



Western Australian Planning Commission

Minutes

Meeting No. 291

Wednesday, 17 June, 2020

Members: David Caddy - Chairman WAPC

Jane Bennett - Professions Representative

Helen Brookes - Coastal Planning and Management Representative

Fred Chaney - Professions Representative

Emma Cole - Metropolitan Local Government Representative

Paddi Creevey - Nominee of the Regional Minister

Veronica Fleay - Local government representative – non-metropolitan

Belinda Moharich - Deputy Chairperson WAPC

Clinton Wolf - Community Representative

Richard Sellers - Director General, Department of Jobs, Tourism, Science and Innovation

Apologies: Ralph Addis - Director General, Department of Primary Industries and Regional Development (Associate member)

Michelle Andrews - Director General, Department of Communities

Gail McGowan - Director General, Department of Planning, Lands and Heritage

Mike Rowe - Director General, Department of Water and Environmental Regulation

Peter Woronzow - Director General, Department of Transport

Observers: Richard Arrowsmith - Observer, Department of Communities

Douglas Morgan - Observer, Department of Transport

Patrick Seares - Observer, Department of Water and Environmental Regulation

Others present: Justin Abbott - Senior Planning Officer, Regional Planning Policy

Daniel Bromley - Senior Planning Officer, Strategy and Engagement

Bryce Bunny – Principal Planning Officer, Strategy and Engagement

Callum Crofton – Manager Heritage Support Services

Michael Daymond – Manager, Special Projects

Janine Egan - Principal Planning Officer, Strategy and Engagement

Philip Elliott - Principal Planning Officer, Strategy and Engagement

Sam Fagan – Manager, Commission Business

Georgina Lockhart – Commission Support Officer

Damien Martin – A/Assistant Director General – Strategy and Engagement

Odile May - Senior Policy Officer, Strategy and Engagement

Lisa Powell - A/Planning Director, Strategy & Engagement

Brett Pye - Senior Planning Officer, Land Use Planning

Michelle Sanfilippo – Team Leader, Commission Support

Sam Stokes - Manager Strategic Infrastructure, Strategy and Engagement

Jacquie Stone – Director, Policy
Mariska VanderLinde - Planning Officer, Strategy and Engagement
Loretta Van Gasselt – Planning Manager, Strategy and Engagement

1. Declaration of opening

The Chairman declared the meeting open at 9:34 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.

2. Apologies

Ralph Addis - Director General, Department of Primary Industries and Regional Development.

Michelle Andrews - Director General, Department of Communities. Richard Arrowsmith observing.

Gail McGowan - Director General. Department of Planning, Lands and Heritage.

Mike Rowe - Director General, Department of Water and Environmental Regulation. Patrick Seares observing.

Peter Woronzow - Director General, Department of Transport. Doug Morgan observing.

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

Nil.

4. Disclosure of interests

Ms Bennett declared an impartiality interest in relation to Item 8.8 - WAPC Position Statement Residential Accommodation for Ageing Persons - for final approval. Ms Bennett stated that her employer, CLE, made a submission on the position statement on behalf of a client. Members agreed Ms Bennett is permitted to be present during the discussion/and or decision-making procedure on the item as this is unlikely to influence Ms Bennett's conduct in relation to the matter.

Ms Bennett declared an impartiality interest in relation to Item 9.2 - MRS Amendment 1363/57 - Lots 15 and 18 Mason Road, Kwinana Beach. Ms Bennett stated she is the Director on the Development WA Board. Members agreed Ms Bennett is permitted to be present during the discussion/and or decision-making procedure on the item as this is unlikely to influence Ms Bennett's conduct in relation to the matter.

Ms Bennett declared an impartiality interest in relation to Item 9.4 - METRONET Planning Control Areas – Morley Ellenbrook Line. Ms Bennett stated that her employer, CLE, act for the landowners abutting the Brabham Planning Control Area. Members agreed Ms Bennett is permitted to be present during the discussion/and or decision-making procedure on the item as this is unlikely to influence Ms Bennett's conduct in relation to the matter.

