



## Statutory Planning Committee

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

**Tuesday 23 July 2013  
9.00 am**

**Level 2, Room 2.40  
One40 William Street  
Perth**



Neil Thomson  
Secretary, Western Australian Planning Commission

# Statutory Planning Committee

## Membership:

Member	Representation in accordance with <i>Planning and Development Act 2005</i>	Term of office ends
Mr Eric LUMSDEN	Chairman, WAPC Schedule 2 clause 4(2)(a)	30/04/2013
Mr Eric LUMSDEN	Director General, Department of Planning Schedule 2 clause 4(2)(b)	Ex officio
Mr Henty FARRAR	Nominee of the Regional Minister Schedule 2 clause 4(2)(c)	26/9/2013
Ms Elizabeth TAYLOR	Community representative Schedule 2 clause 4(2)(d)	5/11/2014
Mr Ian HOLLOWAY	Professions representative Schedule 2 clause 4(2)(e)	5/11/2014
Vacant	Local government representative Schedule 2 clause 4(2)(f)	
Ms Megan BARTLE	WAPC appointee Schedule 2 clause 4(2)(g)	5/11/2014
Ms Sue BURROWS	WAPC appointee Schedule 2 clause 4(2)(g)	5/11/2014

## Quorum: 4

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:

The Statutory Planning Committee is one of four committees set up by the WAPC on 1 March 1995 upon proclamation of the *Planning Legislation Amendment Act (No. 2) 1994*.

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 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 (Del 2009/05)

*Planning and Development Act 2005* Section 16(1)

- 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.
- 2.19 Power to determine matters under Regional Interim Development Orders.
- 2.20 Such powers and functions of the WAPC as set out in-
- (i) Part 5 of the Act;
  - (ii) *Town Planning Regulations 1967*
- as are necessary for the preparation, promulgation and the making of recommendations in relation to the Improvement Scheme authorised by Improvement Plan No. 37 for the Browse Liquefied Natural Gas Precinct.

**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. Members on leave of absence and applications for leave of absence
4. Disclosure of interests
5. Declaration of due consideration
6. Deputations and presentations
7. Announcements by the Chairperson of the board and communication from the WAPC
8. Confirmation of minutes of the meeting of 9 July 2013
9. Reports (see attached index of reports)
10. Confidential items (see attached index of reports)
11. General business
12. Items for consideration at a future meeting

Item No	Report	Request	Report Required by
7477.9.2	City of Mandurah – Endorsement of City Centre Precinct Plan	To request Committee Support to arrange for the City of Mandurah to address the SPC and to include a site visit to coincide with an SPC meeting to be held in Mandurah. (Subsequently resolved on 28/5/13) to omit the SPC meeting in Mandurah and to hold the site visit on a date when a cancelled SPC meeting would occur and to include a site visit to Preston Beach)	13/8/12

7477.11.1	The Wheatbelt – Towns of York and Toodyay	To request Committee Support to arrange a site visit with regard to water and bush fire issues and in relation to future approvals for rural living subdivisions due to lack of water resources, and a possible need for consolidation of the local towns. (to be combined with 7477.11.2) (Subsequently resolved on 28/5/13 to hold the site visit on a date when a cancelled SPC meeting would occur)	8/10/2013
7477.11.2	Avon Arc Study	To request Committee Support to invite Avon Arc to advise the Committee on issues such as sustainability, identifying priority areas, royalties for regions and capability. (to be combined with 7477.11.1) (as above)	8/10/13
7477.11.3	Private Arrangements for obtaining money for public open space by agreement	To request the Department to prepare a report to the WAPC regarding these types of arrangements.	TBA
7482.9.1	Update of Planning Bulletin 67: Guidelines for Wind Farm Development	To request the Department to liaise with the Department of Lands and the Department of Agriculture and consult with departments and the statutory planning section to ascertain whether there are any further refinements required to the policy. To incorporate comments from SPC members and to represent the policy to a future SPC meeting.	TBA

**13. Closure - next meeting to be held on 27 August 2013**

## Statutory Planning Committee

Minutes  
of ordinary meeting 7485  
held on Tuesday 9 July 2013

### Attendance

#### Members

Mr Eric Lumsden	WAPC Chairman (Presiding Member) Director General, Department of Planning	
Ms Megan Bartle	WAPC appointee	
Ms Sue Burrows	WAPC appointee	
Mr Henty Farrar	Nominee of the Regional Minister	arrived at 9.06 am
Mr Ian Holloway	Professions representative	
Ms Elizabeth Taylor	Community representative	

#### Officers

Mr Alex Petrovski	<b>Department of Planning</b> Senior Planning Officer, Central Regions (Item 10.2)
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#### Presenters

Mr Johan Gildenhuys	Planning Manager, Central Regions (Item 6.1)
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#### Committee Support

Ms Leah Carr	Committee Support Officer - Department of Planning
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#### 7485.1 Declaration of Opening

The Presiding Member declared the meeting open at 9.02 am, acknowledged the traditional owners and custodians of the land on which the meeting is taking place and welcomed Members.

#### 7485.2 Apologies

Nil.

#### 7485.3 Members on Leave of Absence and Applications for Leave of Absence

Mr Ian Holloway has submitted an application for a leave of absence for the Statutory Planning Committee meetings to be held during the period between 9 August and 4 September 2013.

#### Resolved

Moved by Ms Taylor, seconded by Ms Bartle

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*That the approval for a leave of absence be granted to Mr Ian Holloway for the Statutory Planning Committee site visit scheduled for 13 August 2013 and the Statutory Planning Committee meeting of 27 August 2013.*

***The motion was put and carried.***

Mr Eric Lumsden has submitted an application for a leave of absence for the Statutory Planning Committee meetings to be held during the period between 14 August and 4 September 2013.

**Resolved**

**Moved by Ms Bartle, seconded by Ms Taylor**

*That the approval for a leave of absence be granted to Mr Eric Lumsden for the Statutory Planning Committee meetings to be held during the period between 14 August and 4 September 2013 inclusive.*

***The motion was put and carried.***

Ms Burrows has submitted an application for a leave of absence for the Statutory Planning Committee meetings to be held between 2 September and 14 October 2013.

**Resolved**

**Moved by Ms Taylor, seconded by Mr Holloway**

*That the approval for a leave of absence be granted to Ms Sue Burrows for the Statutory Planning Committee meetings to be held during the period between 2 September and 14 October 2013.*

***The motion was put and carried.***

### **7485.4 Disclosure of Interests**

Mr Farrar wished it noted (in relation to Item 10.2) that he, as an employee of the Department of Regional Development and Lands, was a member on the Shire of Carnarvon steering committee on the Coral Bay Settlement.

### **7485.5 Declaration of Due Consideration**

No declarations were made.

**Moved to item 7485.7**

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### 7485.6 Deputations and Presentations

#### 7485.6.1 Shire of Carnarvon Coral Bay Settlement Structure Plan – Consent to Advertise

Presenter Mr Johan Gildenhuis

Mr Gildenhuis gave a verbal summary of the Officer's Report and tabled a SWOT Analysis showing the pros and cons of Coral Bay Settlement as either a Tourist Settlement or a Normalised Settlement. A copy has been placed on file.

Members raised the following concerns:

- provision of workers' accommodation – queried if the figures provided supporting need for sub-division are accurate;
- future zoning for holiday homes;
- impact on the local community should the long term future for Coral Bay Settlement remain as an eco-tourism area.

Moved to Item 7485.10.2

### 7485.7 Announcements by the Chairperson of the Board and communication from the WAPC

The Presiding member advised Members that he would circulate a research paper by the University of New South Wales regarding housing and the demographics in aging for the baby boomers – highlighting issues that the Department will need to address in the near future.

### 7485.8 Confirmation of Minutes

#### 7485.8.1 Minutes of the Statutory Planning Committee meeting held on Tuesday 25 June 2013

**Resolved**

***Moved by Ms Taylor, seconded by Mr Holloway***

*That the minutes of the Statutory Planning Committee meeting held on Tuesday 25 June 2013, be confirmed as a true and correct record of the proceedings.*

***The motion was put and carried.***

Moved to Item 7485.6

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### 7485.9 Reports

#### 7485.9.1 **Coorow Townsite Local Planning Strategy - Consent to Advertise**

File DP/13/00451  
Report Number SPC/455  
Agenda Part E  
Reporting Officer Planning Manager, Central Regions

#### **Resolved**

#### ***Moved by Ms Burrows, seconded by Ms Taylor***

*That the Western Australian Planning Commission resolves to:*

1. *certify that the Shire of Coorow draft Coorow Townsite Local Planning Strategy is consistent with regulation 12A(3) of the Town Planning Regulations, 1967 (as amended);*
2. *grant consent to advertise the draft Coorow Townsite Local Planning Strategy in accordance with regulation 12B of the Town Planning Regulations, 1967 (as amended) for a period not less than 21 days, subject to the following modifications being effected:*
  - 2.1 *Include a requirement for the preparation of a structure plan at Part 3.3.*

***The motion was put and carried.***

#### 7485.9.2 **Subdivision of Lots 3000 and 9003 Compass Boulevard, Bayonet Head - from two Lots into 102 Lots**

File 145693  
Report Number SPC/456  
Agenda Part G  
Reporting Officer Senior Planning Officer, Albany

#### **Resolved**

#### ***Moved by Ms Taylor, seconded by Ms Bartle***

*That the Western Australian Planning Commission resolves to approve the subdivision*

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*of Lots 3000 and 9003 Compass Boulevard,  
Bayonet Head from two lots into 102 Lots,  
subject to the following conditions and advice:*

### CONDITIONS:

1. *The diagram or plan of survey (deposited plan) being in accordance with the attached plan date-stamped 24 December 2012. (WAPC)*
2. *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)*
3. *The provision of easements pursuant to Section 167 of the Planning and Development Act 2005 for existing or planned power infrastructure being granted free of cost to that body. (Western Power)*
4. *Arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)*
5. *Arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)*
6. *Prior to the commencement of subdivisional works, an Urban Water Management Plan is to be prepared and approved, in consultation with the Department of Water, consistent with any approved Local Water Management Strategy/Drainage and Water Management Plan with satisfactory arrangements being made for the implementation of the approved plan. (Local Government)*

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7. *The land being filled, stabilised, drained and/or graded as required to ensure that:*
  - a) *lots can accommodate their intended development;*
  - b) *finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting; and*
  - c) *stormwater is contained on-site, or appropriately treated and connected to the local drainage system.*  
(Local Government)
8. *Drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan or survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the Planning and Development Act 2005.* (Local Government)
9. *Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and*  
  
*In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report.*  
(Local Government)
10. *Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with*

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*frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost.*

*As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and 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)*

11. *Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:*

*a) street lighting is installed on all new subdivisional roads to the standards of the relevant licensed service provider;*

*b) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly;*

*c) temporary turning areas are provided to those subdivisional roads that are subject to future extension; and*

*d) all cul-de-sac heads, both temporary and permanent, are constructed, drained and sealed;*

*to the specifications of the City of Albany and the satisfaction of the WAPC.  
(Local Government)*

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12. *Arrangements being made for the payment of a contribution toward the construction of the portions of Sibbald Road and Wren Way where they adjoin the western and north western boundary of the reserve area referred to in Condition 17 of this approval, to the specifications of the Local Government. (Local Government)*
13. *Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that embayment parking is provided within the Wren Way road reserve adjacent to the main area of Public Open Space, to the specifications of Council. (Local Government)*
14. *All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's DC 2.6 Residential Road Planning. (Local Government)*
15. *Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that dual use paths/cycleways are constructed to the specification of the City of Albany and satisfaction of the Western Australian Planning Commission. (Local Government)*
16. *Arrangements being made for the proposed public open space to be developed by the landowner/applicant to a minimum standard and maintained for two summers through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and to the specifications of the local government. (Local Government)*

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17. *The land in the southwest corner of the subdivision plan date-stamped 24 December 2012 and shown as Wetland Buffer and Stormwater Management is to be shown on the Diagram or Plan of Survey (Deposited Plan) as a "Drainage Reserve" and a conservation Wetland and Buffer Reserve is to be vested in the Crown under section 152 of the Planning and Development Act 2005.  
(Local Government)*
18. *Prior to the commencement of subdivisional works a Conservation Wetland and Buffer management plan is to be prepared and approved, in consultation with the Local Government and consistent with the Bayonet Head Outline Development Plan and Bayonet Head Drainage Study recommendations, to ensure the protection and management of the site's environmental assets with satisfactory arrangements being made for the implementation of the approved plan.  
(Department of Water)*
19. *Implementation of the approved management plan for the Conservation Wetland and Buffer. (WAPC)*
20. *The landowner/applicant contributing towards the costs of providing community and/or common infrastructure pursuant to Clause 5.5.4 of the City of Albany Town Planning Scheme No.3.  
(Local Government)*
21. *Prior to the commencement of subdivisional works a Western Ringtail Possum Translocation Plan is to be prepared and approved to ensure the protection and management of the site's environmental assets with satisfactory arrangements being made for the implementation of the approved plan. (Department of Environment and Conservation)*

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22. *Arrangements being made for the construction of underpasses that allow for the movement of small fauna under the sections of Allwood Parade and the subdivisional road adjoining the northern P.O.S. (Local Government)*
23. *The landowner/applicant making a pro-rata contribution towards the cost of the acquisition of the primary school site identified in the subdivision locality. (Department of Education)*
24. *The proposed reserve(s) shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve(s) for Public Open Space and being vested in the Crown under Section 152 of the Planning and Development Act 2005, such land to be ceded free of cost and without any payment of compensation by the Crown. (WAPC)*
25. *All pedestrian access way(s) within the subdivision being constructed and drained at the landowner/applicant's cost and shown on the diagram or plan of survey (deposited plan) as such and vested in the Crown under Section 152 of the Planning and Development Act 2005, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)*
26. *Prior to the commencement of subdivisional works a Foreshore Management Plan is to be prepared and approved to ensure the protection and management of the site's environmental assets with satisfactory arrangements being made for the implementation of the approved plan. (Local Government)*
27. *Prior to the commencement of subdivisional works a Weed Management Plan is to be prepared and approved detailing how existing weeds within the subdivision will be eradicated and controlled, with satisfactory arrangements being made for the*

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*implementation of the approved plan.  
(Local Government)*

28. *A Fire Management Plan being prepared, approved and relevant provisions implemented during subdivisional works, in accordance with the WAPC's Guideline 'Planning for Bushfire Protection Edition 2, May 2010' (in particular Appendix 3), to the specifications of the Local Government.  
(Local Government)*
29. *A notification, pursuant to section 70A of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be shown on the diagram or plan of survey (deposited plan). The notification is to state as follows: 'The lot(s) is/are subject to a fire management plan'.  
(Local Government)*

### ADVICE:

1. *In regard to Conditions 2 and 3, Western Power provides only one underground point of electricity supply per freehold lot.*
2. *With regard to Condition 3, 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.*
3. *In regard to Conditions 4 and 5, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 67 of the Water Agencies (Powers) Act 1984 will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.*
4. *Condition 6 has been imposed in accordance with Better Urban Water Management Guidelines (WAPC 2008). Further guidance on the contents of urban water management plans is provided in 'Urban Water Management Plans:*

