



Statutory Planning Committee

Minutes

Meeting No. 7629
Tuesday, 4 February, 2020

- Members:**
- David Caddy - Chairman WAPC
 - Megan Adair - WAPC Appointee
 - Paddi Creevey - Nominee of the Regional Minister
 - Vaughan Davies – Nominee of the Director General, Department of Planning, Lands and Heritage
 - Kym Davis - Community Representative
 - Lino Iacomella - WAPC Appointee
 - Leonard Kosova - Local Government Representative
 - Nina Lyhne - WAPC Appointee
 - Marion Thompson - Professions Representative
 - Ross Thornton - WAPC Appointee
- Others present:**
- Jason Bouwhuis – Senior Planning Officer, Metro South
 - Garreth Chivell – Planning Manager, Schemes and Amendments
 - Michael Daymond – Manager, Special Projects, Commission Business
 - Katie Dowling – Commission Support Officer
 - Leah Elliot – Senior Planning Officer, Metro South
 - Sam Fagan – Manager, Commission Business
 - Scott Haine – Principal Planning Officer, Metro South and Peel
 - Brooke Hognell – Planning Officer, Regional South
 - Georgina Lockhart – Administration Officer, Commission Support
 - Cale Luxton – Senior Planning Officer, Metro South
 - Damien Martin – A/Assistant Director General – Strategy and Engagement
 - Michelle Matthewman – Commission Support Officer
 - Cath Meaghan – Planning Director, Regional South
 - Rohan Miller – Planning Director, Schemes and Amendments
 - Lisa Powell – A/Planning Director, Strategy and Engagement
 - Ryan Shaw – Principal Planning Officer, Planning Appeals
 - Jacquie Stone – Director Policy, Strategy and Engagement

1. Declaration of opening

The Chairman declared the meeting open at 9:31am, acknowledged the Whadjuk people of the Noongar nation as the traditional owners and custodians of the land on which the meeting is taking place and welcomed members.

2. Apologies

Nil.

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

Ms Megan Adair made an application for leave of absence from the Statutory Planning Committee on 24 March 2020 to 29 March 2020.

4. Disclosure of interests

Mr Kosova declared an Impartiality Interest on Item 8.5 - Operational Policy 1.1: Subdivision of Land - General Principals - Final Approval. Mr Kosova stated the City of Stirling and Satterley are both clients of his private consultancy LK Advisory. Mr Kosova stated both City of Stirling and Satterley lodged Submissions on the draft Operational Policy 1.1. Members agreed Mr Kosova is permitted to be present during the discussion/and or decision making procedure on the item as this is unlikely to influence Mr Kosova's conduct in relation to the matter.

The Chairman advised the Committee that he had met with the following;

1. All the proponents on Anketell North in recent months, and
2. That the Statutory Planning Committee attended a site visit to the Gravity Discovery Centre on Wednesday, 29 January 2020, and had met with the proponent for the Dark Sky and Astrotourism.

5. Declaration of due consideration

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

6. Minutes

6.1 Confirmation of minutes - Meeting No. 7628 on Tuesday, 21 January 2020

A motion was moved to amend the minutes from the Statutory Planning Committee meeting held on Tuesday, 21 January 2020 as follows:

1. An administrative correction to the wording of Item 8.3 Local Structure Plan Proposal - Mount Helena that words "remains unresolved" are inserted after point 1(f) *"Resolution of mechanisms for the acquisition of public open space on lots 28, 29 and 30 remain unresolved"*.

Moved by Ms Thompson

Seconded by Mr Kosova

That the Statutory Planning Committee resolves to amend the minutes for agenda Item No. 8.3 Local Structure Plan Proposal - Mount Helena as follows:

1. *An administrative correction to wording of Item 8.3 Local Structure Plan Proposal - Mount Helena that words "remains unresolved" are inserted after point 1(f) "Resolution of mechanisms for the*

acquisition of public open space on lots 28, 29 and 30 remain unresolved".

