

Statutory Planning Committee

Notice is hereby given that the next meeting of the
Statutory Planning Committee will be held on:

**Tuesday 9 August 2011
10.00 am**

**Level 2, Room 2.39
One40 William Street
Perth**



**Tony Evans
Secretary**

Please convey apologies to Leah Carr on 6551-9052 or email
leah.carr@planning.wa.gov.au

Statutory Planning Committee

Membership:

Member	Representation – <i>Planning and Development Act 2005</i>	Term of office ends
Mr Gary Prattley	Chairperson, WAPC Section 10(1)(a) or Schedule 2 clause 4 (2)(a)	20/4/2013
Mayor Carol Adams	Local Government nominee Schedule 2 clause 4 (2)(f)	1/2/2012
Mr Ian Holloway	Urban and regional planning representative Schedule 2 clause 4 (2)(e)	1/2/2012
Ms Sue Burrows	Nominee of the Director General, Department of Planning nominee Schedule 2 clause 4 (2)(b)	Ex-officio
Cr Corinne MacRae	WAPC Nominee Schedule 2 clause 4 (2)(g)	1/2/2012
Ms Elizabeth Taylor	Community representative Schedule 2 clause 4 (2)(d)	1/2/2012
Vacant	Regional Minister nominee Schedule 2 clause 4 (2)(c) or Schedule 2 clause 4 (3)	

Quorum: Four

In accordance with the Western Australian Planning Commission (WAPC) Standing Orders 2009, 3.7 - Quorum for meetings:

- (2) A quorum for a meeting of a committee is at least 50% of the number of offices (whether vacant or not) of members of the committee.

Role:

Schedule 2(4)(4) of the *Planning and Development Act 2005*

The Statutory Planning Committee is the WAPC's regulatory decision-making body and performs such of the statutory planning functions of the WAPC under the *Planning and Development Act 2005* and Part II of the *Strata Titles Act 1985* as are delegated to the Statutory Planning Committee under section 16 and such other functions as are delegated to it under that section. These functions include approval of the subdivision of land, approval of leases and licenses, approval of strata schemes, advice to the Minister for Planning on local planning schemes and scheme amendments, and the determination of certain development applications under the Metropolitan Region Scheme.

Delegated Authority

- 2.1 Power to determine applications for approval to commence and carry out development lodged with or referred to the WAPC pursuant to the provisions of a region scheme.
- 2.2 Power to approve detailed plans requiring the subsequent approval of the WAPC as a condition of development approval pursuant to the provisions of a region scheme and power to confirm that conditions imposed by the WAPC on a development approval pursuant to the provisions of a region scheme have been complied with.
- 2.3 Power to determine whether or not proposals and the ongoing implementation of a region scheme comply with conditions (if any) applied pursuant to sections 48F and 48J of the *Environmental Protection Act 1986*.
- 2.4 Power to determine whether or not applications to commence and carry out development are of State or regional importance, or in the public interest, pursuant to any resolution of the WAPC made under a region scheme requiring such determination.
- 2.5 Power to request the Minister for Planning to approve the WAPC disregarding the advice of the Swan River Trust in whole or in part in relation to the approval of development of land within the Riverbank or Development Control Area as defined under the *Swan and Canning Rivers Management Act 2006* where the determining authority is the WAPC.
- 2.6 All functions of the WAPC as set out in -
 - (i) Sections 14(a), 14(c), 34, 97, 98, 100, 104, 105, 106, 107, 109, 110, 111, 134, 135, 136, 138, 139, 140, 142, 143, 144, 145, 147, 151, 153, 154, 157, 169, 185, 214, 215, 216 of the Act;
 - (ii) Town Planning Regulations 1967;
 - (iii) Regulations 21, 22, 24 and 27 of the Planning and Development Regulations 2009;
 - (iv) *Strata Titles Act 1985* or the provisions of a strata or survey-strata scheme;
 - (v) Strata Titles General Regulations 1996;
 - (vi) Section 52 and section 85 of the *Land Administration Act 1997*;
 - (vii) Section 40 of the *Liquor Control Act 1988*;
 - (viii) *Perry Lakes Redevelopment Act 2005*.
- 2.7 Power to determine requests for variations to plans of subdivision where WAPC approval is required pursuant to the provisions of an approved local planning scheme.
- 2.8 Power to provide comment on and grant approval to plans known generally as outline development plans, structure plans and similar plans, and to planning policies and similar documents or amendments thereto, requiring the approval or endorsement of the WAPC pursuant to the provisions of a local planning scheme.
- 2.9 Power to provide comments or advice on behalf of the WAPC to a local government or a redevelopment authority where a provision of a local planning scheme or a redevelopment scheme requires comments from the WAPC.

- 2.10 Power to execute and accept the benefit of easements in gross, covenants in gross, records on title and other instruments for dealings in land for subdivisions, strata subdivisions and developments in accordance with any applicable policy and legislation.
- 2.11 Power to make recommendations to the Minister for Planning in relation to requests from local governments to expend monies paid by subdividing land owners in lieu of setting aside free of cost to the Crown, areas of land for public open space, where such recommendations are in accordance with WAPC policy.
- 2.12 Power to determine whether or not a proposal is likely to have a significant effect on the environment pursuant to section 38(1) of the *Environmental Protection Act 1986* and to refer such proposal to the Environmental Protection Authority.
- 2.13 Power to waive or clear conditions affixed as conditions of approval.
- 2.14 Power to endorse diagrams and plans of survey and deposited plans involving the acquisition and resumption of land created pursuant to Part 11 of the Act and the *Land Administration Act 1997*.
- 2.15 Power to advise the Minister for Planning on any appeal or matter arising therefrom pursuant to Part 14 of the Act.
- 2.16 Power to defend and otherwise deal with applications for review lodged with the State Administrative Tribunal and to appeal, defend, respond and otherwise deal with any matter that may be appealed to the Supreme Court on a question of law.
- 2.17 Power to defend, respond, appeal and otherwise deal with legal proceedings.
- 2.18 Power to prepare and approve, subject to the prior approval of the Minister for Planning, policies relating to planning matters and/or the functions of the WAPC, save and except for State Planning Policies under Part 3 of the Act.

