

Statutory Planning Committee

Notes
of ordinary meeting 7513
held on Tuesday, 11 November 2014

Attendance

Members

Mr Eric Lumsden	WAPC Chairman (Presiding Member)
Mayor Russell Aubrey	Local government representative
Mr Stephen Hiller	WAPC appointee
Mr Ray Glickman	WAPC appointee

Officers

Ms Natalie Cox
Mr Emille van Heyningen
Ms Kym Petani

Ms Lisa Powell
Mr Craig Shepherd

Department of Planning

Planning Manager; Perth and Peel Planning
Planning Manager; Perth and Peel Planning
Director Metro North West / Acting Director Metro North
East; Perth and Peel Planning
Senior Planning Officer; Perth and Peel Planning
Planning Manager; Perth and Peel Planning

Observers

Ms Sue Burrows	WAPC appointee
Mr Ian Holloway	Professions representative
Ms Elizabeth Taylor	Community representative

Presenters

Mr Joe Gangemi	G&G Corporation (item 6.1 for 9.1)
Mr George Hajigabriel	Rowe Group (item 6.1 for 9.1)
Mr David Woo	G&G Corporation (item 6.1 for 9.1)
Ms Claire Richards	Rowe Group (item 6.2 for 9.2)
Mr Manny Braude	Braude Architects (item 6.3 for 9.3)
Mr David Maiorana	Harley Dykstra (item 6.3 for 9.3)
Mr Ben Doyle	Planning Solutions (item 6.4 for 9.1)
Mr Scott Ferguson	Overview Management (item 6.4 for 9.1)
Mr Brad Gleeson	Shire of Serpentine Jarrahdale (item 6.4 for 9.1)
Mr Richard Gorbunow	Shire of Serpentine Jarrahdale (item 6.4 for 9.1)
Mr Colin Lofts	Overview Management (item 6.4 for 9.1)
Mr Paul McQueen	Lavan Legal (item 6.4 for 9.1)
Mr Ross Underwood	Planning Solutions (item 6.4 for 9.1)
Mr Stephen Burns	City of Bayswater (item 6.5 for 11.2)
Ms Helen Smith	City of Bayswater (item 6.5 for 11.2)
Ms Lucy Shea	Corrs Chambers Westgarth (item 6.6 for 11.2)
Mr Nick Ayton	Ayton Baesjou Planning (item 6.7 for 11.5)

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Mr Graeme Robertson	Bennett Range Pty Ltd (item 6.7 for 11.5)
Mr Peter Robertson	Bennetter Range Pty Ltd (item 6.7 for 11.5)
Mr Aaron Lohman	Rowe Group (item 6.8 for 11.6)
Ms Liz Bushby	Gary & Lewis Landuse Planners (item 6.9 for 11.9)

Committee Support

Mr Luke Downes Committee Support Officer - Department of Planning

7513.1 Declaration of Opening

In accordance with the Standing Orders 2009, the meeting was adjourned at 9.00am due to a lack of a quorum.

Members present: Mr Lumsden, Mayor Aubrey, Mr Hiller, Mr Glickman.

Items will be circulated for out of session approval.

7513.2 Apologies

Mr Martin Clifford	Regional Minister's nominee (Deputy)
Ms Gail McGowan	Director General, Department of Planning

7513.3 Members on Leave of Absence and Applications for Leave of Absence

Nil.

7513.4 Disclosure of Interests

Member/Officer	Minute No.	Page No.	Nature of Interest
Mr Ray Glickman	7513.9.3	7	Impartiality

Resolved

Moved by Mr Aubrey, seconded by Mr Hiller

In accordance with clause 6.10(7) of the Standing Orders 2009, members of the Statutory Planning Committee agree that the members listed above, who have disclosed an impartiality interest, are permitted to participate in discussion and voting on the item as the interest is insignificant and is unlikely to influence Mr Glickman's conduct in relation to the matter.

The motion was put and carried.

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7513.5 Declaration of Due Consideration

No declarations were made.

7513.6 Deputations and Presentations

7513.6.1 Modification of Redgum Brook North Local Structure Plan

Presenter Mr George Hajigabriel, Rowe Group

Mr Hajigabriel made a presentation to the Committee and answered questions from members.

7513.6.2 East Wanneroo Cell 9 Local Structure Plan No. 57 Amendment 1 - Additional Use 'Plant Nursery'

Presenter Ms Claire Richards, Rowe Group

Ms Richards made a PowerPoint presentation to the Committee and answered questions from members. A copy has been placed on file.

7513.6.3 Proposed Community Use Facility (Crisis Accommodation) - Lot 578 Jecks Street, Rockingham

Presenter Mr David Maiorana, Harley Dykstra

Mr Maiorana made a presentation to the Committee and answered questions from members.

