

Statutory Planning Committee

Minutes
of ordinary meeting 7549
held on Tuesday 26 July 2016

Attendance

Members

Mr Eric Lumsden	WAPC Chairman (Presiding Member)
Ms Megan Adair	WAPC appointee
Mayor Russell Aubrey	Local government representative
Ms Sue Burrows	WAPC appointee
Mr Ray Glickman	WAPC appointee
Mr Stephen Hiller	WAPC appointee
Ms Elizabeth Taylor	Community representative
Mr Ross Thornton	Nominee of the Minister for Regional Development

Officers

Ms Lindsay Baxter	Department of Planning Director Metro South East
Ms Kerrine Blenkinsop	WAPC Secretary
Ms Amanda Carrie	Strategic Communications Advisor
Ms Vanessa Crispe	Executive Assistant, WAPC
Mr Paul Ellenbroek	Manager Urban Policy
Mr Lance Glare	Strategic Projects Director, Priority Initiatives
Mr Ben Harvey	Director Policy and Research
Mr David MacLennan	Assistant Director General, Policy and Priority Initiatives

Presenters

Ms Kerry Fijac	Landcorp Item 8.1
Mr David Cresp	Urbis Item 8.1
Mr Kris Nolan	Urbis Item 8.1
Mr Ray Haeren	Urbis Item 8.2
Ms Barbara Meldrum	City of Perth Item 8.3
Ms Amanda Mannolini	City of Perth Item 8.3

Committee Support

Mrs Irene Obales	Commission Support Officer
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7549.1 Declaration of Opening

The Presiding Member declared the meeting open at 9:00 am, acknowledged the traditional owners and custodians of the land on which the meeting is taking place and welcomed Members.

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7549.2 Apologies

Mr Ian Holloway Professions representative

7549.3 Members on Leave of Absence and Applications for Leave of Absence

Ms McGowan has a leave of absence for the Statutory Planning Committee from 11 July – 31 July 2016 inclusive.

Mr Thornton has submitted an application for a leave of absence for the Statutory Planning Committee from 2 September to 15 October 2016 inclusive.

Resolved

Moved by Ms Taylor, seconded by Mr Lumsden

That the approval for a leave of absence be granted to Mr Thornton for the Statutory Planning Committee from 2 September to 15 October 2016.

The motion was put and carried.

7549.4 Disclosure of Interests

Nil.

7549.5 Declaration of Due Consideration

All members indicated that they had received and considered the agenda items before the meeting.

7549.6 Announcements by the Chairperson without discussion

The Chairman announced that the item in relation to the Proposed Redevelopment of Lathlain Oval – Lots 1 and 3 Goddard Street, Lathlain will be included in the next SPC agenda on 9 August 2016.

7549.7 Confirmation of Minutes

**7549.7.1 Minutes of the Statutory Planning Committee meeting
held on Tuesday 12 July 2016**

Resolved

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Moved by Mr Glickman, seconded by Ms Taylor

That the minutes of the Statutory Planning Committee meeting held on Tuesday 12 July 2016, be confirmed as a true and correct record of the proceedings.

The motion was put and carried.

7549.8 Deputations and Presentations

Moved to Item 8.3

7549.8.1 Residential Subdivision and Development on Lots Less than 100m² (Item 11.2)

Presenters Ms Kerry Fijac, LandCorp
Mr David Cresp, Urbis
Mr Kris Nolan, Urbis

Ms Fijac, Mr Cresp and Mr Nolan made a presentation to the Committee and provided a general overview of the Study into Micro Lot Affordable Housing and answered questions from members.

A copy has been placed on file.

7549.8.2 Modification of Byford Town Centre Local Structure Plan (Item 9.1)

Presenter Mr Ray Haeren, Urbis

Mr Haeren made a presentation to the Committee in support of the Modification of Byford Town Centre Local Structure Plan.

7549.8.3 Urban Forest Strategy for Perth and Peel (Item 11.3)

Presenters Barbara Meldrum, City of Perth
Amanda Mannolini, City of Perth

Ms Meldrum made a presentation to the Committee in support of the Urban Forest Strategy for Perth and Peel and answered questions from members.

A copy has been placed on file.

Moved to Item 8.1

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7549.9 Statutory Items for Decision

7549.9.1 Modification of Byford Town Centre Local Structure Plan

File SPN/0098M-2
Reporting Officer Planning Manager, Metropolitan South-East

Officers recommendation:

That the Statutory Planning Committee resolves to:

1. Refuse the modification to the Byford Town Centre Local Structure Plan in accordance with Clause 22(1)(c) of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reasons:
 - a) The development does not comply with State Planning Policy 2.9 - Water Resources as it does not:
 - (i) protect, conserve and enhance water resources that are identified as having significant economic, social, cultural and/or environmental values; and
 - (ii) promote and assist in the management and sustainable use of water resources.
 - b) The proposal is contrary to, and would undermine, the following objectives of the Byford Town Centre LSP:
 - (i) Provide land for public purposes,
 - (ii) Provide for an appropriate distribution of active and passive public open space; and
 - (iii) Provide for the sensitive incorporation of cultural heritage and rural character elements.
 - c) The proposal is contrary to the following guiding principles of the Byford Town Centre LSP:
 - (i) Identifiable character and distinct sense of place,