This meeting is not open to members of the public.

RELEVANT INFORMATION FOR MEMBERS

Disclosure of interests

In accordance with the *Planning and Development Act 2005* and Part 6 of the Standing Orders 2009, members of Committees (and certain employees) are required to disclose the following types of interests that they have or persons closely associated to them, have:

- direct and indirect pecuniary interests (financial);
- proximity interests (location); and
- impartiality interests (relationship).

A “**direct pecuniary interest**” means a relevant person's interest in a matter where it is reasonable to expect that the matter if dealt with by the board or a Committee, or an employee in a particular way, will result in a financial gain, loss, benefit or detriment for the person.

An “**indirect pecuniary interest**” means a relevant person's interest in a matter where a financial relationship exists between that person and another person who requires a board or Committee decision in relation to the matter.

A “**proximity interest**” means a relevant person's interest in a matter if the matter concerns -

- (i) a proposed change to a planning scheme affecting land that adjoins the person's land;
- (ii) a proposed change to the zoning or use of land that adjoins the person's land; or
- (iii) a proposed development, maintenance or management of the land or of services or facilities on the land that adjoins the person's land.

An “**Impartiality interest**” means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the member having the interest and includes an interest arising from kinship, friendship, partnership or membership of an association or an association with any decision making process relating to a matter for discussion before the board or a Committee.

Members disclosing any pecuniary or proximity interests for an item can not participate in discussion or the decision making procedure relating to the item and must leave the meeting room during the discussion of the item. Members disclosing an impartiality interest in an item must also leave the room during the discussion or the decision making procedure relating to the item unless the Committee, by formal resolution, allows the member to remain. The reason to allow a member to remain must be stated in the formal resolution and will be minuted.

Disclosure of representations

Where a member has had verbal communication with or on behalf of a person with an interest in a matter which is before a meeting, the member is to disclose the interest.

Where a member is in receipt of relevant written material (including email) from or on behalf of a person with an interest in a matter which is before a meeting, the member is to table the material at the meeting for the information of members and relevant employees.

ORDER OF BUSINESS

- 1. Declaration of opening**
- 2. Apologies**
- 3. Disclosure of interests**
- 4. Declaration of due consideration**
- 5. Deputations and presentations**
- 6. Announcements by the Chairperson of the board and communication from the WAPC**
- 7. Confirmation of minutes of 26 July 2011**
- 8. Reports (see attached index of reports)**
- 9. Confidential items (see attached index of reports)**
- 10. General business**
- 11. Items for consideration at a future meeting**

Item No	Report	Request	Report Required by
7416	Directions 2031	Planning Director - 2031 to brief the Committee after release of WA Tomorrow 2011	July/August 2011
- 12. Closure - next meeting to be held on 23 August 2011**

Statutory Planning Committee

Minutes
of ordinary meeting 7436
held on Tuesday 26 July 2011

Attendance

Members

Mr Ian Holloway	Professional representative
Mr Eric Lumsden	Director General, Department of Planning (Presiding Member)
Cr Corinne MacRae	WAPC nominee
Ms Elizabeth Taylor	Community representative

Officers

Ms Jackie Holm	Manager Planning Kimberley
Ms Cath Meaghan	Director Southern Regions Southern
Mr Steve Ryan	Planning Manager Perth, Peel, South West Planning & Strategy
Ms Lisa Saraceni	A/Senior Planning Manager Southern Regions
Mr Mat Selby	Director Planning Metro Central
Ms Nicole Lucas-Smith	Planning Manager, Metropolitan North West
Mr Daniel Stevens	Planning Manager Regional Planning and Strategy

Department of Planning

Observers

Mara Vlaar	A/Manager WAPC Secretariat, Department of Planning
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Presenters

Mr William Baston	Senior Planner, Shire of Northam (Item 6.2 only)
Cr Barni Norton	Shire of Chittering (Item 6.1 only)
Mr Harry Hawkins	Shire of Chittering (Item 6.1 only)
Cr Judi Tomlinson	Shire of Chittering (Item 6.1 only)

Committee Support

Ms Leah Carr	Committee Secretary - Department of Planning
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of ordinary meeting 7436
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7436.1 Declaration of Opening

Due to the absence of the Presiding Member and in accordance with clause 3.6 of the Standing Orders 2009, a member was chosen to preside over the meeting.

**Ms Taylor nominated Mr Lumsden.
Mr Lumsden accepted the nomination.**

Resolved

Moved by Cr MacRae, seconded by Mr Holloway

That Mr Lumsden preside over the meeting of the Statutory Planning Committee in the absence of the Presiding Member.

The motion was put and carried.

The Presiding Member declared the meeting open at 11.05 am, acknowledged the traditional owners and custodians of the land on which the meeting is taking place and welcomed Members

7436.2 Apologies

Nil.

7436.3 Members on Leave of Absence and Applications for Leave of Absence

Mr Prattley, Mayor Adams and Ms Burrows have previously been granted leave of absence for the meeting of 26 July 2011.

Mr Holloway has made an application for a leave of absence for the SPC meeting to be held on 23 August 2011.

Resolved

Moved by Ms Taylor, seconded by Cr MacRae

That approval for a leave of absence be granted to Mr Holloway for the 23 August 2011 meeting.

The motion was put and carried.

7436.4 Disclosure of Interests

Mr Holloway wished it noted that he has an office in the Town of Northam, however the Committee agreed that this did not give rise to an impartiality interest.

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7436.5 Declaration of Due Consideration

No declarations were made.

7436.6 Deputations and Presentations

7436.6.1 Endorsement of Muchea Employment Node Structure Plan (refers to Item 10.1)

Presenters Cr Barni Norton (Shire of Chittering)
Cr Judi Tomlinson (Shire of Chittering)
Mr Harry Hawkins (CEO Shire of Chittering)

Cr Tomlinson addressed the Committee.

7436.6.2 Shire of Northam - Review of Local Planning Strategy and Town Planning Scheme No.6 - for final consent to advertise (refers to Item 10.5)

Presenter Mr William Baston (Shire of Northam)

Mr Baston, Senior Planning Officer of the Shire of Northam, gave a power point presentation. A copy of the presentation has been placed on file.