7513.6.4 Modification of Redgum Brook North Local Structure Plan

Presenter Mr Ben Doyle, Planning Solutions;
Mr Colin Lofts, Overview Management;
Mr Paul McQueen, Lavan Legal

Messers Doyle, Lofts and McQueen made a presentation to the Committee and answered questions from members.

7513.6.5 City of Bayswater Town Planning Scheme 24 Amendment No 55 - for Final Approval

Presenter Ms Helen Smith, City of Bayswater

Ms Smith made a presentation to the Committee and answered questions from members.

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**7513.6.6 City of Bayswater Town Planning Scheme 24
Amendment No 55 - for Final Approval**

Presenter Ms Lucy Shea, Corrs Chambers Westgarth

Ms Corrs made a presentation to the Committee and answered questions from members.

**7513.6.7 Shire of Denmark Local Planning Scheme No. 3
Amendment 131 – for Final Approval**

Presenter Mr Graeme Robertson, Bennett Range;
Mr Peter Robertson, Bennett Range;
Mr Nick Ayton, Ayton Baesjou

Messers G. Robertson, P. Robertson and Ayton made a presentation to the Committee and answered questions from members.

**7513.6.8 Consideration of Approval To Advertise -
Forrestfield/High Wycombe Industrial Area Stage 2
Local Structure Plan**

Presenter Mr Aaron Lohman, Rowe Group

Mr Lohman made a presentation to the Committee and answered questions from members.

**7513.6.9 Shire of Cranbrook Town Planning Scheme No. 4
Amendment No. 5 - for Final Approval**

Presenter Ms Liz Bushby, Gary & Lewis Landuse
Planners

Ms Bushby made a PowerPoint presentation to the Committee and answered questions from members. A copy has been placed on file.

**7513.7 Announcements by the Chairperson of the Board and communication
from the WAPC**

The Chairman advised that the minutes of the meeting would be recorded as notes due to a lack of quorum.

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7513.8 Confirmation of Minutes

7513.8.1 Minutes of the Statutory Planning Committee meeting held on Tuesday, 28 October 2014

To be circulated for out of session approval.

7513.9 Statutory Items for Decision

7513.9.1 Modification of Redgum Brook North Local Structure Plan

File	SPN/0224
Report Number	SPC/731
Agenda Part	C
Reporting Officer	Senior Planning Officer, Metropolitan South-East

Officer's Recommendation

That the Western Australian Planning Commission resolves to:

1. refuse to approve the modifications to the Redgum Brook North Local Structure Plan in accordance with Clause 5.18.3.10 (b) of the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2 for the following reasons:
 - The proposal constitutes a major modification which is inconsistent with the material intent and design of the Byford District Structure Plan.
 - The proposed development is contrary to and would undermine the effective implementation of the Western Australian Planning Commission's State Planning Policy No. 4.2 - Activity Centres for Perth and Peel, specifically:
 - does not encourage the establishment of a functional hierarchy for activity centres as part of a long-term and integrated approach to the development of economic and social infrastructure,

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- does not increase the density and diversity of housing in and around the centre above the planned location of the Neighbourhood Centre, and
 - is likely to undermine the established and planned activity centre hierarchy.
- The proposal does not comply with State Planning Policy 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning as it will affect the function and efficiency of Thomas Road as a primary freight route.
 - The proposal has not adequately addressed the potential impacts of the proposed development to the local road network including Kardan Boulevard.
 - The proposed development would prejudice the orderly and proper planning of the area.
 - The proposal does not comply with the Shire of Serpentine Jarrahdale Activity Centres Strategy.
2. advise the Shire of Serpentine Jarrahdale of its decision accordingly.

Proposed Amended Recommendation

That the Western Australian Planning Commission resolves to:

- 1. defer the item to allow a site inspection to be carried out by Committee members with Departmental staff;*
- 2. seek further advice from the Department of Planning upon any submission on the item which will be lodged in the foreseeable future by the applicants consultant;*

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3. *request that Departmental staff provide a historical timeline of the item at the next Committee meeting.*

7513.9.2

East Wanneroo Cell 9 Local Structure Plan No. 57 Amendment 1 - Additional Use 'Plant Nursery'

File SPN/0124M
Report Number SPC/732
Agenda Part C
Reporting Officer Senior Planning Officer, Metro
Planning North West

That the Western Australian Planning Commission resolves to:

1. *adopt Amendment 1 to the East Wanneroo Cell 9 Local Structure Plan No. 57 subject to the modifications outlined in the Schedule of Modifications appended as Attachment 6;*
2. *advise the City of Wanneroo of its decision accordingly.*

