



**Statutory Planning Committee
Minutes**

Meeting No. 7585
Tuesday, 13 March, 2018

- Members:**
- Ms Megan Adair - WAPC Appointee
 - Ms Sue Burrows - Nominee of the Director General, Department of Planning, Lands and Heritage
 - Mr Ray Glickman - WAPC Appointee
 - Mr Steve Hiller - WAPC Appointee
 - Mr Ian Holloway - Professions representative
 - Ms Elizabeth Taylor - Local government representative
 - Mr Ross Thornton - Nominee of the Minister for Regional Development
- Apologies:**
- Mr Eric Lumsden - Chairperson, WAPC
- Officers:**
- Ms Kerrine Blenkinsop - Secretary WAPC
 - Ms Victoria Brown - Planning Manager, Metropolitan Planning North East
 - Ms Sarah Chan - Senior Planning Officer, Schemes and Amendments
 - Mr Andrew Cook - Planning Manager, Metropolitan Planning North West
 - Mr James Dorn - Senior Planning Officer, Schemes and Amendments
 - Ms Jemma Douglas - Senior Planning Officer, Metropolitan Planning North West
 - Ms Lucia Dunstan - Senior Planning Officer, Metropolitan Planning North West
 - Mr Jas Lapinski - Senior Planning Officer, Metropolitan Planning North West
 - Mr Cale Luxton - Senior Planning Officer, Statutory and Strategic Planning
 - Ms Cath Meaghan - Planning Director, Wheatbelt Planning
 - Mr Rohan Miller - Planning Manager, Schemes and Amendments
 - Ms Delia Neglie - Senior Planning Officer, Metropolitan Planning South
 - Ms Irene Obales - Commission Support Officer
 - Ms Rowena O'Brien - Senior Planning Officer, Wheatbelt Planning
 - Ms Jacquie Stone - Planning Director, Metropolitan Planning Central

Ms Caroline Watson - Commission Support Officer
Ms Mai Yau - Senior Planning Officer, Northern Regions

1. Declaration of opening

Due to the absence of the Chairperson, and in accordance with Clause 1.18 of the Standing Orders 2017, a member was chosen to preside over the meeting.

Moved by Mr Thornton

Seconded by Mr Glickman

That Ms Adair presides over the meeting in the absence of the Chairperson.

The motion was put and carried

The Presiding Member declared the meeting open at 9:33 am, acknowledged the traditional owners and custodians of the land on which the meeting is taking place and welcomed members.

2. Apologies

Mr Eric Lumsden - Chairperson, WAPC

3. Members on leave of absence and applications for leave of absence

Mr Glickman made an application for a leave of absence for the Statutory Planning Committee meeting scheduled for 10 April 2018.

Moved by Mr Holloway

Seconded by Ms Taylor

That approval for a leave of absence for the Statutory Planning Committee be granted to Mr Glickman for 10 April 2018.

The motion was put and carried

4. Disclosure of interests

Ms Adair declared perceived impartiality interests on Item 9.6 - Joondalup Activity Centre Plan; Item 9.7 - Lot 18 Ruthven Place, Duncraig – Proposed Survey-Strata Subdivision; and Item 11.2 - City of Joondalup Local Planning Scheme No. 3 - For Final Approval, as the Director of Planning at the City of Joondalup is a close personal friend of Ms Adair's. Ms Adair requested permission to participate in discussion on the items, but declared that she would not vote on the items.

Moved by Mr Holloway

Seconded by Ms Taylor

In accordance with clause 4.10(6) of the Western Australian Planning Commission Standing Orders 2017, members of the Statutory Planning Committee agreed that, Ms Adair who has disclosed impartiality interests on Item 9.6 - Joondalup Activity Centre Plan; Item 9.7 - Lot 18 Ruthven Place, Duncraig – Proposed Survey-Strata Subdivision; and Item 11.2 - City of Joondalup Local Planning Scheme No. 3 - For Final Approval, is permitted to participate in discussion but not vote on the items.