7436.7 Announcements by the Chairperson of the Board and communication from the WAPC

Nil.

7436.8 Confirmation of Minutes

7436.8.1 Minutes of the Statutory Planning Committee meeting held on Tuesday 12 July 2011

Resolved

Moved by Mr Holloway, seconded by Ms Taylor

That the minutes of the Statutory Planning Committee meeting held on Tuesday 12 July 2011, be confirmed as a true and correct record of the proceedings.

The motion was put and carried.

Statutory Planning Committee

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held on Tuesday 26 July 2011

7436.9 Reports

7436.9.1 Outline Development Plan - Old Swanbourne Hospital (OSH ODP), Lot 12040 Heritage Lane, Mt Claremont – For Final Approval

File DPI/09/02220/2
Report Number SPC/5
Agenda Part G
Reporting Officer Director – Metropolitan Central

Resolved

Moved by Mr Holloway, seconded by Ms Taylor

That the Western Australian Planning Commission resolves to:

1. *grant final approval for the proposed Outline Development Plan (ODP) for the Old Swanbourne Hospital Site, pursuant to Clause 3.8.7 of the City of Nedlands Town Planning Scheme No.2, subject to:*
 - (i) *the Schedule of Modifications at Attachment 9; and*
 - (ii) *the Plan at Attachment 2, incorporating the changes required in the 'ODP Plan' section of the Schedule of Modifications, being adopted as the ODP Plan;*
2. *endorse the Schedule of Submissions at Attachment 3;*
3. *advise the City of Nedlands and the proponent accordingly.*

The motion was put and carried.

7436.9.2 Endorsement of Outline Development Plan - Lot 9508 Ravendale Drive, Dudley Park, City of Mandurah

File SPN/0301/1
Report Number SPC/6
Agenda Part G
Reporting Officer Planning Manager Peel Region

Resolved

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Moved by Cr MacRae, seconded by Mr Holloway

That the Western Australian Planning Commission resolves to:

1. *endorse the Outline Development Plan for Lot 9508 Ravendale Drive, Dudley Park, subject to the following modifications:*
 - a) *the density codings being modified as follows:*
 - i) *R30 for the lots fronting Ravendale Drive;*
 - ii) *R35 for the lots 6-8, 23-28 and 33; and*
 - ii) *R40 for the balance of the site;*
 - b) *ODP note 2 and the associated symbol being deleted, remaining provisions to be renumbered accordingly;*
 - c) *the noise mitigation provisions at note 6 being expanded to include proposed Lot 24;*
 - d) *the Detailed Area Plan provisions at note 11 being expanded to include reference to proposed Lots 23 and 24 abutting the pedestrian access way;*
 - e) *the pedestrian access way being increased to four metres in width and straightened;*
 - f) *inclusion of the following notation:*
'The Federal government has determined that this proposal constitutes a 'controlled action' and requires approval under the Environment Protection and Biodiversity Conservation Act'.
2. *advise the City of Mandurah of its decision accordingly.*

The motion was put and carried.

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7436.9.3 Endorsement of Outline Development Plan – Lots 1, 2 & 49 Banksia Terrace, Murray Lakes Canal Development, South Yunderup

File SPN/0209/1
Report Number SPC/7
Agenda Part G
Reporting Officer Planning Manager Peel Region

Resolved

Moved by Ms Taylor, seconded by Cr MacRae

That the Western Australian Planning Commission resolves to:

1. *endorse the Outline Development Plan for Lots 1, 2 and 49 Banksia Terrace, South Yunderup, subject to the following modifications:*
 - a) *modify ODP provision 4 by including a requirement for a 1.5 metre setback to the western boundary of Lot 6;*
 - b) *modify ODP provision 5 by inserting the words 'primary street' before 'setback';*
 - c) *reword ODP provision 12 as follows:*
"a notification on the title of all new lots is required at subdivision or development stage sufficient to alert prospective purchasers that boat mooring and/or jetty construction will not be permitted along the canal entrance channel or the Murray River"; and
 - d) *include the following additional notation:*
"Foreshore fencing to be visually permeable for the full height".
2. *advise the Shire of Murray of its decision accordingly.*

The motion was put and carried.

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7436.10 Confidential Items

7436.10.1 Endorsement of Muchea Employment Node Structure Plan

File DP/11/01176/1
Report Number SPC/8
Agenda Part C
Reporting Officer A/Senior Planning Officer Southern Regions

THIS ITEM IS CONFIDENTIAL

7436.10.2 Proposed Expansion of Lakeside Joondalup Shopping Centre from 71,128m²NLA to 99,464m²NLA

File 34-50137-01
Report Number SPC/9
Agenda Part C
Reporting Officer A/Planning Director Metropolitan North West

THIS ITEM IS CONFIDENTIAL

7436.10.3 Broome Local Planning Strategy - Consent to Advertise

File DP/11/00413/1
Report Number SPC/10
Agenda Part D
Reporting Officer Manager Planning Kimberley

THIS ITEM IS CONFIDENTIAL

7436.10.4 Amendment No. 7 to Shire of Kojonup Town Planning Scheme No. 3

File TPS/0057/1
Report Number SPC/11
Agenda Part E
Reporting Officer Regional Manager Southern Regions

THIS ITEM IS CONFIDENTIAL

7436.10.5 Shire of Northam – Review of Local Planning Strategy and Town Planning Scheme No.6 - For Consent to Advertise

File TPS/0245/1
Report Number SPC/12
Agenda Part E
Reporting Officer Planning Manager Southern Regions

THIS ITEM IS CONFIDENTIAL

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7436.10.6 Shire of Plantagenet - Town Planning Scheme No. 3 Amendment 56 - For Final Approval

File TPS/0385/1
Report Number SPC/13
Agenda Part E
Reporting Officer Regional Manager Southern Regions

THIS ITEM IS CONFIDENTIAL

7436.10.7 Shire of Wyalkatchem - Local Planning Scheme No. 4 and Local Planning Strategy - For Consent to Advertise

File TPS/0251/1
Report Number SPC/14
Agenda Part E
Reporting Officer Planning Manager Southern Regions

THIS ITEM IS CONFIDENTIAL

7436.10.8 Shire of Denmark - Local Planning Scheme Amendment No. 124 - For Final Approval / Consent to Advertise

File TPS/0370
Report Number SPC/15
Agenda Part E
Reporting Officer Planning Officer Southern Regions

THIS ITEM IS CONFIDENTIAL

7436.11 General Business

Nil.

