



Statutory Planning Committee

**Notice is hereby given the next meeting of the Statutory
Planning Committee will be**

Meeting No. 7630

Tuesday, 18 February, 2020, 9:30 am

Level 3, Room 3.22, 140 William Street, Perth

This meeting is not open to members of the public

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.	Minutes	
6.1	Confirmation of minutes - Meeting No. 7629 on Tuesday, 4 February 2020	9 - 22
7.	Deputations and presentations	
8.	Statutory items for decision	
8.1	Development Application – Proposed Shed – Lot 64 (No. 61) Memorial Avenue, Baskerville	23 - 41
8.2	Development Application – Shed – Lot 51 Oakover Road, Middle Swan	42 - 67
8.3	Proposed Amendment 2 to the Alkimos Eglinton District Structure Plan No. 18	68 - 106
9.	Confidential items	
9.1	Ocean Reef Marina Improvement Scheme, Consent to Advertise	
9.2	City of Gosnells Town Planning Scheme No. 6, Amendment No. 131 – For Final Determination	107 - 107
9.3	S31 SAT Act 2004 Reconsideration of Proposed Caravan Park, Camping Ground, Chalets and Park Home Park (Withdrawn)	
9.4	Consolidation of draft Version 1.4 of the Guidelines for Planning in Bushfire Prone Areas into the Bushfire Framework Review	
9.5	Container Deposit Scheme – Planning and Development (Local Planning Scheme) Regulations 2015 Amendment	
10.	Reports for noting	
11.	Stakeholder engagement and site visits	

- 12. Urgent or other business**
- 13. Items for consideration at a future meeting**
- 14. Meeting closure**

WAPC STRATEGIC PLAN 2018-2021

OUR VISION:

Creating better places to live and work for all Western Australians

OUR MISSION:

Ensuring the planning system develops policy and enables planning decisions for the long-term benefit of the Western Australian community

Our Functions	Our Focus	Our Priorities	Our Outcomes
<ul style="list-style-type: none"> • State Planning Strategy and Policy • Regional, Sub-Regional and Local Planning Strategies • Regional and Local Planning Schemes • Planning and Development Applications – Subdivision and Strata Title • Structure Planning • Improvement Plans & Schemes • Infrastructure Planning and Coordination • Research, Modelling & Analysis • Improve the Planning System • Finance & Property Management 	Jobs and infrastructure Liveable Communities A Better Built Environment Transparent, Equitable and Efficient Planning Processes Environment and Natural Resources Land and Finance Management	<ul style="list-style-type: none"> • Facilitate economic diversification and development • Support development of a State Infrastructure Strategy • Deliver a planning system and processes adapted for technological change in the community and economy • Support delivery of METRONET through the planning system as part of a whole-of-government approach <ul style="list-style-type: none"> • Facilitate infill development and sustainable urban growth • Address barriers to affordable living and housing diversity through policy leadership <ul style="list-style-type: none"> • Lead precinct planning to enable METRONET • Develop a policy and decision-making framework to encourage greater housing options for changing demographic needs • Promote and protect the urban tree canopy for all communities for amenity and health benefits <ul style="list-style-type: none"> • Continued review and reform of the planning system and processes • Greater early, effective and genuine communication and engagement with the community and industry on planning and development issues • Improve collaboration and capability of all key decision-makers in the planning system, including local government • Implement technological improvements including quality online reporting on planning performance for all WAPC functions <ul style="list-style-type: none"> • Continue the Coastal Management and Planning Program to deal with the risks posed by climate change • Ensure bushfire regulations reflect planning appropriate for the risk to community and the environment <ul style="list-style-type: none"> • Contribute to the successful delivery of METRONET through strategic, efficient and innovative use of the Metropolitan Region Improvement Fund • Ensure WAPC land and property assets are used for long-term community benefit 	<ul style="list-style-type: none"> • Sufficient urban, commercial, industrial and priority agricultural land for growth • Long-term strategic industry, infrastructure planning and corridor protection • Strong industry and employment hubs with particular emphasis on tourism, food and agriculture, education, research and technology • Alignment and integration of land use, infrastructure and transport planning <ul style="list-style-type: none"> • Increased density and diversity around Activity Centres • Achieve infill housing and density targets and greater housing choice • Enable creation of liveable cities and towns with quality public and private spaces <ul style="list-style-type: none"> • Improved design of urban centres, corridors and stations • Improved design quality of the built environment • Greater community support for more diverse housing options, urban centres, corridors and stations • Protection and enhancement of the urban tree canopy across diverse communities <ul style="list-style-type: none"> • Efficient, transparent and timely assessment and decisions on planning applications and processes • Contemporary region and local planning strategies, schemes and regulations • Improved transparency, efficiency and community support for planning processes • Updated and effective <i>Planning and Development Act 2005</i> and regulations <ul style="list-style-type: none"> • Sustainable development which protects, conserves and promotes natural assets (land and water) and biodiversity • A planning system which addresses climate change • Planning to mitigate risks from natural hazards and events <ul style="list-style-type: none"> • WAPC land management in place to deliver METRONET • Effective and sustainable stewardship and management of the Metropolitan Region Improvement Fund • Increased regional open space in Greater Perth

STATE PLANNING STRATEGY PRINCIPLES:

Community
Enable diverse, affordable, accessible and safe communities

Economy
Facilitate trade, investment, innovation, employment and community betterment

Environment
Conserve the State's natural assets through sustainable development

Infrastructure
Ensure infrastructure supports development

Regional Development
Build the competitive and collaborative advantages of the regions

Governance
Build community confidence in development processes and practices

Information for SPC Members

Quorum: 5 of 10 members

Member	Representation in accordance with the <i>Planning and Development Act 2005</i>	Term of office ends
Mr David CADDY	Chairman, WAPC Schedule 2 clause 4(2)(a)	15/04/2021
Mr Vaughan DAVIES	Nominee of the Director General, Department of Planning, Lands and Heritage Schedule 2 clause 4(2)(b)	Current Nominee
Ms Paddi CREEVEY OAM	Nominee of the Regional Minister Schedule 2 clause 4(3)	Current Nominee
Ms Kym DAVIS	Community representative Schedule 2 clause 4(2)(d)	31/12/2020
Ms Marion THOMPSON	Professions representative Schedule 2 clause 4(2)(e)	31/12/2020
Mr Leonard KOSOVA	Local government representative Schedule 2 clause 4(2)(f)	31/12/2020
Ms Megan ADAIR	WAPC appointee Schedule 2 clause 4(2)(g)	31/12/2020
Mr Lino IACOMELLA	WAPC appointee Schedule 2 clause 4(2)(g)	31/12/2020
Ms Nina LYHNE	WAPC appointee Schedule 2 clause 4(2)(g)	31/12/2020

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* (PD Act)

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.

Membership (extract from PD Act):

The composition of the Statutory Planning Committee is in accordance with Schedule 2(4) of the *Planning and Development Act 2005*.

4. Statutory Planning Committee

- (1) The Commission is to establish a committee to be known as the Statutory Planning Committee.
- (2) Subject to subclause (5), the Statutory Planning Committee is to consist of —
 - (a) the chairperson, or a person nominated by that person and approved by the Minister; and
 - (b) the chief executive officer, or a person nominated by that person and approved by the Minister; and
 - (c) the member of the board referred to in section 10(1)◎(viii) or a deputy appointed under subclause (3); and
 - (d) a person approved by the Minister and appointed to the Commission as having practical knowledge of and experience in community affairs; and

- (e) a person approved by the Minister and appointed by the Commission as having practical knowledge of and experience in one or more of the fields of urban and regional planning, commerce and industry, engineering, surveying, valuation, transport, housing, heritage, environmental conservation, natural resource management, urban design, the planning and provision of community services or infrastructure; and
- (f) a person approved by the Minister and appointed by the Commission to represent the interests of local governments; and
- (g) such other person or persons as the Commission, after obtaining the approval of the Minister, appoints from time to time.

Delegated Authority (Del 2009/05) Powers of Committee

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) Planning and Development (Local Planning Schemes) Regulations 2015;
 - (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 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) *Planning and Development (Local Planning Schemes) Regulations 2015* 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.
 - 2.21 Such powers and functions of the WAPC as set out in -
 - (i) Parts 5 and 8 of the Planning and Development Act 2005;
 - (ii) Town Planning Regulations 1967; and
 - (iii) Any improvement scheme approved, In relation to improvement plans and improvement schemes for land within the City of Karratha, the Shire of Ashburton and the Shire of Broome to be designated by the Statutory Planning Committee as Anketell, Midland, Ashburton north and Browse LNG Precinct Strategic Industrial Areas.

Quorum for meetings

In accordance with the Western Australian Planning Commission (WAPC), Governance Guide – Standing Orders, Section 5.1 - Quorum for meetings:

(2) A quorum for a meeting of a committee is at least 50 per cent of the number of current offices of members of the Committee.

Disclosure of interests

In accordance with the *Planning and Development Act 2005* and Section 4 of the Western Australian Planning Commission (WAPC), Governance Guide – Standing Orders, 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**” is one where a member has an 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 member.

An “**indirect pecuniary interest**” refers to an interest in a matter where a financial relationship exists between a member and another person who requires a WAPC decision in relation to the matter.

A “**proximity interest**” refers to an interest of a member, or close associate of the member, in a matter if the matter concerns –

- (a) a proposed change to a planning scheme affecting land that adjoins the person’s land;
- (b) a proposed change to the zoning or use of land that adjoins the person’s land; or
- (c) 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 organisation 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 cannot 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.



Statutory Planning Committee

Minutes

Meeting No. 7629
Tuesday, 4 February, 2020

Members:

David Caddy - Chairman WAPC
Megan Adair - WAPC Appointee
Patti Creevey - Nominee of the Regional Minister
Vaughan Davies – Nominee of the Director General, Department of Planning, Lands and Heritage
Kym Davis - Community Representative
Lino Iacomella - WAPC Appointee
Leonard Kosova - Local Government Representative
Nina Lyhne - WAPC Appointee
Marion Thompson - Professions Representative
Ross Thornton - WAPC Appointee

Others present:

Jason Bouwhuis – Senior Planning Officer, Metro South
Garrett Chivell – Planning Manager, Schemes and Amendments
Michael Daymond – Manager, Special Projects, Commission Business
Katie Dowling – Commission Support Officer
Leah Elliot – Senior Planning Officer, Metro South
Sam Fagan – Manager, Commission Business
Scott Haine – Principal Planning Officer, Metro South and Peel
Brooke Hognell – Planning Officer, Regional South
Georgina Lockhart – Administration Officer, Commission Support
Cale Luxton – Senior Planning Officer, Metro South
Damien Martin – A/Assistant Director General – Strategy and Engagement
Michelle Matthewman – Commission Support Officer
Cath Meaghan – Planning Director, Regional South
Rohan Miller – Planning Director, Schemes and Amendments
Lisa Powell – A/Planning Director, Strategy and Engagement
Ryan Shaw – Principal Planning Officer, Planning Appeals
Jacquie Stone – Director Policy, Strategy and Engagement

1. Declaration of opening

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

2. Apologies

Nil.

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

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

4. Disclosure of interests

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

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

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

5. Declaration of due consideration

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

6. Minutes

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

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

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

Moved by Ms Thompson
Seconded by Mr Kosova

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

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

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

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

The motion was put and carried

7. Deputations and presentations

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

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

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

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

Mr Thomas discussed his \$700,000 investment in the company. Mr Thomas stated that funds have already been spent replacing flooring, installing security, lighting and general maintenance.

Mr Thomas discussed the loss on major investors and a \$1.1 million loss in business from Rio Tinto.

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

Members queried the frequency of blasting taking place on site and inside the building. It was stated that most of the blasting in preparation work would occur between 7am and 9am. Mr Boschman stated that for the remainder of the working day noise levels are at talking level.

Mr Boschman stated that machinery had been running and when doing so they spoke to neighbours who reported that they could not hear anything.

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

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

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

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

Presenters: Mark Szabo - Burgess Design Group

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

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

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

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

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

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

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

Presenters: Justin Page - Element and Warren Spencer - Terranovis

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Members queried the long process through appeals and it was stated

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

The meeting was adjourned at 10:45am.

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

ITEMS FOR DECISION

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

Moved by Ms Adair

Seconded by Ms Creevey

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

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

The motion was put and carried

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

Moved by Ms Adair

Seconded by Ms Creevey

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

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

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

The motion was put and carried

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

**Moved by Ms Adair
Seconded by Ms Creevey**

That the Statutory Planning Committee resolves to:

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

The motion was put and carried

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

THIS ITEM IS CONFIDENTIAL

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

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

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

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

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

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

**Moved by Ms Creevey
Seconded by Ms Lyhne**

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

Conditions

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

Advice

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

The motion was put and carried

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

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

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

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

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

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

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

Moved by Mr Caddy
Seconded by Mr Thornton

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

The motion was put and carried

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

THIS ITEM IS CONFIDENTIAL

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

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

THIS ITEM IS CONFIDENTIAL

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

THIS ITEM IS CONFIDENTIAL

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

10. Reports for noting

Nil.

11. Stakeholder engagement and site visits

Nil.

12. Urgent or other business

Nil.

13. Items for consideration at a future meeting

Nil.

14. Meeting closure

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

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

CHAIRMAN

DATE



REPORT TO	Statutory Planning Committee					
Meeting date	18 February 2020	File number	21-11654-8			
Subject	Development Application – Proposed Shed – Lot 64 (No. 61) Memorial Avenue, Baskerville					
Purpose	Requires WAPC decision					
Title of Approving Officer	Planning Director – Metro North					
Agenda Part for Reports (All parts are confidential unless otherwise stated) SPC - Non-Confidential (To be published to the website)						
SITE-SPECIFIC DETAILS						
Region/s	Perth					
Local government/s	City of Swan					
Landowner/Consultant	Michael Allan Guelfi & Nita Rosetta Guelfi (Owners) / Action Sheds Australia (Applicant)					
Bushfire Prone Area	YES					
Statutory Planning Committee - SMART/Structure Plans only						
Region scheme zoning	Rural					
Local Scheme Zoning	Swan Valley Rural					
Council's recommendations	APPROVE					
Receipt date	09/10/19	Process days	132			
Property Address	Lot 64 (No. 61) Memorial Avenue, Baskerville					
SUMMARY						
The application proposes the construction of a shed, which is incidental to the existing residential dwelling at Lot 64 (No. 61) Memorial Avenue, Baskerville (the subject land).						
The City of Swan (the City) resolved to approve the application under its Local Planning Scheme No.17 (LPS 17), based on a 4m setback of the shed from the northern lot boundary. This is contrary to the Swan Valley Planning Committee's (SVPC's) recommendation to approve subject to a 10m setback from the lot boundary. The application was referred to the WAPC by the City for determination on this basis.						
The application is being presented to the Statutory Planning Committee (SPC) for determination as it falls outside of the scope of delegation to officers. It is recommended that the application be approved under the Metropolitan Region Scheme (MRS).						
DETAILS OF PROPOSAL						
The application seeks approval for the construction of a 280m ² shed with a length of 17.5m, a width of 18m, a wall height of 3.387m and a peak roof height of 5.936m (Attachment 1 – Development Plans). The subject land is 4.25 hectares in size and contains one existing single dwelling and other ancillary structures. The shed is to be used for domestic purposes ancillary to the existing dwelling and is proposed to be located on a cleared portion of the subject land.						

The applicant has advised that the proposed shed is to be used for the storage of farming equipment, car storage and a workshop for hobbies.

The development is proposed with a 50m setback from the Memorial Avenue (primary street) and 4m from the northern side lot boundary.

The subject land is zoned Rural under the MRS and Swan Valley Rural under LPS 17 (**Attachment 2 – Zoning Plan**). The site is also subject to the Swan Valley Planning Act 1995 (the Act), and is located within Area B as referred to in the Act.

BACKGROUND

Prior to the determination of the proposed application under its local planning scheme, the City referred the application to the SVPC for a recommendation and at its meeting on 11 November 2019 the SVPC resolved to support the proposal subject to the shed being setback 10m from the northern lot boundary.

Clauses 26(3) and 30B(5) of the MRS require that an application for approval to develop land in the Swan Valley is referred to the WAPC for determination where the advice of the SVPC is not accepted by the City.

The City has supported the proposal subject to a 4m northern lot boundary setback under LPS 17 for the following reasons:

- The adjoining landowners and occupiers of Lot 75 (No.65) Memorial Avenue, Baskerville have not objected to the proposed 4 metre setback to the common boundary;
- The development will be partially screened from view of the neighbouring property by a solid brick wall located on the common boundary.

KEY ISSUES

Consistency with WAPC Policies & Planning Framework	Metropolitan Region Scheme Swan Valley Planning Act 1995 Swan Valley Interim Planning Policy 2014 State Planning Policy 3.7 – Planning in Bushfire Prone Areas	Fully consistent
Government Considerations	Perth and Peel	N/A
Budget	None	
Consultation	<p>The proposal was advertised to the adjoining landowners and occupiers at Lot 75 (No.65) Memorial Avenue, Baskerville and the Swan Valley Residents and Ratepayers Association for a period of 14 days. One (1) non-objection was received from the adjoining landowners and occupiers of Lot 75 (No.65) Memorial Avenue, Baskerville.</p> <p>The Department of Biodiversity, Conservation and Attractions and the Department of Water and Environmental Regulation raised no objection to the proposal.</p>	

PLANNING ASSESSMENT

Swan Valley Planning Act 1995 (SVPA) and Swan Valley Interim Planning Policy

The general planning objectives for the Swan Valley are: *the encouragement of the traditional agricultural and other productive uses of the area that complement its rural character, the protection of the environment and the character of the area, the reduction of nutrient levels in the Swan River and the promotion of tourism that complements the rural character of the Swan Valley.*

The relevant specific planning objectives for Area B referenced in the SVPC resolution (above) are:

1. *The protection of viticulture.*
2. *The provision of water for viticulture and horticulture and the discouragement of other activities that have high water demands.*
3. *The encouragement of tourist facilities provided that they do not detract from the rural character of the area.*
4. *The encouragement of traditional activities of the Swan Valley and industries associated with viticulture, horticulture and cottage industry provided that they are compatible with the rural character of the area.*
5. *The encouragement of the consolidation of retail and community facilities at Herne Hill, Caversham and West Swan.*
6. *The compatibility of design, siting and landscaping with the character of the area.*
7. *The discouragement of uses that are incompatible with the rural character and traditional agricultural activities of the area.*

The application is compliant against all relevant objectives and the SVPC support the proposal subject to a 10m setback to the northern boundary.

The Swan Valley Interim Planning Policy (the Interim Policy), endorsed by the SVPC and the WAPC in 2014 provides that for sheds larger than 200m² in floor area or 5m in height must be referred by the City of Swan to the SVPC for advice in accordance with clause 15(1) of the SVP Act. In providing its advice, the Committee will expect the proponent to demonstrate that:

1. *The shed is necessary for the carrying out of the predominant use (refer to the Operative Definitions in Table 1) of the lot on which it is proposed to be constructed.*
2. *The shed is subordinate and ancillary to the predominant use of the lot on which it is proposed to be constructed.*
3. *The shed is set back a minimum of 50m from the primary street and 25m from any secondary street.*
4. *To the extent possible, the shed is sited perpendicular to the primary street to minimise the visual impact of the shed from the road.*
5. *Any external parking or forecourt areas are screened by vegetation from the primary street.*

The subject land contains a single house whilst the remainder of the land is used for agricultural purposes. The purpose of the shed is for the storage of farm equipment (such as tractors), car

storage and a workshop for hobbies. In terms of scale, the proposed shed addition is not out of keeping with development on surrounding lots within the locality. The proposed shed is setback approximately 50m from the primary street (Memorial Avenue) and will be screened from view by existing vegetation and sited perpendicular to the primary street. As such, the proposal is consistent with the Interim Policy.

Further, it is noted the adjoining landowners of Lot 75 (No.65) Memorial Avenue, Baskerville have not objected to the proposal and the development will be partially screened from view of the neighbouring property by a solid brick wall located on the common boundary. As such it is considered that the proposed shed will not adversely impact on the rural character of the locality or the visual amenity of the adjoining property.

The location within which the shed is proposed to be sited is either cleared or not significantly vegetated.