2. *That the minutes of the Statutory Planning Committee meeting held on Tuesday, 21 January 2020 as amended, be confirmed as a true and correct record of the proceedings.*

The motion was put and carried

7. Deputations and presentations

7.1 Water Sewerage and Drainage Reserve (Decommissioned Pump Station) - Protective Resin Coatings and Blasting on Public Purpose (Item 8.1)

Presenters: Kim Boschman and Craig Thomas - Australian Resin Coatings Pty Ltd

Mr Boschman and Mr Thomas presented to the Statutory Planning Committee as the Managing Director and Owners of Australian Resin Coatings Pty Ltd. Mr Boschman stated that the development application approval was lodged in July 2019 and since the time of lodgement Australian Resin Coatings has faced significant financial issues and which has led to dismissal of staff. Mr Boschman discussed that workshops which ran out of Port Hedland and Newman have now closed due to financial pressure of awaiting a decision on the lease agreement, and the possibility of the loss of major investors.

Mr Boschman discussed that noise assessment tests had been passed and that he and Mr Thomas personally knocked on doors of homes in the vicinity of the decommissioned pump station and were assured by neighbours that there were no significant noise levels. Mr Boschman stated since they took on the lease with the Water Corporation they have installed security, and vandalism has ceased on the property.

Mr Thomas discussed his \$700,000 investment in the company. Mr Thomas stated that funds have already been spent replacing flooring, installing security, lighting and general maintenance. Mr Thomas discussed the loss on major investors and a \$1.1 million loss in business from Rio Tinto.

Mr Thomas discussed the possibility of granting a temporary lease, to give the company time to get back on their feet, or find an alternative location. Mr Thomas highlighted the importance of having the business up and running and not face losing contracts and bankruptcy.

Members queried the frequency of blasting taking place on site and inside the building. It was stated that most of the blasting in preparation work would occur between 7am and 9am. Mr Boschman stated that for the remainder of the working day noise levels are at talking level. Mr Boschman stated that machinery had been running and when doing so they spoke to neighbours who reported that they could not hear anything.

Mr Boschman stated that blasting occurs in a concrete tank, two floors below ground level, that the building is 460 square metres, double brick

with wood panels. Members queried the delivery of material, and storage of equipment. It was stated that the truck is able to reverse directly into the building, offload and re-load. That minimal equipment, being a mobile spray unit, is stored outside of the building itself.

Members queried if the Water Corporation was still involved in the site and it was stated that the Water Corporation attends the site every two days for security purposes. Members queried how the lease came to be. It was stated that it the lease was advertised on the internet for \$45,000 a year. That they were given thirty days for council approval, which was given after a noise assessment was completed.

7.2 City of Wanneroo - District Planning Scheme No. 2, Amendment No. 170 - For Final Approval (Item 9.3)

Presenters: Mark Szabo - Burgess Design Group

Mr Szabo presented to the Statutory Planning Committee representing Burgess Design Group, and thanked the Committee for the opportunity to provide some background regarding allowing ongoing use of Lot 31 Rousset Road, Jandabup for a storage yard. Mr Szabo stated the site has been operating as a storage yard for five years and that the use of the lot has had no objections from neighbours over this time. Mr Szabo stated the site sits directly opposite a large mushroom farm, does not generate traffic, and the site is well screened from the road. Mr Szabo stated the lot was previously a market garden and nursery and following the loss of the water licence it was not able to be used for other rural, so the owner began parking caravans on the lot.

Mr Szabo stated there are over two hundred caravans on the site. Mr Szabo discussed how accommodating caravans is becoming more difficult due to size of urban lots and costs associated with formal storage units. Mr Szabo discussed how the City of Wanneroo is supportive of the continued storage on Lot 31 and that Rangers often direct caravan owners to store their caravan on the lot.

Mr Szabo discussed that Mr Shipman, the owner of the site, has a possible contract with a major developer to sell the lot in 2023. That the City of Wanneroo is aware of this timeframe and has asked their officers to find another site for the storage of caravans. Mr Szabo stated that in 5 years of operating the storage yard Mr Shipman has only received one complaint, this being from a competitor who has 17 caravans stored on their land. Mr Szabo discussed that the planning system does not allow for low cost storage areas, as land is too expensive. The storage of caravan requires larger movement areas.

