



## **Statutory Planning Committee**

### **Minutes**

Meeting No. 7684  
Tuesday, 2 August, 2022

- Members:** David Caddy - Chairman WAPC  
Kym Davis - Community Representative  
Lino Iacomella - WAPC Appointee  
Nina Lyhne - WAPC Appointee  
Marion Thompson - Professions Representative  
Ross Thornton - WAPC Appointee
- Apologies:** Vaughan Davies - Nominee of the Director General,  
Department of Planning, Lands and Heritage  
Leonard Kosova - Local Government Representative
- Members on Leave of Absence:** Lynne Craigie - Nominee of the Regional Minister
- Others present:** Joseph Armanasco - Planning Officer, Schemes and  
Amendments  
Shau Chong - Principal Planning Officer, Schemes and  
Amendments  
Michael Daymond - Strategic Advisor WAPC  
Michelle King - Senior Commission Support Officer  
Rohan Miller - Planning Director, Schemes, Amendments and  
Administration  
Irene Obales - Commission Support Officer  
Alyce Parker - A/Senior Planning Officer, Schemes and  
Amendments  
Phillida Rodic - Planning Director, Reform Projects, Reform  
Delivery  
Ernest Samec - Senior Legal officer, Legal Services  
David Saunders - Assistant Director General, Land Use  
Planning

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#### **1. Declaration of opening**

The Chairman declared the meeting open at 9:30 am, acknowledged the peoples of the Noongar nation as the traditional owners and custodians of the land on which the meeting is taking place and welcomed members and acknowledged all members were attending the meeting via Zoom video conference. The Chairman paid respect to elders past and present, and extended solidarity and hope for a just and dignified future for us all.

**2. Apologies**

Vaughan Davies - Nominee of the Director General, Department of Planning, Lands and Heritage

Len Kosova - Local Government Representative

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

Lynne Craigie - Nominee of the Regional Minister

Ms Davis advised that she will require a leave of absence for 13 September 2022.

**4. Disclosure of interests**

Nil.

**5. Declaration of due consideration**

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

**6. Minutes**

**6.1 Confirmation of minutes - Meeting No. 7683 on Tuesday, 19 July 2022**

**Moved by Ms Thompson**  
**Seconded by Mr Iacomella**

*That the minutes of the Statutory Planning Committee meeting held on Tuesday, 19 July 2022, be confirmed as a true and correct record of the proceedings.*

**The motion was put and carried**

**7. Deputations and presentations**

**7.1 City of Wanneroo District Planning Scheme No. 2, Amendment No. 194 – for Final Determination (TPS/2792) (Item 9.2)**

**Presenter: Candice Halleen – CDP Town Planning and Urban Design**

Ms Halleen made a presentation to the Committee on behalf of the landowner in support of the City of Wanneroo District Planning Scheme No. 2, Amendment No. 194. Ms Halleen outlined that the amendment is to introduce the 'car park' land use with 'discretionary permissibility'

for the subject property and stated that there is significant increase for demand for caravan storage at this location.

Ms Halleen informed members that the subject property is zoned Rural under the North-West Sub-Regional Planning Framework and expressed that the proposed land use is appropriate for the land as it does not compromise agricultural land. Ms Halleen stated that the proximity of the subject property to urban areas makes it ideal for the proposed land use and that the proposal will not impact on any environmental assets. Ms Halleen added that the proposal is consistent with the objectives of State Planning Policy 2.5 - Rural Planning (SPP 2.5).

Ms Halleen answered a question from members regarding the number of caravans currently stored on the property and stated that there are approximately 90 vehicles on the property. Ms Halleen also answered a question from members regarding mitigation against fire if it comes to the property and stated that the landowner and the City of Wanneroo agreed on an exemption for a Bushfire Management Plan (BMP), but will ensure that there will be some bushfire mitigation in place if the amendment is supported.

## **7.2 City of Wanneroo District Planning Scheme No. 2, Amendment No. 198 – for Final Determination (TPS/2791) (Item 9.3)**

**Presenters: Murray Casselton – element and Emily Greenwood – element**

Mr Casselton and Ms Greenwood made a presentation to the Committee on behalf of the landowners in support of the City of Wanneroo District Planning Scheme No. 2, Amendment No. 198. Mr Casselton outlined that the amendment seeks the introduction of an additional use on the subject site to allow planning approval for an existing caravan use yard. Mr Casselton stated that the amendment is consistent with the North-West Sub-Regional Planning Framework and that the proposed use will cease when the area urbanises.

Mr Casselton discussed the increase in demand for caravan storage and that many of the users of the facility are unable to store caravans at their own homes due to smaller lot sizes, with limited verge and on street parking availability.

Mr Casselton informed members that the proposed amendment has been assessed against the objectives of State Planning Policy 2.5 - Rural Planning (SPP 2.5) and stated that it will not contravene the purpose of the policy. Mr Casselton added that it has little impact on existing environment and that they have no intention to expand on what is already existing.

Mr Casselton discussed the amendment's consistency with the East Wanneroo District Structure Plan and stated that the early consultation



with the Department of Planning, Lands and Heritage in March 2021 also concluded that it is unlikely to compromise the future transition of the land from rural to urban. Mr Casselton expressed that it is important that this use remains to cater the needs of the community.

Mr Casselton answered a question from members confirming that there will be no expansion on the site but stated that there will be improvements to visual and acoustic amenity. Mr Casselton also answered a question from members regarding the number of vehicles stored at the site and stated that about 60 vehicles are stored at the site.

Mr Casselton addressed concerns raised by members that the proposed use can prejudice a future plan for the subject site and stated that as soon as the MRS amendment is finalised when the land is zoned urban, the users know that the use of the land to store their caravan will cease.