The motion was put and carried

5. Declaration of due consideration

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

6. Chairperson's monthly report

Nil.

7. Minutes

7.1 Confirmation of minutes Meeting No. 7584 on 27 February 2018

Moved by Ms Taylor

Seconded by Mr Holloway

That the minutes of the Statutory Planning Committee meeting held on Tuesday, 27 February 2018, be confirmed as a true and correct record of the proceedings.

The motion was put and carried

8. Deputations and presentations

8.1 Lot 105 Stock Road, Lakelands - Lakelands North-East Structure Plan (Item 9.1)

Presenters: Mr Luke Montgomery, Taylor Burrell Barnett; Mr Luke Oliver, Peet Limited and Mr Paul Wilson, HWL Ebsworth Lawyers (representing Peet)

Messrs Montgomery and Wilson made a presentation to the Committee against the recommendation of the Department of Planning, Lands and Heritage. Messrs and Montgomery answered questions from members.

A copy has been placed on file.

8.2 Modification to Forrestfield/High Wycombe Industrial Area Stage 1 Local Structure Plan (Item 9.2)

Presenter: Mr Jason Hunt, Statewest Planning

Mr Hunt made a presentation to the Committee against the recommendation of the Department of Planning, Lands and Heritage. Mr Hunt requested the Committee to support the City of Kalamunda Local Planning Scheme No.3 - Amendment No. 91 when it is presented to the Committee at the next meeting.

A copy has been placed on file.

8.3 Modification to Forrestfield/High Wycombe Industrial Area Stage 1 Local Structure Plan (Item 9.2)

Presenters: Mr Chris Lodge, City of Kalamunda and Mr Mitchell Brooks, City of Kalamunda

Mr Lodge made a presentation to the Committee against the recommendation of the Department of Planning, Lands and Heritage.

8.4 North Subiaco Structure Plan (Item 9.3)

Presenters: Ms Rochelle Lavery, City of Subiaco and Ms Jutta Kober, City of Subiaco

Ms Lavery made a presentation to the Committee in support of the approval of North Subiaco Structure Plan but is against the requirement to remove the Metropolitan Redevelopment Authority (MRA) areas from the Structure Plan.

8.5 Alkimos City Centre Activity Centre Structure Plan (Item 9.5)

Presenters: Mr Ryan Darby, Roberts Day, Mr Damien Guidici, Roberts Day and Mr Ian Ardron, LandCorp

Mr Darby made a presentation to the Committee in support of the recommendation of the Department of Planning, Lands and Heritage.

A copy has been placed on file.

8.6 Joondalup Activity Centre Plan (Item 9.6)

Presenter: Mr Scott Vincent, Planning Solutions

Mr Vincent made a presentation to the Committee on Item 9.6 - Joondalup Activity Centre Plan and Item 11.2 - City of Joondalup Local Planning Scheme No. 3 - For Final Approval.

Mr Vincent is against the recommendations of the Department of Planning, Lands and Heritage. Mr Vincent requested that the Joondalup Activity Centre Zoning Table within the Local Planning Scheme No. 3 be amended to designate Bulky Goods Showroom as either a 'P' or a 'D' use within the 'City Centre' precinct or alternatively,

the Joondalup Activity Centre Plan be modified to exclude the Joondalup Business Park from the 'City Centre' precinct, and include it entirely within the 'Joondalup West' precinct (or similar precinct capable of accommodating Bulky Goods Showroom land uses). Mr Vincent answered questions from members.

A copy has been placed on file.

8.7 City of Joondalup Local Planning Scheme No. 3 - For Final Approval (Item 11.2)

Presenter: Mr Scott Vincent, Planning Solutions

Refer to minutes at Item 8.6.