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*Guidelines for preparing and complying with subdivision conditions' (Department of Water 2008).*

5. *In relation to Condition 9, the geotechnical report is to identify winter ground water levels; soil classification; pavement design CBR; implications of ground water and surface water on road work designs; and quality and placement of fill materials.*
6. *In regard to Conditions 10-14, the landowner/applicant is advised that the road reserves, including the constructed carriageways, laneways, truncations, footpaths/dual use paths and car embayments, are to be generally consistent with the approved plan of subdivision. Appropriate traffic calming devices shall be implemented on Wren Way to deter non-local traffic using Wren Way. Additionally, road design at several locations will need to allow for possible future installation of traffic islands. These factors shall be taken into consideration when submitting road design plans to the Local Government.*
7. *With regard to Condition 16, the development is to include full earthworks, basic reticulation, grassing of key areas, and pathways that form part of the overall pedestrian and/or cycle network.*
8. *With regard to Condition 24, provisions of section 153 of the Planning and Development Act 2005 provide that arrangements can be made, subject to further approval of the Western Australian Planning Commission, for a cash-in-lieu contribution by the landowner/applicant to the local government.*

**The motion was put and carried.**

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7485.9.3

### **Subdivision of Lots 501 and 502 Millstream Road, Mulataga, Karratha - to Create 368 Residential Lots and One Balance Lot**

File 147602  
Report Number SPC/457  
Agenda Part G  
Reporting Officer Planning Manager Northern Regions

#### **Resolved**

#### ***Moved by Ms Taylor, seconded by Mr Holloway***

*That the Western Australian Planning Commission resolves to approve the application for subdivision of Lots 501 and 502 Millstream Road, Mulataga as shown on the plan date-stamped 11 March 2013. This decision is valid for four years subject to the following conditions and advice:*

#### **CONDITIONS:**

1. *Arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)*
2. *Arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)*
3. *Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Horizon Power for the provision of an underground electricity supply to the lot(s) shown on the approved plan of subdivision. (Horizon Power)*
4. *The transfer of land as a Crown reserve free of cost to Horizon Power for the provision of electricity supply infrastructure. (Horizon Power)*
5. *Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the*

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- specifications of Horizon Power for the provision of necessary electricity easement(s) to the lot(s) shown on the approved plan of subdivision. (Horizon Power)*
6. *Arrangements being made to the satisfaction of the WAPC and to the specification of Horizon Power for the removal, relocation and/or replacement of electricity supply infrastructure, including plant and/or equipment located on or near the lots shown on the approved plan of subdivision. (Horizon Power)*
  7. *A fire management plan being prepared, approved and relevant provisions implemented during subdivisional works, in accordance with the WAPC's Guideline Planning for Bushfire Protection Edition 2, May 2010 (in particular Appendix 3) to the specifications of the local government and/or the Department of Fire and Emergency Services. (Local Government)*
  8. *Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water, consistent with the approved Mulataga Development Plan Local Water Management Strategy. (Local Government)*
  9. *An acid sulphate soils self-assessment form and, if required as a result of the self-assessment, an acid sulphate soils report and an acid sulphate soils management plan shall be submitted to and approved by the Department of Environment and Conservation before any subdivision works or development are commenced. Where an acid sulphate soils management plan is required to be submitted, all subdivision works shall be carried out in accordance with the approved management plan. (Department of Environment and Conservation)*

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10. *Uniform fencing being constructed along the boundaries of all of the proposed lots abutting public open spaces.  
(Local Government)*
11. *Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:*
- a) *lots can accommodate their intended use; and*
  - b) *finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting.*  
(Local Government)
12. *Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with local government specifications and the approved Mulataga Development Plan Local Water Management Strategy (JDA Consultant Hydrologists, September 2012).  
(Local Government)*
13. *Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and  
In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying*

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*that all subdivisional works have been carried out in accordance with the pre-works geotechnical report.*

*(Local Government).*

14. *Suitable arrangements being made for connection of the land to the comprehensive district drainage system at the landowner/applicant's cost.*

*(Local Government)*

15. *Drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan of survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the Planning and Development Act 2005. (Local Government)*

16. *Measures being taken to ensure the identification and protection of any vegetation on the site worthy of retention that is not impacted by subdivisional works, prior to commencement of subdivisional works. (Local Government)*

17. *Detailed Area Plan(s) being prepared and approved for all lots shown on the Preliminary Subdivision Stage 1 - Density Plan (attached ) as being coded R30 and above. Detailed Area Plan(s) to address matters set out in Clause 8.3 of the Mulataga Development Plan Part 1 to the satisfaction of the Western Australian Planning Commission.*

*(Local Government)*

18. *The landowner/applicant shall make arrangements to ensure that prospective purchasers of lots subject of a Detailed Area Plan are advised in writing that Detailed Area Plan provisions apply.*

*(Local Government)*

19. *The proposed reserve(s) shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve(s) for Recreation and*

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*Drainage and vested in the Crown under Section 152 of the Planning and Development Act 2005, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)*

20. *Arrangements being made for the proposed public open space to be developed by the landowner/applicant to a minimum standard and maintained for two summers through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and to the specifications of the local government. (Local Government)*

21. *Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost.*

*As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and 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)*

22. *Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken in accordance with the approved plan of*

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*subdivision, engineering drawings and specifications to ensure that:*

- a) street lighting is installed on all new subdivisional roads to the standards of the relevant licensed service provider;*
- b) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly;*
- c) temporary turning areas are provided to those subdivisional roads that are subject to future extension;*
- d) embayment parking is provided within the/abutting the proposed public open space and education and community node;*
- e) appropriate intersection and median treatment is provided to the specifications of the Local Government.*

*to the satisfaction of the Western Australian Planning Commission.  
(Local Government)*

*23. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the provision of shared paths through and connecting to the application area to the satisfaction of the Western Australian Planning Commission. The approved shared paths are to be constructed by the landowner/applicant.  
(Local Government)*

*24. Engineering drawings and specifications are to be submitted and approved, and satisfactory arrangements being made for subdivisional works to be undertaken in accordance with the approved plan of subdivision and engineering drawings and specifications, for the construction of full earthworks, one carriageway, shared path(s), drainage facilities and grade*

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*separated pedestrian crossing(s) required for the portion of Millstream Road abutting the application area.*

*(Local Government)*

25. *Maitland Road being widened in accordance with the approved plan of subdivision by the landowner/applicant transferring the land required to the Crown free of cost for the purpose of widening Maitland Road.*

*(Local Government)*

26. *The section of Maitland Road widened in accordance with this approval is to be constructed and drained at the full cost of the landowner/applicant.*

*(Local Government)*

27. *All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's Liveable Neighbourhoods policy and DC 2.6 Residential Road Planning.*

*(Local Government)*

28. *The landowner/applicant entering an agreement with the Shire of Roebourne pursuant to the Shire of Roebourne Town Planning Scheme No.8 addressing contributions towards development infrastructure provisions.*

*(Local Government)*

29. *An Aboriginal Cultural Heritage Management Plan being prepared and approved prior to the commencement of site works to the satisfaction of the Western Australian Planning Commission.*

*(Local Government)*

### ADVICE:

1. *The Residential Density Code Plan date stamped 19 June 2013 (attached) has been approved by the Western Australian Planning Commission and shall now form part of the proposed Mulataga Development Plan.*

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2. *In regard to Conditions 1 and 2, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 67 of the Water Agencies (Powers) Act 1984 will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.*
3. *In regard to Condition 3, Horizon Power provides only one underground point of electricity supply per freehold lot.*
4. *Condition 8 has been imposed in accordance with Better Urban Water Management Guidelines (WAPC 2008). Further guidance on the contents of urban water management plans is provided in 'Urban Water Management Plans: Guidelines for preparing and complying with subdivision conditions' (Department of Water 2008).*
5. *Condition 9 makes reference to an 'acid sulphate soils self-assessment form'. This form can be downloaded from the Western Australian Planning Commission's website at: [www.planning.wa.gov.au](http://www.planning.wa.gov.au).*

*The 'acid sulphate soils self-assessment form' makes reference to the Department of Environment and Conservation's 'Identification and Investigation of Acid Sulphate Soils' guideline. This guideline can be obtained from the Department of Environment and Conservation's website at: [www.dec.wa.gov.au](http://www.dec.wa.gov.au).*
6. *The landowner/applicant is advised that the Department of Environment and Conservation has prepared dust control guidelines for development sites, which, outline the procedures for the preparation of dust management plans. The dust management plans are generally approved, and their implementation overseen, by*

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*Local Government. Further information on the guidelines can be obtained from the Department of Environment and Conservation's website [www.dec.wa.gov.au](http://www.dec.wa.gov.au) under air quality publications.*

7. *The Department of Environment and Conservation encourages the use of treated wastewater for the irrigation of the public open space proposed under the subdivision. The proponent should, in consultation with the Shire of Roebourne and/or the Water Corporation, implement the infrastructure required to connect to the Shire's treated effluent reuse scheme.*
8. *With regard to Condition 17, design guidelines are to be submitted with Detailed Area Plans to the Shire of Roebourne for consideration and comment. The applicant is advised to liaise with the Shire of Roebourne regarding the design approach and mitigation measures in areas exposed to the combined risks from storm surge and flooding.*
9. *With regard to Condition 20, the development is to include full earthworks, basic reticulation, grassing of key areas, and pathways that form part of the overall pedestrian and/or cycle network.*
10. *In regard to Conditions 21 - 24, the landowner/applicant is advised that:*
  - *The road reserves, including the constructed carriageways, laneways, truncations, footpaths/dual use paths and car embayments, are to be generally consistent with the approved plan of subdivision.*
  - *The Shire of Roebourne requires shared paths be a minimum width of 2.5m.*
11. *With regard to Condition 28, the applicant is advised that:*
  - *The agreement needs to address contributions towards recreation, open space and community facilities development, road upgrades/*

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*construction, cross-lot drainage infrastructure installation and ongoing maintenance, other service infrastructure and indigenous employment.*

- *The applicant needs to liaise with the Shire of Roebourne regarding the progress and completion of the agreement.*

12. *Prior to the commencement of subdivisional works, the landowner/applicant is advised to investigate whether or not approval is required pursuant to the Aboriginal Heritage Act 1972. The landowner/applicant should conduct a search of the Register of Aboriginal Sites to determine if any aboriginal sites have been recorded in the vicinity of their application, and this heritage information should be submitted to the Department of Indigenous Affairs with a request for advice.*

13. *In regard to Condition 29, the applicant is advised to liaise with the Shire of Roebourne regarding the scope of the Aboriginal Cultural Heritage Management Plan. The focus of the Aboriginal Cultural Heritage Management Plan should be on the Aboriginal Heritage sites identified within this subdivision area, with interconnections with other sites (outside of the subdivision area) being considered.*

***The motion was put and carried.***

### 7485.10 Confidential Items

#### 7485.10.1

#### **Subdivision to Create Two Lots For Rural Residential (Ultimately Special Residential Zone) Purpose – Lot 1 Kearsley Road, Denmark**

File 146947  
Report Number SPC/458  
Agenda Part B  
Reporting Officer Regional Manager - Great Southern Planning

**THIS ITEM IS CONFIDENTIAL**

**Statutory Planning Committee**

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**Moved to Item 7485.10.3**

**7485.10.2 Shire of Carnarvon Coral Bay Settlement Structure Plan  
- Consent to Advertise**

File SPN/0557/1  
Report Number SPC/459  
Agenda Part D  
Reporting Officer Planning Manager – Central Regions

**THIS ITEM IS CONFIDENTIAL**

**Moved to Item 7485.9**

**7485.10.3 City of Kalgoorlie-Boulder Local Planning Strategy - For  
Final Approval**

File DP/13/00149/1  
Report Number SPC/460  
Agenda Part E  
Reporting Officer Planning Manager - Central regions

**THIS ITEM IS CONFIDENTIAL**

**7485.10.4 Shire of Ravensthorpe Draft Local Planning Strategy –  
Consent to Advertise**

File 801/5/20/4PV  
Report Number SPC/461  
Agenda Part E  
Reporting Officer Planning Manager – Central Regions

**THIS ITEM IS CONFIDENTIAL**

**7485.10.5 Shire of York Town Planning Scheme 2, Amendment 51  
- For Final Approval**

File TPS/1028  
Report Number SPC/462  
Agenda Part E  
Reporting Officer Planning Manager, Wheatbelt Region

**THIS ITEM IS CONFIDENTIAL**

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- 7485.10.6 Shire of Northam Local Planning Scheme No. 6 and Local Planning Strategy - For Final Approval**  
File TPS/0245/1 and DP/10/02153/2  
Report Number SPC/463  
Agenda Part E  
Reporting Officer Planning Manager, Wheatbelt Region

**THIS ITEM IS CONFIDENTIAL**

### 7485.11 General Business

- 7485.11 **Out of Session**  
An Addendum to Deferred Items 7484.9.1 and 7484.9.2 providing the additional information requested by Members at SPC meeting of 25 June 2013, is to be circulated to members for endorsement out of session.
- 7485.12 **Correspondence to SPC Members**  
A letter addressed to each SPC member from Mr Terrence J Goff regarding a WAPC Structure Plan decision for "The Glades, Byford" (SPC meeting of 22 February 2011) has been noted and will be investigated further; a report will be submitted to Committee and the letter will be responded to by the WAPC Chairman.
- 7485.13 **Development Application for an Educational Establishment – lot 2 (540) Nicholson Road, Forrestdale (SPC meeting of 11 June 2013)**  
A Member advised the Committee that he was contacted by Carey Baptist College requesting a Regional perspective for an appeal they were raising. He indicated to the individual that he had voted in favour of the item but that his decision was not based on a regional perspective.

### 7485.12 Items for Consideration at a Future Meeting

Item No	Report	Request	Report Required by
7477.9.2	City of Mandurah – Endorsement of City Centre Precinct Plan	To request Committee Support to arrange for the City of Mandurah to address the SPC and to include a site visit to coincide with an SPC meeting to be held in Mandurah. (Subsequently resolved on 28/5/13) to omit the SPC meeting	13/8/13

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		in Mandurah and to hold the site visit on a date when a cancelled SPC meeting would occur and to include a site visit to Preston Beach	
7477.11.1	The Wheatbelt – Towns of York and Toodyay	To request Committee Support to arrange a site visit with regard to water and bush fire issues and in relation to future approvals for rural living subdivisions due to lack of water resources, and a possible need for consolidation of the local towns. (to be combined with 7477.11.2). (Subsequently resolved on 28/5/13 to hold the site visit on a date when a cancelled SPC meeting would occur	8/10/13
7477.11.2	Avon Arc Study	To request Committee Support to invite Avon Arc to advise the Committee on issues such as sustainability, identifying priority areas, royalties for regions and capability. (to be combined with 7477.11.1) (as above)	8/10/13
7477.11.3	Private Arrangements for obtaining money for public open space by agreement	To request the Department to prepare a report to the WAPC regarding these types of arrangements.	TBA
7482.9.1	Update of Planning Bulletin 67: Guidelines for Wind Farm Development	To request the Department to liaise with the Department of Lands and the Department of Agriculture and consult with departments and the statutory planning section to ascertain whether there are any further refinements required to the policy. To incorporate comments from SPC members and to represent the policy to a future SPC meeting	TBA

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**7485.13 Closure**

The next ordinary meeting is scheduled for 9 am on 27 August 2013.