7436.12 Items for Consideration at a Future Meeting

Item No	Report	Request	Report Required by
7416	Directions 2031	Planning Director - Directions 2031 to brief the Committee after release of WA Tomorrow 2011	July/August 2011

7436.13 Closure

The next ordinary meeting is scheduled for 10 am on Tuesday 9 August 2011.

Statutory Planning Committee

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There being no further business before the Committee, the Presiding Member thanked members for their attendance and declared the meeting closed at 12.07 pm.

PRESIDING MEMBER _____

DATE _____

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10.	CONFIDENTIAL ITEMS
D	GENERAL ITEMS/OTHER MATTERS
10.1	STATE ADMINISTRATIVE TRIBUNAL REVIEW: RECONSIDERATION OF RETROSPECTIVE APPLICATION FOR THREE GROUPED DWELLINGS AT LOT 1 PARK STREET, HENLEY BROOK
E	MINOR LOCAL OR REGIONAL PLANNING SCHEMES / LOCAL OR REGIONAL PLANNING SCHEME AMENDMENTS
10.2	CITY OF GERALDTON-GREENOUGH TOWN PLANNING SCHEME NO.3 AMENDMENT NO. 61 - FOR CONSENT TO ADVERTISE
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10.4	SHIRE OF NORTHAM - LOCAL PLANNING SCHEME NO 3 AMENDMENT 31 - FOR FINAL APPROVAL
G	DEVELOPMENTS /SUBDIVISIONAL/SURVEY STRATA
10.5	PROPOSED CRUSHING AND RECYCLING FACILITY - STATE ADMINISTRATIVE TRIBUNAL REVIEW DR100 OF 2011



ITEM NO: 9.1

SUBDIVISION APPLICATION 144047- SUBDIVIDE LOT 1901 & 1902 MOONYOONOOKA - NARNGULU ROAD AND LOT 1903 DEEPPDALE ROAD, MERU TO CREATE 4 LOTS

WAPC OR COMMITTEE:	Statutory Planning Committee
REPORTING AGENCY:	Department of Planning
REPORTING OFFICER:	Senior Planning Officer
AUTHORISING OFFICER:	Manager - Central Regions, Statutory Planning
AGENDA PART:	H
FILE NO:	144047
DATE:	15 July 2011
ATTACHMENT(S):	Attachment 1 - Plan of Subdivision Attachment 2 - Locality Map Attachment 3 - Strategic Land Use Directions Plan Attachment 4 - Draft Local Structure Plan
REGION SCHEME ZONING:	
LOCAL GOVERNMENT:	City of Greater Geraldton
LOCAL SCHEME ZONING:	General Industry (Restricted Uses)
LGA RECOMMENDATION:	Conditional Support
REGION DESCRIPTOR:	Mid West
RECEIPT DATE:	07 April 2011
PROCESS DAYS:	Deferred at 84 days until 30 September 2011
APPLICATION TYPE:	Subdivision
CADASTRAL REFERENCE:	Lots 1901 & 1902 Moonyoonooka - Narngulu Road and Lot 1903 Deepdale Road, Meru

RECOMMENDATION:

That the Western Australian Planning Commission resolves to:

- 1. approve the subdivision of Lots 1901 and 1902 Moonyoonooka - Narngulu Road and Lot 1903 Deepdale Road, Meru subject to the following Conditions and Advice Notes:***

CONDITIONS

- 1. 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 service to***

- the lot(s) shown on the approved plan of subdivision. (Western Power)*
- 2. The transfer of land as a Crown Reserve, free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)*
 - 3. Suitable arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to lot(s) shown on the approved plan of subdivision. (Water Corporation)*
 - 4. The land being graded and stabilised. (Local Government)*
 - 5. Those lots not fronting an existing road being provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) being constructed and drained at the applicant/owner's cost. As an alternative the WAPC is prepared to accept the applicant/owner paying to the local government the cost of such road works as estimated by the local government subject to the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC. (Local Government)*
 - 6. Roads that have been designed to connect with existing or proposed roads abutting the subject land are to coordinate such that the road reserve location and width match and connect seamlessly. (Local Government).*
 - 7. Notification in the form of a section 70A notification, pursuant to the Transfer of Lands Act 1893 (as amended) is to be placed on the Certificates of Title of the proposed lot(s) advising that "the lot is subject to noise impacts and restrictions relating to its proximity to the Geraldton Airport." (Local Government)*
 - 8. 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)*

ADVICE NOTES

- 1. The land is subject to the conditions of Schedule 3 in the City of Geraldton-Greenough Local Planning Scheme No. 5 (LPS 5) which requires the preparation and adoption of a local structure plan by the local government and its endorsement by the WAPC. It is noted that the structure plan is currently in draft. Finalisation of the structure plan will be required prior to any further subdivision.*
 - 2. With regard to Condition 1, Western Power provides only one point of electricity supply per freehold (green title) lot and requires that any*
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existing overhead consumer service is required to be converted to underground.