8.8 Joondalup Activity Centre Plan (Item 9.6)

Presenters: Ms Dale Page, Director, Planning and Community Development, City of Joondalup; Mr Garry Hunt, Chief Executive Officer, City of Joondalup and Mr Chris Leigh, Manager, Planning Services, City of Joondalup

Ms Page made a presentation to the Committee on Item 9.6 - Joondalup Activity Centre Plan and Item 11.2 - City of Joondalup Local Planning Scheme No. 3 - For Final Approval.

Ms Page is in support of the recommendations of the Department of Planning, Lands and Heritage and requested the Committee to finalise the Activity Centre Plan as soon as possible. Ms Page answered questions from members.

8.9 City of Joondalup Local Planning Scheme No. 3 - For Final Approval (Item 11.2)

Presenters: Ms Dale Page, Director, Planning and Community Development, City of Joondalup; Mr Garry Hunt, Chief Executive Officer, City of Joondalup and Mr Chris Leigh, Manager, Planning Services, City of Joondalup

Refer to minutes at Item 8.8.

8.10 Shire of Murray Local Planning Scheme No. 4, Amendment No. 300 - for Final Determination (item 11.3)

Presenters: Mr Nick Perignon, Acumen Development and Mr George Hadjigabriel, Rowe Group

Messrs Perignon and Hadjigabriel made a presentation to the Committee and indicated that they are in support of the Shire of Murray Council Development Contribution Plan (DCP) as advertised. Messrs Perignon and Hadjigabriel answered questions from members.

A copy of a document on Development Contribution Plan examples was distributed to the members and a copy has been placed on file.

8.11 Lot 81 Cheriton Road, Ginginup - Section 31 of the State Administrative Tribunal Act 2004: Reconsideration of its Decision in Light of the Revised Subdivision Plan, to Create 313 Rural Living Lots (Item 11.6)

Presenters: Mr Neil Teo, Dynamic Planning and Developments and Mr Mike Scott, Bushfire Prone Planning

Messrs Teo and Scott made a presentation to the Committee and requested delete of Condition 25 and 19c of the subdivision approval; modify Condition 19(e); retain the two north-south emergency access routes; and remove east-west fire service access routes.

A copy has been placed on file.

8.12 Briefing on Future Trends for Shopping Centres Car Parking

Presenters: Mr David Igglesden, Principal Transport Planner, Department of Transport; Mr Martin Keen, Senior Transport Planner, Department of Transport and Ms Johanna Dowsett, Senior Planning Officer, Urban Strategy

This item has been moved to the next meeting of the Statutory Planning Committee on 27 March 2018.

The Chairperson declared a short break at 10:59 am and the meeting resumed at 11:06 am.

9. Statutory items for decision

9.8 Lot 52 (80) Gully Road, Bullsbrook - Reconsideration of Decision - Subdivision of One Lot into Two

**Moved by Mr Glickman
Seconded by Mr Holloway**

That the Statutory Planning Committee resolves to reaffirm its refusal to approve the plan of subdivision for Lot 52 Gully Road, Bullsbrook for the reasons set out in the correspondence from the Western Australian Planning Commission dated 27 November 2017.

The motion was put and carried

9.9 Lot 8 (No.337) Belmont Avenue, Cloverdale - Proposed Three Lot Subdivision

Moved by Mr Glickman

Seconded by Mr Holloway

That the Statutory Planning Committee resolves to approve the application for the subdivision of Lot 8 Belmont Avenue, Cloverdale as shown on the amended plan date-stamped 8 January 2018 subject to the following conditions and advice:

- 1. Other than buildings, outbuildings and/or structures shown on the approved plan for retention, all buildings, outbuildings and/or structures present on the proposed lots at the time of subdivision approval being demolished and materials removed from the lot(s). (Local Government)*
- 2. All septic sewer systems including all tanks and pipes and associated drainage systems (soak wells or leach drains) and any stormwater disposal systems are to be decommissioned, in accordance with the Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974, removed, filled with clean sand and compacted. Proof of decommissioning is to be provided in the form of either certification from a licensed plumber or a statutory declaration from the landowner/applicant, confirming that the site has been inspected and all septic tanks, soak wells, leach drains and any associated pipework have been removed. (Local Government)*
- 3. The land being filled, stabilised, drained and/or graded as required to ensure that:*
 - a) lots can accommodate their intended development; and*
 - b) finished ground levels at the boundaries of the lots the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting; and*
 - c) stormwater is contained on-site, or appropriately treated and connected to the local drainage system. (Local Government)*
- 4. Suitable arrangements being made with the local government for the provision of vehicular crossovers to service the lots shown on the approved plan of subdivision. (Local Government)*
- 5. Arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)*

6. *Arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)*
7. *Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply to the lot(s) shown on the approved plan of subdivision. (Western Power)*

Advice Notes

1. *With regard to Condition 1, a demolition licence may be required to be obtained from the local government prior to the commencement of demolition works.*
2. *With regard to Condition 4, the City of Belmont advises that this approval should not be construed as an approval to construct vehicular crossovers. Prior to the commencement of construction of any vehicular crossovers, all necessary approvals must be obtained from the City of Belmont Technical Services. Failure to obtain crossover approval may result in time delays and/or refusal of a vehicle crossover subsidy.*
3. *With regard to Condition 4, the City of Belmont advises that no street verge trees shall be removed or damaged, but are to be retained and protected from damage including unauthorised pruning. The crossover to Lot 89 is to be a maximum width of 3m, a minimum of 2m from the trunk of the street verge tree and aligned 0.5m from the north-west side boundary abutting 335 Belmont Avenue. Given the narrow nature of Lot 89 and the size and location of an existing street tree, it is essential that a crossover is established with this subdivision.*
4. *With regard to Conditions 5 and 6 the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 83 of the Water Services Act 2012 will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.*
5. *With regard to Condition 7, Western Power provides only one underground point of electricity supply per freehold lot.*

The motion was put and carried

9.10 Lots 727 & 728 (82) Lawley Crescent, Mt Lawley - Two Lot Subdivision with Minimum Lots Size Variation Larger than 5 Percent

Moved by Mr Glickman

Seconded by Mr Holloway

That the Statutory Planning Committee resolves to approve the application for subdivision of lots 727 and 728 (82) Lawley Crescent, Mt Lawley as shown on the plan date-stamped 15 December 2017, subject to the following conditions:

- 1. All septic sewer systems including all tanks and pipes and associated drainage systems (soak wells or leach drains) and any stormwater disposal systems are to be decommissioned, in accordance with the Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974, removed, filled with clean sand and compacted. Proof of decommissioning is to be provided in the form of either certification from a licensed plumber or a statutory declaration from the landowner/applicant, confirming that the site has been inspected and all septic tanks, soak wells, leach drains and any associated pipework have been removed. (Local Government)*
- 2. All buildings having the necessary clearance from the new boundaries as required under the relevant legislation including the Local Planning Scheme and Building Regulations of Australia. (Local Government)*
- 3. The existing dwelling being retained is to comply with the requirements of the Residential Design Codes. (Local Government)*
- 4. Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision. (Local Government)*
- 5. Arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)*
- 6. Arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)*
- 7. Suitable arrangements being made with the Water Corporation for the drainage of the land either directly or indirectly into a drain under the control of that body. (Water Corporation)*

8. *Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply to the lot(s) shown on the approved plan of subdivision. (Western Power)*

ADVICE TO APPLICANT

1. *With regard to Condition 2, the Western Australian Planning Commission will accept building clearance requirements as specified in the relevant local planning scheme operative at the time the subdivision approval was granted by the Western Australian Planning Commission.*
2. *The land is located in the City of Stirling Mount Lawley Heritage Protection Area Special Control Area of Local Planning Scheme No. 3 and future re/development (inclusive of upgrade and/or demolition of any portion of the existing dwelling and any appurtenant structures) may be subject to the City's Local Planning Policy 3.1 Character Retention Guidelines.*
3. *With regard to Conditions 5, 6 and 7, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 83 of the Water Services Act 2012 will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.*
4. *With regard to Condition 8, Western Power provides only one underground point of electricity supply per freehold lot.*