There being no further business before the Committee, the Presiding Member thanked members for their attendance and declared the meeting closed at 9.55 am.

**PRESIDING MEMBER** \_\_\_\_\_

**DATE** \_\_\_\_\_

**UNCONFIRMED**

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9.2	APPLICATION TO CONSTRUCT FORTY NINE MULTIPLE DWELLINGS AT NO. 18-24 (LOTS 319-322) WHITLOCK ROAD, QUEENS PARK.
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10.4	SHIRE OF TOODYAY LOCAL PLANNING SCHEME AMENDMENTS 4 AND 5 - FOR FINAL APPROVAL
10.5	SHIRE OF YORK TOWN PLANNING SCHEME NO. 2 AMENDMENT NO. 50 (OMNIBUS) - FOR FINAL APPROVAL
	<b>G DEVELOPMENTS / SUBDIVISIONAL / SURVEY STRATA</b>
10.6	SECTION 31 (SAT ACT 2004) RECONSIDERATION OF REFUSAL FOR PROPOSED SUBDIVISION - LOT 42 SMALLBROOK RETREAT, CAVERSHAM, CITY OF SWAN

## ITEM NO: 9.1

### APPLICATION TO CONSTRUCT THIRTY SEVEN MULTIPLE DWELLINGS AT NO. 10-14 (LOTS 316-318) WHITLOCK ROAD, QUEENS PARK

<b>WAPC OR COMMITTEE:</b>	<b>Statutory Planning Committee</b>
REPORTING AGENCY:	Department of Planning
REPORTING OFFICER:	Planning Officer - Metropolitan Planning Central
AUTHORISING OFFICER:	Director - Metropolitan Planning Central
AGENDA PART:	G
FILE NO:	16-50106-1
DATE:	10 June 2013
ATTACHMENTS:	1 - Aerial Plan; 2 - TPS Zoning and Location Plan; 3 - Quattro Design Guidelines Area; 4 - Development Plans; 5 - Contextual Elevation; and 6 - Crossover Plan
REGION SCHEME ZONING	MRS: Urban
LOCAL GOVERNMENT:	City of Canning
LOCAL SCHEME ZONING:	Residential R17.5/30
LGA RECOMMENDATION(S):	Refusal
REGION DESCRIPTOR:	Perth Metro Central
RECEIPT DATE:	09 July 2012
PROCESS DAYS:	
APPLICATION TYPE:	Development
CADASTRAL REFERENCE:	Lots 316-318 Whitlock Road, Queens Park

#### RECOMMENDATION:

***That the Western Australian Planning Commission resolves to grant approval the proposed development of 37 multiple dwellings at No. 10-14 (Lots 316-318) Whitlock Road, Queens Park, pursuant to Clause 30 of the Metropolitan Region Scheme, subject to the following conditions and advice:***

#### CONDITIONS:

- 1. The proposed development is to comply in all respects with the submitted plans received on the 05 April 2013 and stamped accordingly.***

- 
2. ***All stormwater from building and paving areas being contained on-site to the specification of the City of Canning and to the satisfaction of the Western Australian Planning Commission.***
  3. ***The applicant is to prepare and implement a Landscape Management Plan prior to commencement of construction to the specification of the City of Canning and to the satisfaction of the Western Australian Planning Commission.***
  4. ***All proposed fencing to be constructed to the specification of the City of Canning and to the satisfaction of the Western Australian Planning Commission.***
  5. ***All vehicular access points and parking bays being provided and marked to the specification of the City of Canning and to the satisfaction of the Western Australian Planning Commission.***

**ADVICE:**

1. ***With regard to Condition 2, the applicant is advised to liaise with the City of Canning regarding stormwater and soak well requirements. The applicant is also advised that separate permissions may be required should it be proposed to re-distribute stormwater onto any other or adjoining land.***
2. ***With regard to Condition 3, the applicant is advised to liaise with the City of Canning regarding any landscaping requirements and the removal or relocation of any street trees affected by the development.***
3. ***In regard to Condition 4, the applicant is advised to liaise with the City of Canning regarding fencing requirements for this site.***
4. ***The applicant is advised that any costs incurred as a result of the construction of any on-street parking associated with the development are to be borne by the applicant.***

**SUMMARY:**

The key points relating to this report are as follows:

- The proposal is for 37 multiple dwellings, which will be constructed by the Department of Housing (DoH) and sold on the open market;
- The City of Canning objects to the proposal;
- Consultation with local residents, conducted by the City of Canning, generated local objection, (86 objections received);
- The proposal seeks minor departures from the R-Codes, (discussed in the report);
- The DoH is exempt from Planning Approval under the City of Canning's Town Planning Scheme No. 40 as the proposal constitutes 'public works' by a 'public authority';

- 
- The application requires approval under the MRS;
  - Two applications relating to the same type of development are being considered concurrently. DoH is the applicant for both applications; and
  - The Western Australian Planning Commission (WAPC) has previously approved an application to amalgamate the subject lots.

## LEGISLATION / STRATEGIC PLAN / POLICY:

**Legislation**  
Section: Development Approval - Part 10 of the P&D Act 2005  
Section 6

**Strategic Plan**  
Strategic Goal: Planning  
Outcomes: Effective Delivery of Integrated Plans  
Strategies: Implement State and Regional Planning priorities

**Policy**  
Number and Name: State Planning Policy 3.1 Residential Design Codes

## INTRODUCTION:

### Site and Surroundings

The subject site comprises Lots 316 - 318 Whitlock Road, Queens Park and falls within the City of Canning. The lots are 5072m<sup>2</sup> in area and are cleared of all structures, although two semi mature trees remain on the site. The lots back onto 'Maniana Bush Forever Site' to the north, an area of public open space to the east and residential properties to the south and west. **(Attachment 1 - Aerial Plan)**

The site is zoned 'Urban' under the Metropolitan Region Scheme (MRS) and 'Residential' with a density code of R17.5/30 under the City of Canning Town Planning Scheme No.40 (TPS40). **(Attachment 2 - TPS Zoning and Location Plan)**

The subject site is also required to consider the City of Canning Quattro Design Guidelines Area (QDGA). **(Attachment 3 - Quattro Design Guidelines Area)**

### Proposed Development

The application proposes a two storey residential development, comprising 37 multiple dwellings, with a mix of 1 bedroom (13), 2 bedroom (22) and 3 bedroom (2) apartments. The proposal will provide both resident and visitor car parking, with vehicular access being achieved from an undercroft access point, along Whitlock Road. Pedestrian access is also proposed via Whitlock Road and will operate separate to the vehicular access points. **(Attachment 4 - Development Plans).**

The development is a multiple dwelling proposal, however as it comprises only 2 storeys, it will present as a low rise, linear residential development. **(Attachment 5 - Contextual Elevation).**

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The applicant has advised that all 37 dwellings will be sold on the private market and will be marketed as affordable housing to first time buyers and/or low to middle income earners.

An application to amalgamate Lots 316 - 318 was approved by the Western Australian Planning Commission (WAPC) on the 07 September 2012.

A similar development application, for lots 319-322 Whitlock Road, is being considered concurrently with this proposal. (Refer to WAPC ref 16-50107-1).

### **CONSULTATION:**

The City of Canning has recommended that the application be refused on the following grounds:

- (i) The development does not comply with Clause 5.4.1.6 of Town Planning Scheme No. 40 as the proposal is for multiple dwellings on land having a density coding less than R40.

Notwithstanding the above, the City has recommended a number of planning conditions should the WAPC resolve to grant approval.

The City has provided details of its community consultation exercise. In total, 86 objections were received during the 21 day consultation period. A summary of the objections is detailed below:

- i) Antisocial behaviour and safety concerns;
- ii) Increased density and amenity concerns;
- iii) Perceived management problems of Department of housing properties;
- iv) Adverse Environmental impacts on adjacent bushland areas and Public Open Space.
- v) Lack of transparency;
- vi) Non-compliance with statutory planning controls;
- vii) Impact on streetscape;
- viii) Increase in traffic and parking demand;
- ix) Noise pollution; and
- x) Impact on the Quattro redevelopment area.

### Community Engagement exercise undertaken by the Department of Housing (DoH).

In recognition of the objections, DoH met with the community in December 2012 to try and address their concerns. This enabled DoH to fully explain all aspects of the development and provided the community with an opportunity to give constructive feedback on the proposal.

As a result of the public meeting, further consideration has been given to parking, accessibility to dwellings, bicycle bays and stormwater disposal which resulted in the plans being as follows.

- Reconfiguring the parking allocation to provide extra parking for the larger units;

- 
- The addition of 11 street bays for visitors;
  - The incorporation of motor bike bays to facilitate alternative modes of transport; and
  - The reconfiguration of some units so that they are wheelchair accessible.

The City has raised no objections to the modified plans.

The Department of Environment and Conservation (DEC) has no objection to the proposal.

## **COMMENTS:**

### Planning Framework

In 2009, pursuant to Section 16 of the 'Planning and Development Act 2005', the WAPC resolved to delegate its powers and functions to officers of the Department of Housing, for the approval of development of public housing made pursuant to the MRS. (Instrument of Delegation DEL 2009/04 'Powers of Officers' Department of Housing).

However, this delegation does not extend to development exceeding 10 dwellings and/or when the proposal is not in strict compliance with the operative local planning scheme.

As the subject proposal is for more than 10 dwellings, and as is not in strict compliance with the scheme, DoH officers are unable to determine the application, resulting in referral to the WAPC for determination.

### Assessment under the Metropolitan Region Scheme (MRS).

The proposed development constitutes 'public works' as defined under the Public Works Act 1902. The works are being undertaken by a Public Authority (DoH).

Whilst Section 6 of the Planning and Development Act 2005 exempts public bodies, such as DoH, from requiring development approval for public works under a local planning scheme, such works require approval under the MRS.

It is noted that while approval is limited to the MRS, the WAPC must still consult with the requisite local government and give due regard to the purpose and intent of the operative local planning scheme, and the principles of proper and orderly planning.

The WAPC is not bound by a local planning scheme and can depart from the scheme requirements providing it can be demonstrated that the proposal adheres to proper planning principles and is in keeping with the intent of the scheme.

### The intent of the Town Planning Scheme

Under TPS40 the land is zoned 'Residential' with a density code of 'R17.5/30'. The purpose and intent of the Residential Zone within the City of Canning;

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*"is to provide for a wide range of residential accommodation for the needs of the present and future population, within an attractive and safe residential environment".*

Similarly, the intent of the QDGA is to *"provide for residential development within the Quattro Redevelopment Area that contributes to a safe, attractive and functional community".*

While the QDGA has no statutory weight, it is noted that it operates in conjunction with TPS40.

#### City of Canning reason for refusal

The City has recommended refusal of the application for the following reason:

*"The development does not comply with Clause 5.4.1.6 of Town Planning Scheme No. 40 as the proposal involves multiple dwellings on land with density coding less than R40".*

Clause 5.4.1.6 of TPS40 states that:

*Multiple dwelling development is not permitted on land zoned for residential purpose where the Residential Planning Code Density is less than R40.*

In response to the City's objection it is noted that TPS40 was gazetted 18 February 1994 and predates the 2010 Residential Design Codes (R-Codes).

Clause 5.4.1.6 conflicts with the R-Codes as the codes contains provisions for multiple dwellings in areas coded R30 rather than R40. Given TPS40 assigns power to the R-Codes as the primary mechanism for controlling multiple dwelling development in the municipality, it is considered that the R-Codes should prevail in this instance, despite the apparent conflict. On this basis it is considered that the application should be assessed against the R30 density code.

As mentioned, the purpose and intent of the residential zone under TPS40, is *'to provide for a wide range of residential accommodation for the needs of the present and future population within an attractive safe environment'*. Since the development will cater for an integral sector of the local community, it is considered consistent with this intent by virtue of providing housing for a future population. This also represents proper and orderly planning.

#### Variations to the R-Codes

The proposal generally accords with the R-codes in most respects, with only minor variations to front setback and plot ratio requirements being sought. The application also seeks variations to the side setback requirements, notably along the north western and south eastern lot boundaries. These are illustrated in the tables below.

Unit No.	Set Backs
Unit 1 and Unit 12	Setback achieved - 2.0m Setback required - 2.7m
Unit 28	Setback achieved - 2.1m Setback required - 2.7m
Unit 11 and Unit 27	Setback achieved - 1.5m Setback required - 2.5m

The City has advised that that the setback variations are acceptable on balance and can be supported. This view is supported.

#### Plot Ratio Variation

Plot Ratio	Variation
Maximum Plot Ratio	0.50
Achieved Plot Ratio	0.55

The City considers that the proposed plot ratio variations are minor and in visual terms would not be discernible from street level. This view is supported.

#### Variations to Quattro Design Guideline Area

The Quattro Design Guidelines generally prescribe the preferred type of development for lots within the Quattro Development Area. According to the Quattro plan, a grouped dwelling development is the preferred type of construction for the subject land as opposed to the multiple dwelling development being proposed.

Notwithstanding this, the design and layout of the proposed built form draws upon the character of the area, in terms of bulk and scale. In spite of being a multiple dwelling development, the proposed development is considered appropriate and acceptable on balance given the guidelines seek to achieve a higher density of development in this area. The proposed development would fulfil this objective.

Secondary to the above, the QDGA details the number and location of future crossovers in a Detailed Area Crossover Plan. **(Attachment 6 - Crossover Plan)**. This plan identifies 3 central crossovers (1 per lot) whereas the proposal intends to provide 5. While the proposed crossover configuration departs from the crossover plan for the lots, the configuration accords with the requirements of the R-Codes in terms of providing no more than 1 vehicular opening per 20m of street frontage. The proposed crossover pattern is considered acceptable and can be supported on this basis.

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## **OTHER MATTERS**

### Direction 2031 and Beyond

Directions 2031 and Beyond represents the highest level of strategic land use planning within the Metropolitan and Peel area. Directions 2031 and Beyond advocates an increase in housing supply as a response to changing population needs and to provide diversity, adaptability, affordability and choice in the supply of housing. As previously mentioned, all 37 dwellings will be sold on the private market and will be targeted to those on low to moderate incomes. This demonstrates a commitment towards meeting the objectives of Directions 2031 and Beyond in terms of providing affordable housing choice.

### State Planning Policy 5.1 Land Use Planning in the Vicinity of Perth Airport (Draft)

The subject lots are located within the 20 - 25 Australian Noise Exposure Forecast (ANEF) range for Perth Airport. While noise mitigation measures are not mandatory for sites which fall within the 20-25 ANEF contour, the WAPC notes that measures will be put in place to protect future residents from aircraft noise, including sound insulated roof construction and robust door and window openings. The proposal is therefore acceptable in this regard.