- 3. If an existing aerial electricity cable servicing the land the subject of this approval crosses over a proposed lot boundary as denoted on the approved plan of subdivision, satisfactory arrangements will need to be made for the removal and relocation of that cable.*
 - 4. With regard to Condition 2, the specific location and area of land required is to be to the satisfaction of the WAPC on the advice of the local government and Western Power.*
 - 5. With regard to Condition 3 Water Corporation policy and practice for the locality may involve the provision of land (for plant and works), easements and/or the payment of financial contributions towards infrastructure. You are advised to contact the Water Corporation.*
 - 6 Upon the receipt of a request from the subdivider, a Land Development Agreement under section 67 of the Water Agencies (Powers) Act 1984, will be prepared by Water Corporation which will document the specific requirements for the proposed subdivision.*
 - 7. Main Roads WA advises that if the triple road-train route along Arthur Road is to be retained:*
 - The intersections of Moonyoonooka - Narngulu Road with the proposed 'new road' and Arthur Road "south" should be designed to accommodate 53.5m road trains;*
 - Ministerial approval will be required to incorporate the proposed new road and the portion of Moonyoonooka - Narngulu Road from the proposed 'new road' to Arthur Road "south," as a Road Train Route;*
 - The portion of Moonyoonooka - Narngulu Road to be incorporated into the 53.5m Road Train Route shall be upgraded as necessary to accommodate 53.5m road trains.*
 - 8. The applicant shall make satisfactory arrangements for the closure of the existing portion of Arthur Road, road reserve within the subdivision.*
 - 9. The Commission's approval to the subdivision should not be construed as an approval to development on any of the lots proposed.*
 - 10. The Fire and Emergency Services Authority of Western Australia (FESA) advises that historical research has revealed that during the past 100 years, former elements of the Australian Defence Forces may have conducted training and/or operational activities within or close to the area of the proposed subdivision. It is possible that as a result of these activities, the subject area may contain unexploded ordnance (UXO). Whilst it is considered that the possible risk from UXO on the land subject to this approval is minimal, an absolute guarantee that*
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the area is free from UXO cannot be given. Should, during subdivisional works, or at any other time, a form or suspected form of UXO be located, FESA has advised that the following process should be initiated:

- (a) do not disturb the site of the known or suspected UXO;*
- (b) without disturbing the immediate vicinity, clearly mark the site of the UXO;*
- (c) notify Police of the circumstances/situation as quickly as possible; and*
- (d) maintain a presence near the site until advised to the contrary by a member of the Western Australian Police Service or Defence Forces.*

Further advice on this issue may be obtained by contacting the Unexploded Ordnance Unit, Fire and Emergency Services Authority of Western Australia.

2. advise Local Government to :

- (a) note that the requirement for the finalisation of a structure plan prior to subdivision as per Schedule 3 in the city of Geraldton-Greenough Local Planning Scheme No.5, is considered to prevail over other more 'generic' structure planning provisions included in LPS 5, namely clause 5.17.4.2.*
- (b) consider amending LPS 5 to reclassify land subject to this application and to be used for airport purposes, from General Industry (Restricted Uses) to Public Purpose (Airport) Reserve.*

SUMMARY:

It is proposed to subdivide land in the Narngulu Industrial Estate buffer to facilitate expansion of the Geraldton Airport and to accommodate an approved building, construction and transport depot. The City of Geraldton-Greenough Local Planning Scheme No. 5 requires finalisation of a local structure plan prior to subdivision proceeding. With regards to subdivision, it is considered that structure planning would primarily address: road layout, lot size and urban water management. Notwithstanding the absence of a finalised structure plan, approval of the proposed lots is supported as it is considered that approval of the proposed lots would not prejudice future subdivision of surrounding land.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation
Section:

Planning and Development Act 2005
Section 138 (3)

Strategic Plan

Strategic Goal:

Strategic Goal 2: Planning

Outcomes:

Effective delivery of integrated plans

Strategies:

Implement State and Regional Planning priorities

Policy

Number and / or Name: Narngulu Industrial Area Strategic Land Use Directions
(WAPC / DoP May 2010)
Development Control Policy 4.1 Industrial Subdivision

INTRODUCTION:

This application proposes to amalgamate three lots - Lots 1901 and 1902 Moonyoonooka - Narngulu Road and Lot 1903 Deepdale Road, Meru - and subdivide these into four lots. One of these proposed lots - proposed Lot 4 (28.1ha) is to facilitate an extension to the Geraldton Airport. The proposal also seeks to excise a lot (proposed Lot 1, 14.4ha) to accommodate a building, construction and transport distribution depot, which has local development approval. Proposed Lots 2 and 3 are the balance of existing lots. **(Attachment 1 - Plan of Subdivision)**

The subject land is included in the General Industry (Restricted Uses) zone under the City of Geraldton-Greenough Local Planning Scheme No. 5 (LPS 5). The land area (approx. 88.7ha) is triangular in shape and is delineated by Arthur Road along the north-east boundary, the Moonyoonooka - Narngulu Road along the southern boundary and Lot 1900 and Deepdale Road along the western boundary **(Attachment 2 - Locality Map)**.

The subject land is located in Precinct C of the Narngulu Industrial Estate Buffer as identified in the Narngulu Industrial Area Strategic Land Use Directions (WAPC/DoP, May 2010) publication (NIASLUD) **(Attachment 3 - Strategic Land Use Directions Plan)**.

A condition of Schedule 3 - Restricted Uses in LPS 5 is that a structure plan "shall" be prepared and endorsed by both the Local Government and WAPC, prior to subdivision. A structure plan for the area is under preparation but is yet to be formally adopted by Council and endorsed by the WAPC **(Attachment 4 - Draft Local Structure Plan)**. For the application to be determined favourably, consideration by the Statutory Planning Committee is required. Where there is conflict with the provisions of a Local Planning Scheme, the Commission may give approval where clause 138 (3) of the *Planning and Development Act 2005* can be satisfied.

CONSULTATION:

The City has advised that it conditionally supports the application. In addition, it seeks a timely and favourable determination to support funding applications to the federal government for constructing the extension of the airport runway. It should also be noted that development approval for the transport depot on proposed Lot 1 has also been issued.

Service providers and government agencies raise no objections to the proposed subdivision and in some instances request standard conditions and advice for example: Western Power, to ensure adequate underground power services to the proposed lots; and Water Corporation, to ensure suitable water supply.

It should be noted that Main Roads WA supports the application, as it goes some way towards addressing safety issues associated with site distances at the existing Arthur Road and Moonyoonooka - Narngulu Road intersection.

COMMENTS:

The NIASLUD (**Attachment 3**) recognises that this area is subject to increasing development pressures and amongst other things identifies that local structure planning should be used to guide subdivision and development in the Narngulu Industrial area.