### **7.3 City of Wanneroo District Planning Scheme No. 2, Amendment No. 199 – for Final Determination (TPS/2784) (Item 9.4)**

**Presenters: Greg Bowering – City of Wanneroo and Josh Coppola – City of Wanneroo**

Mr Bowering and Mr Coppola made a presentation to the Committee in support of the City of Wanneroo District Planning Scheme No. 2, Amendment No. 199. Mr Bowering discussed the current issues and constraints faced by the City in relation to reduced lot sizes and site setbacks and stated that caravan owners cannot store their vehicles on their properties.

Mr Bowering expressed that the current zoning of the land does not generate employment and does not contribute to the objectives of the industrial zone. Mr Bowering stated that the City's alternative is to initiate the amendment to address these issues. Mr Bowering added that a considered approach for an 'A' use is compatible.

Mr Bowering answered a question from members on how advanced the City is in providing guidance to the community in regards to the amendment and explained that the City is currently working on its housing and planning strategies. Mr Bowering added that the City has water restrictions and that the users could also be restricted to future urbanisation of the area. Mr Bowering expressed that the amendment is to address the current problem in a light touch response and does not significantly impact the use of the rural property.

Mr Bowering answered another question from members on what action the City would take in the event the amendment is not approved and he stated that the City had made the users fully aware that operation will stop if the amendment is unsuccessful.

**7.4 City of Vincent – Report of Review (Item 8.1) (TPS/2875)**

**Written Deputation:**

**Kate Miller – City of Vincent**

Members noted the written submission on Item 8.1 - City of Vincent - Report of Review.

**ITEMS FOR DECISION**

The Chairman declared a break at 10:26 am.

The meeting resumed at 10:32 am with all members present.

**8.1 City of Vincent – Report of Review (TPS/2875)**

**Moved by Ms Davis**

**Seconded by Ms Lyhne**

*That the Statutory Planning Committee resolves to:*

- 1. Support the intent and approach within the City of Vincent Report of Review 2022 document to review and update its local planning scheme and strategy, however, disagrees with the City's recommendations within its Report of Review, noting that the recommendations conflict with required actions identified within the Report of Review;*
- 2. Notify the City that, having considered the Report of Review, that the WAPC has determined that;*
  - a. The City of Vincent Local Planning Scheme should be amended to address actions identified in Part 7 of the Report of Review;*
  - b. The City of Vincent Local Planning Strategy should be amended to address the matters identified in the Report of Review and demonstrate;*
    - i. Alignment with the State Planning Framework including the Central Sub-Regional Planning Framework, relevant State Planning Policies;*
    - ii. Analysis on dwelling targets to demonstrate that the City can achieve the requirements set out in the Framework;*
    - iii. Inclusion of key gap analysis outcomes and recommendations for public open space, including any arrangements for cash-in-lieu contributions; and*

- iv. *Due regard should be given to the approach and template under the Local Planning Strategy Guidelines. Given that the City is not preparing a new local planning strategy there will be some flexibility applied in terms of the layout and principles of the document provided the necessary information is provided within the revised strategy.*
    - c. *Subject to completion of the above actions, and the matters identified in the Report of Review, the City's Local Planning Scheme and Local Planning Strategy is satisfactory.*
  - 3. *Advises the City that it is encouraged to continue working with DPLH officers in its review to the local planning framework as outlined in the Report of Review.*

**The motion was put and carried**

**9.6 City of Gosnells - Town Planning Scheme No. 6, Amendment No. 178 (TPS/2657)**

**THIS ITEM IS CONFIDENTIAL**

**9.1 City of Melville Local Planning Scheme No. 6 - Amendment No. 12 (TPS/2846)**

**THIS ITEM IS CONFIDENTIAL**

**9.2 City of Wanneroo District Planning Scheme No. 2 – Amendment No. 194 – For Final Determination (TPS/2792)**

**THIS ITEM IS CONFIDENTIAL**

**9.3 City of Wanneroo District Planning Scheme No.2 – Amendment No.198 – For Final Determination (TPS/2791)**

**THIS ITEM IS CONFIDENTIAL**

**9.4 City of Wanneroo District Planning Scheme No. 2, Amendment No. 199 – for Final Determination (TPS/2784)**

**THIS ITEM IS CONFIDENTIAL**

**9.5 City of Belmont Town Planning Scheme No. 15, Amendment No. 19 (TPS/2860)**

**THIS ITEM IS CONFIDENTIAL**



**10. Section 31 Items**

Nil.

**11. Reports for noting**

Nil.

**12. Stakeholder engagement and site visits**

Nil.

**13. Urgent or other business**

Nil.

**Mr Caddy left the meeting at 10:51am.**

**Mr Caddy returned to the meeting at 10:52 am.**

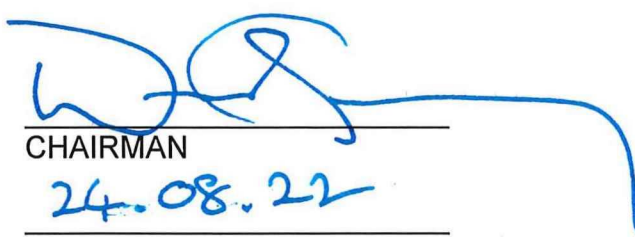
**14. Items for consideration at a future meeting**

Nil.

**15. Meeting closure**

The next ordinary meeting is scheduled for 9:30 am on Tuesday, 16 August 2022.

There being no further business before the Committee, the Chairman thanked members for their attendance and declared the meeting closed at 10:53 am.

  
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CHAIRMAN  
24.08.22  
\_\_\_\_\_  
DATE