## **ADDITIONAL INFORMATION SUPPLIED AFTER SPC 26 JUNE 2013**

The Statutory Planning Committee (SPC) considered two applications for multiple dwellings at lots 316-318 Whitlock Road, Queens Park (WAPC Ref: 16-50106-1) and 319-322 Whitlock Road, Queens Park (WAPC Ref:16-50107-1) at its meeting on the 25 June 2013 (items 9.1 and 9.2). The recommendation was to approve both applications subject to conditions. The SPC resolved to defer making a decision on the applications pending additional information on certain aspects of the proposal.

To assist the Committee in reaching its decision this addendum provides additional information on the following matters:

- i) The Quattro Design Guidelines;
- ii) Approval under the MRS; and
- iii) Transport options and site accessibility.

### QUATTRO ESTATE DESIGN GUIDELINES

The Quattro Estate Design Guidelines (the Guidelines) were adopted by the City of Canning (the City) in May 2009 and operate in conjunction with the City's Residential Development Guidelines. Unlike the Residential Development Guidelines, which are an appendix of the City's Town Planning Scheme (TPS), the Quattro Design Guidelines are independent of the TPS as such they have no statutory weight, acting merely as a development guide to inform future development, rather than providing official planning legislation.

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Notwithstanding the above, and in recognition of their purpose as a guidance tool for proposed residential development in this area, it is noted that the Guidelines identify the subject lots as being potential 'grouped housing' sites as opposed to being potential 'multiple dwellings' sites. While the exclusion of 'multiple dwellings' is acknowledged, it is equally acknowledged that there is an intent, under the Guidelines, to provide a higher residential density in this part of the estate, as compared to the remaining site, which comprises single dwelling development.

Furthermore, as mentioned in the officers reports, the subject lots are coded R17.5/30 under the City's TPS. Consequently, the City was unable to contemplate a 'multiple dwelling' development on the subject lots given the R-Codes (2008) contained no provisions for 'multiple dwellings' on R30 coded land. This position has since changed as the current R-Codes (2010) now allow 'multiple dwellings' on R30 Coded land.

It is noted that the Guidelines are intended to supplement, not replace the requirements of the R-Codes and Scheme and all proposed residential development is to comply with the provisions of the R-Codes, which the proposals do with minor variations.

#### APPROVAL UNDER THE METROPOLITAN REGION SCHEME (MRS).

Notwithstanding the apparent conflicts with the TPS and the Guidelines, and setting aside the Guidelines minor role within the planning framework, the committee is advised that given Public Housing is a 'public work', development approval is not required under the City of Canning Town Planning Scheme nor is there a requirement for the proposal to strictly adhere to Guidelines. Development approval is only required under the MRS with the main issues for determination being whether the proposal is consistent with the orderly and proper planning of the locality, and whether the proposal is consistent with the preservation of the locality.

The Committee is advised of a similar development application made by the Department of Housing (DoH) (WAPC Ref: 17-50089-1) which was refused by the Commission as the proposal was found not to accord with the requirements of the applicable TPS. In that case, the development of 12 dwellings on a 3665m<sup>2</sup> lot exceeded the density coding assigned to the land. The applicant however appealed this decision with the State Administration Tribunal (SAT), **Housing Authority of Western Australia v Western Australian Planning Commission (2010) WASAT 66**, claiming that despite the conflict with the TPS, the proposal was consistent with orderly and proper planning principles and consistent with the preservation of amenities in the locality and should be approved. SAT eventually approved the application.

The SAT member held that,

*'Local Planning scheme provisions are certainly not determinative of orderly and proper planning in a region planning assessment and, indeed, will rarely be the focus of the inquiry. However, local planning scheme provisions can be a piece of the jigsaw that together forms the picture of the orderly and proper planning of the locality, particularly because of the broader-brush nature of most strategic planning. However, the weight to be given to local*

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*planning scheme provisions and how these provisions are to be balanced against other planning considerations in assessing the consistency of a proposed public work development with the orderly and proper planning of the locality under a region scheme, will depend on all the circumstances of the case.*

In terms of the subject proposal, both applications are considered consistent with the orderly and properly planning of the locality, on the basis that the proposed development will provide higher density housing on an affordable basis, which is in keeping with the intent of the scheme and the Guidelines, and further, the proposal is consistent with the preservation of the locality, insofar the multiple dwelling development will present as low rise residential housing in keeping with the character of the existing streetscape.

Additionally, Directions 2031 and Beyond represents the highest level of strategic land use planning within the Metropolitan and Peel area. The Central Metropolitan Perth Sub-regional Strategy presents a framework for delivering the objectives of Directions 2031. Both strategies promote the need to increase housing supply and residential density in response to population growth, increased diversity, adaptability, affordability and housing choice. It is considered that the proposed development will go towards meeting the objectives of Direction 2031 and Beyond.

In further support of the applications, the applicant has also provided the following justification;

- i. Multiple dwellings better address the streetscape by providing a continuous, activated frontage along Whitlock Road, as opposed to a grouped dwelling development which largely ignores the street frontage in favour of dwellings that front internal driveways and which have garages that dominate the streetscape. The multiple dwellings have been designed with regard to the streetscape and the low rise character of the area. The two storey design is similar to that of two storey 'grouped dwelling' town houses. The proposal also allows for apartments at the rear that interact with the Maniana Bushland and provide surveillance of this Bush Forever site.
- ii. The proposed multiple dwelling typology will increase affordability by maximising land use efficiency, by providing 37 multiple dwellings in one, two and three bedroom configurations; and

If a 'grouped dwelling' configuration was proposed, as per the R-Code definition of a 'grouped dwelling', a density yield of approximately 39 dwellings across the two sites could be achieved compared to a density yield of 86 dwellings across the two sites if developed as a multiple dwelling site. Given the disparity between the two development types, a grouped dwelling development would not achieve the DoH's objective of providing a wide range affordable housing as the a grouped dwelling would have to be sold at a much higher cost.

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## TRANSPORT OPTIONS AND SITE ACCESSIBILITY

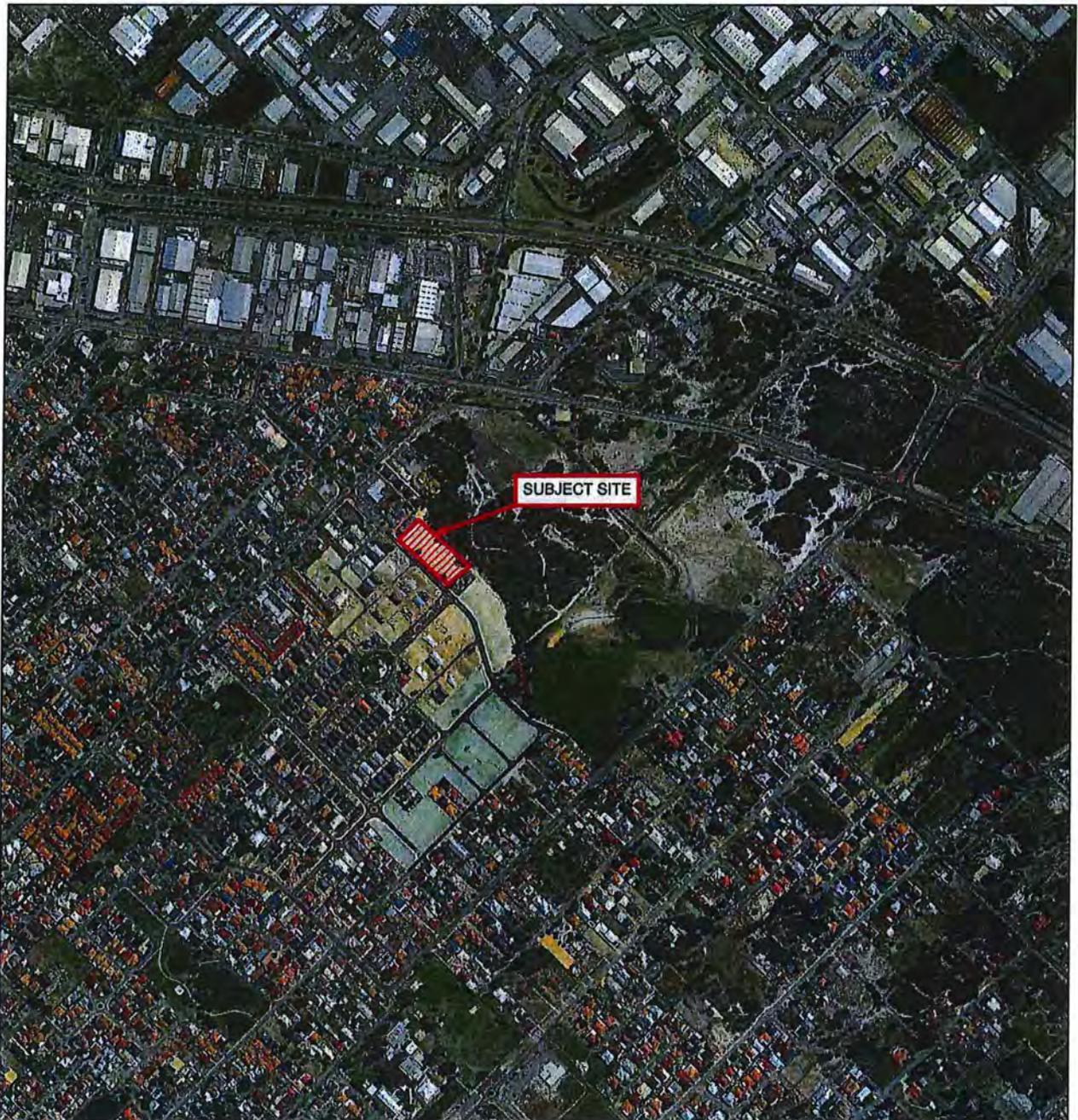
The subject lots are well connected to public transport which will reduce car usage. A bus stop is located directly adjacent to the subject lots and provides services to Cannington Railway Station and Carousel Shopping Centre. In addition, another bus stop is located on Welshpool Road, approximately 550 metres from the site, and provides direct access to the Perth CBD and beyond. Furthermore, Welshpool Industrial Estate, which represents a major employer in the area, is located approximately 400m to the north of the site. On this basis the site is suitable for residential development at a higher density given that it is well connected to services, transport options and an established employment base.

## CONCLUSION

It is considered that the proposed multiple dwellings represent appropriate development for the 'Urban' zone under the MRS. The application satisfactorily meets the intent of the City of Canning Town Planning Scheme No. 4 and the Quattro Design Guidelines which seeks to achieve a higher density of residential development in this part of the Quattro estate.

The application adequately meets the requirements of the Residential Design Codes 2010 and it represents proper and orderly planning of the locality.

It is therefore considered that the recommendation to approve the application with



2012 Perth Metropolitan Aerial Photography

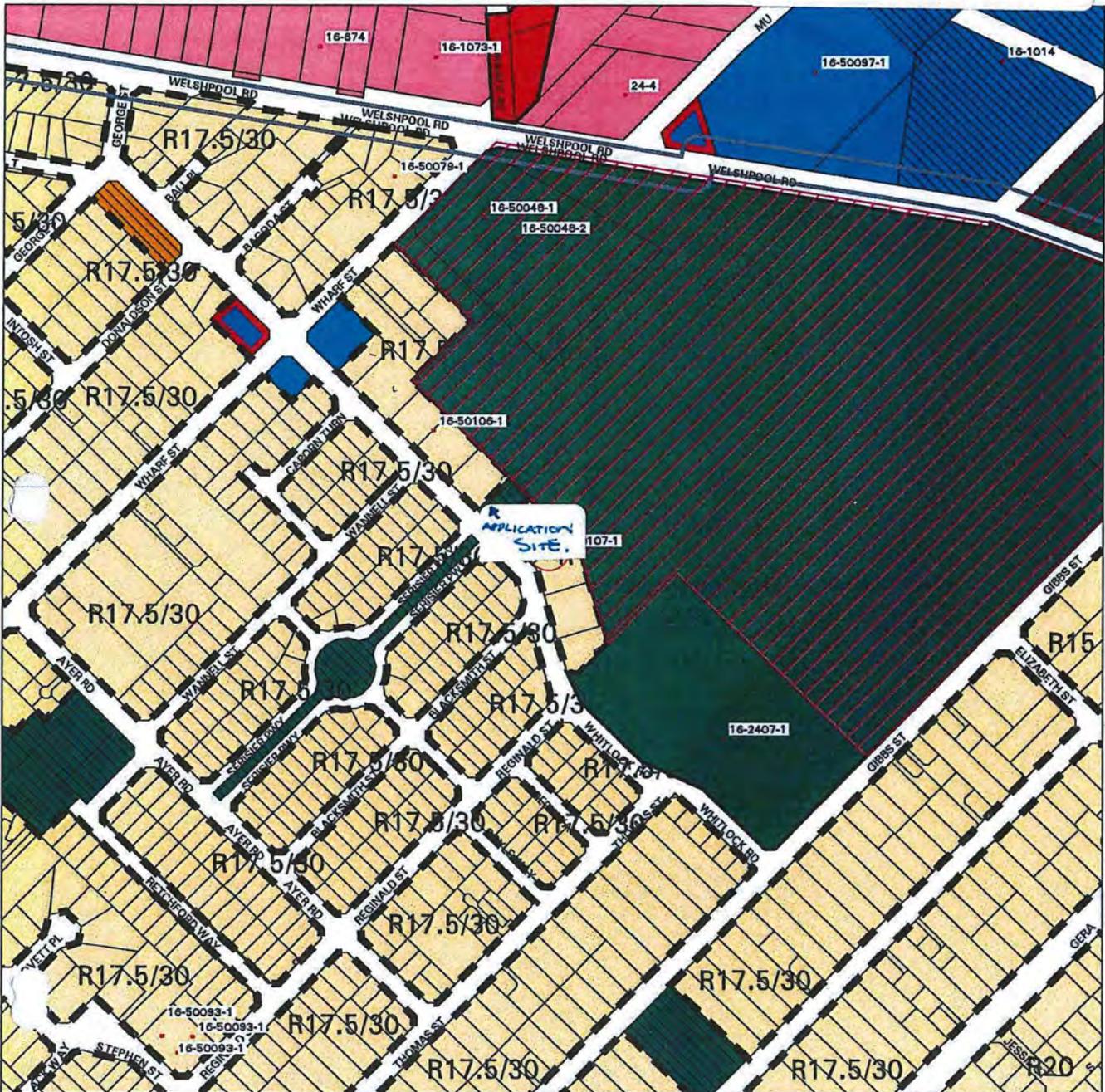
Scale 1:10,259  
0 250 m

Prepared by: gmcgowan  
Prepared for:  
Date: Wednesday, June 12, 2013 12:02  
Plot identifier: P20130612\_1201



