further advice being received through the Department as to an appropriate amendment to any conditions or advice note relating to traffic management, and the committee agreed that a revised recommendation would be circulated out of session for the Committee's endorsement.

Members agreed to delete advice note 5 and add a new condition 11 as follows:

"The Traffic Management Plan is to incorporate public transport initiatives which are to be implemented for each event. Any further consideration to the expansion of the concert events at Sandalford Winery is to address public transport incentives for patrons."

### Resolved

#### ***Moved by Mr Clifford, seconded by Mr Holloway***

*That the Western Australian Planning Commission resolves to approve the development application for the increased patronage at concert events at Sandalford Winery Estate subject to the following conditions:*

- 1. This approval is valid for five (5) years from the date of this approval;*
- 2. Temporary toilet facilities shall be positioned a minimum of 100 metres from the bank of the Swan River;*
- 3. Temporary toilet facilities shall be removed as soon as practicable, and shall not remain in place any longer than 72 hours after a standalone event. In the case of events over consecutive weekends, the toilets shall be pumped and cleaned within 2 hours of the event;*
- 4. Prior to the commencement of development works the applicant is to consult with APA Group in respect to any*

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*potential impacts of the development on their high pressure gas pipelines. Where considered necessary by the APA group, AS 2885 qualitative risk assessment is to be undertaken and if appropriate a pipeline protection plan is to be prepared to the satisfaction of the Western Australian Planning Commission on the advice of the APA group;*

5. *Prior to each event the applicant shall prepare and submit to the City of Swan:*

- *A Traffic Management Plan;*
- *A Noise Management Plan to be prepared by a suitable qualified acoustic engineer;*
- *An Event Management Plan detailed on site and off site security / crowd control provisions, fire and safety, emergency access and first aid; and*
- *A Wastewater / Effluent Management Plan.*

*to the specification of the City of Swan and to the satisfaction of the Western Australian Planning Commission;*

6. *Concert events shall be restricted to between 12:00pm and 11pm;*

7. *Maximum number of patrons shall be 16 000 persons;*

8. *Prior to holding any concert event with patronage in excess of 12 000 persons, Sandalford is to upgrade the existing roundabout at the intersection of Benara Road and West Swan Road; such upgrade to be to the specifications of the City of Swan with the City making a contribution to Sandalford of 50% of the cost of construction, but in any event not exceeding an amount of \$75 000;*

9. *At the end of each calendar year in which a concert event or events have been held, Sandalford is to:*



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- *undertake a survey of its neighbours for the purpose of ascertaining the impact of its concert events on them;*
  - *provide a copy of all returned surveys to the City of Swan; and*
  - *provide a report to the City of Swan on the responses contained in the returned surveys and any actions that Sandalford proposes to undertake to address any concerns identified in them.*
10. *On event days the general public are not permitted to egress the site via Maxwell Road entrance after 11:30pm;*
11. *The Traffic Management Plan is to incorporate public transport initiatives which are to be implemented for each event. Any further consideration to the expansion of the concert events at Sandalford Winery is to address public transport incentives for patrons.*

### ADVICE NOTE

1. *The applicant shall be required to pay for or reimburse APA for any expense involved in where physical protection works are deemed necessary to mitigate any likelihood of damage to the pipeline and all pipeline coating repairs to a standard deemed necessary to ensure public safety due to any changes in use or rezoning of the surrounding land;*
2. *The Swan River Trust advises that no debris, rubbish or any other deleterious matter shall be placed on the Parks and Recreation Reserve or be allowed to enter the river as a result of the concert events. No temporary structure including perimeter fencing, lighting, generators, rubbish bins and stage equipment are permitted within the Parks and Recreation reserve. No vehicular access is permitted within the Parks and Recreation Reserve;*



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3. *The applicant shall make good any damage to the river and/or foreshore areas resulting from the concert events to the specification of the Swan River Trust and to the satisfaction of the Western Australian Planning Commission;*
4. *The plan referred to in Condition 4, shall detail measures to ensure public safety and protection of the high pressure natural gas pipeline in accordance with the Petroleum Pipelines Act 1969-70 and the Western Australian Planning Commission's Planning Bulletin 87. Minimum setbacks for development from the boundary of the high pressure natural gas pipeline shall be determined only after undertaking an approved Qualitative Risk Assessment to AS 2885, 2007 requirements.*