Having regard to the above discussion, the SVPC's recommendation to require the shed to achieve a 10m setback as opposed to a 4m setback is not recommended.

Metropolitan Region Scheme

Clause 30 of the MRS requires the determining authority to have regard to:

- the purpose for which the land is zoned or reserved under the Scheme;
- the orderly and proper planning of the locality; and
- the preservation of amenities of the locality.

The construction of a shed used for storage purposes associated with the use of the land is considered to be consistent with the Rural zoning. Further, for the reasons discussed in the above section, the proposal is consistent with the orderly and proper planning of the locality and the preservation of amenity in the locality.

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)

The subject land has been designated bushfire prone by the Department of Fire and Emergency Services Commissioner under SPP 3.7. In this case, the proposed development does not constitute a 'habitable building' or contemplate any significant intensification of use. Accordingly, the proposal can be considered exempt from the requirements under SPP 3.7 and a formal BAL assessment is not considered necessary for the determination of the application.

CONCLUSION

The application is consistent with the provisions and intent of the SVP Act 1995, the Swan Valley Interim Planning Policy, the MRS and relevant WAPC policies. Consistent with the City's determination of the application under its local planning scheme, it is recommended that the application be approved.

RECOMMENDATION

That the Statutory Planning Committee resolves to approve the application subject to the following condition:

1. This approval relates to the construction of a shed in accordance with the attached plans date stamped 9 October 2019 by the Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission.

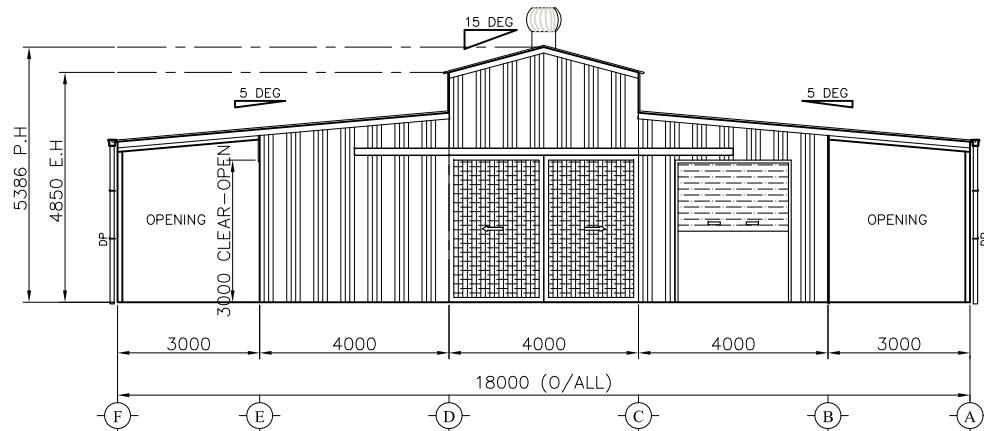
ATTACHMENTS

Attachment 1 – Development Plans

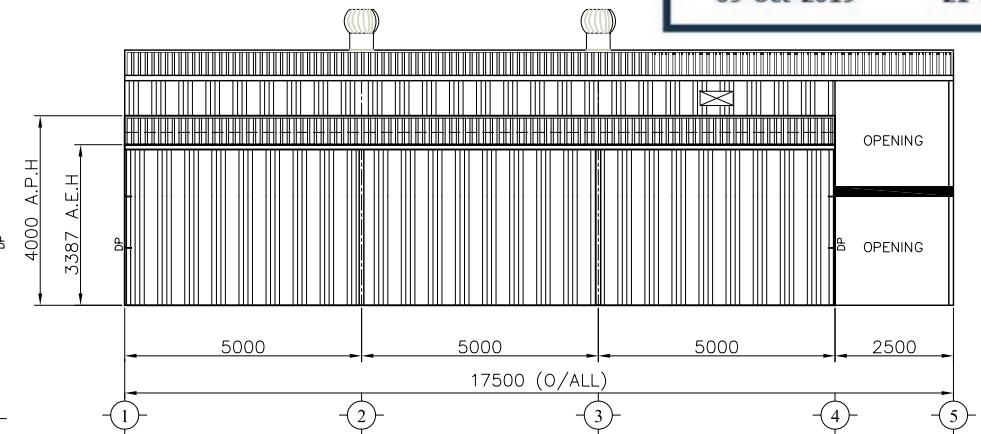
Attachment 2 – Zoning Plan

Attachment 3 – Council Meeting Report

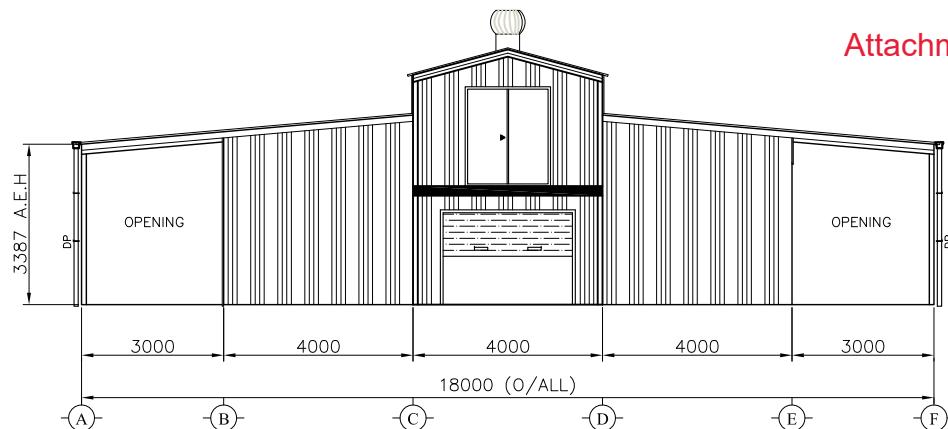
A3



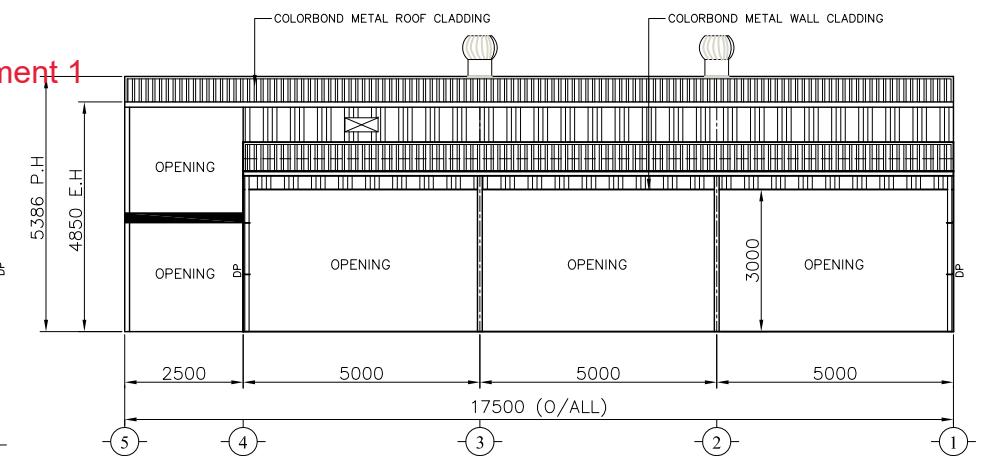
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION

CITY OF SWAN
RECEIVED
03 Oct 2019

APPROVED BY CUSTOMER:

SIGNATURE :

DATE :

NO..	DATE	BY	DESCRIPTION
REVISONS			



Unit 1/55 Erceg Road
Yangebup WA 6164
Ph: 1300 778 628
Fx: 086555 8043
E: sale@actionsheads.com.au
W: www.actionsheads.com.au

PROJECT:
Mike Guelfi Barn INC Verandah

TITLE:
ELEVATION
FOR A SHED 12.0M x 17.5M x 4.85M & 2 AWNING

RBP CERTIFICATION: DRAWING NO. REV.
DESIGNED: AK SCALE: NTS
DRAWN: THAM JOB NO: ASHRD 30040
CHECKED: MT DATE: 4 APR 19

02 G

RECEIVED

03 Oct 2019

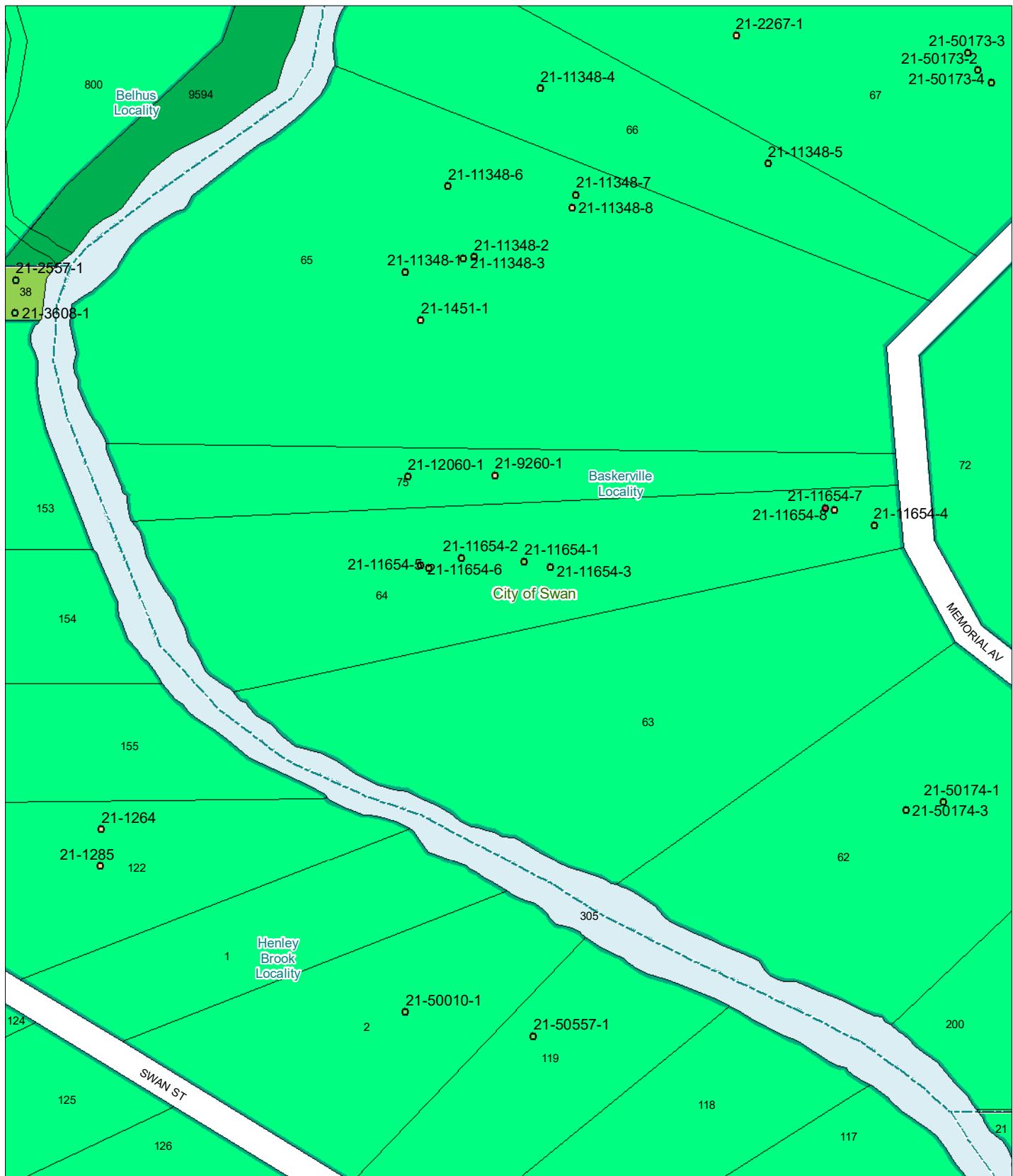
61 Memorial Ave
BASKERVILLE WA 6056



Imagery ©2019 Google, Map data ©2019 20 m

**DEPARTMENT OF PLANNING, LANDS
AND HERITAGE****DATE**
09-Oct-2019**FILE**
2111654-8

SPC Agenda Page 30



Location Plan for: Development Application

This data is to be used only for the processing of
Development Application

Application Number: **21-11654-8**

Decision: **OUTSTANDING**

Printed: **10/10/2019**

Application Status

- Approved
- Outstanding
- Cancelled

Existing LPS Zones and Reserves

- [Green Box] Private clubs and institutions
- [Light Blue Box] Swan Valley rural

Easements and Referrals

Region Scheme Reserves

- [Green Box] Parks and recreation
- [Light Blue Box] Waterways

Localities & Local Government Boundaries

- [Solid Line Box] Local government boundary
- [Dashed Line Box] Locality



Ordinary Meeting of Council
22 January 2020

3.9 PROPOSED SHED - LOT 64 (NO.61) MEMORIAL AVENUE, BASKERVILLE (DA620-19)

Ward: (Swan Valley/Gidgegannup Ward) (Statutory Planning)

Disclosure of Interest: Nil

Authorised Officer: (Executive Manager Planning and Development)

KEY ISSUES

- The applicant is seeking development approval for a 280m² Shed to be located at Lot 64 (No.61) Memorial Avenue, Baskerville.
- The subject site is zoned 'Rural' under the Metropolitan Region Scheme (MRS) and 'Swan Valley Rural' under Local Planning Scheme No.17 (LPS17).
- The proposed development is not exempt from planning approval as the shed has a peak roof height in excess of 5 metres and is to be set back less than 20 metres from the side boundary (4 metres is proposed). It is noted that the subject site abuts the Swan River.
- The application was advertised to the adjoining landowners and occupiers at Lot 75 (No.65) Memorial Avenue, Baskerville and the Swan Valley Residents and Ratepayers Association for a period of 14 days. One (1) non-objection was received from the adjoining landowners and occupiers of Lot 75 (No.64) Memorial Avenue, Baskerville.
- The application has been assessed in accordance with LPS17 and POL-TP-126 - Building and Development Standards - Rural Zones and was found to be consistent with the requirements.
- The application was referred to the Swan Valley Planning Committee (SVPC) which resolved to approve the shed, subject to the shed being set back a minimum of 10 metres from the northern side boundary.
- City staff do not concur with the SVPC recommendation that the shed needs to be set back 10 metres from the northern side boundary. It is considered that the proposed 4 metre setback will not adversely impact the rural character of the area or the visual amenity of the adjoining property.

It is recommended that Council resolve to approve the Shed to be located at Lot 64 (No.61) Memorial Avenue, Baskerville subject to conditions. Determination of the application, pursuant to the MRS, will be made by the Western Australian Planning Commission (WAPC).

AUTHORITY/DISCRETION

Pursuant to Clause 30B (5) of the MRS, where the City of Swan (the City) does not accept the advice/recommendation of the SVPC in relation to an application, the City is required to refer the application, together with any recommendations provided by all bodies consulted, and the reasons why the advice/recommendation of the Committee is not accepted, to the WAPC for determination under the MRS.

Local Planning Scheme No.17 (Clause 10.3)

Notwithstanding the above, Council has discretion in accordance with Clause 10.3 of LPS17 to approve (with or without conditions) or refuse the application.

Planning and Development (Local Planning Scheme) Regulations 2015 (Clause 68 (2))

Council has discretion in accordance with Clause 68 (2) of the *Planning and Development (Local Planning Scheme) Regulations 2015* to determine an application for development approval by:

- Granting development approval without conditions; or
- Granting development approval with conditions; or
- Refusing to grant development approval.

BACKGROUND

Applicant:	Action Sheds Australia Pty Ltd
Owner:	Michael Allan Guelfi and Nina Rosetta Guelfi
Zoning: LPS17 - MRS -	Swan Valley Rural Rural
Strategy/Policy:	POL-TP-126 - Building and Development Standards - Rural Zones
Development Scheme:	Local Planning Scheme No.17
Existing Land Use:	Single House
Lot Size:	42,543m ²
Use Class:	Incidental to Single House ('P')

DETAILS OF THE PROPOSAL

The proposal seeks approval for the construction of a shed. The shed is to be 18 metres x 17.5 metres (280m²) with a wall height of 3.387 metres and a peak roof height of 5.936 metres. The walls of the shed will be constructed of Colorbond material in 'Surfmist' and the roof will be constructed of Colorbond material in 'Pale Eucalypt.' The purpose of the shed is for the storage of farming equipment (such as tractors), car storage and a workshop for hobbies. The shed will also store machinery to be used for viticulture and soil tenure. The shed is to be set back 4 metres from the northern side boundary.

SITE HISTORY/PREVIOUS APPROVALS

DA170-06 - Cellar Door Sales

DA15725-04 - Alterations and Additions to the Dwelling

DA12734-00 - Alterations to the Residence

DA11654-98 - Rural Pursuit (Viticulture)

PUBLIC CONSULTATION

The proposal was advertised to the adjoining landowners and occupiers at Lot 75 (No.65) Memorial Avenue, Baskerville and the Swan Valley Residents and Ratepayers Association for a period of 14 days. One (1) non-objection was received from the adjoining landowners and occupiers of Lot 75 (No.65) Memorial Avenue, Baskerville.

CONSULTATION WITH OTHER AGENCIES AND/OR CONSULTANTS

Swan Valley Planning Committee (SVPC)

The subject site is located within 'Area B' of the *Swan Valley Planning Act 1995*. The SVPC resolved that the shed is consistent with planning objectives 8.3, 8.4 and 8.6 for 'Area B' as listed in the *Swan Valley Planning Act 1995*, subject to the following condition:

- The northern side setback of the shed is to be a minimum of 10 metres from the boundary.

Department of Water and Environmental Regulations (DWER)

The application was referred to DWER for their advice/recommendations. DWER recommended that the shed be supported as it is to be located outside the floodway and is considered to be acceptable with regards to major flooding, subject to the following advice note:

- The revised Swan River Flood Study (2018) shows that a major portion of the lot is affected by major river flooding with the 1 in 100 AEP flood level estimated to be 8.08 metres AHD. DWER's floodplain development strategy for the area is:
 - Proposed development (i.e. filling, building, etc.) that is located outside of the floodway is considered acceptable with respect to major flooding. However, a minimum habitable floor level of 9.30 metres AHD is recommended to ensure adequate flood protection.
 - Proposed development (i.e. filling, building, etc.) that is located within the floodway and is considered obstructive to major flows is not acceptable as it would increase flood levels upstream. No new buildings are acceptable in the floodway.

Department of Biodiversity, Conservation and Attractions (DBCA)

The application was referred to DBCA for their advice/recommendations. No comments/submissions were received.

DETAILS

Local Planning Policy POL-TP-126 - Building and Development Standards - Rural Zones

The application was assessed against POL-TP-126 - Building and Development Standards - Rural Zones. The application was found to comply with the required provisions regarding site coverage and colours and materials.

POL-TP-126 prescribes no setbacks for the 'Swan Valley Rural' zone as these are to be negotiated with Council at the time of an application. The proposed shed is to abut the northern side of the subject site and will be set back 4 metres from the northern side boundary. The adjoining landowners and occupiers have not objected to the proposed 4 metre setback and the shed will be partially screened by a solid brick wall located on the common boundary. It is considered that the proposed 4 metre northern side boundary setback will not adversely impact on the rural character of the locality or the visual amenity of the adjoining landowners and occupiers of Lot 75 (No.65) Memorial Avenue, Baskerville. City staff therefore do not concur with the request of the SVPC to alter the setback from the northern side boundary to achieve compliance.

Local Planning Scheme No.17 (LPS17)

The subject site is zoned 'Rural' under the MRS and 'Swan Valley Rural' under LPS17.

The proposed shed is considered to be incidental to the existing single house which is a permitted ('P') use in this zone. The proposal is considered to meet the objectives of the 'Swan Valley Rural' zone as specified in LPS17.

OPTIONS AND IMPLICATIONS

Option 1: Council may resolve to not accept the advice of the Swan Valley Planning Committee and grant conditional approval to the application for the proposed Shed to be located at Lot 64 (No.61) Memorial Avenue, Baskerville.

Implications: The application will be approved under Local Planning Scheme No.17 and a recommendation of approval will be forwarded to the Western Australian Planning Commission for their consideration.

This is the recommended option.