Government of Western Australia  
Department of Planning

**DP INTERNAL USE ONLY**

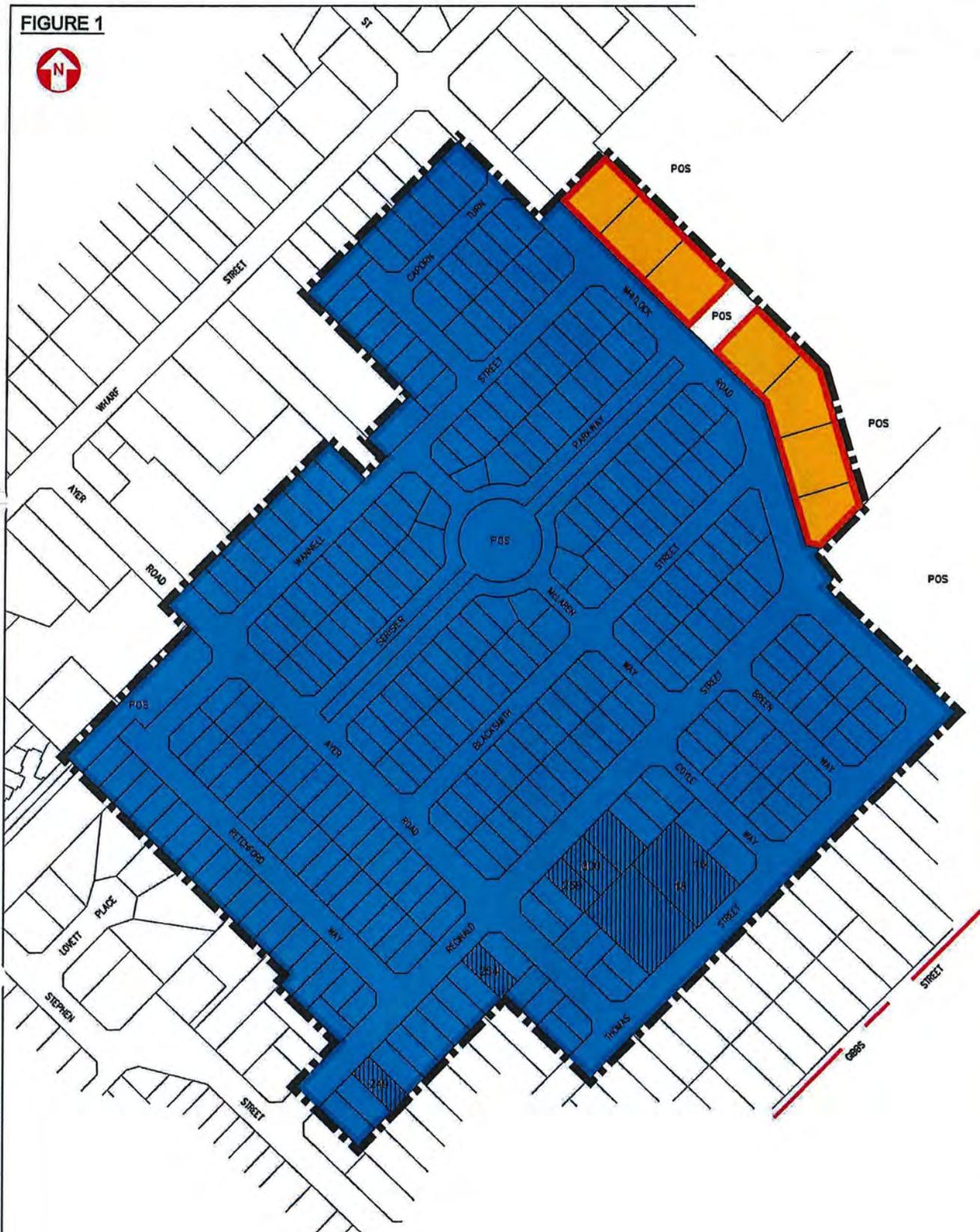


**Development Application 16-50107-1 (MGA ref 401271mE 6458915mN Zone 50)**  
 This data is to be used for the processing of subdivision applications only.

APPROX LOCATION OF APPLICATION	LIGHT INDUSTRY
PRIMARY REGIONAL ROADS	RESIDENTIAL
PARKS & RECREATION	SERVICE STATION
CADASTRAL BOUNDARY	CIVIC & CULTURAL AREAS
WESTNET ENERGY GAS PIPELINE	LOCAL PARK & RECREATION AREA
BUSH FOREVER 2000 SITES	COMMERCIAL
DEVELOPMENT APPLICATION	SHOPPING
R CODE BOUNDARY	

138094D.eps

FIGURE 1



LEGEND



POLICY AREA



GENERAL RESIDENTIAL



LOTS NOT SUBJECT TO POLICY



GROUPED HOUSING

Drawing No. 704.054 PL1B 1.09.08.dwg



AMENDED PLAN  
 9 JUL 2012  
 Superintendent's plan



DEPARTMENT OF PLANNING  
 03 APR 2013  
 FILE 16-50106-1

ATTACHMENT 4

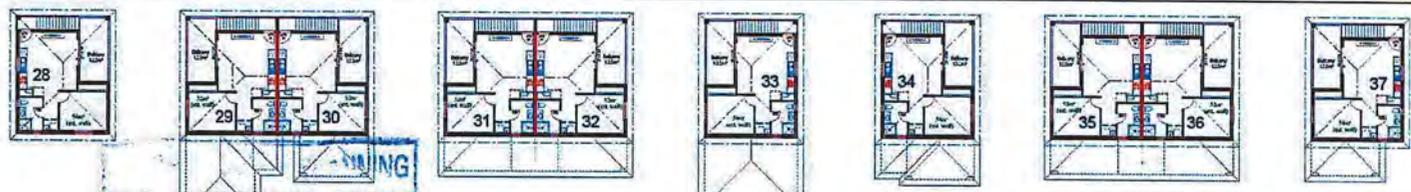
REVISED 16/6/12 **BLOCK 'A'**

DEPARTMENT OF HOUSING 16 BELMONT STREET, SUVA	PROJECT: PROPOSED MULTIPLE DWELLINGS COMPRISING 1, 2 AND 3 BEDROOM UNITS ON LOTS 316 TO 321 WHITLOCK ROAD, CLYDEFRY	CONSULTANT: KINGZ BUILDING DESIGN STUDIO 100A BURNINGWOOD PLACE SUVA	DRAWING NO.: 2042012 DATE: 17/06/12 SCALE: 1:200 SHEET NO.: 4/9 TOTAL SHEETS: 9
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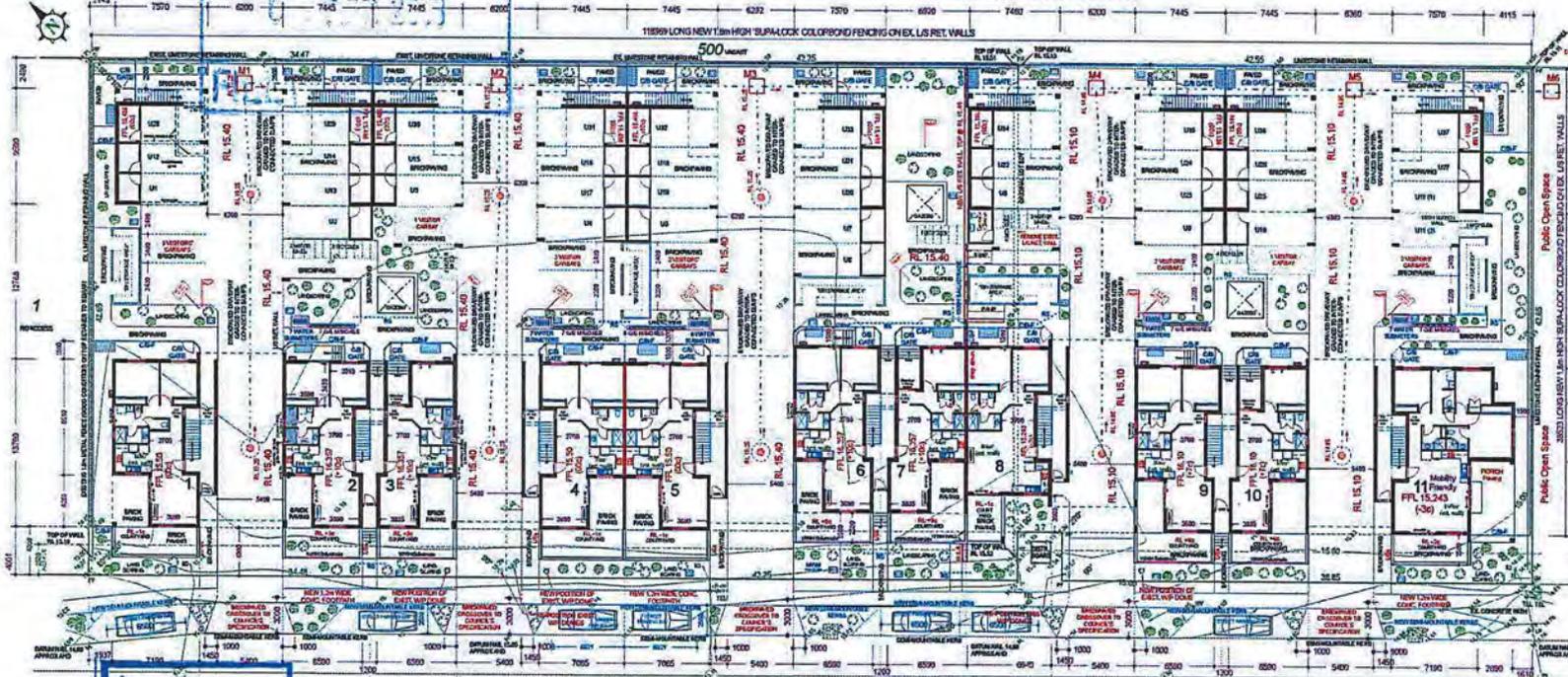
S/C Agenda Page 49



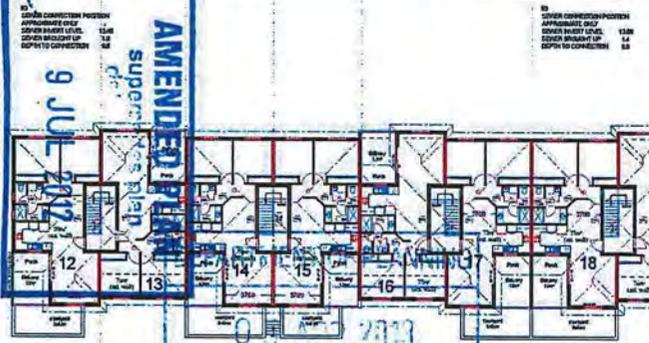
VIEW FROM L322 WHITLOCK RD, QUEENS PARK



FIRST FLOOR PLAN



WHITLOCK ROAD  
GROUND FLOOR and SITE PLAN 1:200



FILE 16-50106-1

FIRST FLOOR PLAN

REVISED 3/3/13  
**BLOCK 'A'**

- NOTE:
1. REVISIT SITE AS PER SPECIFICATIONS.
  2. CONTRACTOR TO CONSULT ALL ADJOINING NEIGHBOURS PRIOR TO REMOVING ANY ADJOINING FENCES.
  3. PROVIDE NEW BOUNDARY FENCES AS PER PLAN.
  4. ALL GATES TO BE NEW COLORBOND.
  5. ALL CLIMBERIES TO BE RECTANGULAR FOLD DOWN TYPE WALL OR POST MOUNTED AS SPECIFIED ON PLAN.
  6. PAVING BRICKS TO BE MIN. 60mm THICK.
  7. FOR DRAINAGE & PLUMBING WORK, SEE CONSULTANT'S DRAWINGS.
  8. ALL DOWN PIPES TO BE CONNECTED TO STORMS & DISCHARGE TO COUNCIL'S STORM WATER DRAINS.
  9. PROVIDE UNDERGROUND POWER SUPPLY TO EACH UNIT, (REFER ELECTRICAL DRAWINGS).
  10. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS OR SHOP DRAWINGS.
  11. ANY GAS SERVICES, AMBULANCES, DIMENSIONS, MACHINERY, ETC. ERRORS OR OTHER FAILURES EXIST OR BE LIKELY TO EXIST ON THE PLANS, AND IN THE CONTRACT DOCUMENTS ARE TO BE CLERICALY CLARIFIED AND CONFIRMED WITH THE DESIGN OFFICE PRIOR TO CONTINUING THE WORKS.
  12. VERIFY DIMENSIONS TO GOVERN SCALE.
  13. LARGE SCALE DRAWINGS TO BE REPRODUCED OVER SMALLER SCALE DRAWINGS.
  14. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS, SHOPPING DETAILS OR ANY OTHER CONSULTANT'S DETAILS OR ANY OTHER INSTRUCTIONS AS MAY ARISE FROM TIME TO TIME.

LEGEND FOR SITE PLAN

1	EXISTING WALLS
2	NEW WALLS
3	NEW CONCRETE FLOOR
4	NEW CONCRETE FLOOR
5	NEW CONCRETE FLOOR
6	NEW CONCRETE FLOOR
7	NEW CONCRETE FLOOR
8	NEW CONCRETE FLOOR
9	NEW CONCRETE FLOOR
10	NEW CONCRETE FLOOR
11	NEW CONCRETE FLOOR
12	NEW CONCRETE FLOOR
13	NEW CONCRETE FLOOR
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15	NEW CONCRETE FLOOR
16	NEW CONCRETE FLOOR
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18	NEW CONCRETE FLOOR
19	NEW CONCRETE FLOOR
20	NEW CONCRETE FLOOR
21	NEW CONCRETE FLOOR
22	NEW CONCRETE FLOOR
23	NEW CONCRETE FLOOR
24	NEW CONCRETE FLOOR
25	NEW CONCRETE FLOOR
26	NEW CONCRETE FLOOR
27	NEW CONCRETE FLOOR

- NOTE: REMOVE EXISTING REMAINABLE KERBS AND EXISTING CONCRETE FOOTPATHS. MAKE OCCASIONAL CHANGES. CONSTRUCT NEW REMAINABLE AND REMAINABLE KERBS AND 1.5m WIDE CONCRETE FOOTPATHS AS SHOWN. SUPPLY AND CONTRACT NEW TILAMEN STREET PARKING BAYS WITH REDUCED RETURN FROM ANGLE ENLY MARKED.
- NOTE: CLEARANCE & CLEANING OF HOUSEHOLD RUBBISH BINS BY CONTRACTOR WITH WASTE COLLECTION COMPANY.
- NOTE: SEWER CONNECTION POSITION APPROXIMATE ONLY. SEWER MAIN LEVEL. SEWER BRANCH UP. SEWER TO CONNECTION.

UNIT SPECIFICATIONS

UNIT NO.	AREA (sqm)	NO. OF BEDS	NO. OF BATHS	NO. OF CARPARKS
1	42.15	2	1	1
2	42.15	2	1	1
3	42.15	2	1	1
4	42.15	2	1	1
5	42.15	2	1	1
6	42.15	2	1	1
7	42.15	2	1	1
8	42.15	2	1	1
9	42.15	2	1	1
10	42.15	2	1	1
11	42.15	2	1	1
12	42.15	2	1	1
13	42.15	2	1	1
14	42.15	2	1	1
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16	42.15	2	1	1
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18	42.15	2	1	1
19	42.15	2	1	1
20	42.15	2	1	1
21	42.15	2	1	1
22	42.15	2	1	1
23	42.15	2	1	1
24	42.15	2	1	1
25	42.15	2	1	1
26	42.15	2	1	1
27	42.15	2	1	1

SPECIAL NOTE: PROVIDE ELECTRIC CLOSETS OVERSIC ABOVE WASHING MACHINES TO ALL FIRST FLOOR UNITS.