Ms Brookes declared an Impartiality Interest in relation to Item 8.6 - Public Space Planning Framework Review. Ms Brookes stated that her employer,

Urbaqua, has recently been appointed by the Department of Local Government, Sport and Cultural Industries as lead consultant for an assessment of land, water and community wellbeing outcomes for Public Open Space. The project is being undertaken with support from the Department of Water and Environmental Regulation. Members agreed Ms Brookes is permitted to be present during the discussion/and or decision-making procedure on the item as this is unlikely to influence Ms Brooke's conduct in relation to the matter.

Mr Chaney declared a direct pecuniary interest in Item 9.4- METRONET Planning Control Areas – Morley Ellenbrook Line. Mr Chaney stated that he is part of a bid team preparing a submission for the Public Transport Authority. Members agreed Mr Chaney should not be present during the discussion/and or decision making on the item.

Mr Chaney declared an indirect pecuniary interest in Item 9.7 - Eaton Fair Activity Centre Plan Amendment No.1. Mr Chaney stated that his architectural practice Taylor Robinson Chaney Broderick is engaged by Primewest on the Bunbury Centrepont. Members agreed Mr Chaney should not be present during the discussion/and or decision making on the item.

5. Declaration of due consideration

All members indicated that they had received and considered the agenda items prior to the Western Australian Planning Commission meeting.

6. Minutes

6.1 Confirmation of minutes - Meeting No. 290 on Wednesday, 27 May 2020

Moved by Ms Brookes

Seconded by Ms Creevey

That the minutes of the Western Australian Planning Commission meeting held on Wednesday 27 May 2020, be confirmed as a true and correct record of the proceedings.

The motion was put and carried

7. Deputations and presentations

7.1 Draft State Planning Policy 4.2 Activity Centres (Item 8.4)

Presenter: Ben Doyle - Planning Solutions

Mr Doyle, of Planning Solutions, presented to the Western Australian Planning Commission on behalf of Metcash Limited, who Mr Doyle advised champion Australia's most successful independent retail brands, including approximately 250,000 IGA branded stores in Western Australia and nationally.

Mr Doyle advised members that Planning Solutions have been engaged in the review of State Planning Policy (SPP) 4.2 Activity Centres since the review began.

Mr Doyle informed members that independent grocery stores are facing increasing difficulties due to both competition with large retail

chains and deficiencies in current planning policy that have led to approvals for developments in local centres that are inconsistent with their scale and role within the retail hierarchy.

Mr Doyle identified three key issues with the current version of SPP 4.2, as follows:

- it fails to consider the impact and implications of future development on planned retail hierarchy on districts nearby;
- it does not differentiate the role and function of local vs neighbourhood centres, which need to be clearly and unambiguously delineated; and
- it does not acknowledge individual supermarkets scale, floor space and format, in relation to whether the supermarket is a convenience store, small line or full line service.

Members discussed the size of full line supermarkets, noting that their retail floor space is usually approximately 2500 to 3500 m².

Members discussed the difference between small line and full line supermarkets, noting that as well as floor space and format, the small line supermarkets are likely to be used by consumers for their daily needs, everyday shoppers, whereas the full line supermarkets are more likely to be used for consumers undertaking a big large weekly shop.

7.2 Midland Freight Rail Realignment - PCA renewal (Item 9.3)

Presenters: Michael Foley and Mayor Kevin Bailey - City of Swan

Mr Foley presented to the Western Australian Planning Commission representing the City of Swan.

Mr Foley advised members that the existing Midland Rail Freight Line positioning presents a significant dividing obstacle to integrated development within Midland.

Mr Foley stated that whilst the single existing grade separation of rail and vehicular traffic at Lloyd St, concurrent with the development of the new Midland Hospital, offers a degree of relief to traffic flows to the southern sector of Midland, the increased property development on the southern perspective associated with the very significant increase in vehicular traffic, is not well served.

Mr Foley informed members that freight trains can be up to 2 kilometres long, travelling at a slow speed of 25 kilometres per hour, causing a build-up of traffic waiting at gated crossovers during peak traffic periods.