Option 2: Council may resolve to refuse the application for the proposed Shed to be located at Lot 64 (No.61) Memorial Avenue, Baskerville for the following reason:

1. The proposed siting of the shed will have an adverse impact on the rural character of the locality.

Implications: The owner/applicant would have a right of review of the decision by the State Administrative Tribunal if aggrieved.

This is not the recommended option.

CONCLUSION

The proposal for a Shed at Lot 64 (No.61) Memorial Avenue, Baskerville is supported for the following reasons:

- The adjoining landowners and occupiers of Lot 75 (No.65) Memorial Avenue, Baskerville have not objected to the proposed 4 metre setback to the common boundary.
- The development will be partially screened from view of the neighbouring property by a solid brick wall located on the common boundary.

Accordingly, it is considered that the proposed 4 metre setback will not adversely impact on the rural character of the locality or the visual amenity of the adjoining property.

ATTACHMENTS

Location Plan

Site Plan

Elevation Plan

STRATEGIC IMPLICATIONS

Nil

STATUTORY IMPLICATIONS

Planning and Development Act 2005

Swan Valley Planning Act 1995

Planning and Development (Local Planning Schemes) Regulations 2015

Metropolitan Region Scheme

Local Planning Scheme No.17

Policy POL-TP-126 - Building and Development Standards - Rural Zones

FINANCIAL IMPLICATIONS

The average cost for a Hearing to defend Council's decision at the State Administrative Tribunal is \$60,000.

VOTING REQUIREMENTS

Simple majority

RECOMMENDATION

That the Council resolve to:

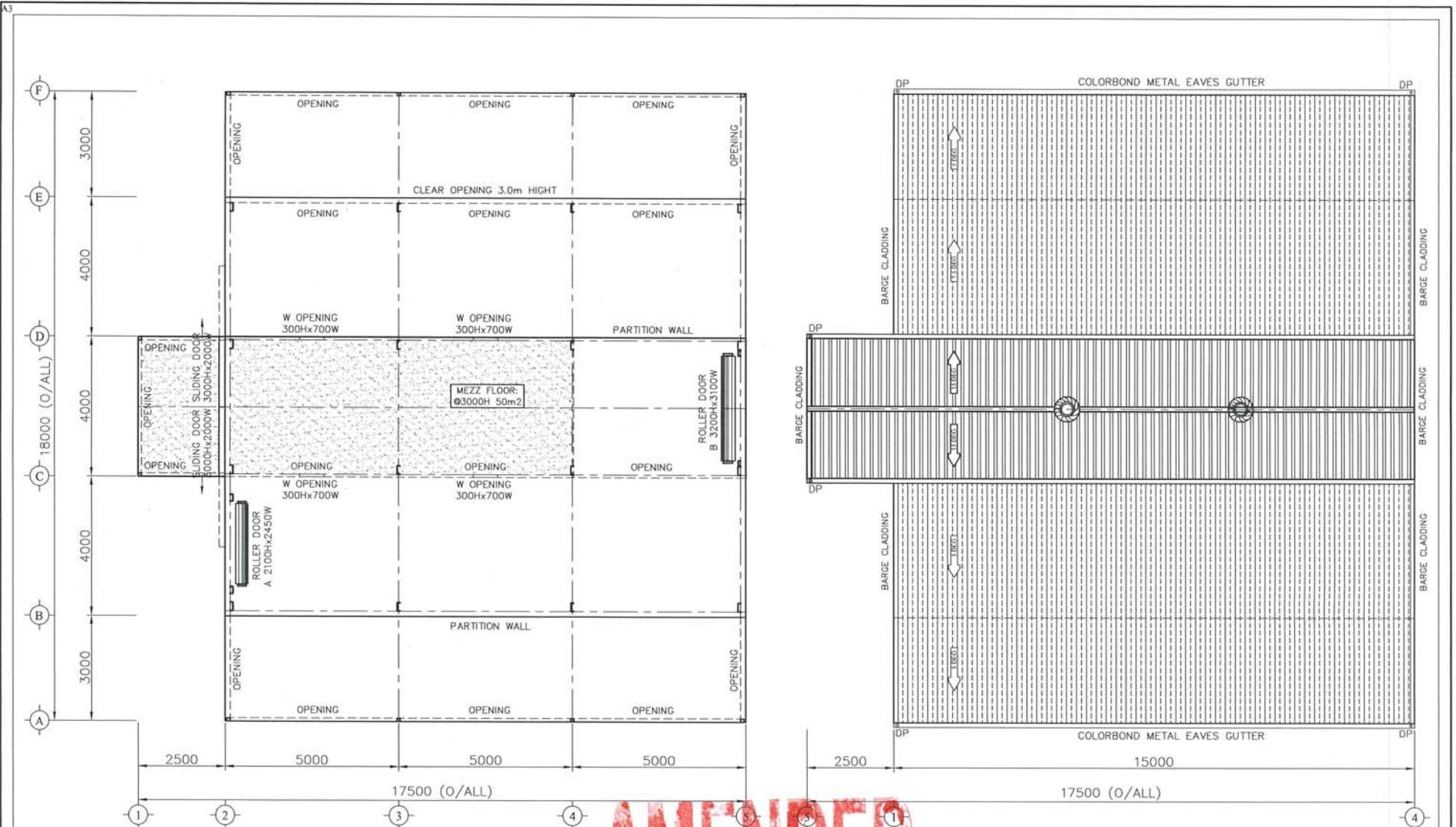
- 1) Not concur with the advice of the Swan Valley Planning Committee to impose the requirement of a 10 metre setback from the northern side boundary, and instead approve the proposed side setback of 4 metres.
- 2) Approve the application for a Shed at Lot 64 (No.61) Memorial Avenue, Baskerville, subject to the following conditions:
 1. The approved 'Shed' is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City of Swan. The plans approved as part of this application form part of the development approval issued.
 2. The shed shall only be used for domestic and/or rural purposes, associated with the property, and not for human habitation.
 3. The shed shall be clad in a material or painted in a colour of natural or earth tonings to complement the surroundings, and/or adjoining developments, in which it is located to the satisfaction of the City of Swan.
 4. All building works to be carried out under this development approval are required to be contained within the boundaries of the subject lot.
 5. All stormwater must be contained and disposed of on-site at all times, to the satisfaction of the City of Swan.
 6. Any additional development, which is not in accordance with the application (the subject of this approval) or any condition of approval, will require further approval of the City.
- 3) Recommend approval of the application to the Western Australian Planning Commission.
- 4) Advise the applicant/owner of the resolution of Council.
- 5) Advise the submitter of the Council's decision accordingly.

CARRIED

61 Memorial Ave
BASKERVILLE WA 6056



AMENDED
9/12/2019



AMENDED
9/12/2019

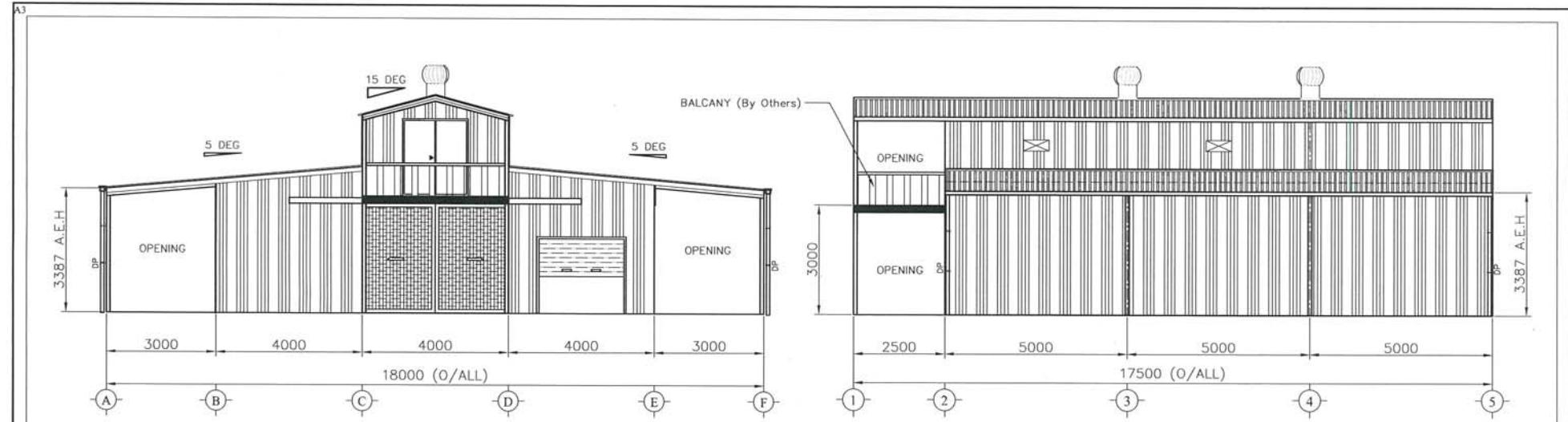
APPROVED BY CUSTOMER:				
SIGNATURE:				
DATE:	NO.	DATE	BY	DESCRIPTION
	REVISIONS			



Unit 1/55 Erceg Road
Yangebup WA 6164
Ph: 1300 778 628
Fx: 086555 8043
E: sale@actionsheets.com.au
W: www.actionsheets.com.au

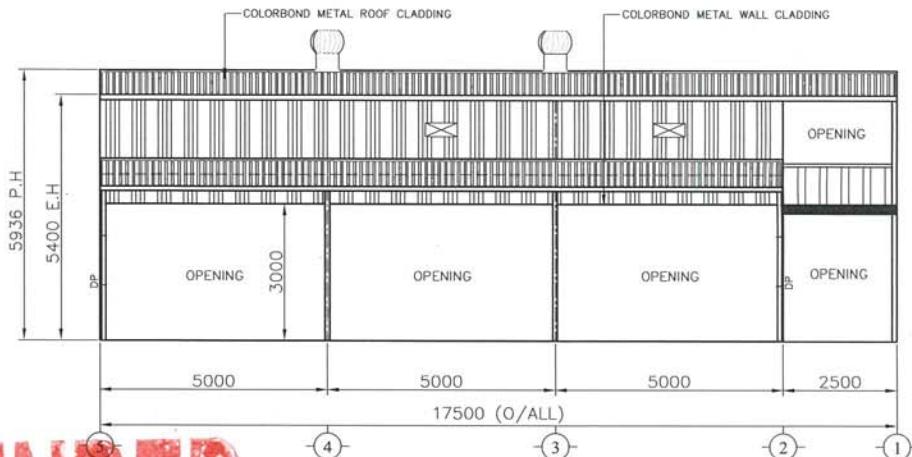
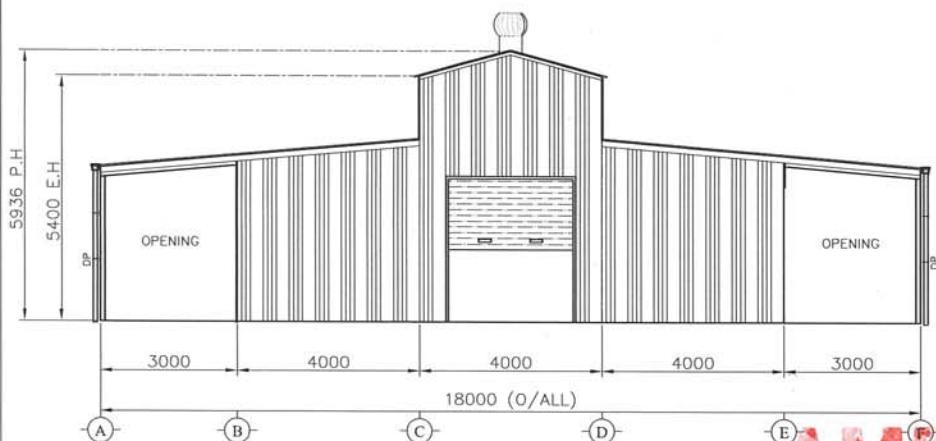
PROJECT:
Mike Guelfi Barn INC Verandah
SITE ADDRESS:
TBA, Henley Brook, WA 6055

TITLE:
FLOOR & ROOF PLAN
FOR A SHED 12.0M x 17.5M x 5.4M & 2 AWNING
RHP CERTIFICATION:
DESIGNED: AK SCALE: NTS
DRAWN: THAM JOB NO: MTRD 24710
CHECKED: MT DATE: 4 APR 19



East Front Elevation

North Side Elevation



West Rear Elevation

South Side Elevation

AMENDED
9/12/2019

APPROVED BY CUSTOMER:				
SIGNATURE:				
DATE:	NO.	DATE	BY	DESCRIPTION
REVISIONS				



Unit 1/55 Erceg Road
Yangebup WA 6164
Ph: 1300 778 628
Fx: 086555 8043
E: sale@actionsbeds.com.au
W: www.actionsbeds.com.au

PROJECT:
Mike Guelfi Barn INC Verandah
SITE ADDRESS:
TBA, Henley Brook, WA 6055

TITLE:
ELEVATION
FOR A SHED 12.0M x 17.5M x 5.4M & 2 AWNING
RBP CERTIFICATION:
DESIGNED: AK SCALE: NTS DRAWN: THAM JOB NO: MTRD 24710
CHECKED: MT DATE: 4 APR 19



REPORT TO	Statutory Planning Committee		
Meeting date	18 February 2020	File number	21-50611-1
Subject	Development Application – Shed – Lot 51 Oakover Road, Middle Swan		
Purpose	Requires WAPC decision		
Title of Approving Officer	Planning Director - Metro North		
Agenda Part for Reports (All parts are confidential unless otherwise stated) SPC - Non-Confidential (To be published to the website)			
SITE-SPECIFIC DETAILS			
Region/s	Perth		
Local government/s	City of Swan		
Landowner/Consultant	Nicholas Webber, Jody Webber, Carol Dow and John Dow		
Bushfire Prone Area	NO		
Statutory Planning Committee - SMART			
Region scheme zoning	Rural		
Local Scheme Zoning	Rural living		
Council's recommendations	APPROVE		
Receipt date	23/12/2019	Process days	57
Property Address	Lot 51 Oakover Road, Middle Swan		
SUMMARY			
The application proposes the construction of a shed incidental to the two existing residential dwellings at Lot 51 Oakover Road, Middle Swan (the subject land).			
The City of Swan (the City) has approved the proposed shed under its Local Planning Scheme No.17 (LPS17). This is contrary to the Swan Valley Planning Committee's (SVPC's) recommendation to refuse the application. The application was referred to the WAPC by the City for determination on this basis.			
The application is presented to the Statutory Planning Committee (SPC) for determination as it falls outside of the scope of delegation to officers. It is recommended that the application be approved under clause 26 and 30B of the Metropolitan Region Scheme (MRS).			
DETAILS OF PROPOSAL			
The application seeks approval for the construction of a 648m ² shed with a length of 36m, a width of 18m, a wall height of 5m and a pitched roof height of 6.6m (Attachment 1 – Development Plans). The subject land is 3.6 hectares in size and contains two existing dwellings and other ancillary structures. The shed is to be used for domestic purposes ancillary to the existing dwellings and is proposed to be located on a cleared portion of the subject land (Attachment 2 – Aerial View).			
The applicant has advised that the proposed outbuilding is to be used for the storage of personal			

items including a collection of private classic cars, horse float equipment, a boat and caravan and general tools and equipment. The tools stored within the shed are registered as part of the landowner's business, however, the business does not operate from the premises and the tools are to be used for domestic purposes.

The development is proposed with a 64.5m setback from the front Oakover Road boundary approximately 53 metres from the eastern side lot boundary, 65 metres from the western side lot boundary and 145 metres from the rear lot boundary.

The subject land is zoned Rural under the MRS and Rural Living under the City's LPS 17 (**Attachment 3 – Zoning Plan**). The subject land is within Area C of the *Swan Valley Planning Act 1995 (SVP Act)*.

BACKGROUND

Prior to the determination of the proposed application under its local planning scheme, the City of Swan referred it to the SVPC for a recommendation in accordance with the provisions of the MRS.

At its meeting of 1 July 2019, the SVPC resolved to recommend that the application be refused for the following reason:

The application is inconsistent with the planning objectives for area C as listed in the Swan Valley Planning Act 1995, specifically clauses 9.1, 9.2, 9.3, 9.4 and 9.5.

It is to be noted that the City advertised the application on the basis that a portion of the shed was to be used by the applicant as a 'cottage industry' where various equipment relating to metalworking, owned by the applicant's registered business would be kept. The applicant subsequently clarified with the City, following the consideration of the application the SVPC, that no income generating activities will be undertaken in the shed and that the tools are required to be stored there for personal use only.

The City of Swan resolved to recommend approval of the application at its Council meeting of 11 December 2019, the application was approved subject to conditions (**Attachment 4 – Swan Council Report**). The application was therefore referred to the WAPC for determination pursuant to clauses 26 and 30B of the MRS.

KEY ISSUES

Consistency with WAPC Policies & Planning Framework	Metropolitan Region Scheme Swan Valley Planning Act 1995 Swan Valley Interim Planning Policy 2014	Broadly consistent, some discretion required
Government Considerations	Perth and Peel	Choose an item.
Budget	None	
Consultation	<p>The City advertised the proposed development to the adjoining affected landowners within a 200m radius of the subject lot for a period of 14 days and placed on the City's website.</p> <p>Three objections were received which raised concern with the application not being in accordance with the objectives of the Swan Valley Planning Act 1995, its potential use as a 'cottage industry', as well as the size and scale of the shed.</p>	

PLANNING ASSESSMENT

Swan Valley Planning Act 1995

The specific planning objectives for Area C referenced in the SVPC resolution (above) are:

- 9.1 - The maintenance of the rural character of the area.
- 9.2 - The encouragement of viticulture and horticulture.
- 9.3 - The establishment of a wide range of rural activities compatible with the rural character of the area.
- 9.4 - The encouragement of revegetation.
- 9.5 - Due consideration of building setbacks, retention of vegetation and suitable boundary fencing in the design of rural residential developments.

Whilst the application does not consist of a viticultural or horticultural use, it is noted that the subject land is not currently used for viticulture or horticulture purposes. Further, the construction of the proposed shed will not necessarily limit such activities from being pursued in the future.

In terms of its scale and appearance, it is acknowledged that the proposed shed, being over 600m² in area is a significant structure. However, its size is somewhat offset by the relative size of the subject lot (3.6 hectares). The combined building footprint area of the existing buildings onsite and the proposed shed totals approximately 1160 m² which is less than 3.3% of the total subject lot area.

The Swan Valley Interim Planning Policy 2014 (the Interim Policy) provides that sheds and outbuildings are to be designed, sited and sized to minimise visual impact and be subordinate and ancillary to the predominant use of the lot and are required to have a 50m setback from the primary street. In terms of siting, the proposed development is not located on a major tourist route through the Swan Valley (e.g. West Swan Road). The proposed shed is setback approximately 64.5m from the primary street (Oakover Road) which is consistent with the minimum setback requirements for sheds from a primary street set out in the Interim Policy.

It is not proposed that any significant clearing of vegetation will be undertaken and due to significant existing mature trees within the road reserve and towards the primary street boundary, the proposed development will be largely obscured from view from Oakover Road and will only be partially visible from the properties directly neighbouring the subject land. It is noted that through its determination of the application under its local planning scheme, the City has required landscaping to be provided around the proposed shed which will ameliorate the building bulk and reduce the visual impact of the development on the neighbouring lots.

Metropolitan Region Scheme

Clause 30 of the MRS requires the determining authority to have regard to:

- the purpose for which the land is zoned or reserved under the Scheme;
- the orderly and proper planning of the locality; and
- the preservation of amenities of the locality.

The construction of a shed used for storage purposes associated with the existing use of the land is considered to be consistent with the Rural zoning. Further, for the reasons discussed in the above section, the proposal is generally consistent with the rural use of the land and orderly and proper planning in the locality.

Conclusion

It is recommended that, consistent with the City of Swan's determination of the proposed development under its Local Planning Scheme, the application be approved.