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- Natural, cultural and heritage features, landmarks and public art within the public realm contribute to sense of place,
- A network of public space and open space corridors contribute to the rural and bushland feel of the area,

(ii) A place that capitalises on its environmental assets,

- Existing natural assets such as mature and remnant vegetation and streams are central to public realm theming,

(iii) A Water Integrated Place,

- Living streams and swales are a feature of the Town Centre and contribute to sense of place as well as perform a bio-retention and recreation role.

d) The reclassification of the site and its retention in private ownership is inconsistent with the implementation and expectations of the approved Development Contribution Arrangements as per State Planning Policy 3.6 - Development Contributions for Infrastructure.

e) The proposed development would prejudice the orderly and proper planning of the area as the ability to protect and promote the creekline and existing vegetation on the site, for the benefit of the public, will be compromised and contrary to the objectives of the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2, including:

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- (i) to reserve land for future and present public use,
- (ii) to make provisions for the conservation and preservation of places of natural beauty, historic buildings and objects of history or scientific interest.

2. Advise the Shire of Serpentine Jarrahdale of its decision accordingly.

Members discussed the item and agreed not to accept the officer's recommendation. Members agreed with the Shire of Serpentine Jarrahdale that a Town Centre designation for the land would provide for an acceptable extension to the Byford Townsite, and would be consistent with the needs of the local community and objectives of the local structure plan.

The Committee resolved to require modifications to the Byford Townsite Local Structure Plan (prior to approval of the LSP), to enable the use proposed as it considered that the drainage function of the land would not be compromised and vegetation could be retained.

Resolved

Moved by Mr Glickman, seconded by Ms Taylor

That the Statutory Planning Committee resolves to:

1. *Require the Shire of Serpentine Jarrahdale modify the Byford Townsite Local Structure Plan as follows:*
 - a) *Modify the Local Structure Plan Map to depict the additional land required along the South Western Highway and Pitman Way frontages in accordance with the plans prepared by Main Roads Western Australia with drawing numbers 201232-0007-1 and 201232-0003-2 dated 25 February 2016;*
 - b) *Modify Clause 1.17 of Part 1 of the Local Structure Plan, entitled 'Lot 4 South Western Highway' to state the following:*

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"Any subdivision or development applications pertaining to the site must provide the following:

- (i) An Urban Water Management Plan will be required to be submitted with the application/s and must ensure peak flow rates and floodplain storage are maintained consistent with the Byford Town Centre Local Water Management Strategy (GHD, 2014);*
 - (ii) Setbacks of 10 metres between any building bulk and the north and south of the existing creekline. Incidental development may be supported within this setback providing a community need and benefit is demonstrated and the creekline will not be adversely affected;*
 - (iii) Restrict access to and from South Western Highway in accordance with Main Roads Western Australia Access Strategy for this section of South Western Highway;*
 - (iv) A plan which identifies and protects any significant vegetation worthy of retention, particularly in proximity of the creekline, to the satisfaction of the local government; and*
 - (v) Any drainage easement on the site as required by the local government;*
- c) Renumber Clauses 1.17 to 1.24 accordingly.*

2. Advise the Shire of Serpentine Jarrahdale:

- a) that a Scheme Amendment to Town Planning Scheme No. 2 to modify the Byford Development Contribution Scheme is to be commenced immediately*

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*to ensure that contributions will be made
by the developer upon subdivision or
development of the entirety of Lot 4 South
Western Highway, Byford;*

*b) advise the Shire of Serpentine Jarrahdale
of its decision accordingly.*

The motion was put and carried.

7549.10 Policy Items for Discussion/Decision

Nil.

7549.11 Confidential Items

7549.11.1 Amendment to State Planning Policy 3.1 Residential Design Codes

File DP/16/00191

Reporting Officer A/Director Policy and Priority Initiatives

THIS ITEM IS CONFIDENTIAL

7549.11.2 Residential Subdivision and Development on Lots Less Than 100m²

File DP/14/000301/1

Reporting Officer Director, Policy and Research

THIS ITEM IS CONFIDENTIAL

7549.11.3 Urban Forest Strategy for Perth and Peel

Reporting Officer Director Priority Initiatives

THIS ITEM IS CONFIDENTIAL

7549.12 General Items – Publications, Briefings and Updates

Nil.

7549.13 Stakeholder Engagement and Site Visits

Nil.

7549.14 Urgent or Other Business

Nil.

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7549.15 Items for Consideration at a Future Meeting

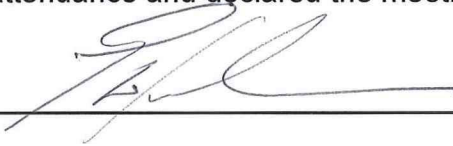
Nil.

7549.16 Meeting Closure

The next ordinary meeting is scheduled for 9:00 am on 9 August 2016.

There being no further business before the Committee, the Presiding Member thanked members for their attendance and declared the meeting closed at 10:57am.

PRESIDING MEMBER



DATE