With regard to subdivision, it is considered that structure planning for the area should primarily address three matters:

1. layout of the road network;
2. lot size; and
3. urban water management.

Proposed Lot 1 should ideally be considered in relation to a structure plan, to ensure these matters are appropriately addressed and that the future subdivision and development of the structure plan area is not prejudiced. The excision of proposed Lot 1 (14.4ha) from the structure plan area however, is not considered to reduce the size or intrude into the structure plan area to an extent that would prejudice future subdivision. The draft structure plan at **Attachment 4** provides a concept of how the area may be subdivided in the future, incorporating proposed Lot 1.

The three matters mentioned above are not considered to be significant in relation to proposed Lot 4 which will accommodate the airport expansion, as the realignment of Arthur Road separates it from the remaining structure plan area. Given the intended use of proposed Lot 4 for airport purposes, it is considered that further subdivision and therefore the need for additional road linkages through the lot is unlikely. The large size of proposed Lot 4 (28.1ha) will also ensure that urban water management, particularly stormwater management, can be appropriately addressed on-site.

It should also be noted that the respective locations of proposed Lots 1 and 4 are at the opposite ends of the area of subdivision and as a result it is highly unlikely that this would compromise future structure planning. The remaining portion of land will be in a consolidated form to allow orderly structure planning to occur.

CONCLUSION:

It is considered that approval of the application is highly unlikely to prejudice future structure planning. It is therefore recommended that the Commission use its discretion and approve the application. Should the application be approved, it is recommended that the applicant and the local government be advised that:

- structure planning for the area should be finalised prior to any further subdivision, as outlined in Schedule 3 of LPS 5; and
 - the City should consider reclassifying proposed Lot 4 to include it in the Public Purposes (Airport) Reserve under LPS 5.
-

00711AS1-1-1



DEPARTMENT OF PLANNING
GERALDTON OFFICE

07 APR 2011

FILE 144047

- SUBJECT BOUNDARY
— ABUTTING BOUNDARY
- - - EXISTING BOUNDARY TO BE REMOVED
[Pattern] APPLICATION AREA
— T — TELSTRA (UNSURVEYED)
— OP — OVERHEAD POWER (UNSURVEYED)

No. OF EXISTING LOTS : 3 & ROAD
LOT 1901 : 14.159 ha
LOT 1902 : 15.332 ha
LOT 1903 : 59.456 ha
AREA OF ROAD TO BE CLOSED : 1.48 ha
TOTAL AREA : 90.43 ha
No. OF PROPOSED LOTS : 4 & ROAD

REVISIONS

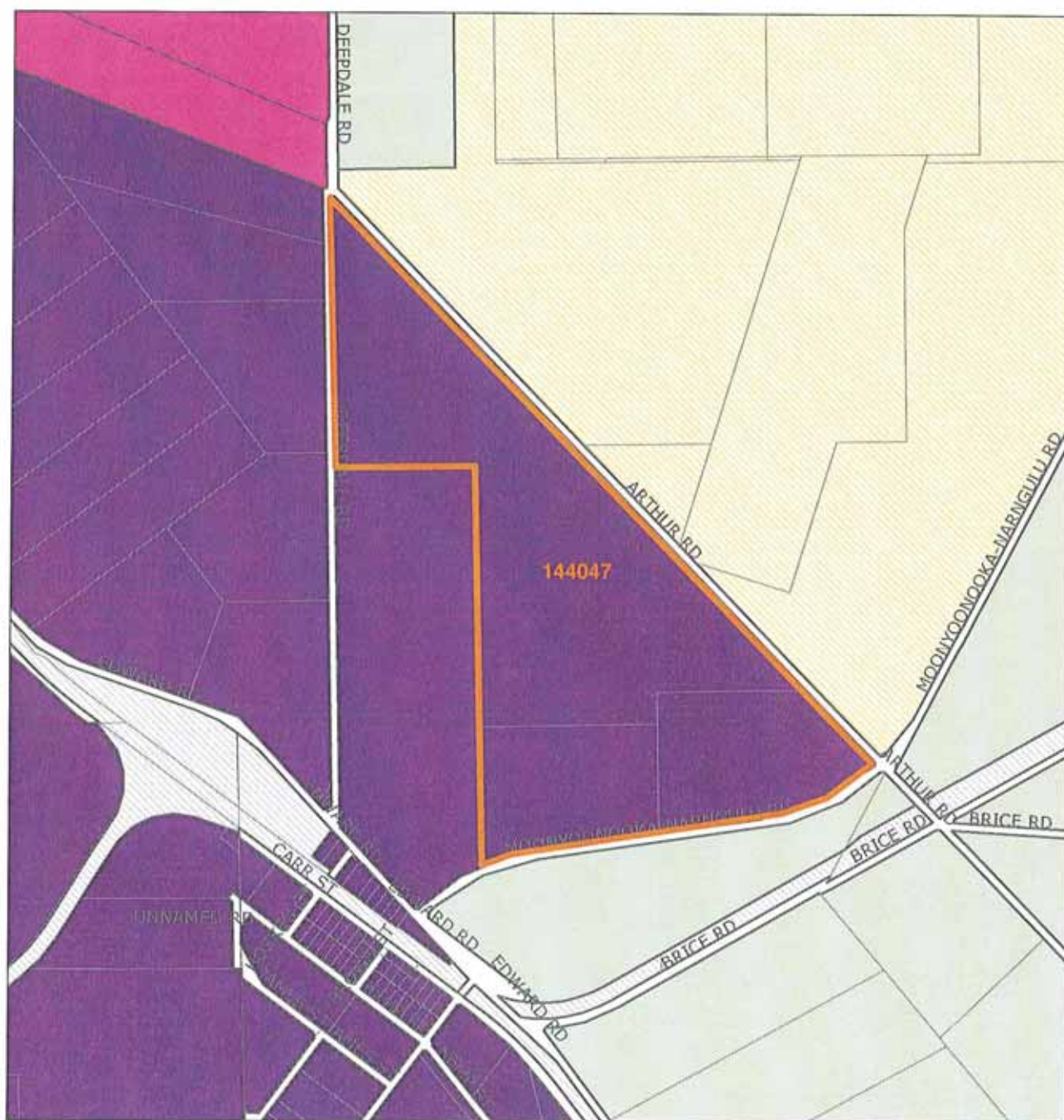
1	31/03/11	PROPOSED ADDITIONAL LOT ADDED, ROAD AMENDED	SL
0	02/02/11	ORIGINAL	GT