Mr Szabo discussed that the caravans are rarely moved from site and this is a low impact use and provides a community benefit.

Members queried the expiry date of the subject land as gazetted under the MRS for the sale at 2023, it was noted that the agreement would allow for extension of zoning if the zoning under the MRS is not achieved before this date. Members queried if any further development approvals were required. It was noted that the land use would continue as is and that no development approval would be required. Members

noted that the site is not sealed and were informed that as there is limited movement on the site, the limestone does not create dust. Members queried how many persons visit the site each day, it was noted approximately five people visit the site daily to remove things from the caravans or holiday preparation. It was also noted that Mr Shipman and his wife live on the site.

7.3 Anketell North - Local Structure Plan - Amendments 4 and 5 - For Final Approval (Item 8.3)

Presenters: Justin Page - Element and Warren Spencer - Terranovis

Mr Page presented to the Statutory Planning Committee representing Element with Mr Spencer representing Terranovis. Mr Page thanked the Committee for the opportunity to speak in support of Amendment No. 5 and rejection of Amendment No. 4. Mr Page discussed the current approved central location of the public open space being a centre piece for the community, with sporting fields surrounded by dwellings. Mr Page stated that a Western Power easement corridor is restricted in terms of open space.

Mr Page discussed that an entry statement reinforces a sense of place, rather than pushing public open space to the north-east corner of the subject land, which will not serve Anketell South residents. Mr Page discussed that Amendment No. 5 area is mostly approved under the Structure Plan. Mr Page discussed that a small area to the north east corner was currently subject to a noise assessment, which has now been completed. Mr Page discussed how this updated acoustic report further demonstrates and addresses concerns raised by the Department of Water and Environmental Regulation.

Mr Page discussed that Amendment No. 5 has a more efficient design outcome, rather than the original local structure plan which had small amounts of public open space with a laneway corridor. Mr Page discussed that the removal of the laneway would provide more efficiency, and that Western Power had approval to do so.

Mr Page remarked that they are supportive of the modified plan and discussed how the proposed structure plan pushes down the public open space, with retained central location and maintains the Treeby Road alignment, which is similar to DCA 4. Mr Page discussed the workable earthworks required and the gradient which is not dissimilar to Wandie Fields further north of the Structure Plan.

7.4 Anketell North - Local Structure Plan - Amendments 4 and 5 - For Final Approval (Item 8.3)

Presenters: Warwick Carter, Gary Williams and Barbara Powell - City of Kwinana

Mr Carter presented to the Statutory Planning Committee with Ms Powell the Director of City Engagement and Mr Williams a senior planner representing the City of Kwinana. Mr Carter discussed the City's task of assessing two structure plan amendments that were

lodged concurrently which are both similar yet conflicting. Mr Carter discussed that the City is not in favour of the officer recommendation and requests that the structure plan outlined in Amendment No. 4 be approved.

Mr Carter stated the original structure plan was approved in December 2015, following amendment processes showed shortcomings in the original design and when considered in the third dimension was far from practical. Mr Carter discussed that both the current and officer recommended plans propose large open space at the highest point of the structure plan area and this requires significant earth works, retaining and presents drainage issues. Mr Carter stated that one hundred percent of costs would be met by the developers and the site does not warrant expensive developer contribution plans. Mr Carter discussed that the topography is suited to residential outcomes relating to engineering, economics and aesthetics.

Mr Carter discussed that the proposal in Amendment No. 4 by Taylor Burrell Barnett provides for co-location of the proposed active open space, in a location central to both Wandi and Anketell. Mr Carter discussed the Development Control Policy 2.3 (3.5.3) which comments on desirability of collocating facilities with public open space and that the structure plan design allows functional plan and a superior outcome. Mr Carter stated that Amendment No. 5 would remove prominent trees and supply a playing field with a smaller radius.