The motion was put and carried

- 11.1 City of Canning Town Planning Scheme No. 40, Amendment No. 231 – for Final Approval**

THIS ITEM IS CONFIDENTIAL

- 11.4 Town of Victoria Park Town Planning Scheme No. 1, Amendment No. 77 – for Final Determination**

THIS ITEM IS CONFIDENTIAL

- 11.7 Lot 51 Walding Road, Carabooda - Reconsideration of Subdivision Refusal under Section 31 of the State Administrative Tribunal Act 2004**

THIS ITEM IS CONFIDENTIAL

9.1 Lot 105 Stock Road, Lakelands - Lakelands North-East Structure Plan

Members discussed the deputation that had been made and agreed to endorse the recommendation of the Department of Planning, Lands and Heritage subject to the removal of recommendation 2.

Moved by Mr Thornton

Seconded by Mr Hiller

That the Statutory Planning Committee resolves to require the Lakelands North-East Structure Plan and related Bushfire Management Plan to be modified in accordance with the schedule of modifications and for the modified plan to be resubmitted for approval pursuant to clause 22(1)(b) of Schedule 2 to the Planning and Development (Local Planning Schemes) Regulations 2015.

The motion was put and carried

9.2 Modification to Forrestfield/High Wycombe Industrial Area Stage 1 Local Structure Plan

Members discussed the deputation that had been made and agreed to defer the item to the next meeting of the Statutory Planning Committee to allow the item to be heard concurrently with Amendment 91 of the City of Kalamunda Local Planning Scheme No. 3.

Moved by Ms Burrows

Seconded by Ms Taylor

That the item relating to Modification to Forrestfield/High Wycombe Industrial Area Stage 1 Local Structure Plan be deferred to the next meeting of the Statutory Planning Committee to allow the item to be heard concurrently with Amendment 91 of the City of Kalamunda Local Planning Scheme No. 3.

The motion was put and carried

9.3 North Subiaco Structure Plan

Members discussed the deputation that had been made and agreed to endorse the recommendation of the Department of Planning, Lands and Heritage.

Moved by Mr Holloway

Seconded by Mr Hiller

That the Statutory Planning Committee resolves, in accordance with clause 38 (1)(b), Schedule 2 - Deemed Provisions for Local Planning Schemes of the Planning and Development (Local Planning Schemes) Regulations 2015, require the City of Subiaco to:

1. *modify the North Subiaco Structure Plan in accordance with the attached Schedule of Modifications, appended as Attachment 5; and*
2. *resubmit the modified plan to the Western Australian Planning Commission for approval.*

The motion was put and carried

9.4 Shire of Cuballing Draft Local Planning Strategy - Request for Certification

Members discussed the item and agreed to endorse the recommendation of the Department of Planning, Lands and Heritage.

Moved by Mr Glickman
Seconded by Ms Taylor

The Statutory Planning Committee, acting pursuant to regulation 12(3) of the Planning and Development (Local Planning Schemes) Regulations 2015, resolves to:

- a) *require the Shire of Cuballing modify its draft local planning strategy so that it:*
 - i) *sets out population and land supply assumptions based on population projections in WA Tomorrow 2015 as well as the aspirational three per cent annual growth target in Growing our Community - An Economic Development and Implementation Strategy;*
 - ii) *acknowledges the area's traditional owners and custodians and considers the potential effect of Native Title;*
- b) *require the Shire of Cuballing resubmit its draft local planning strategy to the Western Australian Planning Commission for assessment pursuant to regulation 12(2); and*
- c) *advise the Shire of Cuballing of its decision.*

The motion was put and carried

9.5 Alkimos City Centre Activity Centre Structure Plan

Members discussed the deputation that had been made and agreed to defer the item to the next meeting of the Statutory Planning Committee to allow for the Statutory Planning Committee to be provided with additional information on density calculation and timing of construction of connection roads to the north; and to correct a minor typo on

Attachment 7 - Summary of Submissions 5.2 under "Modification" column, first paragraph to correct "67,00m²" to "67,000m²".