RECOMMENDATION

That the Statutory Planning Committee resolves to approve the application subject to the following condition:

- 1. This approval relates to the construction of a shed in accordance with the attached plans date stamped 24 December 2019 by the Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission.***

ATTACHMENTS

Attachment 1 – Development Plans

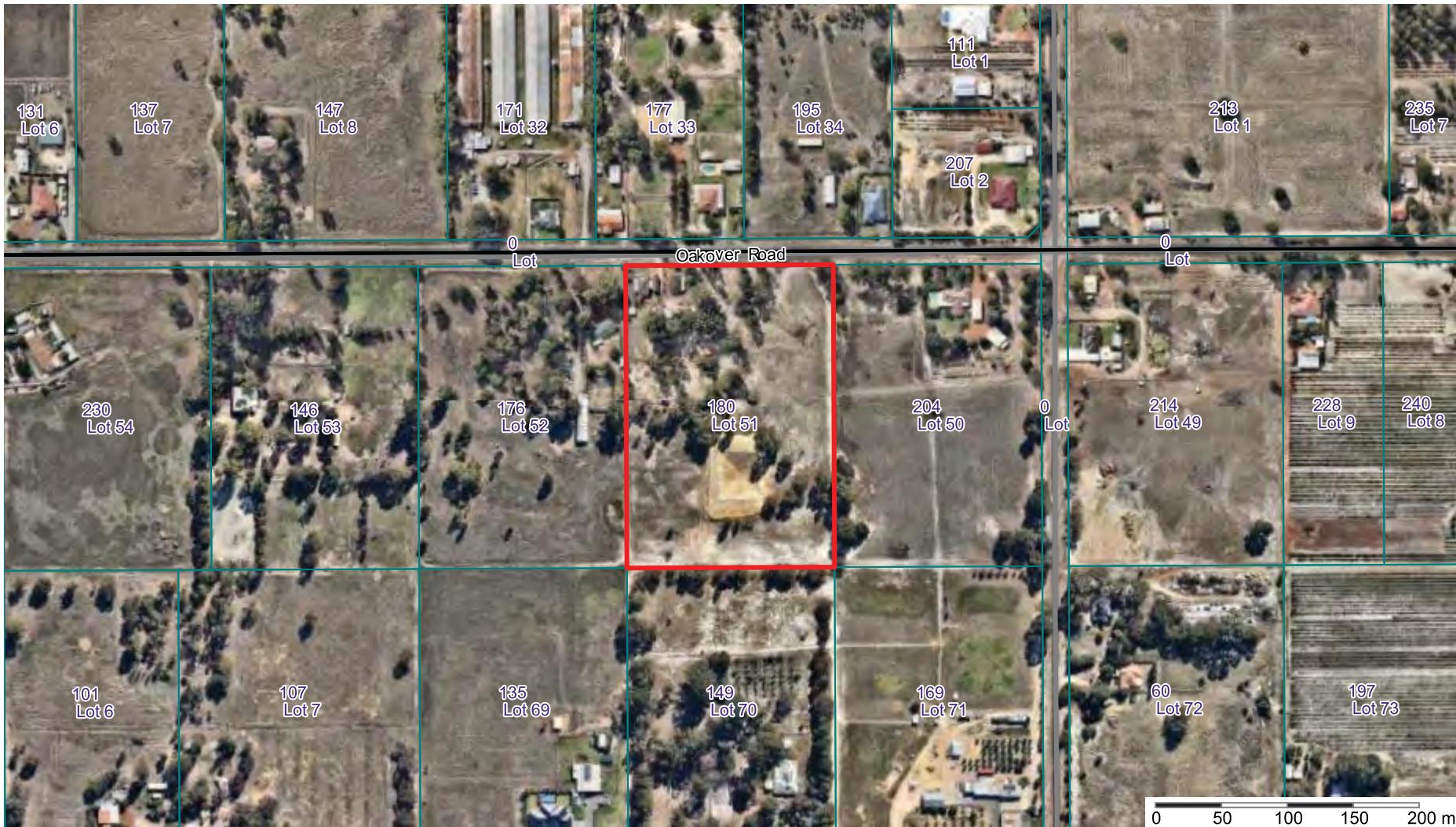
Attachment 2 – Zoning Plan

Attachment 3 – Aerial View

Attachment 4 – Swan Council Report

ATTACHMENT 1

Proposed Shed - Lot 51 (No.180) Oakover Road, Middle Swan



DISCLAIMER: Information shown here on is a composite of information from various different data sources. Users are warned that the information is provided by the City of Swan in this format as a general resource on the understanding that it is not suitable as a basis for decision making without verification with the original source.

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE 24-Dec-2019	FILE 21-50611-1
1:4514	

9/07/2019





LOCATION PLAN - NOT TO SCALE

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

DATE
24-Dec-2019

FILE
21-50611-1

NOTE:
THIS PLAN HAS BEEN PREPARED WITH
PCG94 COORDINATES WITH 3D VALUES.

NOTE:
AHD LEVEL DERIVED FROM
STANDARD SURVEY MARK HNH1.

**WARNING!
BOUNDARY RE-ESTABLISHMENT SURVEY
REQUIRED TO CONFIRM LOT BOUNDARY
POSITION AND DIMENSIONS.**

			LOT : 51 (# 180) OAKOVER ROAD	CLIENT : JODY WEBBER
		SUBURB : MIDDLE SWAN	PLAN 3952	SURVEYED ON : 12/02/2019
	AUTHORITY : SWAN	CIT : 1402 / 830	SURVEYOR : AD	DRAFTER : NIP
	BUILDERS / CLIENTS: arms SURVEY only. The information shown on this plan is at the time of survey. Verify boundary information, easements etc. from the Certificate of Title, Deed or a Boundary Plan. Boundary plan approximately 10% longer than property in relation to the surveyor's certificate of title. Surveyor's certificate of title is issued by the Surveyor General of Western Australia. Surveyor's certificate of title is issued by the Surveyor General of Western Australia.			10 Brooman Way MELVILLE WA 6014 Ph: 08 9277 4477 Fax: 08 9277 4477 Email: melville@wasc.wa.gov.au www.wasc.wa.gov.au
B PROPOSED SHED LOCATION ADDED	NP	20/02/2019	NP	SCALE : 1:250 2 5 10 15
				JOHN NO. : 1402 / 830 PLAN: 3952 DRG: 1 REV: 0 SHEET: 1

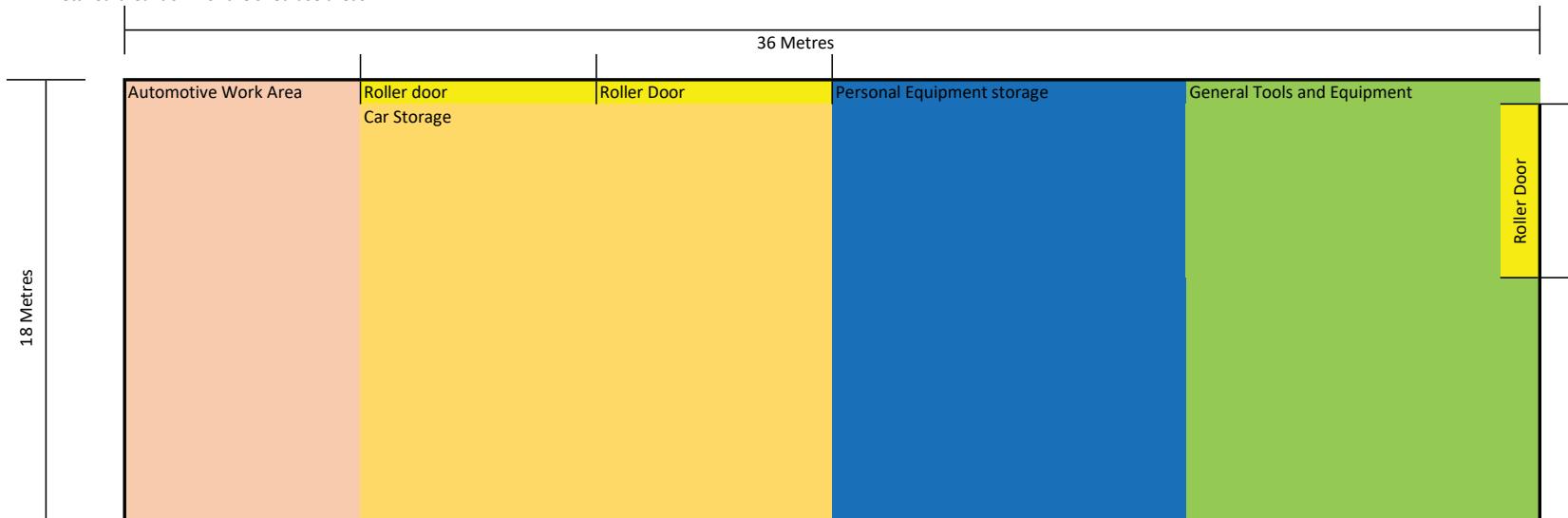
Shed Floor Plan- Detailed

Address: 180 Oakover Road MIDDLE SWAN WA 6056

Applicant: Jody Webber

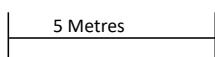
Version: 1

Description: Detailed breakdown of the shed use areas.



	W	L	m ²	Examples of equipment to stores/use of space
Automotive Work Area	6	18	108	My husband likes to restore all vehicles as a hobby. This space is for working on our private cars.
Car Storage	12	18	216	Storage of our personal cars. We own vintage cars including international Metro Vans (which need approx. 20m ² for storage each), Triumphs, Commodores
Personal Equipment storage	9	18	162	Storage of our personnel equipment used. Includes horse float, tractor, bobcat, boat, multiple trailers (including car trailer), Caravans. This will also store our personal items such as furniture, kids items and things that will not fit in the dwellings.
General Tools and Equipment	9	18	162	Storage and use of personal tools. These tools are used by my family for general maintenance of the property and hobbies.
Total	648			

SCALE



**DEPARTMENT OF PLANNING, LANDS
AND HERITAGE**

DATE
24-Dec-2019

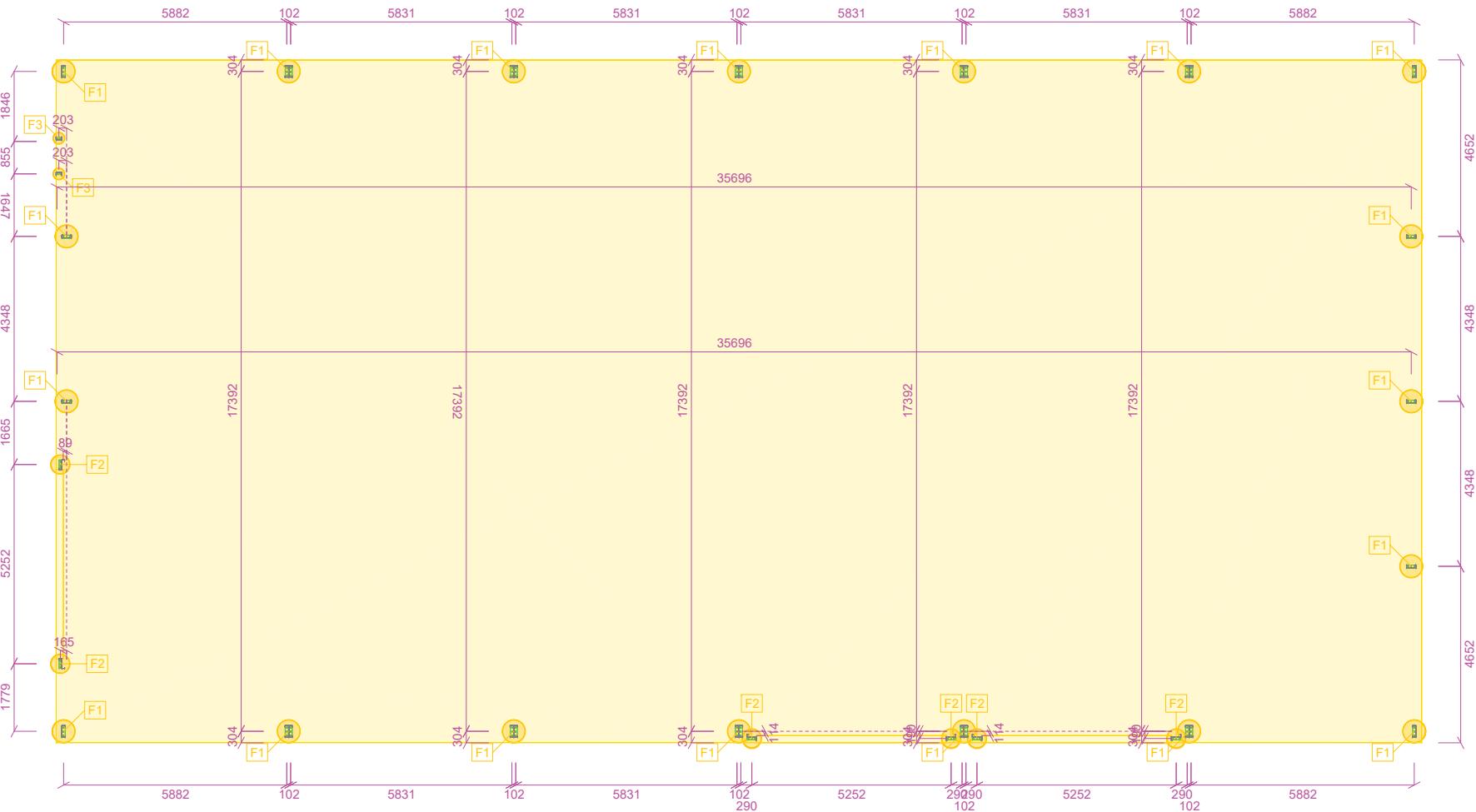
FILE
21-50611-1

CITY OF SWAN

RECEIVED

4/11/2019

Details	<p>NOTE: Construction drawings must be used in conjunction with the slab and footing recommendation and the shed plus installation manual. All dimensions for member connections are centre lined.</p>
For slab details for suitable traffic site classification refer to Slab Footing Engineers Recommendation Sheets 1 to 4 inclusive.	



ALL DIMENSIONS FROM CENTRE LINE

CITY OF SWAN
RECEIVED
17/06/2010

Foundation Plan Drawing

Signed:

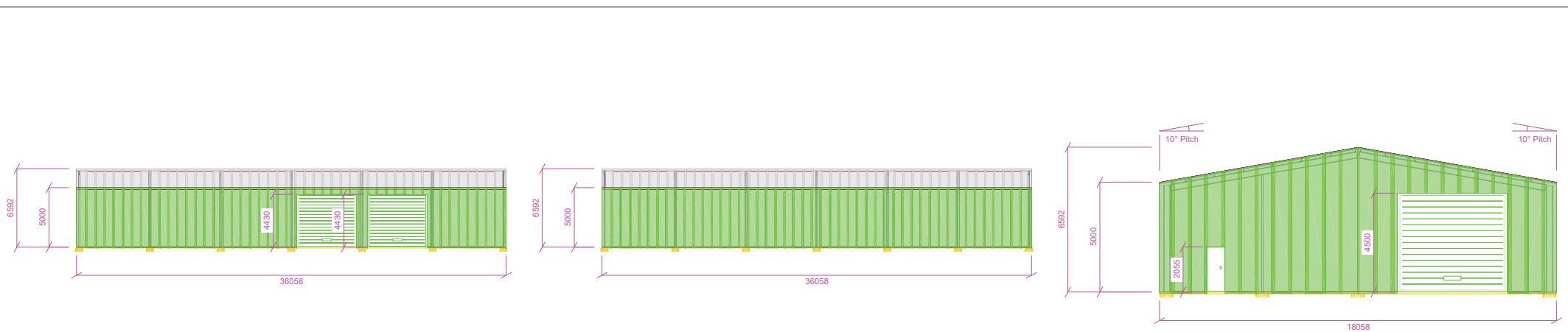
Drawing Number: 3 of 4

Revision: 4 - 25 Mar 2019

180 Oakover Rd

MIDDLE SWAN, WA 60

SPG Agenda Page 49

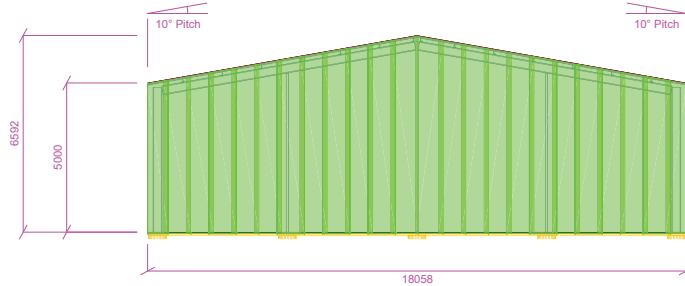


FRONT VIEW

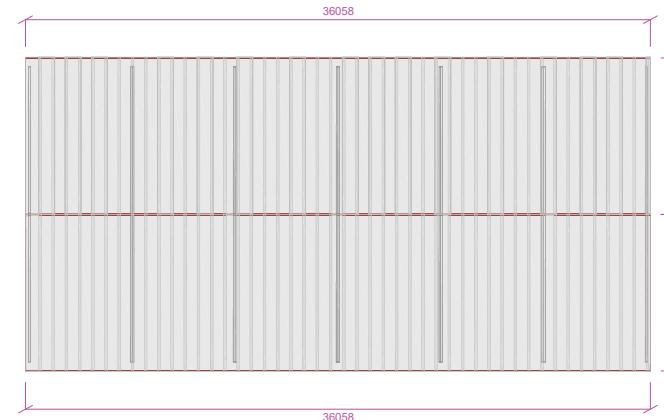
BACK VIEW

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE
DATE
24-Dec-2019 FILE
21-50611-1