Mr Carter discussed the set back of Anketell Road, and acknowledged that recommended outcomes provide greater separation. Mr Carter recommended the more conservative approach proposed in Amendment No. 4.

Mr Carter discussed the site configuration and growth of WA regarding the Westport planning processes and if a new port were to be sited in Kwinana it would rely on uninhibited east west freight connectivity. Mr Carter addressed concerns regarding road connectivity and suggested that without proper planning that Anketell Road could become akin to Leah Highway and now is the time to address this.

Mr Carter discussed that the officers report made no reference to Westport, or the request to implement a planning control area over this alignment to ensure that conflicted outcomes are properly considered. Mr Carter discussed the need for planning to be flexible, to engage with developers and work to amend past designs.

Mr Carter stated that the City does not support the officer recommendation and requested the Committee instead support Amendment No. 4, or defer the consideration of the Amendment until such a time that all planning considerations are adequately addressed.

Members queried what was located on Lot 9002 in the north west corner of the structure plan. It was noted that it was not a part of this structure plan and the original proposal sought to put housing alignment in the north west, with setback and non-residential frontage

but it was removed from the structure plan to ensure well developed planning.

7.5 Anketell North - Local Structure Plan - Amendments 4 and 5 - For Final Approval (Item 8.3)

Presenters: Rachel Chapman - TBB representing Landowners of Lots 36, 37, 38 and 39 Treeby Road in addition to Lots 31 and 32 Treeby Road, Jarrod Rendell - Acumen Development Solutions and Chris Bitmead - TABEC.

Ms Chapman presented to the Statutory Planning Committee representing Taylor Burrell Barnett, with Mr Rendell from Acumen Development Solutions and Mr Bitmead from TABEC. Ms Chapman was also joined by landowners Ms D'Orsogna and Mr Wong of Lot 39 Treeby Road. Ms Chapman presented on behalf of RPoint Land, Sanpoint and the owners of Lots 31, 32, 36, 37, 38 and 39 Treeby Road, Anketell. Ms Chapman stated the presentation will be an opportunity to provide an overview of the history, purpose and key considerations of Amendment No. 4 and to discuss fatal flaws with Amendment No. 5.

Mr Rendell provided a detailed background of the site, stating that a detailed development application was undertaken in mid-2018 to commence subdivision. Mr Rendell stated that consultation highlighted issues with constraints on clients' land and issues for delivering housing lots. He outlined that the review of the current local structure plan was not self-serving just to move public open space away from clients' land but was based on engineering and environmental planning grounds. Mr Rendell stated that the current structure plan requires realignment of Treeby Road through separate owned property and proposed playing fields on a sloping hill. Mr Rendell stated that early engagement with the City of Kwinana highlighted issues around the existing house on Lot 30 and unused land in the north east area. Mr Rendell stated that the current structure plan is unable to deliver urban outcomes and does not account for the powerlines.

Mr Rendell discussed that the City of Kwinana undertook comprehensive structure planning in September 2018 with a consultant team, with strong engagement from landowners over a period of six months. Mr Rendell stated the Amendment was advertised in February and May 2019.

Ms Chapman discussed that Amendment No. 4 addresses flaws in the preparation and approval of the original structure plan, being the ability to deliver sporting fields due to site constraints and realignment of Treeby Road due to an existing dwelling.

Ms Chapman stated that Amendment No. 5 represents an ad hoc proposal which not consistent with orderly and proper planning due to single landholdings, and the ability to deliver community facilities to support residential development. Ms Chapman discussed that Amendment No. 5 lacks comprehensive reporting to support the

proposal and that Amendment No. 4 has already been substantially progressed.

Ms Chapman discussed that implementation of playing fields and highlighted that the realignment of Treeby Road in the Department's proposed structure plan would be difficult due to the fragmented ownership of land. That the extent of development of land would be limited in the short-term to lots fronting Anketell Road. Ms Chapman discussed that the proposed realignment of Treeby Road is not covered in the Development Contribution Plan.