DEPARTMENT OF HOUSING  
317-318 WHITLOCK ROAD, PERTH WA 6000

PROJECT: PROPOSED MULTIPLE DWELLINGS COMPRISING 1, 2 AND 3 BEDROOM UNITS ON LOTS 316, 317 & 318 WHITLOCK ROAD, PERTH WA 6000

KING BUILDING DESIGN STUDIO  
100/101 WHITLOCK ROAD, PERTH WA 6000  
TEL: 08 9442 1111  
WWW.KINGBUILDINGDESIGN.COM



## ITEM NO: 9.2

### APPLICATION TO CONSTRUCT FORTY NINE MULTIPLE DWELLINGS AT NO. 18-24 (LOTS 319-322) WHITLOCK ROAD, QUEENS PARK

<b>WAPC OR COMMITTEE:</b>	<b>Statutory Planning Committee</b>
REPORTING AGENCY:	Department of Planning
REPORTING OFFICER:	Planning Officer - Metropolitan Planning Central
AUTHORISING OFFICER:	Director - Metropolitan Planning Central
AGENDA PART:	G
FILE NO:	16-50107-1
DATE:	10 June 2013
ATTACHMENTS:	1 - Aerial Plan; 2 - TPS Zoning and Location Plan; 3 - Quattro Design Guidelines Area; 4 - Development Plans; 5 - Contextual Elevation; and 6 - Crossover Plan
REGION SCHEME ZONING	MRS: Urban
LOCAL GOVERNMENT:	City of Canning
LOCAL SCHEME ZONING:	Residential R17.5/30
LGA RECOMMENDATION(S):	Refusal
REGION DESCRIPTOR:	Perth Metro Central
RECEIPT DATE:	09 July 2012
PROCESS DAYS:	
APPLICATION TYPE:	Development
CADASTRAL REFERENCE:	Lot 319-322 Whitlock Road, Queens Park

#### RECOMMENDATION:

***That the Western Australian Planning Commission resolves to grant approval the proposed development of 49 multiple dwellings at No. 18-24 (Lots 319-322) Whitlock Road, Queens Park, pursuant to Clause 30 of the Metropolitan Region Scheme, subject to the following conditions and advice:***

#### CONDITIONS:

- 1. The proposed development is to comply in all respects with the submitted plans received on the 05 April 2013 and stamped accordingly.***
- 2. All stormwater from building and paving areas being contained on-site to the specification of the City of Canning and to the satisfaction of the Western Australian Planning Commission.***

- 
3. ***The applicant is to prepare and implement a Landscape Management Plan prior to commencement of construction to the specification of the City of Canning and to the satisfaction of the Western Australian Planning Commission.***
  4. ***All proposed fencing to be constructed to the specification of the City of Canning and to the satisfaction of the Western Australian Planning Commission.***
  5. ***All vehicular access points and parking bays being provided and marked to the specification of the City of Canning and to the satisfaction of the Western Australian Planning Commission.***

**ADVICE:**

1. ***With regard to Condition 2, the applicant is advised to liaise with the City of Canning regarding stormwater and soak well requirements. The applicant is also advised that separate permissions may be required should it be proposed to re-distribute stormwater onto any other or adjoining land.***
2. ***With regard to Condition 3, the applicant is advised to liaise with the City of Canning regarding any landscaping requirements and the removal or relocation of any street trees affected by the development.***
3. ***In regard to Condition 4, the applicant is advised to liaise with the City of Canning regarding fencing requirements for this site.***
4. ***The applicant is advised that any costs incurred as a result of the construction of any on-street parking associated with the development are to be borne by the applicant.***

**SUMMARY:**

The key points relating to this report are as follows:

- The proposal is for 49 multiple dwellings, which will be constructed by the Department of Housing (DoH) and will be sold on the open market;
- The City of Canning objects to the proposal;
- Consultation with locals residents, conducted by the City of Canning, generated significant local objection, (86 objections received);
- The proposal seeks minor departures from the R-Codes, (discussed in the report);
- The DoH is exempt from Planning Approval under the City of Canning's Town Planning Scheme No. 40 as the proposal constitutes 'public works' by a 'public Authority';
- The application requires approval under the MRS;
- Two applications relating to the same type of development are being considered concurrently. DoH is the applicant for both applications; and
- The Western Australian Planning Commission (WAPC) has previously approved an application to amalgamate the subject lots.

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## LEGISLATION / STRATEGIC PLAN / POLICY:

**Legislation**  
Section: Development Approval - Part 10 of the P&D Act 2005  
Section 6

**Strategic Plan**  
Strategic Goal: Planning  
Outcomes: Effective Delivery of Integrated Plans  
Strategies: Implement State and Regional Planning priorities

**Policy**  
Number and Name: State Planning Policy 3.1 Residential Design Codes

## INTRODUCTION:

### Site and Surroundings

The subject site comprises Lots 319 - 322 Whitlock Road, Queens Park and falls within the City of Canning. The lots are 6647m<sup>2</sup> in area and are cleared of all structures. The lots back onto 'Maniana Bush Forever Site' to the north, an area of public open space to the east and residential properties to the south and west. **(Attachment 1 - Aerial Plan)**

The site is zoned 'Urban' under the Metropolitan Region Scheme (MRS) and 'Residential' with a density code of R17.5/30 under the City of Canning Town Planning Scheme No.40 (TPS40). **(Attachment 2 - TPS Zoning and Location Plan)**

The subject site is also required to consider the City of Canning Quattro Design Guidelines Area (QDGA). **(Attachment 3 - Quattro Design Guidelines Area)**

### Proposed Development

The application proposes a two storey residential development, comprising 49 multiple dwellings, with a mix of 1 bedroom (17), 2 bedroom (26) and 3 bedroom (6) apartments. The proposal will provide both resident and visitor car parking, with vehicular access being achieved from an undercroft access point, along Whitlock Road. Pedestrian access is also proposed via Whitlock Road and will operate separate to the vehicular access points. **(Attachment 4 - Development Plans).**

The development is a multiple dwelling proposal, however as it comprises only 2 storeys, it will present as a low rise, linear residential development. **(Attachment 5 - Contextual Elevation).**

The applicant has advised that all 49 dwellings will be sold on the private market and will be marketed as affordable housing to first time buyers and/or low to middle income earners.

An application to amalgamate Lots 319 - 322 was approved by the Western Australian Planning Commission (WAPC) on the 07 September 2012.

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A similar development application, for lots 316-318 Whitlock Road, is being considered concurrently with this proposal. (Refer to WAPC ref 16-50106-1).

### **CONSULTATION:**

The City of Canning has recommended that the application be refused on the following grounds:

- (i) The development does not comply with Clause 5.4.1.6 of Town Planning Scheme No. 40 as the proposal is for multiple dwellings on land having a density coding less than R40.

Notwithstanding the above, the City has recommended a number of planning conditions should the WAPC resolve to grant approval.

The City has provided details of its community consultation exercise. In total, 86 objections were received during the 21 day consultation period. A summary of the objections is detailed below:

- i) Antisocial behaviour and safety concerns;
- ii) Increased density and amenity concerns;
- iii) Perceived management problems of Department of housing properties;
- iv) Adverse Environmental impacts on adjacent bushland areas and Public Open Space.
- v) Lack of transparency;
- vi) Non-compliance with statutory planning controls;
- vii) Impact on streetscape;
- viii) Increase in traffic and parking demand;
- ix) Noise pollution; and
- x) Impact on the Quattro redevelopment area.

### Community Engagement exercise undertaken by the Department of Housing (DoH).

In recognition of the objections, DoH met with the community in December 2012 to try and address their concerns. This enabled DoH to fully explain all aspects of the development and provided the community with an opportunity to give constructive feedback on the proposal.

As a result of the public meeting, further consideration has been given to parking, accessibility to dwellings, bicycle bays and stormwater disposal, which resulted in the plans being modified, as follows.

- Reconfiguring the parking allocation to provide extra parking for the larger units;
- The addition of 11 street bays for visitors;
- The incorporation of motor bike bays to facilitate alternative modes of transport; and
- The reconfiguration of some of the units so they are wheelchair accessible.

The City has raised no objections to the modified plans.

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The Department of Environment and Conservation (DEC) has no objection to the proposal.

**COMMENTS:**

Planning Framework

In 2009, pursuant to Section 16 of the 'Planning and Development Act 2005', the WAPC resolved to delegate its powers and functions to officers of the Department of Housing, for the approval of development of public housing made pursuant to the MRS. (Instrument of Delegation DEL 2009/04 'Powers of Officers' Department of Housing).

However, this delegation does not extend to development exceeding 10 dwellings and/or when the proposal is not in strict compliance with the operative local planning scheme.

Since the subject proposal is for more than 10 dwellings, and as is not in strict compliance with the scheme. Due to this, DoH officers are unable to determine the application, resulting in referral to the WAPC for determination.

Assessment under the Metropolitan Region Scheme (MRS).

The proposed development constitutes 'public works' as defined under the Public Works Act 1902. The works are being undertaken by a Public Authority (DoH).

Whilst Section 6 of the Planning and Development Act 2005 exempts public bodies, such as DoH, from requiring development approval for public works under a local planning scheme, such works require approval under the MRS.

It is noted that while approval is limited to the MRS, the WAPC must still consult with the requisite local government and give due regard to the purpose and intent of the operative local planning scheme, and the principles of proper and orderly planning.

The WAPC is not bound by a local planning scheme and can depart from the scheme requirements providing it can be demonstrated that the proposal adheres to proper planning principles and is in keeping with the intent of the scheme.

The intent of the Town Planning Scheme

Under TPS40 the land is zoned 'Residential' with a density code of 'R17.5/30'. The purpose and intent of the Residential Zone within the City of Canning;

*"is to provide for a wide range of residential accommodation for the needs of the present and future population, within an attractive and safe residential environment".*

Similarly, the intent of the QDGA is to *"provide for residential development within the Quattro Redevelopment Area that contributes to a safe, attractive and functional community".*

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While the QDGA has no statutory weight, it is noted that it operates in conjunction with TPS40.

City of Canning reason for refusal

The City has recommended refusal of the application for the following reason:

*"The development does not comply with Clause 5.4.1.6 of Town Planning Scheme No. 40 as the proposal involves multiple dwellings on land with density coding less than R40".*

Clause 5.4.1.6 of TPS40 states that:

*Multiple dwelling development is not permitted on land zoned for residential purpose where the Residential Planning Code Density is less than R40.*

In response to the City's objection it is noted that TPS40 was gazetted 18 February 1994 and predates the 2010 Residential Design Codes (R-Codes).

Clause 5.4.1.6 conflicts with the R-Codes as the codes contains provisions for multiple dwellings in areas coded R30 rather than R40. Given TPS40 assigns power to the R-Codes as the primary mechanism for controlling multiple dwelling development in the municipality, it is considered that the R-Codes should prevail in this instance, despite the apparent conflict. On this basis it is considered that the application should be assessed against the R30 density code.

As mentioned, the purpose and intent of the residential zone under TPS40, is 'to provide for a wide range of residential accommodation for the needs of the present and future population within an attractive safe environment'. Since the development will cater for an integral sector of the local community, it is considered consistent with this intent by virtue of providing housing for a future population. This also represents proper and orderly planning.

Variations to the R-Codes

The proposal generally accords with the R-codes in most respects, with only minor variations to front setback and plot ratio requirements being sought. The application also seeks variations to the side setback requirements, notably along the north western and south eastern lot boundaries. These are illustrated in the tables below.

<b>Unit No.</b>	<b>Set Backs</b>
<b>Unit 15, 16, 41 and 42</b>	Setback achieved - 2.5m Setback required - 3.6m
<b>Unit 14, 36 and 49</b>	Setback achieved - 1.2m - 2m Setback required - 2.5m
<b>Unit 1, 17, 37 and 38</b>	Set back achieved - 1.7m Setback required - 3.5m - 4.4m

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The City has advised that that the setback variations are acceptable on balance and can be supported. This view is supported.

Plot Ratio Variation

<b>Plot Ratio</b>	<b>Variation</b>
<b>Maximum Plot Ratio</b>	0.50
<b>Achieved Plot Ratio</b>	0.54

The City considers that the proposed plot ratio variations are minor and in visual terms would not be discernible from street level. This view is supported.

Variations to Quattro Design Guideline Area

The Quattro Design Guidelines generally prescribe the preferred type of development for lots within the Quattro Development Area. According to the Quattro plan, a grouped dwelling development is the preferred type of construction for the subject land as opposed to the multiple dwelling development being proposed.

Notwithstanding this, the design and layout of the proposed built form draws upon the character of the area, in terms of bulk and scale. In spite of being a multiple dwelling development, the proposed development is considered appropriate and acceptable on balance given the guidelines seek to achieve a higher density of development in this area. The proposed development would fulfil this objective.

Secondary to the above, the QDGA details the number and location of future crossovers in a Detailed Area Crossover Plan. **(Attachment 6 - Crossover Plan)**. This plan identifies 4 central crossovers (1 per lot) whereas the proposal intends to provide 6. While the proposed crossover configuration departs from the crossover plan for the lots, the configuration accords with the requirements of the R-Codes in terms of providing no more than one vehicular opening per 20m of street frontage. The proposed crossover pattern is considered acceptable and can be supported on this basis.

**OTHER MATTERS**

Direction 2031 and Beyond

Directions 2031 and Beyond represents the highest level of strategic land use planning within the Metropolitan and Peel area. Directions 2031 and Beyond advocates an increase in housing supply as a response to changing population needs and to provide diversity, adaptability, affordability and choice in the supply of housing. As previously mentioned, all 49 dwellings will be sold on the private market and will be targeted to those on low to moderate incomes. This demonstrates a commitment towards meeting the objectives of Directions 2031 and Beyond in terms of providing affordable housing choice.

State Planning Policy 5.1 Land Use Planning in the Vicinity of Perth Airport (Draft)

The subject lots are located within the 20 - 25 Australian Noise Exposure Forecast (ANEF) range for Perth Airport. While noise mitigation measures are not mandatory

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for sites which fall within the 20-25 ANEF contour, the WAPC notes that measures will be put in place to protect future residents from aircraft noise, including sound insulated roof construction and robust door and window openings. The proposal is therefore acceptable in this regard.

## **ADDITIONAL INFORMATION SUPPLIED AFTER SPC 26 JUNE 2013**

The Statutory Planning Committee (SPC) considered two applications for multiple dwellings at lots 316-318 Whitlock Road, Queens Park (WAPC Ref: 16-50106-1) and 319-322 Whitlock Road, Queens Park (WAPC Ref:16-50107-1) at its meeting on the 25 June 2013 (items 9.1 and 9.2). The recommendation was to approve both applications subject to conditions. The SPC resolved to defer making a decision on the applications pending additional information on certain aspects of the proposal.