7513.9.3

Proposed Community Use Facility (Crisis Accommodation) - Lot 578 Jecks Street, Rockingham

File 28-50171-1
Report Number SPC/733
Agenda Part G
Reporting Officer Planning Manager, Metropolitan South West

Officer's Recommendation

That the Western Australian Planning Commission resolves to approve the development application for a community use facility (crisis accommodation) at Lot 578 Jecks Street Rockingham subject to the following conditions:

1. This approval relates to the proposed community use facility (crisis accommodation) as shown on plan numbers SK01, 02 and 03 of 3 Rev C date stamped 6 June 2014 by the Department of Planning;
2. All stormwater being contained on site;

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3. The vehicle parking areas, driveway and point of ingress and egress are to be designed, constructed, drained and marked in accordance with AS2890.1.

Proposed Amended Recommendation

That the Western Australian Planning Commission resolves to approve the development application for a community use facility (crisis accommodation) at Lot 578 Jecks Street Rockingham subject to the following conditions:

1. *This approval relates to the proposed community use facility (crisis accommodation) as shown on plan numbers SK01, 02 and 03 of 3 Rev C date stamped 6 June 2014 by the Department of Planning;*
2. *All stormwater being contained on site;*
3. *The vehicle parking areas, driveway and point of ingress and egress are to be designed, constructed, drained and marked in accordance with AS2890.1;*
4. *The provision of a management plan to the satisfaction of the local authority.*

7513.10 Policy Items for Discussion/Decision

Nil.

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7513.11 Confidential Reports

7513.11.1 City of Cockburn Town Planning Scheme No. 3 - Consolidation

File 853/02/23/0020P007
Report Number SPC/734
Agenda Part B
Reporting Officer Planning Manager - Schemes and Amendments

THIS ITEM IS CONFIDENTIAL

7513.11.2 City of Bayswater Town Planning Scheme 24 Amendment No 55 - for Final Approval

File TPS/0815
Report Number SPC/735
Agenda Part B
Reporting Officer Planning Manager- Schemes and Amendments

THIS ITEM IS CONFIDENTIAL

7513.11.3 City of Vincent - Town Planning Scheme No. 1 Amendment No. 36 - for Final Approval

File TPS/1282
Report Number SPC/736
Agenda Part B
Reporting Officer Planning Manager

THIS ITEM IS CONFIDENTIAL

7513.11.4 Shire of Serpentine Jarrahdale Town Planning Scheme No. 2 - Local Planning Scheme Amendment 186 - for Final Approval

File TPS/1268
Report Number SPC/737
Agenda Part B
Reporting Officer Senior Project Planner, Metropolitan South-East

THIS ITEM IS CONFIDENTIAL

7513.11.5 Shire of Denmark Local Planning Scheme No. 3 Amendment 131 – for Final Approval

File TPS/1204
Report Number SPC/738
Agenda Part B
Reporting Officer Planning Officer, Great Southern Team

THIS ITEM IS CONFIDENTIAL

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File	SPN/0463			
Report Number	SPC/739			
Agenda Part	C			
Reporting Officer	Planning	Manager	North	East
	Metropolitan			

File	TPS/1287/1
Report Number	SPC/740
Agenda Part	E
Reporting Officer	Planning Manager - Central Regions

File	801/5/20/4PV
Report Number	SPC/741
Agenda Part	E
Reporting Officer	Statutory Planning Manager

File	TPS/1289/1
Report Number	SPC/742
Agenda Part	E
Reporting Officer	Planning Officer

File	TPS/0056/1
Report Number	SPC/743
Agenda Part	E
Reporting Officer	Planning Manager– Wheatbelt Region

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7513.11.11 State Administrative Tribunal: Invitation to Reconsider WAPC Decision to Refuse Development

File 30-50293-1
Report Number SPC/744
Agenda Part G
Reporting Officer Planning Manager, Metro Planning North West

THIS ITEM IS CONFIDENTIAL

7513.12 Stakeholder Engagement and Site Visits

A site visit is to be organised for members in regards to item 7513.9.1 - Modification of Redgum Brook North Local Structure Plan.

7513.13 General Business

Nil.

7513.14 Items for Consideration at a Future Meeting

Item No	Report	Request	Report Required
7509.14.3	Small lot products 50-80m ²	An update is required to be submitted to the Committee.	9/12/2014
7510.7	Legal Services' review of delegations	Report to be presented to the TBA of Committee.	

7513.15 Closure

The next ordinary meeting is scheduled for 9:00 am on 9 December 2014.

There being no further business before the Committee, the Presiding Member thanked members for their attendance and declared the meeting closed at 12.14 pm.



PRESIDING MEMBER

DATE 9 December 2014