Moved by Ms Adair
Seconded by Ms Taylor

That the item relating to Alkimos City Centre Activity Centre Structure Plan be deferred to the next meeting of the Statutory Planning Committee to allow for the Statutory Planning Committee to be provided with additional information on density calculation and timing of construction of connection roads to the north; and to correct a minor typo on Attachment 7 of the report - Summary of Submissions 5.2 under "Modification" column, first paragraph to correct "67,00m²" to "67,000m²".

The motion was put and carried

9.6 Joondalup Activity Centre Plan

Ms Adair declared a perceived impartiality interest on this item and did not vote.

Members discussed the deputation that had been made and agreed to endorse the recommendation of the Department of Planning, Lands and Heritage.

Moved by Ms Burrows
Seconded by Mr Holloway

That the Statutory Planning Committee resolves to:

- 1. require the City of Joondalup to modify the Joondalup Activity Centre Plan in accordance with the attached Schedule of Modifications (Attachment 6) before final approval is given; and*
- 2. further advise the City that the Western Australian Planning Commission will only be prepared to give final approval to the Joondalup Activity Centre Plan once Local Planning Scheme No.3 has been gazetted.*

The motion was put and carried

9.7 Lot 18 Ruthven Place, Duncraig - Proposed Survey-Strata Subdivision

Ms Adair declared a perceived impartiality interest on this item and did not vote.

Members discussed the item and a motion to endorse the recommendation of the Department of Planning, Lands and Heritage was put to a vote.

In Favour: Ms Burrows, Mr Holloway, Ms Taylor, Mr Thornton
Against: Mr Glickman, Mr Hiller

Moved by Mr Holloway
Seconded by Ms Taylor

That the Statutory Planning Committee resolves to approve the application for survey strata of Lot 18 Ruthven Place, Duncraig as shown on the plan date-stamped 24 November 2017, subject to the following conditions:

CONDITION(S):

1. *Other than buildings, outbuildings and/or structures shown on the approved plan for retention, all buildings, outbuildings and/or structures present on the lots at the time of subdivision approval being demolished and materials removed from the lot(s). (Local Government)*
2. *The land being filled, stabilised, drained and/or graded as required to ensure that*
 - a) *lots can accommodate their intended development;*
 - b) *finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting; and*
 - c) *stormwater is contained on-site, or appropriately treated and connected to the local drainage system. (Local Government)*
3. *Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that one embayment parking bay is provided on Sycamore Drive to the satisfaction of the Western Australian Planning Commission. (Local Government)*
4. *A 1.5 x 1.5 metre truncation is to be provided at the junction of the access way and the Ruthven Place road reserve. (Local Government)*
5. *Pursuant to Section 150 of the Planning and Development Act 2005 and Division 3 of the Planning and Development Regulations 2009 a covenant preventing vehicular access onto Sycamore Drive being lodged on the certificate(s) of title of the proposed lots 1 to 5 at the full expense of the landowner/*

applicant. The covenant is to prevent access, to the benefit of the City of Joondalup, in accordance with the plan dated 24 November 2017 (attached) and the covenant is to specify:

*"No vehicular access is permitted to and from Sycamore Drive."
(Local Government)*