Mr Foley submitted that Midland is a major regional centre and realigning the freight rail is a major goal for the City of Swan.

Mayor Bailey stated that the City of Swan is hopeful that the Western Australian Planning Commission will approve the renewal of the Planning Control Area for the Midland Freight Rail realignment.

ITEMS FOR DECISION

- 8.1 Urban Tree Canopy Dashboard (DP/16/00639)**
THIS ITEM IS CONFIDENTIAL
- 8.5 Residential Design Codes – Interim Review (Volume 1) (PLH2020P0264)**
THIS ITEM IS CONFIDENTIAL
- 8.6 Public Open Space Planning Framework Review (PLH2019P0241)**
THIS ITEM IS CONFIDENTIAL
- 8.7 Position Statement: Fibre Ready Telecommunications Infrastructure – for Final Approval (DPLH20190504)**
ITEM WITHDRAWN PRIOR TO THE MEETING
- 8.8 WAPC Position Statement Residential Accommodation for Ageing Persons - for final approval (PLH2019P0455)**
THIS ITEM IS CONFIDENTIAL
- 8.9 Amendment to Delegation 2009/02 – Powers of Officers (Department of Finance) (181577)**
THIS ITEM IS CONFIDENTIAL
- 9.2 MRS Amendment 1363/57 - Lots 15 and 18 Mason Road, Kwinana Beach (RLS/0824)**
THIS ITEM IS CONFIDENTIAL
- 9.3 Midland Freight Rail Realignment - PCA renewal (RLS/0911)**
THIS ITEM IS CONFIDENTIAL
- 9.4 METRONET Planning Control Areas – Morley Ellenbrook Line (RLS/0885)**
THIS ITEM IS CONFIDENTIAL
- 9.5 Greater Bunbury Region Scheme Amendment 0060/41 Waterloo Industrial Expansion Area (RLS/0866)**
THIS ITEM IS CONFIDENTIAL
- 9.6 Greater Bunbury Region Scheme Amendment 0059/41 Wanju Urban Expansion Area (RLS/0865)**
THIS ITEM IS CONFIDENTIAL
- 9.7 Eaton Fair Activity Centre Plan Amendment No.1 (SPN/2019M-1)**
THIS ITEM IS CONFIDENTIAL

The meeting was adjourned at 10:06 am.

The meeting was resumed at 10:20 am with all members present.

- 8.2 Guidelines and sample LPP text for Heritage Lists (H00213-19)**

THIS ITEM IS CONFIDENTIAL

- 8.3 State Planning Policy 3.2 – Draft Aboriginal Settlements Guideline (855/1/1/2P92V)**

THIS ITEM IS CONFIDENTIAL

- 8.4 Draft State Planning Policy 4.2 Activity Centres (PLH2019P0467)**

THIS ITEM IS CONFIDENTIAL

- 9.1 MRS Amendment 1358/57 - Sawyers Valley Urban Expansion Area (RLS/0699)**

THIS ITEM IS CONFIDENTIAL

- 10.1 Audit and Risk Management Committee**

THIS ITEM IS CONFIDENTIAL

- 11. Reports for noting**

Nil.

- 12. Stakeholder engagement and site visits**

Nil.

- 13. Urgent or other business**

Nil.

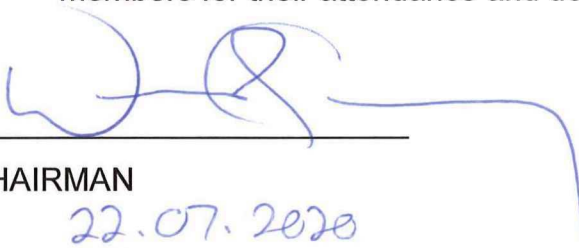
- 14. Items for consideration at a future meeting**

Nil.

- 15. Meeting closure**

The next ordinary meeting is scheduled for 9:30 am on Wednesday, 22 July 2020.

There being no further business before the Board, the Chairman thanked members for their attendance and declared the meeting closed at 11:17 am.



CHAIRMAN

22.07.2020

DATE