To assist the Committee in reaching its decision this addendum provides additional information on the following matters:

- i) The Quattro Design Guidelines;
- ii) Approval under the MRS; and
- iii) Transport options and site accessibility.

### **QUATTRO ESTATE DESIGN GUIDELINES**

The Quattro Estate Design Guidelines (the Guidelines) were adopted by the City of Canning (the City) in May 2009 and operate in conjunction with the City's Residential Development Guidelines. Unlike the Residential Development Guidelines, which are an appendix of the City's Town Planning Scheme (TPS), the Quattro Design Guidelines are independent of the TPS as such they have no statutory weight, acting merely as a development guide to inform future development, rather than providing official planning legislation.

Notwithstanding the above, and in recognition of their purpose as a guidance tool for proposed residential development in this area, it is noted that the Guidelines identify the subject lots as being potential 'grouped housing' sites as opposed to being potential 'multiple dwellings' sites. While the exclusion of 'multiple dwellings' is acknowledged, it is equally acknowledged that there is an intent, under the Guidelines, to provide a higher residential density in this part of the estate, as compared to the remaining site, which comprises single dwelling development.

Furthermore, as mentioned in the officers reports, the subject lots are coded R17.5/30 under the City's TPS. Consequently, the City was unable to contemplate a 'multiple dwelling' development on the subject lots given the R-Codes (2008) contained no provisions for 'multiple dwellings' on R30 coded land. This position has since changed as the current R-Codes (2010) now allow 'multiple dwellings' on R30 Coded land.

It is noted that the Guidelines are intended to supplement, not replace the requirements of the R-Codes and Scheme and all proposed residential development is to comply with the provisions of the R-Codes, which the proposals do with minor variations.

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## APPROVAL UNDER THE METROPOLITAN REGION SCHEME (MRS).

Notwithstanding the apparent conflicts with the TPS and the Guidelines, and setting aside the Guidelines minor role within the planning framework, the committee is advised that given Public Housing is a 'public work', development approval is not required under the City of Canning Town Planning Scheme nor is there a requirement for the proposal to strictly adhere to Guidelines. Development approval is only required under the MRS with the main issues for determination being whether the proposal is consistent with the orderly and proper planning of the locality, and whether the proposal is consistent with the preservation of the locality.

The Committee is advised of a similar development application made by the Department of Housing (DoH) (WAPC Ref: 17-50089-1) which was refused by the Commission as the proposal was found not to accord with the requirements of the applicable TPS. In that case, the development of 12 dwellings on a 3665m<sup>2</sup> lot exceeded the density coding assigned to the land. The applicant however appealed this decision with the State Administration Tribunal (SAT), **Housing Authority of Western Australia v Western Australian Planning Commission (2010) WASAT 66**, claiming that despite the conflict with the TPS, the proposal was consistent with orderly and proper planning principles and consistent with the preservation of amenities in the locality and should be approved. SAT eventually approved the application.

The SAT member held that,

*'Local Planning scheme provisions are certainly not determinative of orderly and proper planning in a region planning assessment and, indeed, will rarely be the focus of the inquiry. However, local planning scheme provisions can be a piece of the jigsaw that together forms the picture of the orderly and proper planning of the locality, particularly because of the broader-brush nature of most strategic planning. However, the weight to be given to local planning scheme provisions and how these provisions are to be balanced against other planning considerations in assessing the consistency of a proposed public work development with the orderly and proper planning of the locality under a region scheme, will depend on all the circumstances of the case.'*

In terms of the subject proposal, both applications are considered consistent with the orderly and properly planning of the locality, on the basis that the proposed development will provide higher density housing on an affordable basis, which is in keeping with the intent of the scheme and the Guidelines, and further, the proposal is consistent with the preservation of the locality, insofar the multiple dwelling development will present as low rise residential housing in keeping with the character of the existing streetscape.

Additionally, Directions 2031 and Beyond represents the highest level of strategic land use planning within the Metropolitan and Peel area. The Central Metropolitan Perth Sub-regional Strategy presents a framework for delivering the objectives of Directions 2031. Both strategies promote the need to increase housing supply and residential density in response to population growth, increased diversity, adaptability,

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affordability and housing choice. It is considered that the proposed development will go towards meeting the objectives of Direction 2031 and Beyond.

In further support of the applications, the applicant has also provided the following justification;

- i. Multiple dwellings better address the streetscape by providing a continuous, activated frontage along Whitlock Road, as opposed to a grouped dwelling development which largely ignores the street frontage in favour of dwellings that front internal driveways and which have garages that dominate the streetscape. The multiple dwellings have been designed with regard to the streetscape and the low rise character of the area. The two storey design is similar to that of two storey 'grouped dwelling' town houses. The proposal also allows for apartments at the rear that interact with the Maniana Bushland and provide surveillance of this Bush Forever site.
- ii. The proposed multiple dwelling typology will increase affordability by maximising land use efficiency, by providing 37 multiple dwellings in one, two and three bedroom configurations; and

If a 'grouped dwelling' configuration was proposed, as per the R-Code definition of a 'grouped dwelling', a density yield of approximately 39 dwellings across the two sites could be achieved compared to a density yield of 86 dwellings across the two sites if developed as a multiple dwelling site. Given the disparity between the two development types, a grouped dwelling development would not achieve the DoH's objective of providing a wide range affordable housing as the a grouped dwelling would have to be sold at a much higher cost.

#### TRANSPORT OPTIONS AND SITE ACCESSIBILITY

The subject lots are well connected to public transport which will reduce car usage. A bus stop is located directly adjacent to the subject lots and provides services to Cannington Railway Station and Carousel Shopping Centre. In addition, another bus stop is located on Welshpool Road, approximately 550 metres from the site, and provides direct access to the Perth CBD and beyond. Furthermore, Welshpool Industrial Estate, which represents a major employer in the area, is located approximately 400m to the north of the site. On this basis the site is suitable for residential development at a higher density given that is well connected to services, transport options and an established employment base.

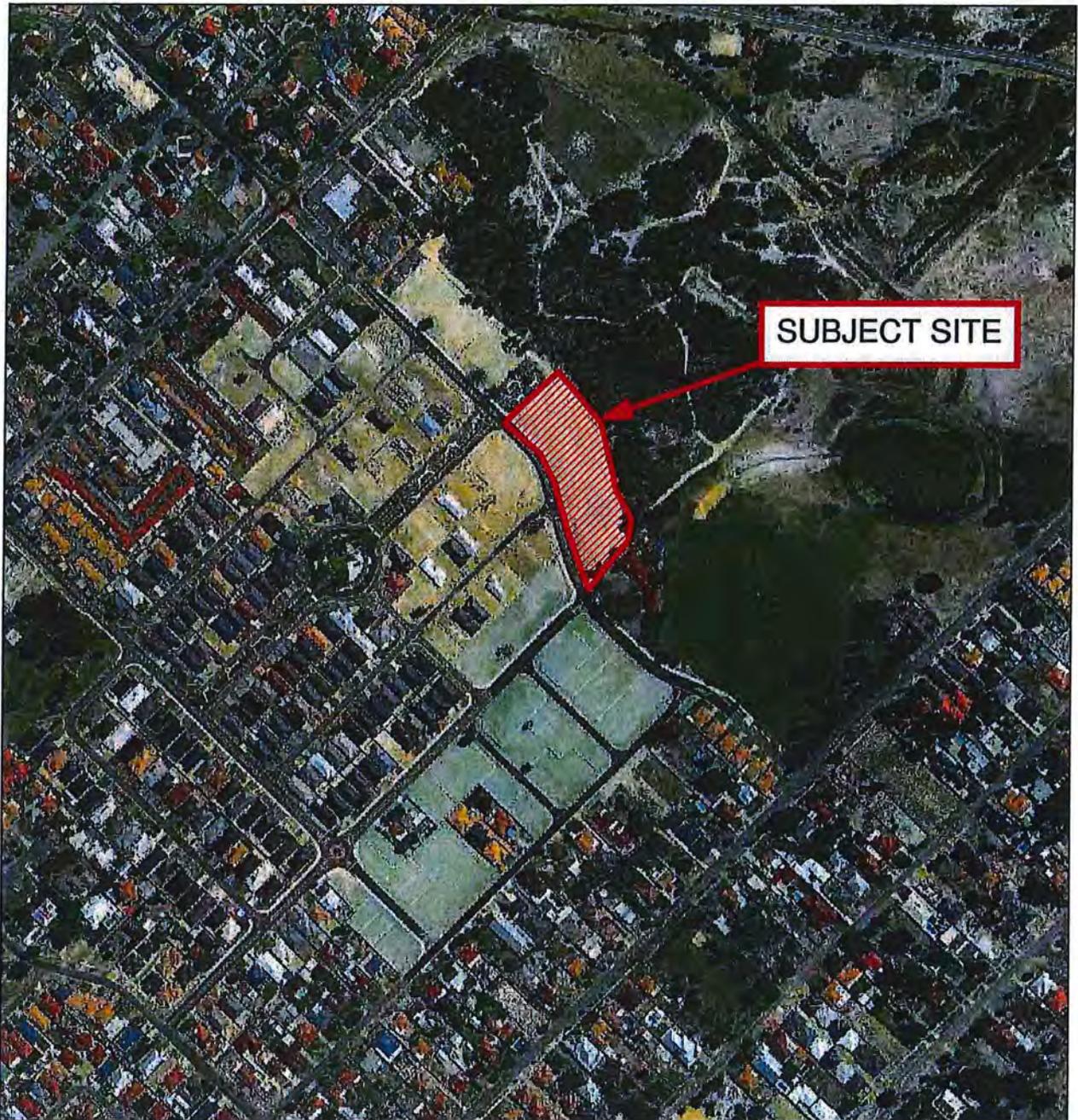
#### CONCLUSION

It is considered that the proposed multiple dwellings represent appropriate development for the 'Urban' zone under the MRS. The application satisfactorily meets the intent of the City of Canning Town Planning Scheme No. 4 and the Quattro Design Guidelines which seeks to achieve a higher density of residential development in this part of the Quattro estate.

The application adequately meets the requirements of the Residential Design Codes 2010 and it represents proper and orderly planning of the locality.

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It is therefore considered that the recommendation to approve the application with conditions should stand.



2012 Perth Metropolitan Aerial Photography

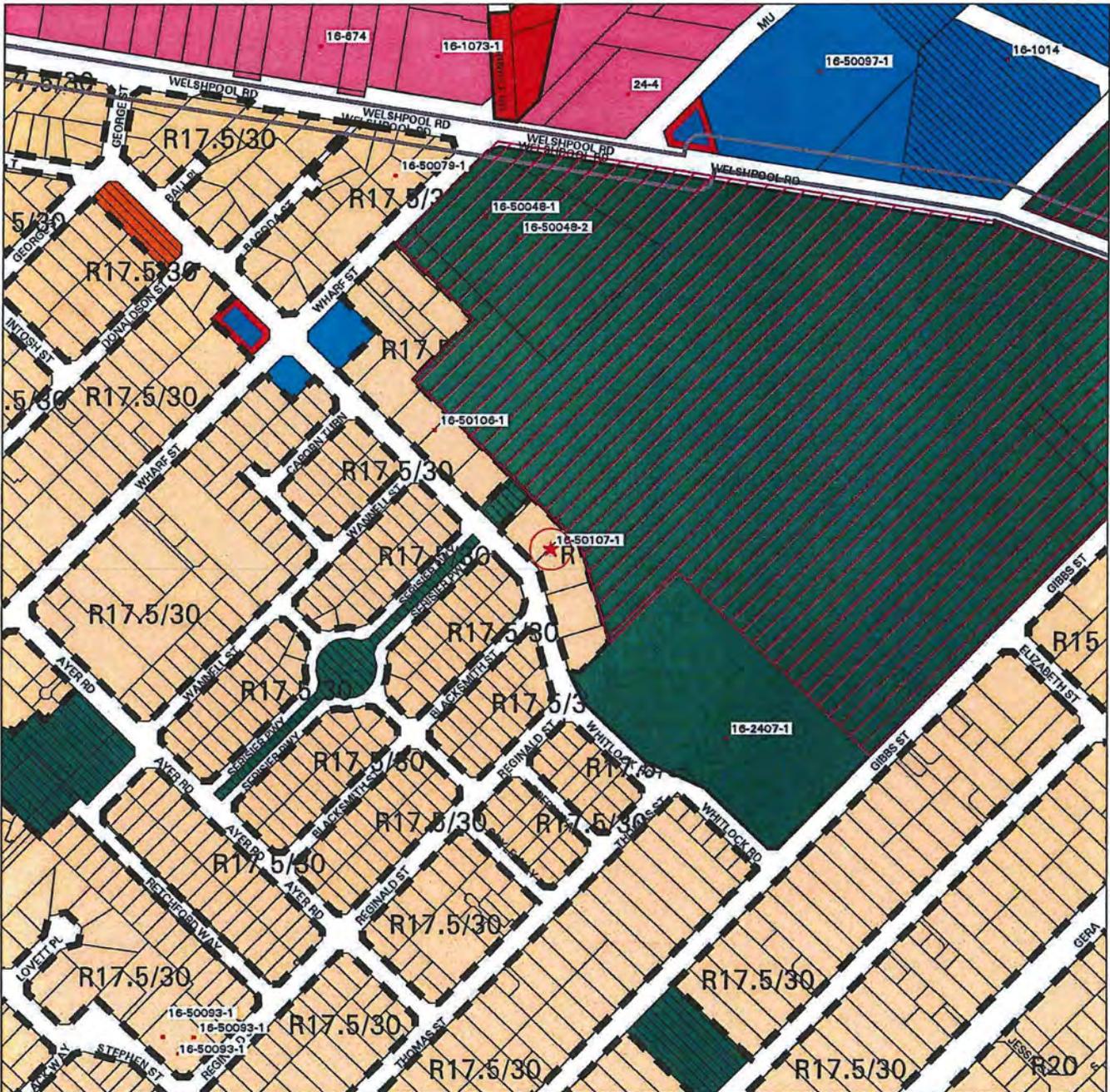
0 Scale 1:5,000 125 m

Prepared by: gmcgowan  
Prepared for:  
Date: Monday, June 10, 2013 12:35  
Plot Identifier: P20130610\_1234