Ms Chapman discussed that options were investigated and explored regarding the playing fields, that the north east corner adjacent to Anketell Road was the most appropriate location and was supported by the City. That this location reduces earthworks and represents a strong presence and visual impact for long term development, whilst retaining existing trees located on Lot 36.

Ms Chapman stated the playing field location in their proposal is predominately cleared for market gardens. That the cost of construction will be significantly reduced due to the natural topography. Ms Chapman compared the costs of both the proposed structure plan in regard to earthworks and soil fill. Ms Chapman discussed that the proposed location of the playing field would provide a physical barrier between housing and Anketell Road without the need for noise barriers.

Ms Chapman discussed that in accordance with Liveable Neighbourhoods best practice recommends neighbourhood parks and facilities should be located between, or closer to the edge of development to ensure suitable access and minimise traffic through urban areas.

Ms Chapman stated that the Amendment sought to have density ranges across the structure plan to provide flexibility and respond to market demand. Ms Chapman stated that density codes were revised in November 2019.

Ms Chapman discussed the access from Anketell Road and Lyon Road and acknowledged further investigation and negotiation with Main Roads WA and the Department of Planning, Lands and Heritage will be required to ensure appropriate access. Ms Chapman highlighted that they do not accept that a fourth leg to the proposed roundabout cannot be accommodated.

Ms Chapman asked that the Committee defer the decision on both Amendment No. 4 and No. 5 due to the live State Administrative Tribunal review based on the deemed refusal. Ms Chapman stated that the Amendments are entirely exclusive and should be dealt with together.

Members queried if decision was deferred on both Amendments how do they see them been dealt with together. It was stated that the most logical would be through mediated SAT process with all parties. Members queried the long process through appeals and it was stated

the proponents do now wish to start the entire structure plan process again but rather reach mutual resolution of orderly and proper planning.

The meeting was adjourned at 10:45am.

The meeting was resumed at 10:55am with all members present.

ITEMS FOR DECISION

8.2 City of Gosnells - Southern River Precinct 5 - Proposed Amendment to Structure Plan

Moved by Ms Adair

Seconded by Ms Creevey

That the Statutory Planning Committee resolves to refuse to approve the proposed modification to Southern River Precinct 5 structure plan which seeks to identify motor vehicle repair as an additional permissible use for the following reasons:

- 1. the proposed structure plan modifications are in conflict with the zoning table of local planning scheme No.6 which identifies motor vehicle repair as an X (prohibited) landuse in the residential development zone;*
- 2. the structure plan modification would not overcome the constraint that exists within the current zoning table as it relates to the motor vehicle repair landuse and would therefore be contrary to proper and orderly planning;*
- 3. an additional permitted landuse is more appropriately set out in a local planning scheme rather than in a local structure plan.*
- 4. the City's proposed new local planning scheme has advanced to the point where it will soon be advertised for public comment. As a result, it is not considered practical for an amendment to the current local planning scheme to be initiated to reflect the intended change in landuse permissibility, as the new scheme may come into effect prior to an amendment to the current local planning scheme reaching a conclusion.*

The motion was put and carried

8.4 Shire of Denmark - Reconsideration of Subdivision Refusal - Lot 14 Glenrowan Road, Scotsdale

Moved by Ms Adair

Seconded by Ms Creevey

That the Statutory Planning Committee resolves to refuse the application for reconsideration for the following reasons:

- 1. The proposed subdivision is contrary to the objectives of State Planning Policy 2.5 - Rural Planning in that:*
 - The proposal would result in ad-hoc fragmentation of rural land;*