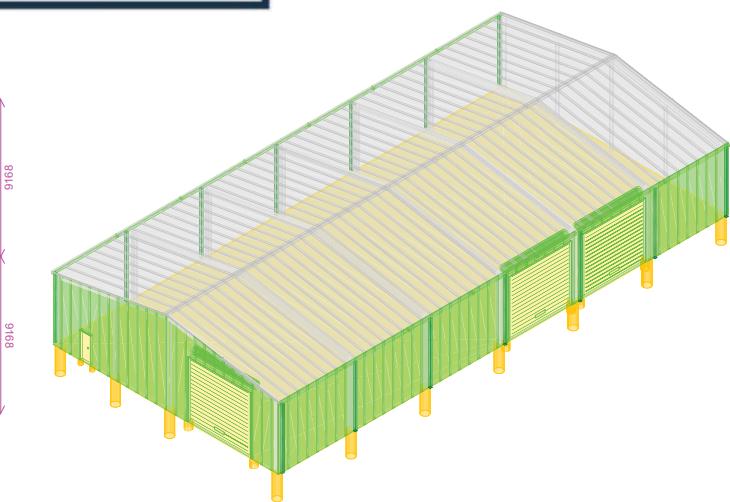
LEFT VIEW



RIGHT VIEW

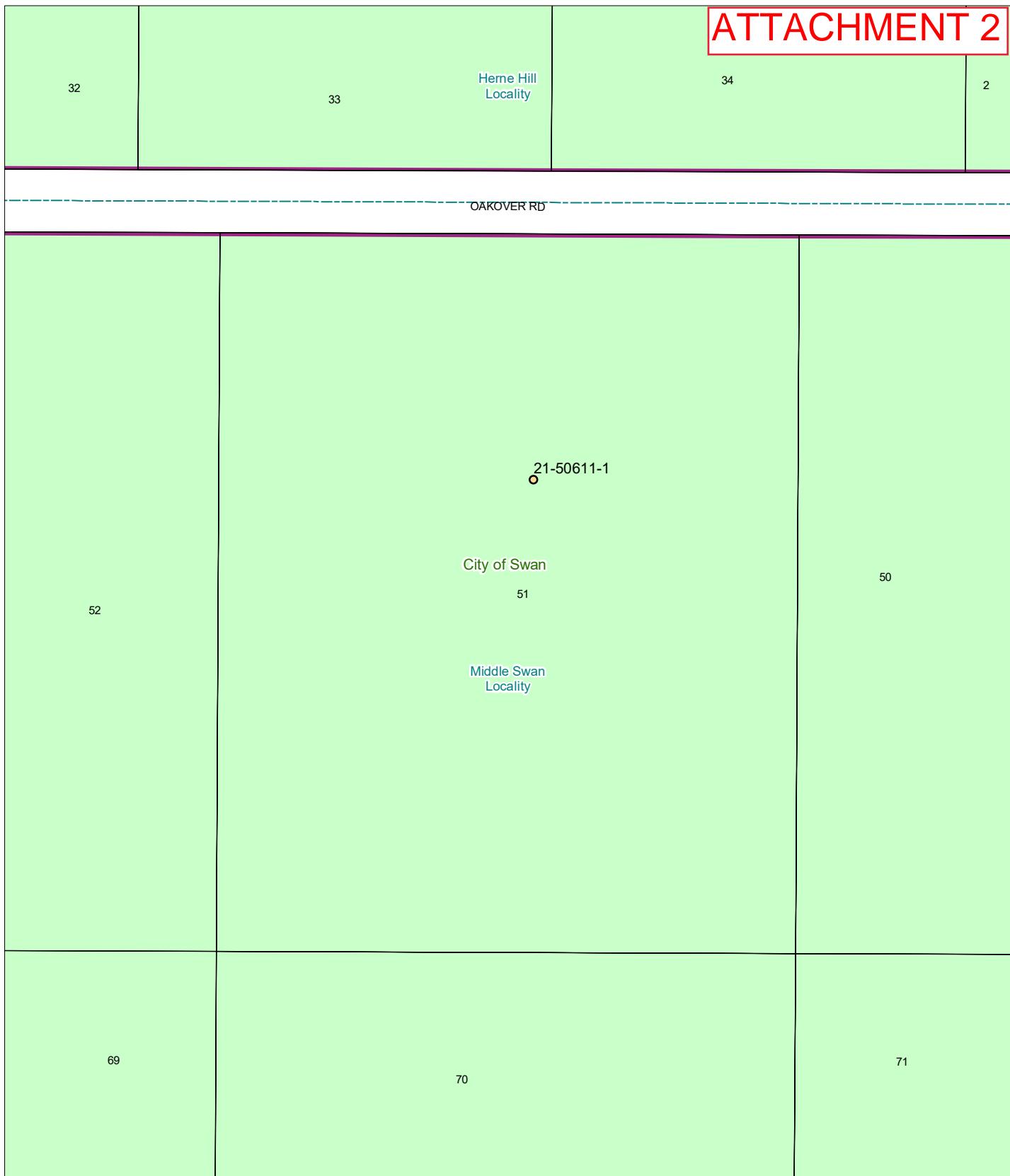


PLAN VIEW



ISO FRONT LEFT VIEW

ATTACHMENT 2



**Location Plan for:
Development Application**

This data is to be used only for the processing of
Development Application

Application Number: **21-50611-1**

Decision: **OUTSTANDING**

Printed: **24/12/2019**

Application Status

Outstanding

Easements and Referrals

Existing LPS Zones and Reserves

 Rural living

Region Scheme Reserves

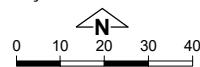


Produced by Data Analytics,
Department of Planning, Lands and Heritage, Perth WA

Base information supplied by
Western Australian Land Information Authority SLIP 1096-2018-1

Localities & Local Government Boundaries

 Local government boundary
 Locality





Legend

Cadastre (View 1)



0 0.05 0.1
Kilometres

1:2,000
at A4

Projection:
WGS 1984 Web Mercator Auxiliary Sphere

Notes:

The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.

Map was produced using DPLH's InQuery.

Aerial Photo

ATTACHMENT 3

DPLH BUSINESS USE ONLY

Ordinary Meeting of Council
11 December 2019

3.15 PROPOSED SHED - LOT 51 (NO.180) OAKOVER ROAD, MIDDLE SWAN (DA367-19)

Ward: (Swan Valley/Gidgegannup Ward) (Statutory Planning)

Disclosure of Interest: Nil

Authorised Officer: (Executive Manager Planning and Development)

KEY ISSUES

- The City has received an application for a proposed Shed at Lot 51 (No.180) Oakover Road, Middle Swan. The Shed will have a total area of 648m², with a length of 36m, a width of 18m, a wall height of 5m and a pitched roof height of 6.6m. The shed is not exempt from development approval as the total area will exceed 200m².
- The application was received and advertised on the basis that a portion of the proposed shed was to be utilised by the applicant as a "cottage industry" where various equipment used for forms of metalworking would be kept. The applicants labelled this on the submitted plans on the misunderstanding that because the equipment is owned by their business they would need to disclose this as "cottage industry". The applicants have now clarified that they will not be operating a business from the shed.
- Lot 51 (No.180) Oakover Road, Middle Swan is zoned 'Rural' under the Metropolitan Region Scheme (MRS) and 'Rural Living' under the City of Swan Local Planning Scheme No.17 (LPS17). As all of the shed will be used for domestic purposes the shed falls within the use class of "Grouped Dwelling" given that there are two (2) houses on the property. "Grouped Dwelling" is an "A" use in the "Rural Living" zone.
- The application, with the depiction of a portion of the shed used for "Cottage Industry" was referred to the Swan Valley Planning Committee. The Committee resolved that the application is inconsistent with the planning objectives for Area C as listed in the *Swan Valley Planning Act 1995*, specifically Objectives 9.1, 9.2, 9.3, 9.4 and 9.5.
- The application was advertised to all landowners within 200m of the subject site as well as the Swan Valley residents and Ratepayers Association. At the conclusion of advertising a total of three (3) objections were received. The objections cite concern with suitability of the proposed Industry-Cottage use of a 50m² portion of the shed in relation to the planning objectives of the Swan Valley area as well as concerns with regard to the size and scale of the shed.
- Having ascertained that the application is not in fact seeking approval for a business to operate from the shed, the only consideration is whether the size and siting of the shed adversely impacts the rural character of the locality.
- Whilst the application does not entail a viticultural or horticultural use, or propose any revegetation of the land, as set out at objectives 9.2 and 9.4 of the *Swan Valley Planning Act 1995*, these are not of themselves considered sufficient grounds to refuse the application.

- It is considered that the setbacks of the shed at 64.5 metres from the front boundary with Oakover Road, coupled with substantial remnant vegetation onsite between the shed and the road and a requirement for further landscaping, is sufficient to ameliorate building bulk and visual impact.
- Accordingly City staff consider that the proposed shed does not detract from the planning objectives for Area C as listed in the *Swan Valley Planning Act 1995* inclusive of the maintenance of rural character.

It is recommended that the Council resolves to not accept the advice of the Swan Valley Planning Committee and approve the application for the construction of a Shed at Lot 51 (No.180) Oakover Road, Middle Swan subject to conditions.

AUTHORITY/DISCRETION

Council has discretion in accordance with cl.68(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* to determine an application for development approval by:

- Granting development approval with conditions; or
- Granting development approval without conditions; or
- Refusing to grant development approval.

Metropolitan Region Scheme (cl.76(2))

Pursuant to cl.30B(2) of the Metropolitan Region Scheme (MRS), where the responsibility is the City of Swan, the City is to have due regard to the advice of the Swan Valley Planning Committee (SVPC) but if the City of Swan does not accept that advice, the City of Swan is to refer the application to the Western Australian Planning Commission (WAPC) for determination, together with any recommendations provided by all bodies consulted, and the reason why the advice of the SVPC is not accepted by the City of Swan.

Local Planning Scheme No.17 (cl.10.3)

Council has discretion in accordance with cl.10.3 of the Local Planning Scheme No.17 to approve (with or without conditions) or refuse the application.

RIGHT OF REVIEW

Planning and Development (Local Planning Schemes) Regulations 2015 (cl.76(2))

In accordance with cl.76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* an affected person (meaning the applicant of the subject development application or the owner of the subject land) may apply to the State Administrative Tribunal for a review of a reviewable determination in accordance with the Planning and Development Act 2005 Part 14.

BACKGROUND

Applicant:	Jody Webber
Owner:	Nicholas Webber, Jody Webber, Carol Dow and John Dow
Zoning:	LPS17 - MRS - Rural Living Rural
Strategy/Policy:	<i>Swan Valley Planning and Development Act 1995</i> POL-TP-126 Building and Development Standards - Rural Zone
Development Scheme:	Local Planning Scheme No. 17
Existing Land Use:	Grouped Dwelling
Lot Size:	3.6349ha
Use Class:	Shed incidental to existing grouped dwellings - (A)

DETAILS OF THE PROPOSAL

The application seeks development approval for the construction of a 648m² shed at Lot 51 (No.180) Oakover Road, Middle Swan. The shed will have the following dimensions:

- Length - 36m
- Width - 18m
- Wall height - 5m
- Pitched roof height - 6.6m

The 50m² 'Industry-Cottage' component that mistakenly formed part of the original application has been removed by the applicant and approval is now sought for the shed only. The shed will be used for the storage of personal items inclusive of a collection of personal cars, horse float equipment, a boat and caravan and general tools and equipment. The tools stored within the shed are registered as part of the landowner's business Animal Engineering and Fabrication Pty Ltd, but the business does not operate from the premises and the tools will be used by the applicant for domestic purposes.

DESCRIPTION OF SITE

Lot 51 (No.180) Oakover Road, Middle Swan is a rectangular shaped lot which has sole frontage to Oakover Road. The site is relatively flat and is partially cleared with various mature trees remaining on site. The site contains two (2) existing dwellings and several smaller sheds.

APPLICANT'S SUBMISSION

In support of the proposal, the applicant offers the following comments:

"We want to clarify our position about the business portion of our application. We will not be fabricating industrial items as part of our business Animal Engineering and Fabrications Pty Ltd from the proposed shed at 180 Oakover Road, Middle Swan. The business that was included in our original application due to some of the equipment that is used by my husband for domestic use, is owned by a trust that is part of our registered business.

There was some confusion as to whether we had to get permission for the business as this will be the registered address, even though it will not be operating from there.

So, to clarify, we have removed the business portion from our application, this has not however, changed the size of the shed as the room for tooling is still required, it is just for personal use.

The tooling owned by the business is used by my husband to restore cars as part of our personal collection, create artwork for our property and eventually fabricate components for our future home. None of these activities are income generating as part of the business; they are my husband's hobbies and require large work areas.

We are aware of the concerns from our neighbours concerning a large shed that includes heavy tooling and will put in the below provisions:

- Additional insulation for noise insulation for noise reduction:
- Stick to the City of Swan guidelines for noise in residential areas
- Plant 60 trees on our property surrounding the shed and fence line which when matured will almost block the shed from view from outside the property
- Are open to any shed colouring restrictions that will fit with the overall town planning scheme for the area.

Although our shed may seem to be excessively sized, when you consider the property has two homes and the shed will house the below items for both properties:

- Tooling and workshop space - Hand tools, steel folder, CNC plasma table, welding equipment, panel shaping equipment, workbenches woodworking equipment.
- Equipment storage: including tractor and implements, ride on mower, bobcat
- Trailers: horse float, trailers caravans, boat
- Vehicles: a collection of vintage cars including metro vans, Triumphs, commodores and motor bikes

The aim is for our shed to be large enough to store all of these valuable items inside, not only to protect from the weather and for security but also ensure we maintain a tidy property."

PUBLIC CONSULTATION

Public consultation was undertaken in the following manner.

Duration: 14 days between 9 July and 24 July 2019.

Method: The application was advertised to all landowners and occupiers within a 200m radius of Lot 51 (No.180) Oakover Road, Middle Swan for a period of 14 days and placed on the City's website.

Submissions received: At the conclusion of advertising a total of three (3) objections were received. The objections cited concern with the partial use of the shed for the purposes of 'Industry-Cottage' not being in accordance with the objectives of the *Swan Valley Planning Act 1995* as well as the size and scale of the shed.

CONSULTATION WITH OTHER AGENCIES AND/OR CONSULTANTS

Swan Valley Planning Committee (SVPC)

In accordance with the most recent Swan Valley Planning Committee Standing Delegation the application was referred to the Swan Valley Planning Committee for advice. At its meeting held on 1 July 2019, the Swan Valley Planning Committee resolved to recommend that the Application for Construction of a Shed is refused for the following reason:

The application is inconsistent with the planning objectives for area C as listed in the Swan Valley Planning Act 1995, specifically clauses 9.1, 9.2, 9.3, 9.4 and 9.5.

The application was also referred to the Swan Valley Ratepayers and Residents Association (SVRRA). The SVRRA advised they objected to the proposal, citing concerns with the dimensions of the shed being excessive for the location and the proposal to use a portion of the shed for a cottage industry consisting of metal fabrication not conforming to the Swan Valley Planning Act.

As previously stated, the shed will be used for the storage of personal items inclusive of a collection of personal cars, horse float equipment, a boat and caravan and general tools and equipment. The tools stored within the shed are registered as part of the landowner's business Animal Engineering and Fabrication Pty Ltd and are used for domestic purposes.

DETAILS

Zoning and Use Class Permissibility

Lot 51 (No.180) Oakover Road, Middle Swan is zoned 'Rural Living' under the City's LPS17. The construction of a shed in association with the existing dwellings on site is an extension to the existing 'A' use on the property. This means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 9.4.

As the total size and height of the shed exceeds the exempted development provisions of the City's LPS17 and objections were received from surrounding landowners and external interest groups during advertising, assessment against the relevant planning objectives of the Rural Living zone is required. The objectives of the Rural Living Zone are to:

- a) *Encourage a wide range of uses, including rural residential activities that are compatible with the maintenance of rural character of the area;*
- b) *Encourage viticulture and horticulture and the protection and enhancement of the natural environment; and*
- c) *Ensure that the development and use of the land accords with the planning objectives for Area C as specified in the Swan Valley Planning Act 1995.*

With regard to Objective c) the planning objectives for any proposed development in Area C are as follows:

1. *The maintenance of the rural character of the area.*
2. *The encouragement of viticulture and horticulture.*
3. *The establishment of a wide range of rural activities compatible with the rural character of the area.*
4. *The encouragement of revegetation.*
5. *Due consideration of building setbacks, retention of vegetation and suitable boundary fencing in the design of rural residential developments.*
6. *The avoidance of overstocking, of clearing of natural vegetation, of activities causing pollution or degradation of the environment and of any other land management practices detrimental to the amenity of the area.*
7. *The subdivision into lots of less than 4 hectares only where this is consistent with the objectives set out in this section.*

With regard to the current proposal, Objectives 1, 2 3, 4 and 5 are cited as reasons for refusal by the SVPC.

Whilst the application does not entail a viticultural or horticultural use, or propose any revegetation of the land, as set out at objectives 9.2 and 9.4 of the *Swan Valley Planning Act 1995*, these are not of themselves considered sufficient grounds to refuse the application. The construction of the shed would not preclude such activities being pursued in the future.

Whether the application should be approved is therefore a question of whether the size and siting of the shed adversely impacts the rural character of the locality.

RURAL CHARACTER

The subject site and surrounding properties consist of typical rural sized lots ranging from 2 to 4 hectares in size. Various surrounding properties contain rural outbuildings most of which are used in conjunction with a horticultural or viticultural activity. Several larger outbuildings are located on nearby Lefroy Road that are used in association with the stabling of horses.

The proposed shed has a total area of 648m², a wall height of 5 metres and a pitched roof height of 6.59 metres. In terms of size, the City's building and development standards policy for rural zones indicates that buildings on rural lots should not exceed 10% of the lot area. The combined building footprint area of the existing dwellings onsite and the proposed shed totals approximately 1,160m² (approximately 3.2% total site coverage) which is well short of the permitted site coverage of 10% (3,635m²) under the policy.

The policy provides no prescribed setbacks for the "Rural Living" zone - these are to be negotiated at the discretion of Council. The location of the proposed shed is to be set back 64.5 metres from the primary street boundary, approximately 53 metres from the eastern side lot boundary, 65 metres from the western side lot boundary and 145 metres from the rear lot boundary. The front portion of the lot is well vegetated.

It is considered that the setbacks of the shed at 64.5 metres from the front boundary with Oakover Road, coupled with substantial remnant vegetation onsite between the shed and the road and a requirement for further landscaping, is sufficient to ameliorate building bulk and visual impact. Under such circumstances it is considered that the shed would not adversely impact the rural character of the area.

Conditional approval is recommended.

OPTIONS AND IMPLICATIONS

Option 1: Council may resolve to not accept the advice of the Swan Valley Planning Committee that the construction of a Shed is inconsistent with the Planning Objectives for Area C as listed in the *Swan Valley Planning Act 1995* and approve the application for the construction of a Shed at Lot 51 (No.180) Oakover Road, Middle Swan, subject to conditions.

Implications: As the resolution will be contrary to the advice of the Swan Valley Planning Committee, the application will be forwarded to the Western Australian Planning Commission for determination pursuant to the Metropolitan Region Scheme.

This is the recommended option.

Option 2: Council may resolve to refuse the application for the construction of a Shed at Lot 51 (No.180) Oakover Road, Middle Swan for the following reasons:

1. The size and scale of the shed will adversely impact the rural character of the area.

Implications: The development would not be permitted to proceed. If the applicant/owner is aggrieved by the decision of Council, they would have a right of review at the State Administrative Tribunal.

This is not the recommended option.

CONCLUSION

The application seeks development approval for the construction of a Shed at Lot 51 (No.180) Oakover Road, Middle Swan. The application was advertised to surrounding landowners for a period of 14 days. At the conclusion of advertising three (3) objections were received, citing concern with the industrial nature of the proposal and the size and scale of the shed. The applicant has since removed the Industry-Cottage component of the application and as per the applicant's submission the shed will be used for the purposes of storage of tools registered to the landowner's fabrication business and also used for domestic purposes.

The application was referred to the Swan Valley Planning Committee where it was resolved that the proposed development was inconsistent with the Planning Objectives for Area C as listed in the *Swan Valley Planning Act 1995*.

City staff are of the opinion that the construction of a 648m² shed on the 3.6 hectare subject site will not adversely impact on the Planning Objectives for Area C as listed in the *Swan Valley Planning Act 1995* or City Policy regarding development in rural zones, given the shed will have no impact on existing agricultural uses on surrounding properties, is well set back from the front or common lot boundaries and the size and scale of the rural shed when combined with the building footprints of existing structures on site in comparison to the total lot size of No.180 Oakover Road is well below the permissible 10% site coverage. Furthermore the applicant has indicated that they are willing to accept a condition of approval to provide more screening vegetation to ensure visual building bulk associated with the shed is ameliorated.

It is recommended that Council does not accept the advice of the Swan Valley Planning Committee regarding the proposed development and grants approval for the proposed shed.

ATTACHMENTS

Location Plan

Site plan

Floor plan

Elevation plan

STRATEGIC IMPLICATIONS

Nil

STATUTORY IMPLICATIONS

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Swan Valley Planning Act 1995

Metropolitan Regional Scheme

City of Swan Local Planning Scheme No. 17

FINANCIAL IMPLICATIONS

The average cost for a Hearing to defend Council's decision at the State Administrative Tribunal is \$60,000.