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

**Moved to Item 7507.12.**

**7507.9.3      Endorsement of East Gledhow Outline Development Plan**

File	SPN/0555/1
Report Number	SPC/687
Agenda Part	G
Reporting Officer	Planning Officer, Great Southern

**Resolved**

***Moved by Ms Taylor, seconded by Mr Holloway***

*That the Western Australian Planning Commission resolves to:*

1. *endorse the East Gledhow Outline Development Plans (Northern and Southern Catchments), subject to the Schedule of Modifications( Attachment 1);*
2. *advise the City of Albany of its decision accordingly.*

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

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### 7507.10 Policy Items for Discussion/Decision

#### 7507.10.1 State Planning Policy No. 2.6 State Coastal Planning Policy – Coastal Hazard Risk Management & Adaptation Planning Guidelines

File N/A  
Report Number SPC/688  
Agenda Part A  
Reporting Officer Director, Policy & Research

#### Resolved

***Moved by Ms Taylor, seconded by Mr Clifford***

*That the Statutory Planning Committee resolves to recommend that the Western Australian Planning Commission:*

- 1. adopt the State Planning Policy 2.6 Coastal Hazard Risk Management & Adaptation Planning Guidelines;*
- 2. approve release of the Guidelines.*

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

**Moved to Item 7507.11.13.**

### 7507.11 Confidential Items

#### 7507.11.1 Town of Port Hedland Local Planning Scheme No. 6 - Resolution to Prepare a Local Planning Scheme

File TPS/1199  
Report Number SPC689  
Agenda Part B  
Reporting Officer Senior Planning Officer - Northern Regions

**THIS ITEM IS CONFIDENTIAL**

#### 7507.11.2 Shire of Cue - Local Planning Strategy and Local Planning Scheme No.2 - for Consent to Advertise

File TPS/1220/1  
Report Number SPC/690  
Agenda Part E  
Reporting Officer Statutory Planning Manager, Central Regions

**THIS ITEM IS CONFIDENTIAL**

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- 7507.11.3 Endorsement of Joondalup City Centre Structure Plan**  
File SPN/0196  
Report Number SPC/691  
Agenda Part C  
Reporting Officer Director Metropolitan North West

**THIS ITEM IS CONFIDENTIAL**

- 7507.11.4 Shire of Christmas Island - Local Planning Strategy and Local Planning Scheme No. 2 - for Final Approval**  
File TPS/0669/1  
Report Number SPC/692  
Agenda Part E  
Reporting Officer Senior Planning Officer - Northern Regions

**THIS ITEM IS CONFIDENTIAL**

- 7507.11.5 Shire of Gnowangerup - Local Planning Strategy Amendment - for Final Approval**  
File DP/13/00695/1  
Report Number SPC/693  
Agenda Part E  
Reporting Officer Planning Manager - Great Southern

**THIS ITEM IS CONFIDENTIAL**

- 7507.11.6 State Administrative Tribunal Section 31 Reconsideration of Subdivision Refusal in the City of Albany**  
File 149191  
Report Number SPC/694  
Agenda Part G  
Reporting Officer Senior Planning Officer - Planning Appeals

**THIS ITEM IS CONFIDENTIAL**

**Moved to Item 7507.9.3.**

### **7507.12 Stakeholder engagement and site visits**

Members were advised that following future policy discussions at the next policy meeting, a series of site visits may be required to be arranged.

### **7507.13 Urgent Business**

Nil.

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### 7507.14 Items for Consideration at a Future Meeting

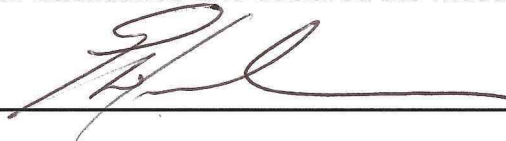
Item No	Report	Request	Report Required by
7507.14.1	Liveable Neighbourhoods	Presentation to be given on Liveable Neighbourhoods and Affordable Housing	Ian Holloway (26 August 2014)

### 7507.15 Closure

The next ordinary meeting is scheduled for 9.00 am on 26 August 2014.

There being no further business before the Committee, the Presiding Member thanked members for their attendance and declared the meeting closed at 11:58 am.

PRESIDING MEMBER



DATE

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