PLANNING BY:	ED	01/02/11	AREA FILE: 785
DRAWN BY:	GT	02/02/11	CONT. INTVAL: 5m
CHECKED BY:	ED	04/02/11	V DATUM: AHD
APPROVED BY:	[Signature]	31/3/11	H DATUM: GCG94
			FIELD BK: N/A

HTD
SURVEYORS & PLANNERS
HILLE, THOMPSON & DELFOS
PO Box 820, GERALDTON WA 6531
PHONE: (08) 9921 3111 FAX: (08) 9921 8072



CLIENT: CITY OF GERALDTON-GREENOUGH / T. ALLEN
LOTS 1901 & 1902 on DP31378, 1903 on DP37344 & PART ARTHUR ROAD
PROPOSED SUBDIVISION
ARTHUR ROAD, MERU - CITY OF GERALDTON-GREENOUGH
SCALE 1 : 7500
ALL DISTANCES IN METRES



- | | |
|-------------------------------------|-----------------|
| Cadastre with Street Address Number | LIGHT INDUSTRY |
| Cadastre with Lot Numbers | PUBLIC PURPOSES |
| Cadastre | RAILWAY |
| Townsites | RURAL |
| TPS - Scheme Boundaries | |
| GENERAL INDUSTRY | |

Scale 1:15,000
0 500 m

Prepared by: vwood
Prepared for: V. Wood
Date: Monday, July 18, 2011 12:04
Plot Identifier: P20110718_1203

DP INTERNAL USE ONLY



Government of Western Australia
Department of Planning

Attachment 2 - Locality Map

144047

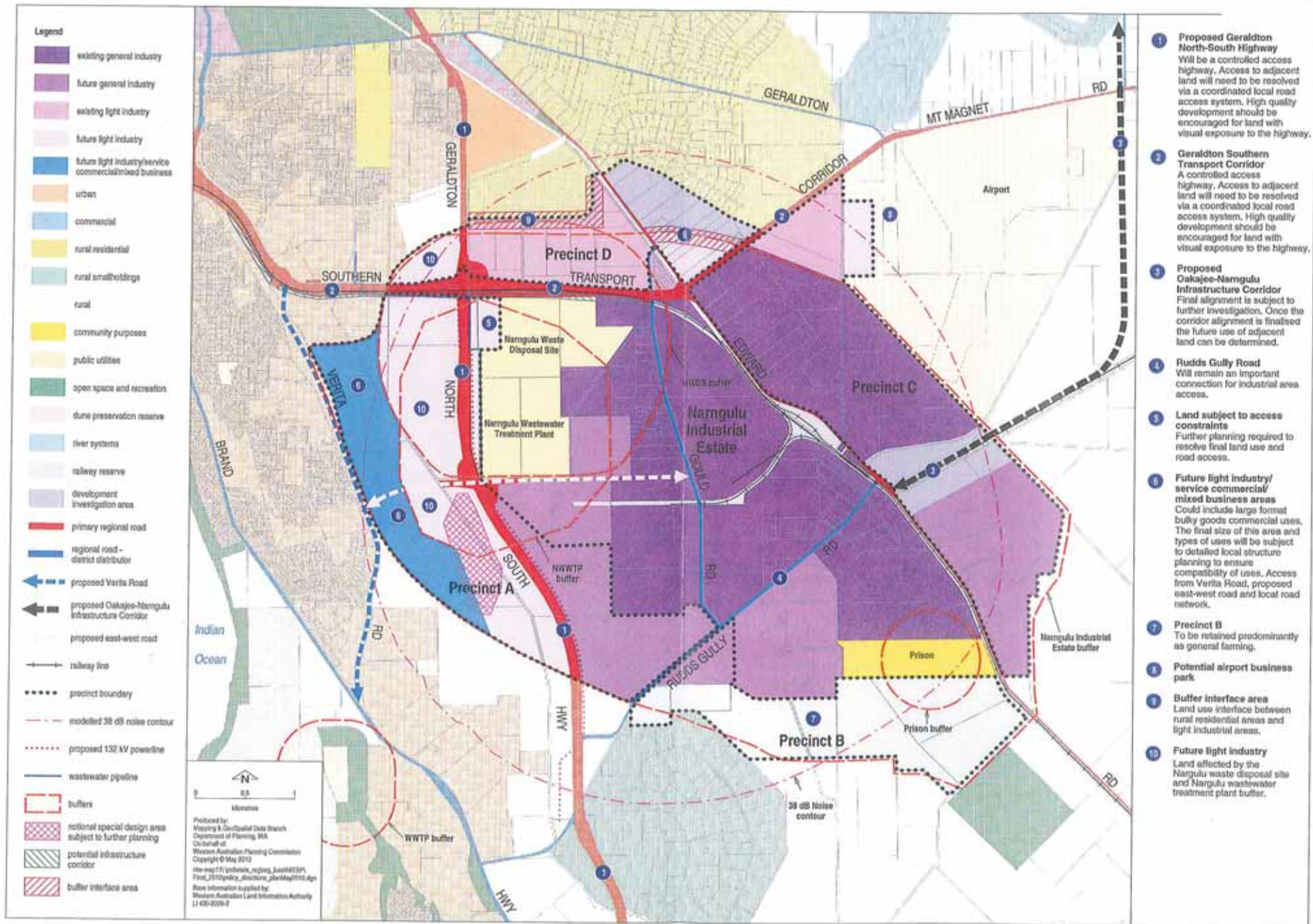
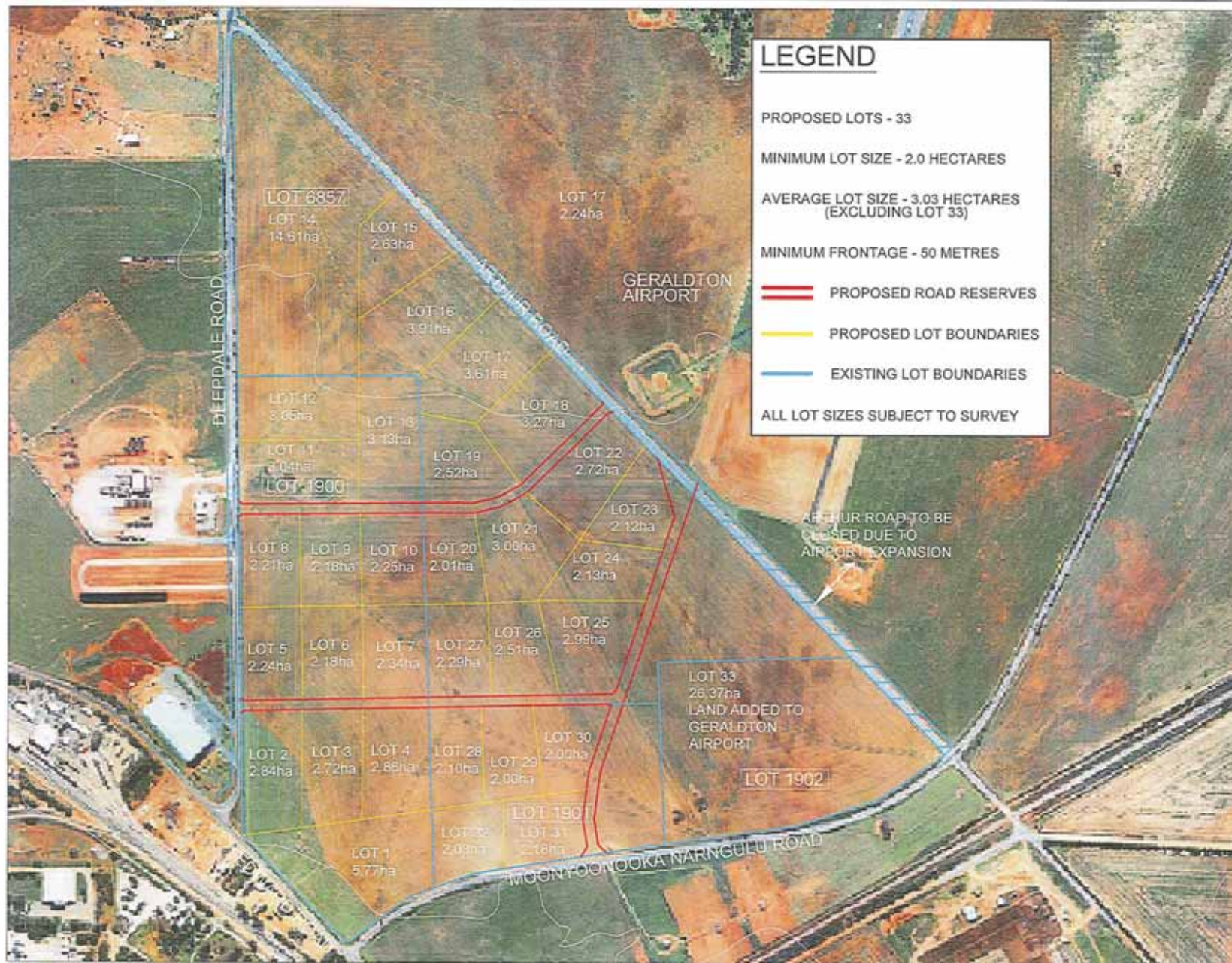