VOTING REQUIREMENTS

Simple majority

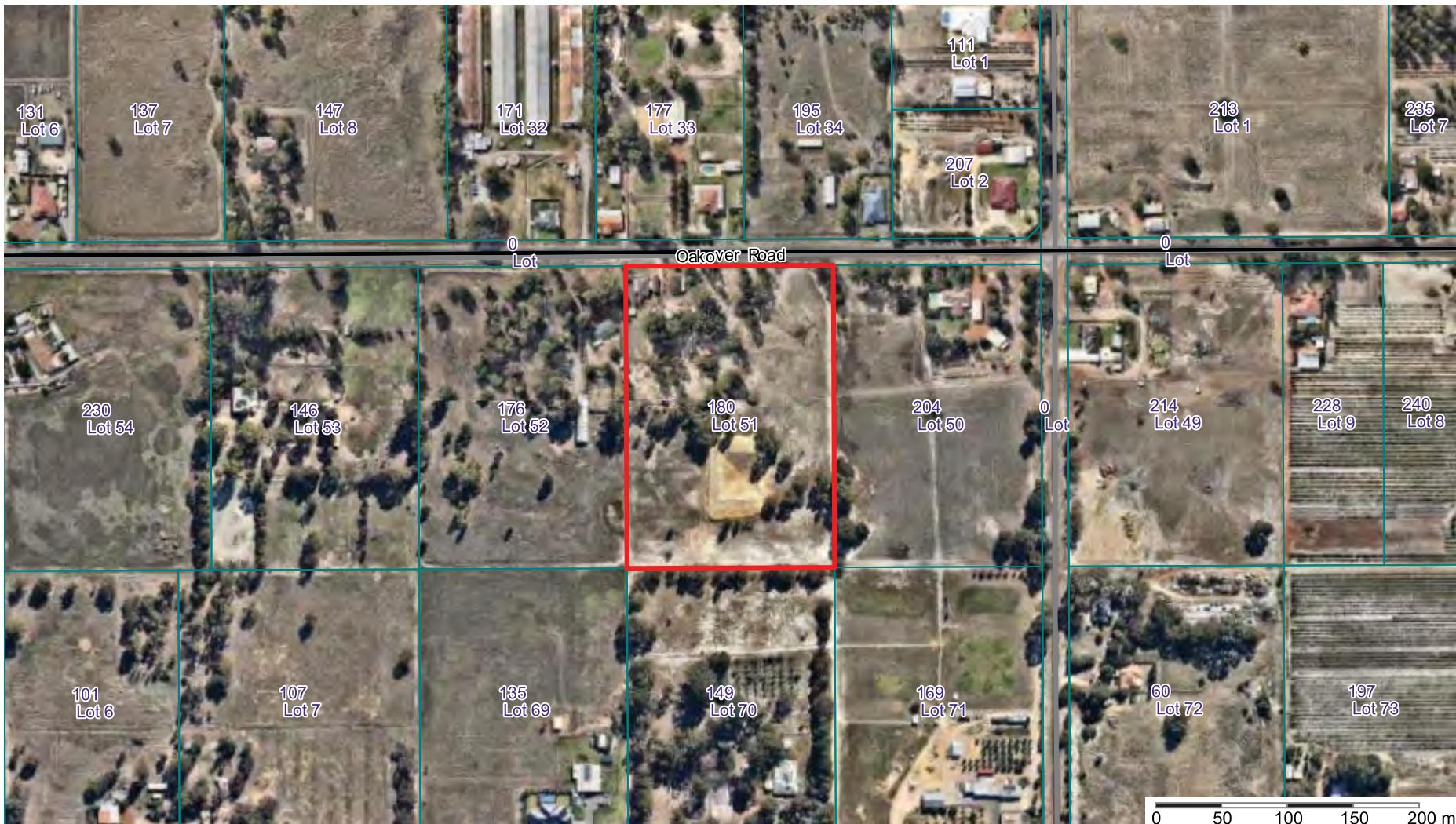
RECOMMENDATION

That the Council resolve to:

- 1) Not accept the advice of the Swan Valley Planning Committee that the construction of a Shed at Lot 51 (No.180) Oakover Road, Middle Swan is inconsistent with the Planning Objectives for Area C as listed in the *Swan Valley Planning Act 1995* and approve the Shed subject to the following conditions:
 1. The approved 'Shed' is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City of Swan. The plans approved as part of this application form part of the development approval issued.
 2. The shed shall only be used for domestic and/or rural purposes associated with the property, and not for human habitation.
 3. The approved shed shall be clad in a material or painted in a colour of natural or earth tonings to complement the surrounding, and/or adjoining developments, in which it is located to the satisfaction of the City of Swan.
 4. All stormwater must be contained and disposed of on-site at all times, to the satisfaction of the City of Swan.
 5. Prior to a building permit being issued, a detailed landscaping and reticulation plan for the subject site must be submitted to and approved to the satisfaction of the City of Swan and must include the following:
 - a) Demonstrate vegetative screening to the proposed shed from the lot boundaries;
 - b) The location, number and type of proposed trees including planter and/or tree pit sizes and planting density;
 - c) Any existing vegetation and/or landscaped areas to be retained.
 6. The approved landscaping and reticulation plan must be fully implemented within the first available planting season after the construction of the approved shed and maintained thereafter to the satisfaction of the City of Swan.
 7. Any additional development which is not in accordance with the application (the subject of this approval) or any condition of approval will require further approval of the City of Swan.
- 2) Refer the application to the Western Australian Planning Commission (WAPC) for a determination pursuant to clauses 26 and 30B of the Metropolitan Region Scheme (MRS).
- 3) Advise the applicant/owner and those that made a submission of Council's decision accordingly.

CARRIED

Proposed Shed - Lot 51 (No.180) Oakover Road, Middle Swan



 city of swan	DISCLAIMER: Information shown here on is a composite of information from various different data sources. Users are warned that the information is provided by the City of Swan in this format as a general resource on the understanding that it is not suitable as a basis for decision making without verification with the original source.	9/07/2019	
1: 4514			



LOCATION PLAN - NOT TO SCALE

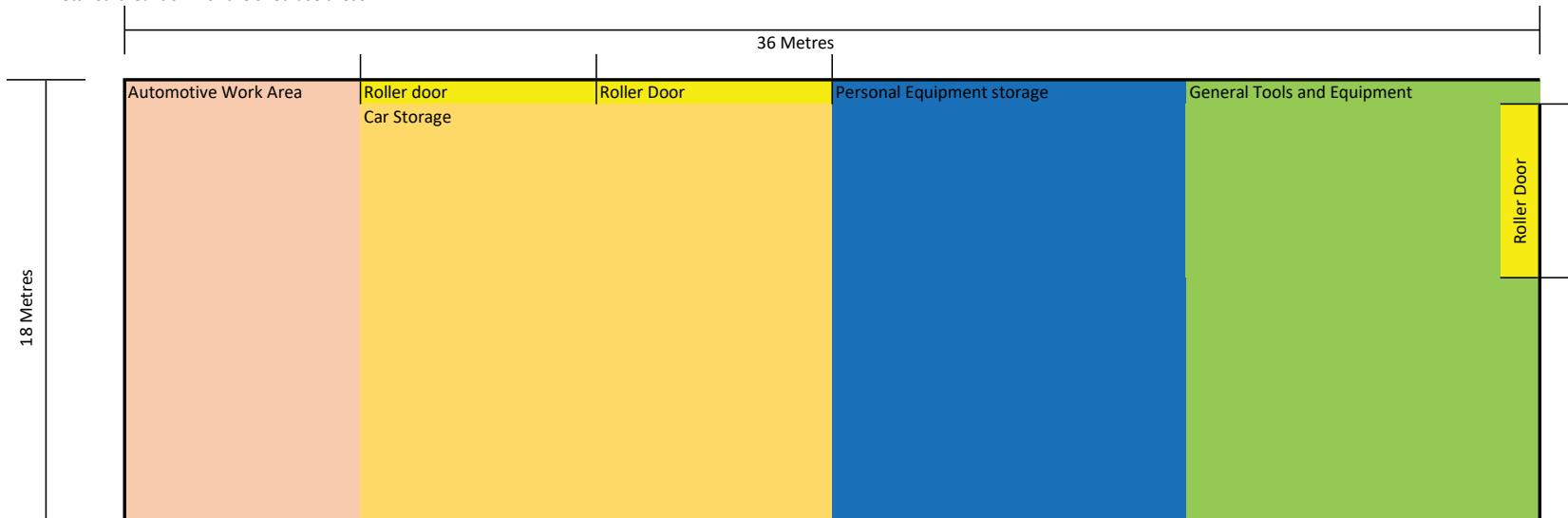
Shed Floor Plan- Detailed

Address: 180 Oakover Road MIDDLE SWAN WA 6056

Applicant: Jody Webber

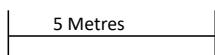
Version: 1

Description: Detailed breakdown of the shed use areas.



	W	L	m ²	Examples of equipment to stores/use of space
Automotive Work Area	6	18	108	My husband likes to restore all vehicles as a hobby. This space is for working on our private cars.
Car Storage	12	18	216	Storage of our personal cars. We own vintage cars including international Metro Vans (which need approx. 20m ² for storage each), Triumphs, Commodores
Personal Equipment storage	9	18	162	Storage of our personnel equipment used. Includes horse float, tractor, bobcat, boat, multiple trailers (including car trailer), Caravans. This will also store our personal items such as furniture, kids items and things that will not fit in the dwellings.
General Tools and Equipment	9	18	162	Storage and use of personal tools. These tools are used by my family for general maintenance of the property and hobbies.
Total	648			

SCALE



CITY OF SWAN

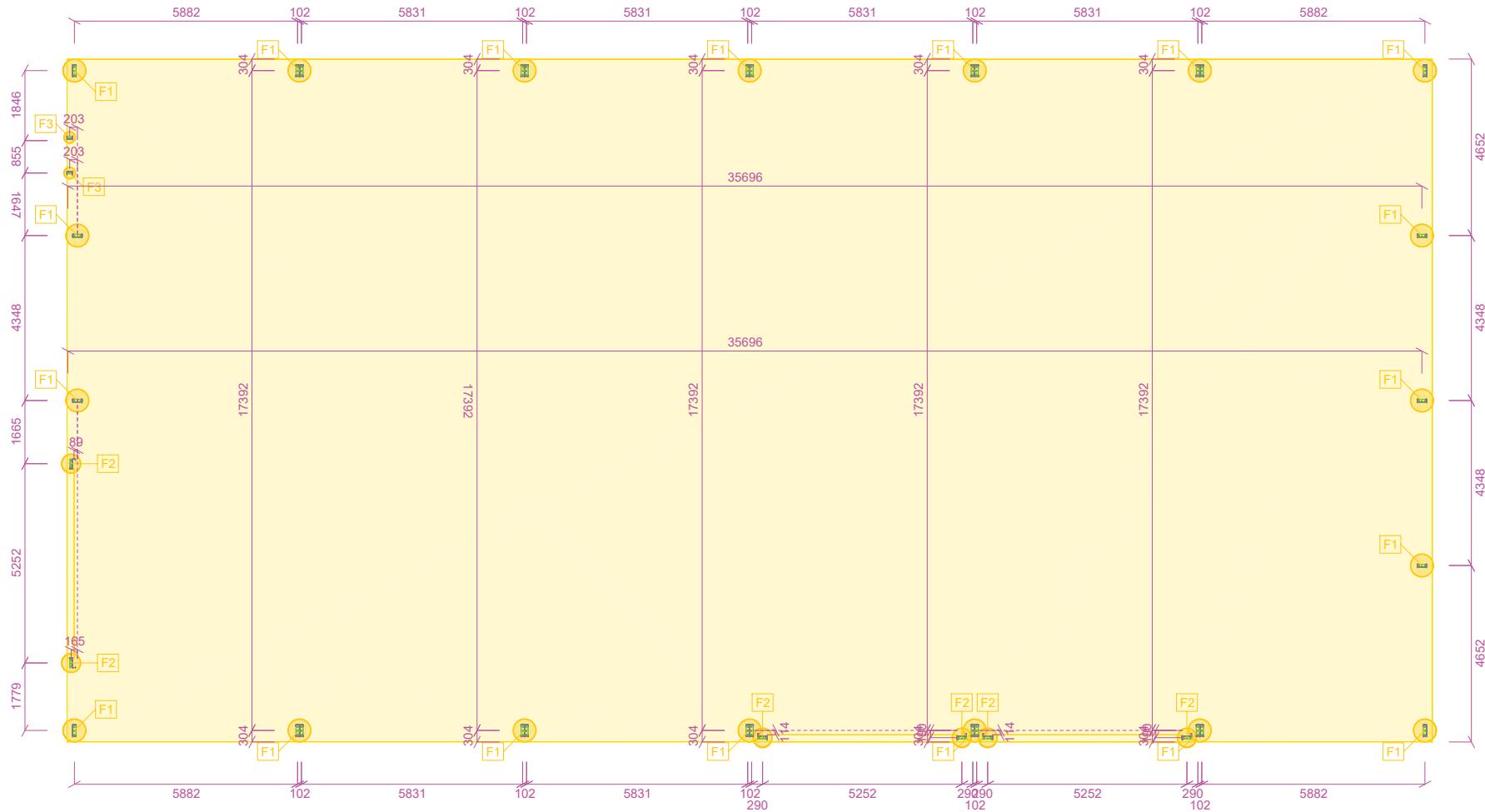
RECEIVED

4/11/2019

Details

For slab details for suitable traffic site classification refer to Slab Footing Engineers Recommendation Sheets 1 to 4 inclusive.

NOTE: Construction drawings must be used in conjunction with the slab and footing recommendation and the shed plus installation manual.
All dimensions for member connections are centre lined.



ALL DIMENSIONS FROM CENTRE LINE

CITY OF SWAN
RECEIVED
17/06/2019

Foundation Plan Drawing

Signed:

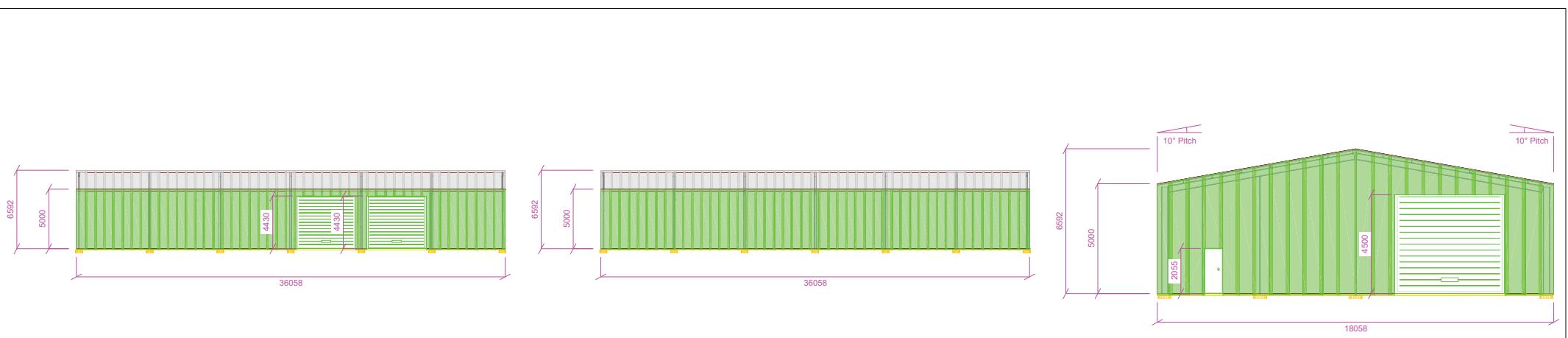
Drawing Number: 3 of 4

Revision: 4 - 25 Mar 2019

180 Oakover Rd

MIDDLE SWAN, WA 6056

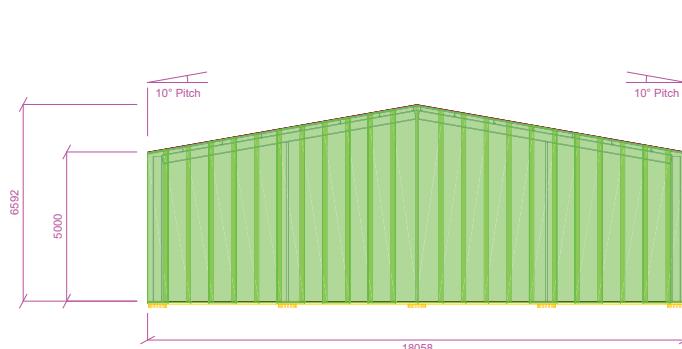
SPC Agenda Page 66



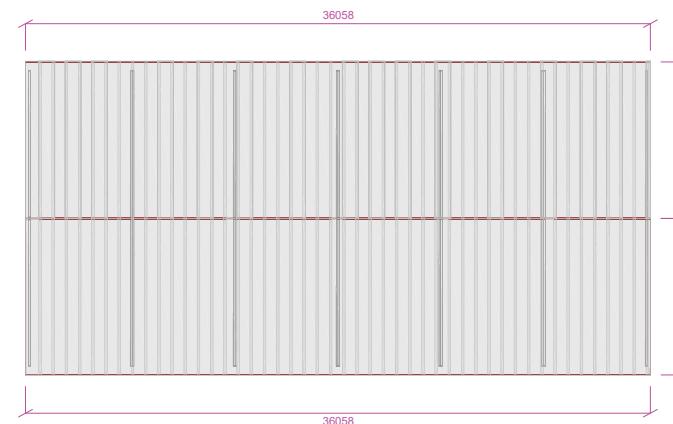
FRONT VIEW

BACK VIEW

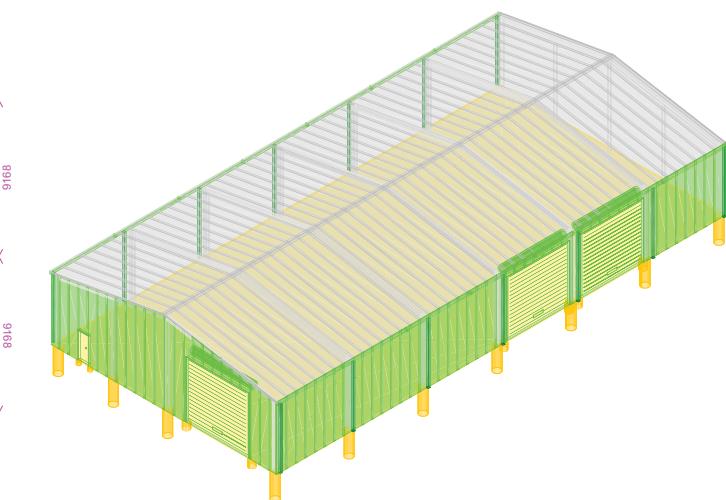
LEFT VIEW



RIGHT VIEW



PLAN VIEW



ISO FRONT LEFT VIEW

Elevation Multiview

CITY OF SWAN
RECEIVED
17/06/2019

Signed:	Drawing Number: 1 of 4
	Revision: 4 - 25 Mar 2019
	180 Oakover Rd
	MIDDLE SWAN, WA 6056
	SPG Agenda Page 67



REPORT TO	Statutory Planning Committee					
Meeting date	18 February 2020	File number	SPN/0047M-3/1			
Subject	Proposed Amendment 2 to the Alkimos Eglinton District Structure Plan No. 18					
Purpose	Requires WAPC decision					
Title of Approving Officer	Planning Director - Metro North					
Agenda Part for Reports (All parts are confidential unless otherwise stated) SPC - Non-Confidential (To be published to the website)						
SITE-SPECIFIC DETAILS						
Region/s	Perth					
Local government/s	City of Wanneroo					
Landowner/Consultant	<i>CLE Town Planning & Design on behalf of multiple landowners. Urban Quarter owns majority of the land (Lot 6).</i>					
Location map	Attachment 1					
Bushfire Prone Area	YES					
Statutory Planning Committee - SMART/Structure Plans only						
Region scheme zoning	Urban, Rural, Primary Regional Roads, Parks and Recreation					
Local Scheme Zoning	Urban Development, General Rural, Regional Parks and Recreation					
Council's recommendations	OTHER					
Receipt date	3 July 2019	Process days	216 days			
Property Address	<i>13 lots generally bound by the rail reserve on its western boundary and Wanneroo Road on its eastern boundary and the future Eglinton (Pipidinny Road) and Alkimos Road extensions to the north and south respectively.</i>					
SUMMARY						
Proposed Amendment 2 to the Alkimos - Eglinton District Structure Plan (AEDSP 18) seeks to identify:						
<ol style="list-style-type: none">1. approximately 113ha of land for Service Commercial development, referred to as the Eastern Precinct; and2. a portion of Lot 6 (Central Precinct) as Residential.						
The Eastern Precinct is not currently part of AEDSP 18, but is identified within the North-West Sub-Regional Planning Framework (NWSRPF) as a Planning Investigation Area (PIA) - Eglinton East. A PIA is an area which requires further investigation to consider its suitability for a possible change of use.						
The applicant justifies Amendment 2 to AEDSP 18 as a site-specific approach by focusing on the merits and outcome of the amendment with some detail planning to be done at later stages of the planning process.						

The applicant's justification is that the Eastern precinct has significant strategic benefit and opportunities for use as employment land. In terms of the Central Precinct, the applicant states that the land is now unsuited for Service Commercial development due to topography, and as a result of the planned and current surrounding land uses, it is now better suited for residential development. Also, the applicant indicates that *State Planning Policy 4.2 – Activity Centres for Perth and Peel* (SPP 4.2) policy has compromised the delivery of employment targets as planned for in AEDSP 18 given that most of these uses now have the scope to be located in nearby regional, district or industrial centres.