- *The proposal would result in a potential increase in land use conflict, by way of the introduction of a lot used predominantly for residential land uses into a locality used predominantly for rural uses; and*
 - *The proposal is not capable of approval under the exceptional circumstances of DC 3.4.*
2. *The proposed subdivision does not satisfy the criteria under section 6.5 of Development Control Policy 3.4 - Subdivision of Rural Land (DC3.4) in relation to the conservation of biodiversity and natural heritage as:*
- *The proposed conservation lot does not meet the minimum of 85 percent coverage with vegetation of high environmental value;*
 - *Revegetation of degraded land is not provided for within policy provisions; and*
 - *Bushfire risk cannot be managed in accordance with WAPC guidelines without resulting in loss of conservation values.*
3. *The proposal is inconsistent with the Shire of Denmark Local Planning Scheme No 3 (LPS 3) and Development Control Policy 1.1 Subdivision of Land - General Principles (DC1.1) in that:*
- *It has not been demonstrated that there is sufficient area to accommodate a building envelope within proposed Lot 1 given:*
 1. *the required minimum front and side boundary setbacks in LPS 3,*
 2. *the presence of an existing dam, and*
 3. *the required setbacks for bushfire planning asset protection zone/bushfire hazard separation zone; and*
4. *The proposed subdivision is contrary to State Planning Policy 3.7 - Planning in Bushfire Prone Areas in that:*
- *the battleaxe access route within proposed Lot 2 will require clearing of vegetation thereby adversely affecting the conservation values of the existing vegetation, and*
 - *The proposal would intensify residential development in an area of high bushfire risk.*

The motion was put and carried

8.5 Operational Policy 1.1: Subdivision of Land - General Principles – Final Approval

Moved by Ms Adair

Seconded by Ms Creevey

That the Statutory Planning Committee resolves to:

1. *Approve for publication Operational Policy 1.1: Subdivision of Land - General Principles as amended (Attachment 1);*
2. *Note the Schedule of Submissions. Draft Development Control Policy 1.1: Subdivision of Land - General Principles (Attachment 2) and*
3. *Approve the renaming of all 'Development Control Policies' to 'Operational Policies'.*

The motion was put and carried

9.2 City of Bayswater - Town Planning Scheme No. 24 – Amendment No. 84 – For Final Approval

THIS ITEM IS CONFIDENTIAL

8.1 Water Sewerage and Drainage Reserve (Decommissioned Pump Station) - Protective Resin Coatings and Blasting on Public Purpose

Members discussed the financial hardships faced by the Australian Resin Coating Pty Ltd and the inconsistent use of the Water Sewerage and Drainage under the Metropolitan Region Scheme. Members discussed the concerns noted in the reasons for refusal, being misalignment with MRS reserve and noise level complaints. It was stated that noise assessments were conducted and paid for by the Water Corporation and there was delay in providing current noise assessment. Members discussed an administrative change to the resolution to the description of blasting to change to "abrasive media blasting" to be more specific in regards to the type of blasting practices on the property.

Members discussed the nature of how the lease came to be advertised, and the complications arising from advertising MRS reserve status of the land, it was noted the Water Corporation is supportive of the lease, and the reduced ongoing costs and repairs with activating the site. It was noted the Chairman will meet with the Water Corporation in regards to future leases and MRS reserved land.

Members discussed the length of the development approval and the outcome for the proponent given a 24 month lease over a 12 month lease. It was stated 24 months would allow time to build business, and address any noise complaints that may arise during operation hours, whilst giving the proponent sufficient time to secure a different location should the need arise. Members discussed the condition that noise levels comply with the noise assessment which took place on 20 December 2019.

Members agreed to endorse an alternate recommendation to approve the application for the use of a portion of Lots 16 and 14 Mayor Road, Munster, for protective resin coating and abrasive media blasting. That the lease be limited to a maximum of 24 months. An administrative change to Condition 2 to specify the type of blasting, being, "*abrasive media blasting*". With an additional Condition 7 regarding noise

assessment stating *"Compliance with the noise assessment dated 20 December 2019 undertaken by Marshall Day Acoustics to the satisfaction of the Western Australian Planning Commission"*

Moved by Ms Creevey
Seconded by Ms Lyhne

That the Statutory Planning Committee resolves to approve the application for the use of a portion of Lots 16 and 14 Mayor Road, Munster as per the plans dated 1 October 2019 for the application or resin coatings and abrasive media blasting, subject to the following conditions:

Conditions

- 1. Development approval is limited to 24 months from the date of this approval;*
- 2. All abrasive media blasting is restricted to the bottom of the underground concrete casing;*
- 3. All works are to occur inside the pump station with all openings properly closed;*
- 4. The compressor to be relocated indoors before commencing development;*
- 5. Upgrading of the crossover and beginning of the driveway with asphalt before commencing development;*
- 6. Hours of operation to be limited to 7am to 7pm Monday to Saturday, excluding Sundays and public holidays;*
- 7. Compliance with the Noise Assessment dated 20 December 2019 undertaken by Marshall Day Acoustics to the satisfaction of the Western Australian Planning Commission.*

Advice

- 1. In regard to Condition 1, the applicant should reapply by November 2021 (to the City of Cockburn that will subsequently be forwarded to the Western Australian Planning Commission) to consider extending the period of approval.*

The motion was put and carried

8.3 Anketell North - Local Structure Plan - Amendments 4 and 5 - For Final Approval

Members discussed the proposals provisions for setback in accordance with existing road reservation, which complies with requirements for planning and Westport. Members remarked that relocation of public open space to the north east of the structure plan would give rise to residential subdivision of the area. It was noted that engineering provided is focused on public open space and not residential in the current structure plan.

Members discussed the constraints of the distribution of open space, the buffers and vegetation to the south and living park to the west. That concerns that both the City and Amendment No. 4 focus on this open space as part of a larger catchment, but that this open space is only fifty percent of the location. Members discussed the gradient issues of the proposed playing fields.

Members queried the existing structure plan, in particular the road and rail configurations and public open space. Although Amendment No. 4 addresses noise levels, the Amendment does not deal with distribution in the same way the original structure plan has done. The amendment leaves the south east deficient of open space and sporting facilities.

Members discussed the scope to increase public open space in the south west corner and it was stated that the open space is over ten percent. It was stated the proposed primary school would also have an oval.

Members discussed having a comparative narrative in regard to development costs and that there is a fall across major public open space. That the public space is for the community, not the wider catchment. That further considerations were required regarding the implications of future road noise (SPP 5.4).

Members moved to defer the item to further investigate development costs over the current structure plan, and consideration of the impact of road noise in the future.

Moved by Mr Caddy

Seconded by Mr Thornton

That the Statutory Planning Committee resolves to defer the item relating to Anketell North - Local Structure Plan - Amendments 4 and 5 - For Final Approval, to further investigate development costs and consideration of the implications of road noise as identified in SPP 5.4.

The motion was put and carried

9.1 Dark Sky and Astrotourism - Position Statement - Consent to Advertise

THIS ITEM IS CONFIDENTIAL

Mr Davies left the meeting at 11:33am and did not return.

9.3 City of Wanneroo - District Planning Scheme No. 2, Amendment No. 170 – For Final Approval

THIS ITEM IS CONFIDENTIAL

9.4 Local Structure Plan No. 9 - Lot 660 La Perouse Road, Goode Beach (Albany)

THIS ITEM IS CONFIDENTIAL

Ms Adair left the meeting at 12:02pm and did not return.

10. Reports for noting

Nil.

11. Stakeholder engagement and site visits

Nil.

12. Urgent or other business

Nil.

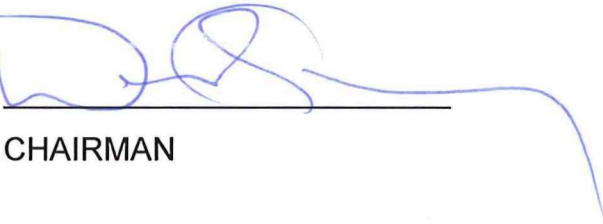
13. Items for consideration at a future meeting

Nil.

14. Meeting closure

The next ordinary meeting is scheduled for 9:30am on Tuesday, 18 February 2020.

There being no further business before the Committee, the Chairman thanked members for their attendance and declared the meeting closed at 12:10am.



CHAIRMAN

06.03.20

DATE