Figure 5: Strategic land use directions plan



PO Box 1003
BRIDGETOWN WA 6255
MOB: 0409 107336
steve@edgeplanningandproperty.com.au

DATE 3rd JULY 2011
SCALE 1:750 @ A3
DRAWN ROD
CHECKED STEVE

PROJECT
NARNGULU INDUSTRIAL ESTATE BUFFER PRECINCT C
GENERAL INDUSTRY STRUCTURE PLAN
LOTS 1900, 1901, 1902 & 6857 NARNGULU, GERALDTON



ROD LAKELIN
PO BOX 90
VASSIE WA 6205
0428 479 305
rod@rodplanning.com.au

Notes

1. This Structure Plan provides a framework for the assessment of future subdivision and development pursuant to the City of Geraldton-Greenough Local Planning Scheme No. 5.
2. Subdivision shall generally be in accordance with the approved Structure Plan adopted by the City and endorsed by the Western Australian Planning Commission (WAPC). Variations to the Structure Plan may include minor adjustments to the road and lot configuration provided the variation does not change the intent of the Structure Plan and subject to the approval of the City and the WAPC.
3. The minimum lot size shall be 2 hectares with an average of 3 hectares to cater to small to medium scale industrial operations.
4. Road reserve widths of 20 metres are indicative and subject to variation following detailed civil designs at the subdivision stage.
5. Due to proximity of the airport:
 - future development is to comply with the requirements of the Obstacle Height Limitations Surface;
 - development is to comply with the waste management plan to minimise bird and mammal attraction; and
 - lighting is to comply with the Aerodrome Manual of Standards 139 and in particular section 9.1.3.
6. Assumptions used in the Local Water Management Plan:
 - lots of approximately 2 hectares will cater for 1 : 10 year storm events on site. Impervious portion of the lot areas is taken at%;
 - lots of approximately 3 hectares will cater for 1 : 20 year storm events on site. Impervious portion of the lot areas is taken at 40%; and
 - lots of larger than 5 hectares will cater for 1 : 20 year storm events on site. Impervious portion of the lot areas is taken at 30%.
7. The Local Water Management Plan proposes to contain stormwater run-off with drainage swales constructed within the road reserves of existing and proposed road reserves. Design of new roads is required to incorporate drainage swales or other infiltration methods in reserves. Drainage swales and/or other infiltration methods are not to impinge on access/egress of articulated truck movements.
8. At the subdivision stage, the subdivider shall submit an Urban Water Management Plan (UWMP) to the satisfaction of the City and the WAPC. A condition of subdivision will require the approved UWMP to be implemented to the satisfaction of the City and the WAPC.