The report supports the proposal subject to modifications. In determining this high-level strategic application, the Statutory Planning Committee's discretion is required.

DETAILS OF PROPOSAL

Location

The amendment area is bounded by the northern corridor railway reserve to the west, Wanneroo Road to the east, Pipidinny Road to the north and the northern boundary of Shorehaven residential estate to the south. The Mitchell Freeway Reserve runs through the amendment area separating the land into two portions, namely the Central Precinct (35 ha) and the Eastern Precinct (113ha). Beonaddy swamp (part of Yanchep National Park) abuts the Eastern Precinct (**Attachment 1**) (**Attachment 2**).

Existing land use and ownership

The Central Precinct is zoned Urban under the Metropolitan Region Scheme (MRS) and Urban Development under the City of Wanneroo District Planning Scheme No. 2 (DPS 2). The land is currently described as a part of Lot 9001 (formerly Lot 6) and is privately owned.

A local structure plan facilitating residential development abuts the Central Precinct to the west (first stages of development have commenced) with development progressed in the southern portion.

The Eastern Precinct is zoned Rural under the MRS and General Rural under DPS 2. This precinct is not included within the current boundaries of AEDSP 18. The precinct contains a total of 12 lots with Lot 6 the largest, being 67% of the precinct land area. The balance is made up by 11 lots.

The proposed Whiteman – Yanchep highway (future East Wanneroo Bypass) and rural landholdings abut this precinct on its northern boundary with the Eastern Precinct immediately fronting Wanneroo Road on its eastern boundary.

As depicted on the NWSRPF, the land east of the freeway represents a continuation of regional open space from north to south. In this context, the proposed Eastern Precinct is an isolated pocket of land now under investigation.

The proposal

Amendment 2 to AEDSP 18 comprises two elements. The first is to include land east of the freeway alignment within the AEDSP 18 area and identify this area as Service Commercial, referred to as the Eastern Precinct (**Attachment 3**). Development is envisaged to be a business enterprise park incorporating such potential uses as large-scale showrooms and warehouses (consistent with Service Commercial designation in AEDSP 18) plus a range of other activities which will take advantage of the access and locational opportunities.

The second element is to redesignate 35ha of Service Commercial in the Central Precinct to Urban, which would allow for residential development (yield of approximately 450 lots). The applicant's justification for these two elements is summarised in **Attachment 4**.

Part 1 of the amendment provides implementation details. Part 2 contains the contextual and explanatory details and includes the following technical studies and assessments:

- Economic and Employment Assessment (Central Precinct)
- Land Use and Employment Review (Central Precinct and Eastern Precinct)
- Environmental Assessment Report (Central Precinct and Eastern Precinct)
- Transport Impact Assessment (Central Precinct and Eastern Precinct)
- Engineering & Servicing Report (Central Precinct and Eastern Precinct)
- Transportation Noise Assessment (Central Precinct)
- Bush Fire Management Plans (Eastern and Central Precincts)
- Local Water Management Strategy (Central Precinct)
- Landscape Concept for Central Precinct

The above investigations by the applicant commenced in late 2016 and were completed prior to the lodgement of this proposal.

BACKGROUND

Alkimos- Eglinton District Structure Plan No. 18

AEDSP 18 was endorsed by the WAPC on 22 March 2011 as a broad land use framework for the district. The area is bounded by the Indian Ocean to the west, Mitchell Freeway to the east, Butler/Jindalee to the south and Eglinton Reserve and the Yanchep-Two Rocks District Structure Plan area to the north (refer **Attachment 3**).

AEDSP 18 proposed that at full development in 2041, the Alkimos-Eglinton area will contain approximately 23,000 dwellings with a population of 50,000. It was estimated that approximately 27,000 residents will be in the workforce and that 12,000 jobs will exist. In this regard a minimum of 457ha of employment land was to be provided in six (6) main employment generation areas, being the Alkimos Regional Centre (152ha), Eglinton District Centre (68ha), Service Commercial North (88ha), Service Commercial South (61ha), Neighbourhood Centres including coastal nodes (60ha) and Education locations (not specified).

The aim of AEDSP 18 is to ensure that local residents have an appropriate supply of commercial and other non - residential floor space to service their needs and to ensure the land use framework generates an employment self-sufficiency (ESS) target of 60%. Local structure planning is actively progressing within the context of AEDSP 18 (**Attachment 5**).

AEDSP 18 has a requirement for the City of Wanneroo to analyse the economic and employment data for the area by 2017 in order to inform whether any review of this district structure plan is required or not. In 2018, the City of Wanneroo requested the assistance from DPLH to undertake reviews of AEDSP 18 including the Yanchep - Two Rocks District Structure Plan based on economic and employment data from 2016 census information including changes to policy that impacts on the strategic identification of land for job creation. In a letter dated 23 November 2018, DPLH confirmed that it supports this review in principle, but this project has not commenced yet and is not likely to be done until the 2021/2022 period.

Proposed Amendment 2 to Alkimos- Eglinton District Structure Plan No. 18

In September 2018, CLE Town Planning and Design on behalf of the landowners of part Lot 9001 (formerly Lot 6) Taronga Place, Eglinton (Daws & Sons Pty Ltd) submitted Amendment 2 to AEDSP 18 to the City of Wanneroo. Public advertising of the amendment commenced on 8 November 2018 and concluded on 6 December 2018. The main items raised during the public advertising (summarised) include the following:

- the expansion of AEDSP 18 to include the Eastern Precinct will result in rural landholdings being lost impacting on their rural amenity;

- there is an oversupply of Service Commercial land given the economic and employment statistics of AEDSP 18;
- Department of Education's (DoE) concern that 450-470 additional lots within the Central Precinct would impact on the provision of school sites;
- no District Water Management Strategy has been prepared for the Eastern Precinct;
- the Water Corporation has no current planning to serve the Eastern Precinct with water or wastewater services;
- there is a request that the rural landholdings north of Pipidinny Road also be included in the Eastern Precinct; and
- MRWA has objected to the expansion to include the Eastern Precinct prior to PIA investigations as per the NWSRPF requirements.

These items are responded to in **Attachment 6** (Schedule of Submissions) and discussed in the Planning Assessment section.

Local Government's Recommendation

In July 2019, the local government supported the proposed amendment to include and designate the Eastern Precinct as Service Commercial with the following modification:

- retain the Central Precinct portion of land between the railway and freeway reserves as Service Commercial. Prior to the local government's recommendation, the applicant agreed to this modification.

The applicant advised that the recommendation by the local government for the Central Precinct to remain as Service Commercial as part of this amendment was related to planning process. In this regard the local government was keen to see the Eastern Precinct first zoned to Urban in the MRS, as a precautionary measure to ensure the employment outcome east of the freeway was reflected in the MRS before release of the Central Precinct for residential purposes.

Notwithstanding the modification requested by the local government, the planning assessment in this report includes consideration of both the Central Precinct (proposed for residential purposes) and the Eastern Precinct (proposed for Service Commercial purposes) as per the advertised amendment proposal, as the two proposals are clearly linked.

Amendment 2 to AEDSP 18 has been lodged under Regulations 2015 and needs determination due to statutory requirements. Under Part 4 of Schedule 2 of Regulations 2015, the WAPC is to approve, require modifications or refuse the proposed amendment.

KEY ISSUES

Consistency with WAPC Policies & Planning Framework	Planning and Development Act 2005	Fully consistent
	State Planning Strategy 2050	Fully consistent
	Planning and Development (Local Planning Schemes) Regulations 2015	Fully consistent
	Perth and Peel@3.5 million (March 2018)	Broadly consistent, some discretion required
	North-West Sub - regional Planning framework (March 2018)	Broadly consistent, some discretion required

	State Planning Policy 1 State Planning Framework (SPP 1)	Fully consistent		
	State Planning Policy 2 – Environment and Natural Resources Policy (SPP 2)	Fully consistent		
	State Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Region (SPP 2.8)	Fully consistent		
	State Planning Policy 3 – Urban Growth and Settlement (SPP 3)	Fully consistent		
	State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)	Fully consistent		
	State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning (SPP 5.4)	Fully consistent		
	<u>Guidelines:</u> • Better Urban Water Management (2008)	Broadly consistent, some discretion required		
Government Considerations	Perth and Peel	Broadly consistent, some discretion required		
Budget	None			
Consultation	AEDSP 18 amendment was advertised for public comment for a period of 28 days from 8 November 2018 to 6 December 2018. A total of 12 submissions were received as indicated in Attachment 6 .			
PLANNING ASSESSMENT				
This assessment considers the merits of Amendment 2 to AEDSP 18, addressing the applicant's rationale of its proposal. The proposal is also strategically considered on a macro scale in the context of State Planning Policies, <i>Perth and Peel @3.5 million</i> , the NWSRPF, the WAPC's work program to process a PIA for Eglinton East (Eastern Precinct) and the anticipated comprehensive review of AEDSP 18. The key issues are:				
Issue 1: whether the applicant has established justification for the proposal based on its merits and in the context of the strategic planning framework.				
Issue 2: whether approval of this proposal would prejudice the resolution of strategic considerations of the planned review of the NWSRPF and AEDSP 18.				
State Planning Framework				
<u>State Planning Policies</u>				
<i>State Planning Policy 1 - State Planning Framework (SPP 1) and State Planning Policy 3 – Urban growth and settlement (SPP 3), provide for comprehensive strategic planning and the sustainable use and development of land to create liveable neighbourhoods that represents sustainable patterns of urban growth and settlements.</i>				
<u>Perth and Peel @ 3.5million</u>				

In March 2018, the State Government released the *Perth and Peel@3.5 million* suite of strategic land use and infrastructure plans, which included the NWSRPF. The suite of plans seeks to accommodate a population of 3.5 million, anticipated by approximately 2050.

Key principles for the suite of documents include: a consolidated urban form; avoiding/protecting environmental values; minimum infill dwelling targets; sufficient land for housing and jobs; maximising the use of existing and proposed infrastructure; and jobs in proximity to where people live. The final suite of documents is intended to be reviewed after 3 years.

Compliance with *Perth and Peel @ 3.5million* is discussed under the Strategic Considerations (Issue 2) section.

North-West Sub-Regional Planning Framework (NWSRPF)

The NWSRPF was delivered as part of the suite of documents prepared under *Perth and Peel@3.5million* and provides guidance for managing urban growth and achieving the increased urban consolidation and residential housing diversity required to accommodate the anticipated long-term population growth in the North-West sub-region.

The Central Precinct is already designated for Urban purposes in the NWSRPF and the land can be developed for Service Commercial as per AEDSP 18, subject to the preparation of a local structure plan for the area. The NWSRPF identifies the proposed Eastern Precinct, referred to as Eglinton East, as a PIA. The NWSRPF provides guidance on PIAs including:

- PIAs need to be considered as part of a strategic reconsideration of the land use in the sub-regions;
- PIAs are subject to planning investigation to consider their suitability for possible land use change;
- the investigations will determine whether it is possible and appropriate to rezone some or all of the land, and what studies need to be undertaken prior to any Region Scheme amendment process;
- PIA designation of a site should not be construed as WAPC support for a change from the existing land use and zoning, as this will depend upon the outcome of the further investigations; and
- planning investigations for PIAs are the responsibility of the WAPC in consultation with relevant agencies and local government (refer *Table 7: Implementation actions* p.52).

The NWSRPF in *Table 3: Planning Investigation areas – key considerations*, require that the following matters be considered prior to decisions on whether it is possible and/or appropriate to rezone the land:

- employment - identification/confirmation of land for employment generating activities;
- land use transition/interface with Parks and Recreation reserve and Bush Forever areas;
- proposed Whiteman-Yançep Highway;
- access to regional road network; and
- bushfire risk.

The NWSRPF states that these key considerations are not limited to those listed in the table. It is essential to note that it is the outcomes of the planning investigations for Eglinton East and the review of the NWSRPF that will determine its ultimate land use in strategic context. The land use potential of the Eastern Precinct is yet to be determined. Investigations in this case, has been undertaken by the proponent, in liaison with the Department of Planning, Lands and Heritage (DPLH) and the City of Wanneroo.

Compliance with the NWSRPF is discussed in the Eastern Precinct (Issue 1) section under the heading Potential Land Use. It is concluded that sufficient information has been provided for decision-making.

WAPC's PIA Work Program

In August 2018, the WAPC endorsed a high-level work program to process the PIAs across Perth and Peel with the State Government to lead this assessment. These sites have been identified for further investigation as to whether they are strategically required, capable of being developed, and what form of development would be suitable (such as urban, industrial or regional open space). This work program is based on the following key elements:

- DPLH will manage the investigations necessary for the PIAs, working collaboratively with other government agencies; and
- PIAs investigations will inform the review of Perth and Peel@3.5million, with a strategic land use decision to be made as part of this review.

Notwithstanding above, a private developer is not prevented from advancing the PIA areas independently, at their own risk, as the WAPC is the final decision-maker.

Detailed project scoping has been undertaken by DPLH for each of the PIAs. Part of the PIA analysis being undertaken is the employment modelling, which is due for delivery in mid-2020. Although this is a key input, the proposal is based on increasing the amount of land available for employment opportunities. It is unlikely that any investigations undertaken by DPLH will be finalised before the end of 2021 including the anticipated review of AEDSP 18.

Central Precinct (Issue 1)

As more fully outlined in **Attachment 4**, the applicant states that:

- i. the Central Precinct is now unsuited for Service Commercial development due to previous planning decisions across the Service Commercial (North) area which includes approval for residential development and a private school to the south, conservation to the north and removal of the proposed station at North Alkimos;
- ii. site constraints relating to topography, access and the elongated configuration of the Central Precinct making it unsuitable for the development of bulky land uses such as showrooms and warehouses; and
- iii. due to policy changes (new SPP 4.2), the current Service Commercial designation is no longer suitable as it was intended for in AEDSP 18, and progressing with development in this location could significantly compromise the ability for employment targets to be delivered as it was planned for.

DPLH comments

In relation to (i) above, the Service Commercial area envisaged by AEDSP 18 (linking the Alkimos Activity Centre with the Eglinton Activity Centre) has not developed as anticipated. The total extent of the Service Commercial land located between the railway and Mitchell Freeway reserves as shown in AEDSP 18 is approximately 88ha. Of this, approximately 24 ha has been approved under LSP 73 for mixed use development (Shorehaven project) delivering mainly residential and community service uses (including aged care and a K-12 school). Approximately 25ha south of the proposed Eglinton Drive is now captured within the Centre Zone under LSP 82 and at the northern interface of the Central Precinct, an area of conservation has been set aside in accordance with an *Environmental Protection Biodiversity Conservation Act 1999* decision. The Central Precinct constitutes the remaining Service Commercial land and comprises just 35ha of the original 88ha. From a perspective on how the surrounding area has been structure planned and developed with infrastructure services in close vicinity, the Central Precinct is considered to have potential for residential development (**Attachment 5**).

In relation to (ii) above, the Central Precinct is in close vicinity to the freeway and railway line yet to be developed. The landowner has provided evidence that the Central Precinct is able to be developed, however the appropriateness and cost of development will be higher than normal due to the topographic nature of the site, coupled with the desire of future tenants to have showroom/warehouses rather at large flat sites which can be achieved at the Eastern Precinct. **Attachment 7** analyses the Central Precinct in terms of its total useable area, lot width, design restrictions in terms of topography (significant retaining required), access and incapability to provide large lots that are commercially viable. Smaller lots in the Central Precinct could gradually be developed to deal with topography more favourably without excessive retaining walls. Therefore, the Central Precinct is considered more viable for residential development.

In relation to (iii) above, it is acknowledged that the Economic and Employment Assessment by the applicant, states that SPP 4.2 provides for more scope for Service Commercial uses to be accommodated within activity centres (such as Alkimos Regional Centre or Eglinton District Centre) and that the Central Precinct is unlikely to develop for Service Commercial in the short to medium term.

The Central Precinct can be designated for residential purposes in the light of the realisation of residential development between the Alkimos Regional Centre and Eglinton District Centre, its topography, changes to activity centre policies and especially the fact that the amendment provides for additional employment land east of the freeway reserve as an offset.

Other Matters Considered

Education

In its submission dated 11 December 2018, the DoE advised that it does not support the amendment and pointed out that redesignation of the Central Precinct to residential use would result in:

- a total of 2,265 dwellings in DoE's primary school catchment;
- an unmet demand of up to 765 dwellings (assuming the primary school is designed to cater to the demand generated by 1,500 dwellings) over and above the demand catered for through the planned provision; and
- a 51% under provision of primary school capacity.

Since receipt of the DoE's initial advice, further discussions have taken place. Correspondence from DoE dated 12 and 22 November 2019 confirmed the following:

- the district structure plan amendment proposed for the eastern side of the freeway will have no impact on school site planning for the area; and
- primary school provision is an item that can be determined as part of local structure planning for the site, and does not need to be resolved as part of the proposed amendment to the AEDSP 18.

Given the above, it is considered that local structure planning is an appropriate stage in which to determine school site provision and that this issue does not need to be resolved as part of this amendment to AEDSP 18.

Noise management

Given its location, the Central Precinct will be impacted by future road and railway noise and any land use decisions will need to have regard to the requirements of *State Planning Policy 5.4 Road and Rail Noise*.

In its noise assessment report, the applicant has indicated that subject to the implementation of noise walls and barriers, future noise impacts on residential development can be managed as the land is bounded by a railway reserve and the Mitchell freeway. Development of land adjacent to a freeway and/or railway is commonplace and any amenity or noise concerns could be addressed as part of subsequent planning stages. Main Roads WA (MRWA) raised no objections to the Central Precinct being changed from Service Commercial to an Urban designation. Future noise impact is not considered as an impediment for this area to be developed for residential purposes.

Eastern precinct (Issue 1)

The applicant states that the Eastern Precinct represents a significant employment expansion opportunity. The application outlines that this area is well located to support employment given its proximity to existing rural land, urban land, key transport corridors including Wanneroo Road, the future freeway extension, the future Whiteman-Yanchep Highway as well as the two future railway stations at Eglinton and Alkimos Centres. The applicant's comprehensive justification to designate the Eastern Precinct for Service Commercial is provided in **Attachment 4**.

Potential Land Use

Table 1 below considers potential land uses for the Eastern Precinct including employment generating activities as identified in the NWSRPF.

Table 1: Land Use Possibilities for the PIA – Eglinton East

Potential Land Use	Scope for potential land uses under the Strategic Planning Framework (Perth and Peel@3.5 million & North-West Sub-regional Planning Framework)
Residential development	No. There is sufficient capacity in the proposed consolidated urban form to meet the anticipated demand for additional dwellings beyond 2050. WAPC also rejected residential development in 2015 when Perth and Peel @3.5 million was advertised.
Rural Residential and Rural Smallholdings	No. Inconsistent with key planning framework principles that limits support for new rural residential development.
Industrial development	Unlikely. Not identified as industrial investigation area.
Commercial development	No. Not identified as an activity centre.
Service commercial	Yes. Consistent with employment generating activities as provided in Table 3 of the North-West Sub-regional Planning Framework as a potential land use. Also, it is the only PIA in the North – West corridor with employment generating activities as a possibility.
Tourism development	No. There is no evidence of uniqueness or demand for tourism development in the location.
Regional Open Space	Possibility. WAPC intentions not established.

It is noted from Table 1 that the range of potential land uses given its context, location, access to roads is limited. Service Commercial development is favoured for the Eastern Precinct and it is open for the WAPC to deliberate on this matter.

The proposed Eastern Precinct does not have development complexities associated with other metropolitan PIAs which typically suggest purely residential development. For instance:

- the majority of Eglinton East is in single ownership with Lot 6 constituting 74 hectares of the total 113ha. This lack of fragmented land ownership will result in easy co-ordinated planning and development outcomes;

- high level environmental matters have been addressed for the majority of the site with an EPBC decision issued across Lot 6 providing certainty around key environmental considerations with other matters such as land use transition and interface with Parks and Recreation reserves able to be resolved at subsequent levels of planning. This is consistent with advice received from the Department of Biodiversity, Conservation and Attractions (DBCA);
- Eglinton East is not traversed by major infrastructure corridors, with the future Whiteman-Yanchep Highway proposed at its northern boundary. Planning for this road will be undertaken separately however, it is fair to say that advancing planning will not compromise this alignment;
- Eglinton East is located immediately adjoining urban zoned land and creates an opportunity to use and connect to existing infrastructure and servicing; and
- the use of Eglinton East for non-residential land uses is appropriately buffered from existing residential areas by the freeway and with appropriate local structure plan controls will reduce impact on nearby rural properties (east of Wanneroo Road).