- 6. Pursuant to Section 150 of the Planning and Development Act 2005 and Division 3 of the Planning and Development Regulations 2009 a covenant preventing vehicular access onto Ruthven Place being lodged on the certificate(s) of title of the proposed lot 1 at the full expense of the landowner/applicant. The covenant is to prevent access, to the benefit of the City of Joondalup, in accordance with the plan dated 24 November 2017 (attached) and the covenant is to specify:*

*"No vehicular access is permitted to and from Ruthven Place."
(Local Government)*

- 7. The proposed access way(s) being constructed and drained at the landowner/applicant's cost to the specifications of the local government. (Local Government)*
- 8. The common property access way to be modified in accordance with the attached plan dated stamped 24 November 2017 to include truncations and vehicle manoeuvring areas. (Local Government)*
- 9. All dwelling(s) being constructed to plate height prior to the submission of the diagram or plan of survey. (Local Government)*
- 10. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power, for the provision of an electricity supply to the survey-strata lots shown on the approved plan of subdivision, which may include the provision of necessary service access rights either as an easement under Section 136C and Schedule 10 of the Transfer of Land Act 1893 for the transmission of electricity by underground cable, or (in the case of approvals containing common property) via a portion of the common property suitable for consumer mains. (Western Power)*
- 11. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)*
- 12. Arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)*

- 13. Arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)*

ADVICE:

- 1. In regard to Condition 1, planning approval and/or a demolition licence may be required to be obtained from the local government prior to the commencement of demolition works.*
- 2. In regard to Condition 3, the landowner/applicant is advised that the location of the car embayment within the Sycamore Drive road reserve is to be confirmed by the City of Joondalup.*
- 3. In regard to Condition 9, the City of Joondalup has advised that it would consider the plate height to be constructed to the ground floor of all dwellings before issuing its clearance.*
- 4. The applicant is advised to liaise with the local government on the provision of adequate street trees.*
- 5. In regard to Condition 10, Western Power provides only one underground point of electricity supply per freehold lot.*
- 6. In regard to Conditions 12 and 13, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 83 of the Water Services Act 2012 will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.*
- 7. In regard to Conditions 10, 12 and 13, it is the Commission's expectation that each strata lot be provided with its own suitable utility service connection, which is protected by easements where necessary. This is to ensure that each strata lot is development ready and does not result in the need to extend the services over adjacent strata lots after titles have been created.*

The motion was put and carried

10. Policy items for discussion / decision

11. Confidential items

11.2 City of Joondalup Local Planning Scheme No. 3 - For Final Approval

Ms Adair declared a perceived impartiality interest on this item and did not vote.

THIS ITEM IS CONFIDENTIAL

11.3 Shire of Murray Local Planning Scheme No. 4, Amendment No. 300 - for Final Determination

Ms Adair declared a discussion with Mr Perignon relating to the Shire of Murray Local Planning Scheme No. 4, Amendment No. 300. Members agreed that Ms Adair is permitted to participate in discussion and voting, as the interaction is unlikely to influence Ms Adair's conduct in relation to this matter.

THIS ITEM IS CONFIDENTIAL

11.5 Lot 1453 Burrendah Boulevard, Willetton - Proposed Survey Strata Subdivision to Create Two Residential Lots

THIS ITEM IS CONFIDENTIAL

11.6 Lot 81 Cheriton Road, Ginginup - Section 31 of the State Administrative Tribunal Act 2004: Reconsideration of its Decision in Light of the Revised Subdivision Plan, to Create 313 Rural Living Lots

THIS ITEM IS CONFIDENTIAL

Mr Glickman left the meeting at 12:15 pm and did not return.

12. Reports for noting

Nil.

13. Stakeholder engagement and site visits

14. WAPC Secretary update

15. Urgent or other business

Nil.


16. Items for consideration at a future meeting

17. Meeting closure

The next ordinary meeting is scheduled for 9:30 am on Tuesday, 27 March 2018.

There being no further business before the Committee, the Presiding Member thanked members for their attendance and declared the meeting closed at 12:19pm.



CHAIRPERSON

DATE