Government of Western Australia  
Department of Planning

**DP INTERNAL USE ONLY**



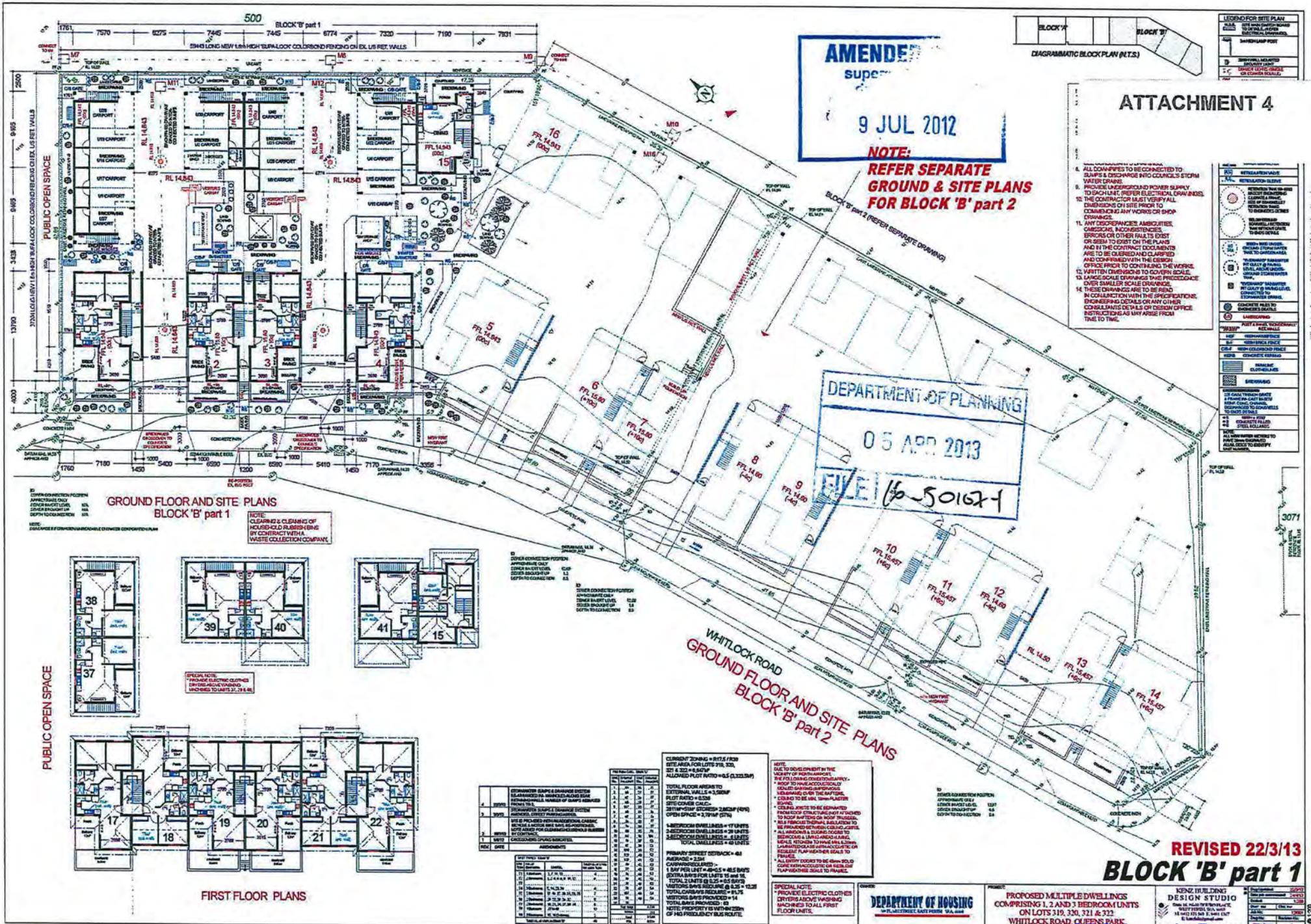
**Development Application 16-50107-1 (MGA ref 401271mE 6458915mN Zone 50)**

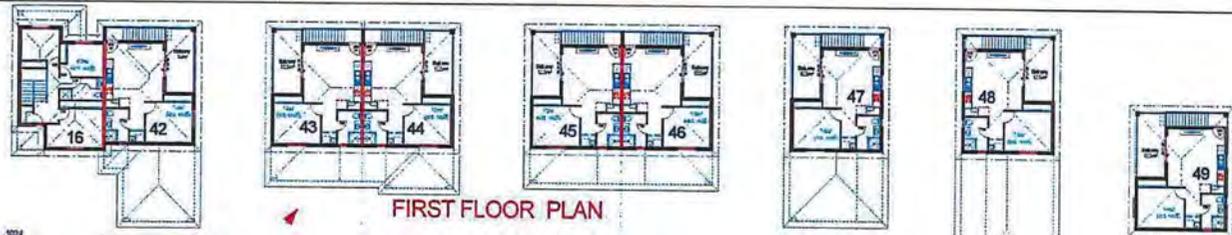
**This data is to be used for the processing of subdivision applications only.**

- ★ APPROX LOCATION OF APPLICATION
- PRIMARY REGIONAL ROADS
- PARKS & RECREATION
- CADASTRAL BOUNDARY
- WESTNET ENERGY GAS PIPELINE
- BUSH FOREVER 2000 SITES
- DEVELOPMENT APPLICATION
- R CODE BOUNDARY
- LIGHT INDUSTRY
- RESIDENTIAL
- SERVICE STATION
- CIVIC & CULTURAL AREAS
- LOCAL PARK & RECREATION AREA
- COMMERCIAL
- SHOPPING

138094D.eps

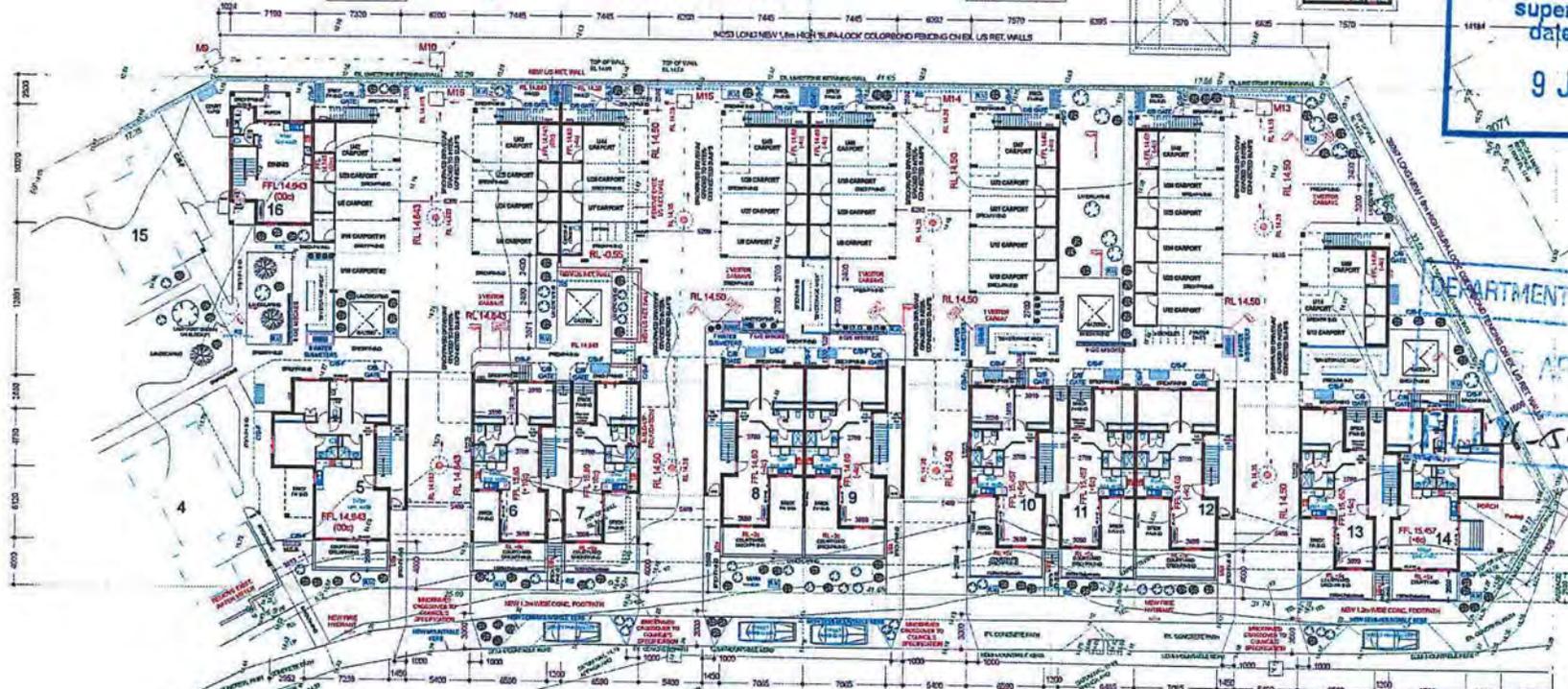






FIRST FLOOR PLAN

**AMENDED PLAN**  
 supersedes plan  
 date stamped  
**9 JUL 2012**



DEPARTMENT OF PLANNING  
 107-1  
 10 APR 2013

- NOTE:
1. FENCED SITES PER SPECIFICATION
  2. CONTRACTOR TO CONSULT ALL LOCAL COUNCILS AND AGENCIES PRIOR TO REMOVAL OF ANY EXISTING FENCES
  3. PROVIDE NEW BOUNDARY FENCES PER PLAN
  4. ALL GATES TO BE 1800 (X) OPENING
  5. ALL COLUMNS TO BE RECTANGULAR OR POLY-COLUMN TYPE WALL OR POST MOUNTED AS INDICATED ON PLAN
  6. PAVING BRICKS TO BE MIN 60mm THICK
  7. FOR DRAINAGE & PAVING WORKS SEE CONSULTANTS DRAWINGS
  8. ALL DRAINPIES TO BE CONNECTED TO STORM & OVERFLOW INTO COUNCIL'S STORM WATER DRAIN
  9. PROVIDE UNDERGROUND POWER SUPPLY TO EACH UNIT. REFER ELECTRICAL DRAWINGS
  10. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS OR SHOP DRAWINGS
  11. ANY DISCREPANCIES, AMBIGUITIES, OMISSIONS, INCONSISTENCIES, ERRORS OR OTHER FALLS, EXIST OR SEEM TO EXIST ON THE PLANS AND IN THE CONTRACT DOCUMENTS ARE TO BE QUERIED AND CLARIFIED AND CORRECTED WITH THE DESIGN OFFICE PRIOR TO COMMENCING THE WORKS
  12. WRITTEN DIMENSIONS TO GOVERN SCALE
  13. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
  14. WORK DIMENSIONS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS, ENGINEERING DETAILS OR ANY OTHER CONSULTING DETAILS OR DESIGN OFFICE INSTRUCTIONS AS MAY ARISE FROM TIME TO TIME.

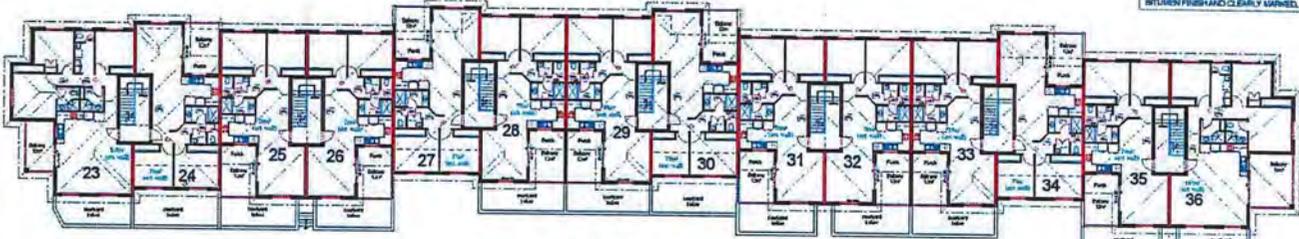
NOTE: CLEARING & CLEANING OF HOUSEHOLD RUBBISH BINS BY CONTRACT WITH A WASTE COLLECTION COMPANY

NOTE: REMOVE EXISTING SEMI-MOUNTABLE ROSES AND EXISTING CONCRETE FOOTPATHS. MAKE GOOD ALL DAMAGES. CONSTRUCT NEW/REPAIR EXISTING AND MOUNTABLE ROSES EACH WAY 1.5m WIDE CONCRETE FOOTPATHS AS SHOWN. SUPPLY AND CONSTRUCT NEW/REPAIR STREET LIGHTING BAYS WITH REDUCED BETWEEN ROSES AND CLEANLY MOUNTED.

NOTE: DUE TO DEVELOPMENT IN THE VICINITY OF PROPOSED UNIT THE FOLLOWING CONSTRUCTION APPROVED TO HAVE OCCURRED NEIGHBOURHOODS THE WATERING. COULD TO BE MADE WITH PLASTER BOARD.

- COULD ASSETS TO BE REPARATED
- REPAIR OF EXISTING ROOF APPROVED TO ROOF GARDENS OR ROOF TERRACES
- IS 10 PAVING TERRACE, WITH A PAVING TO BE REPAIRED WITH CONCRETE
- ALL WINDOWS & SLIDING DOORS TO BE REPAIRED & MOUNTED WITH POLYURETHANE GLASS WITH A 4.0mm LAMINATED GLASS WITH POLYURETHANE REGULAR FLAPGARDEN SEALS TO FENCES.
- ALL ENTRY DOORS TO BE REPARATED WITH APPROPRIATE RESULT FLAPGARDEN SEALS TO FRAMES.

FIRST FLOOR PLAN



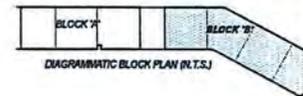
NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR PERMIT	10/07/13	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT	10/07/13	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT	10/07/13	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT	10/07/13	ISSUED FOR PERMIT

DEPARTMENT OF HOUSING  
 107-1

PROPOSED MULTIPLE DWELLINGS  
 COMPRISING 1, 2 AND 3 BEDROOM UNITS  
 ON LOTS 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

REVISED 22/3/13  
**BLOCK 'B' part 2**

KONZ BUILDING DESIGN STUDIO  
 107-1



FRONT ELEVATION OF LOTS 320 to 322 FROM WHITLOCK ROAD



FRONT ELEVATION OF LOTS 319 FROM WHITLOCK ROAD



REVISION OF LOTS 319  
 AMENDED PLAN  
 supersedes plan  
 date stamped  
 9 JUL 2012  
 DEPARTMENT OF PLANNING  
 03 APR 2013  
 FILE 16-50107-1



REAR ELEVATION OF LOTS 319 TO 322



RIGHT SIDE ELEVATION OF LOT 322



LEFT SIDE ELEVATION OF LOT 319 FROM P.O.S.

REVISED 16/6/12 **BLOCK 'B'**

<b>DEPARTMENT OF HOUSING</b> <small>AN ACTRESS-DRIVEN ENTERPRISE</small>	PROJECT: PROPOSED MULTIPLE DWELLINGS COMPRISING 1, 2 AND 3 BEDROOM UNITS ON LOTS 316 TO 322 WHITLOCK ROAD, OLDFENS PARK	CLIENT: KENZ BUILDING DESIGN STUDIO	DRAWING NO: 160612
		DATE: 16/06/12	SCALE: 1:100



VIEW FROM 1322 WHITLOCK RD, QUEENS PARK

FIGURE 2



**Note:**  
Where no prescribed crossover location is shown, location of crossover is optional.

- Legend**
-  Lots subject to Policy
  -  Lots not subject to Policy
  -  Prescribed location of Crossover
  -  Visual permeable fence and passive surveillance required

  
 Detailed Area Plan - Crossover Plan  
 Queens Park  
 Peet Ltd - Department Housing & Works