The key considerations of the proposed Eastern Precinct/Eglinton East PIA as outlined in Table 3 of the NWSRPF (key considerations for PIAs) has been assessed including the matters raised during advertising and those normally associated with district structure planning. This assessment is presented in **Attachment 8**. The assessment concludes the findings of the concerned planning issues and relevant considerations.

Location of the Land

The assessment provided in **Attachment 8** based on the information of the applicant has demonstrated that the Eastern Precinct has excellent locational qualities for purposes of future Service Commercial development. The applicant's position in this regard is supported.

Support to Agricultural Uses

The Eastern Precinct abuts a large catchment of agricultural uses east of Wanneroo Road. A business park in this location with agribusinesses, rural supplies and agricultural equipment are typical uses that could serve the agricultural hinterland and provide employment opportunities.

Assessment outcome - Issue 1

Residential development is a possible land use for the Central Precinct. The potential provision of an additional primary school in the AEDSP 18 area can be addressed at local structure planning stage in consultation with DoE. Noise impact is a management issue to be addressed at development stage.

The assessment of the PIA considerations for the proposed Eastern Precinct/Eglinton East as undertaken in **Attachment 8** concludes that Service Commercial development is favoured in this location. It also concludes the following matters will need to be addressed in subsequent planning processes such as an MRS amendment, if the amendment is supported:

- final alignment of the proposed Whiteman – Yanchep Highway that may impact on the Eastern Precinct and extent of land requirements;
- traffic analysis to the satisfaction of MRWA that an appropriate road network can be achieved that does not compromise the regional road system and/or road traffic network within the AEDSP 18 area;
- clarity on the critical mass and affordability of service infrastructure for the Eastern Precinct in consultation with the WC; and
- a District Water Management Strategy for the Eastern Precinct.

The assessment also confirms the locational qualities of the Eastern Precinct as employment land to service the abutting agricultural community.

Strategic Considerations (Issue 2)

Perth and Peel@3.5million and NWSRPF

The WAPC's *Perth and Peel@3.5million* in section 4.3 'Key planning framework principles' states that "Based on existing development trends, there is sufficient capacity in the proposed consolidated urban form to meet the anticipated demand for additional dwellings beyond 2050". In Appendix 1 of the NWSRF document, it is stated that "The consolidated urban form has an urban land supply of approximately 45 years, based on average consumption of 230 hectares per annum, excluding infill development" and based on a minimum average density of 15 dwelling units per gross hectare.

It could be argued that there is a sufficient supply of residential land provided as per *Perth and Peel@3.5million* and the *NWSRPF* and that the designation of the Central Precinct to residential use is inconsistent with these documents. However, for the following reasons this proposed change is not considered inconsistent with these frameworks:

- the Central Precinct is already zoned urban development under the MRS and does not represent a new urban area outside the NWSRPF's footprint;
- the Central Precinct (35ha) only makes up a small percentage (0.48%) of the 7,300ha of undeveloped Urban and Urban Deferred zone land available in the North-West corridor up to 2050.

In terms of employment land, the WAPC's NWSRPF states that "The cumulative impact of reducing the supply of employment land will make it more difficult to achieve the employment self-sufficiency target for the sub-region....". In this regard the NWSRPF confirms that this sub-region has an EES of 49% - one of the lowest across the Perth and Peel regions.

Employment land should be developed in a way that allows the planned outcome for a site to be realised and not in a way which compromises the ability to deliver future employment opportunities. In this regard, the WAPC Chairman in 2014 wrote to the City of Wanneroo regarding employment generation within the Metropolitan North West sub-region and the need to protect future strategic employment areas and to increase ESS levels as a result of population growth (**Attachment 9**). This matter is discussed further below.

Employment land identification/confirmation (PIA key consideration)

The applicant's view is that the demand for employment land has been established as part of AEDSP 18 and that the amendment proposes to replace constrained and employment land identified in AEDSP 18 (Central Precinct) with a better site east of the freeway reserve (Eastern Precinct). The applicant has not demonstrated demand for employment generating activities in its broad and sub-regional context, but it should be noted that the Eastern Precinct will add 113ha for employment purposes.

The Economic and Employment Assessment provided by the applicant focusses on the Central Precinct where it is stated that the new SPP 4.2 policy provides for more scope for Service Commercial uses to be accommodated within activity centres (such as Alkimos Regional Centre or Eglinton District Centre) and that the Central Precinct as a result of low demand, may not develop in the short to medium term.

It is noted that the local government's report states that a holistic review of AEDSP 18 needs to be undertaken to identify the viability of Service Commercial and other employment land in the area to meet the ESS target. Also, the justification/information submitted in support of the proposal highlights the need for a comprehensive review of AEDSP 18 in the context of employment modelling undertaken at a sub-regional scale as anticipated by the City of Wanneroo and DPLH.

As outlined in the Background section of this report, investigations on economic and employment data should have been completed in 2017 by the City of Wanneroo to determine whether a review

to AEDSP 18 is required or not. These requirements have not been met by the City of Wanneroo. As a result of this, the applicant has undertaken its own investigations in liaison with the City of Wanneroo and DPLH to the best of their ability justifying the proposal and to address the PIA requirements. It would be unreasonable to defer or refuse the current application on the basis that the broader strategic investigations (as anticipated by the State government and City of Wanneroo) have not been completed yet. Such direction could be taken by the WAPC but is not recommended as the proposal can be considered on its merits.

Government decision-making

The applicant's proposal to provide a new Service Commercial area of 113ha east of the freeway alignment as depicted as PIA Eglinton East in the NWSRPF as a 'trade off' to remove the 35ha Service Commercial designation in the Central Precinct would require Ministerial/Government approval under an MRS amendment. If the 35ha Service Commercial designation in the Central Precinct is removed by this amendment to AEDSP 18 and the Minister does not support an MRS amendment to create a new Service Commercial area of 113ha east of the freeway alignment, then there is a risk that this area will be lost for employment generation in the context of the subregion. This is considered as a low risk as it is current practice that district structure plans inform high level statutory planning such as the MRS. This approach is currently followed in the draft East Wanneroo District Structure Plan and will ultimately lead to MRS amendments.

Assessment outcome - Strategic Considerations (Issue 2)

Based on strategic considerations, the assessment concludes the following:

- the Central Precinct's intended designation for residential development is considered consistent with *Perth and Peel@3.5million* based on its existing urban zoning/footprint and the minuscule nature of land involved in the proposal within metropolitan context;
- the designation of the Eastern Precinct for Service Commercial is considered consistent with the NWSRPF as the applicant has provided sufficient justification for decision-making on the proposal;
- the justification submitted in support of the amendment has highlighted the need for the comprehensive review of AEDSP 18;
- a comprehensive review of AEDSP 18 is required in the context of employment modelling undertaken by DPLH at a sub-regional scale;
- the proposal will increase employment land and it is unlikely that strategic planning work for the comprehensive review of AEDSP 18 will be compromised;
- the applicant has undertaken its own investigations in liaison with the City of Wanneroo and DPLH to justify the proposal and to address the PIA requirements and it would be unreasonable to defer or refuse the proposal on the basis of the pending investigations by the State Government; and
- if the proposal is supported and Ministerial decision-making does not advance an MRS amendment for the Eastern Precinct, then there is a risk that the Central Precinct may be lost as employment land.

Further to the assessment outcomes, Table 2 provides a summative evaluation of the proposed amendment to AEDSP 18.

Table 2: Summative Evaluation

Opportunities	Constraints
<u>Central Precinct</u>	<u>Central Precinct</u>
<ul style="list-style-type: none">• Potential of being developed for residential development.	

<ul style="list-style-type: none"> • Demonstrated to be more viable from a development costs perspective. • Residential development will result in increased residential catchment to support activity centres. 	<ul style="list-style-type: none"> • Risk that the Central Precinct may be lost as employment land if MRS amendment for Eastern Precinct is not supported by the Minister.
<u>Eastern Precinct</u> <ul style="list-style-type: none"> • Proximity to existing urban front. • High locational qualities as employment land. • Frontage towards the regional road network. • Unconstrained by topography for bulk operations. • Potential for more employment land to become available. • Will not impact on surrounding land uses. • Ability to serve the abutting agricultural hinterland. 	<u>Eastern Precinct</u> <ul style="list-style-type: none"> • Any future MRS amendment would require further investigations on the final alignment of the proposed Whiteman – Yanchep Highway, impact on regional road system, service infrastructure and district water management.

The table above indicates the following:

- the opportunities associated with Amendment 2 to AEDSP 18 outweigh the constraints anticipated for the proposal;
- additional investigations for the Eastern Precinct would be required at MRS amendment stage if the proposal is supported; and
- support for the proposal is unlikely to prejudice the resolution of strategic considerations of the planned review of the NWSRPF and AEDSP 18.

Conclusion

It is considered that sufficient justification has been provided for this proposal to proceed and it is unlikely that the proposal will prejudice any future NWSRPF or district structure plan review as it achieves the aim of securing additional well-located employment land which is already a priority in AEDSP 18.

Based upon a merit based assessment which includes consideration of strategic planning matters, the proposal is supported subject to modifications being undertaken. The recommended modifications have been discussed with the applicant and no objections were raised.

The following options are available:

Option A: As proposed by the applicant, supports designation of the Central Precinct for residential purposes and the Eastern Precinct for Service Commercial.

Option B: As per the local government's recommendation, modifies the Central Precinct to remain Service Commercial and support the Eastern Precinct for Service Commercial.

Option C: Contrary to the local government's recommendation, support the Central Precinct for residential development and refuse to support the Eastern Precinct for Service Commercial.

Option D: Defer decision and require the applicant to undertake further investigations.

Option E: Refuse the amendment on the basis that the proposal is premature and requires consideration through strategic planning processes associated with *Perth and Peel@3.5million*, the PIA investigations and comprehensive review of AEDSP 18 review.

Option A is recommended.

RECOMMENDATION

That the Statutory Planning Committee resolves to:

- 1. require the City of Wanneroo to modify Amendment 2 to the Alkimos – Eglinton District Structure Plan 18 (AEDSP 18) in accordance with Schedule 2, Clause 22(1)(b) of the Planning and Development (Local Planning Schemes) Regulations 2015 as follows:**

Part 1 - Implementation

- (a) in point 1 modify the second point to read as follows:**

Adjust the eastern boundary of the Alkimos Eglinton District Structure Plan to include 113.75ha of additional land (landholdings listed below) and designates this land as Service Commercial and in addition, designates the two (2) conservation areas identified under the Environmental Assessment report and EPBC approval 2017/7872 as future Regional Open Space;

- (b) in point 1, below the table, add two (2) additional points to read as follows:**

Ecological linkage requirements under plan 9 of the North-West Sub-Regional Planning Framework to be reflected in local structure planning as indicated in Attachment 11 (referenced appropriately);

Depict the location of the proposed Whiteman – Yanchep Highway on the proposed AEDSP 18 amendment map to ensure that future planning provides for any land requirements for regional road purposes;

- (c) remove Lot 5002 Scotthorn Drive, Alkimos from the Eastern Precinct (part of Bush Forever 130).**

Part 2 – Explanatory report

- (a) reflect the modifications of Part 1 in this section to avoid any conflict of information.**

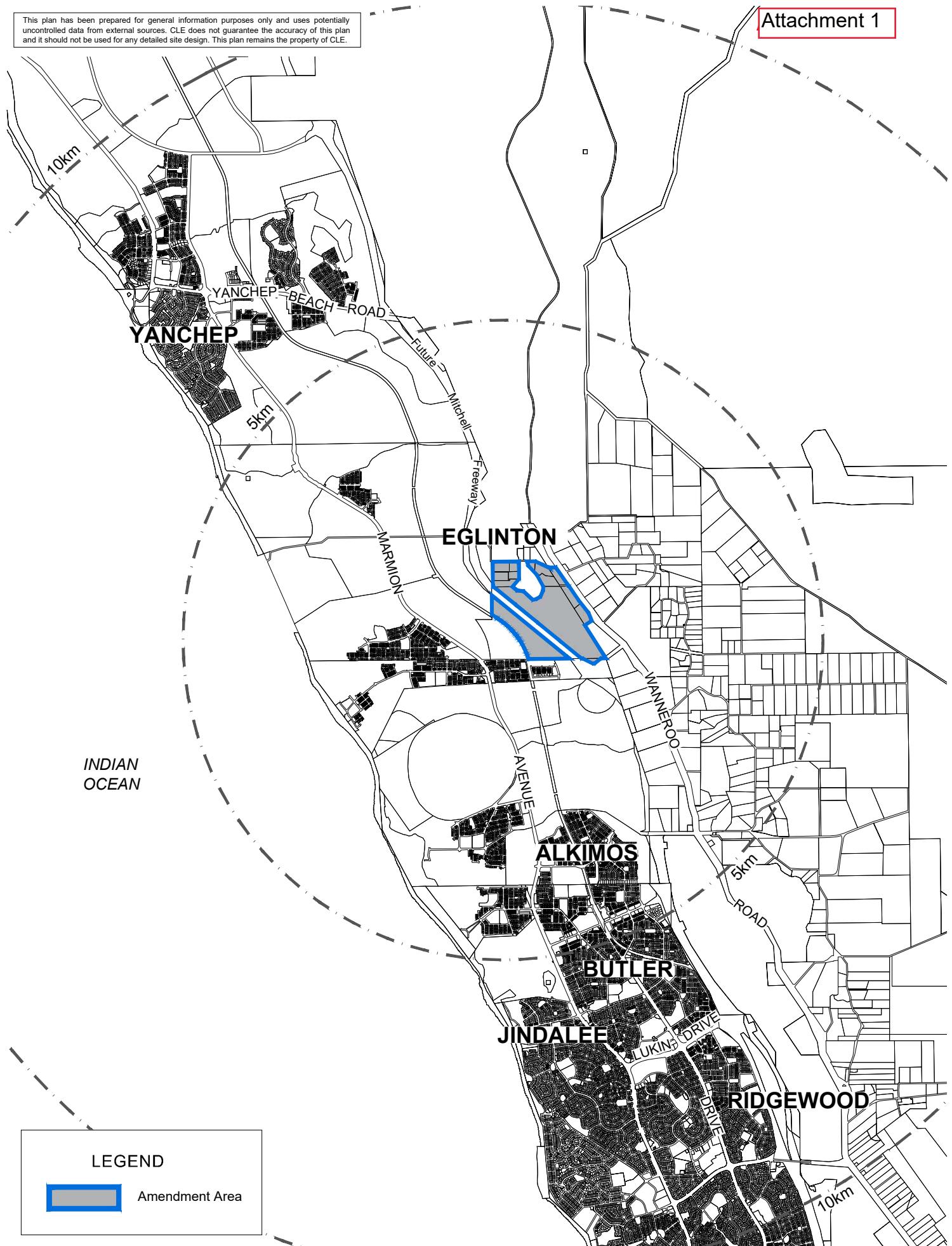
- 2. invite the City of Wanneroo to resubmit Amendment 2 to AEDSP 18 in accordance with Schedule 2, Clause 22(1)(b)(ii) of the Planning and Development (Local Planning Schemes) Regulations 2015 once modifications have been completed.**

- 3. informed the City of Wanneroo and the applicant that:**

- 3.1 the Water Corporation has advised that prior to the Eastern Precinct being rezoned in the Metropolitan Region Scheme, it requires more detail on the end land uses/activities, their proposed water demands, and estimated wastewater flows in order to conduct further investigations to determine how the site can be serviced.**

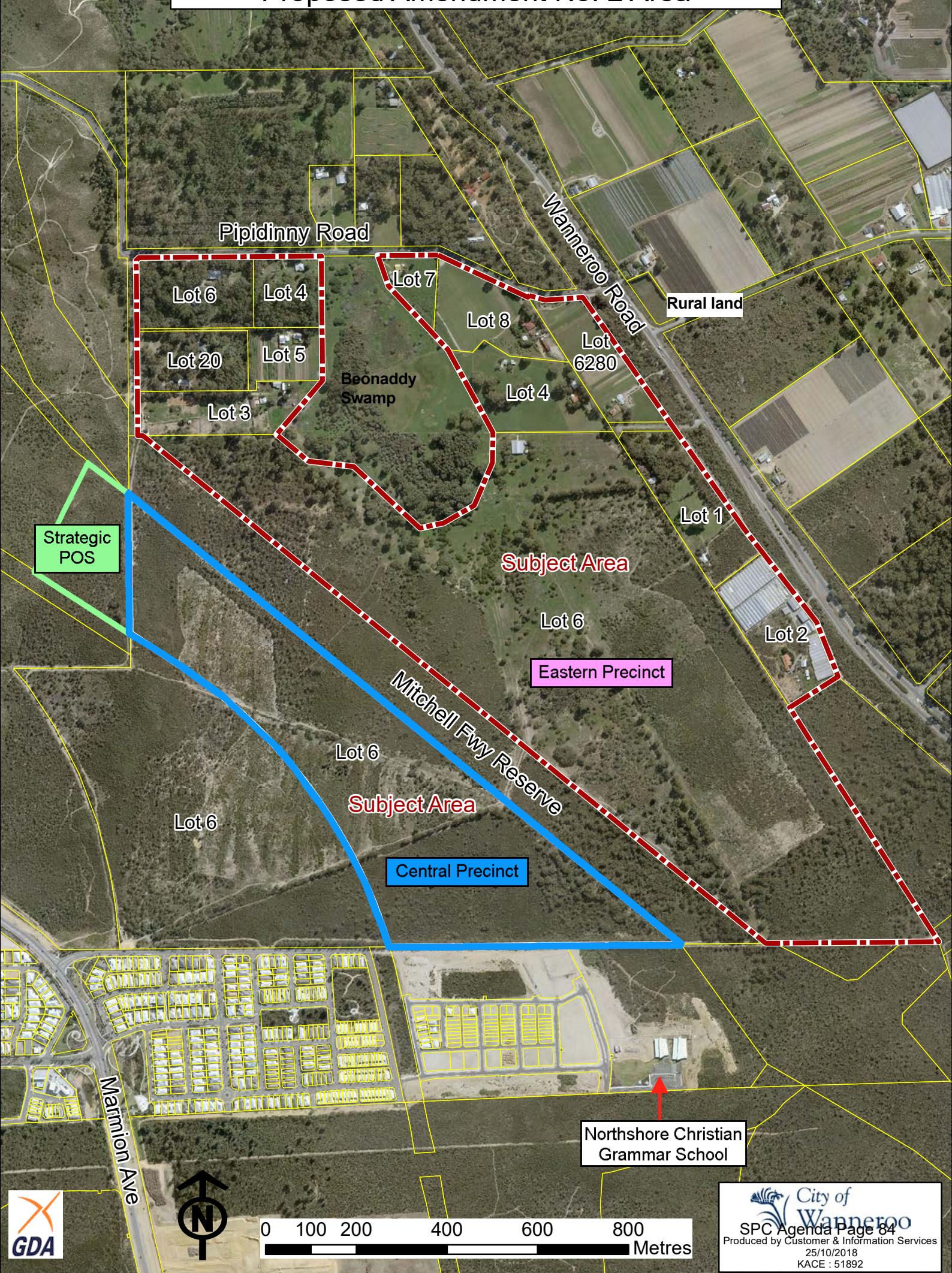
ATTACHMENTS

- Attachment 1: Location Plan
- Attachment 2: Aerial Photo and Precinct Plan
- Attachment 3: Proposed AEDSP 18 Amendment
- Attachment 4: Summary of Applicant's Justification & DPLH Comments
- Attachment 5: Abutting Local Structure Plans
- Attachment 6: Schedule of Submissions
- Attachment 7: Analysis of Central Precinct
- Attachment 8: Key PIA and District Structure Plan Considerations
- Attachment 9: WAPC Chairman's Letter
- Attachment 10: NWSRPF Open Space linkages
- Attachment 11: Proposed Regional Open Space & Ecological Linkage
- Attachment 12: Future East Wanneroo Bypass

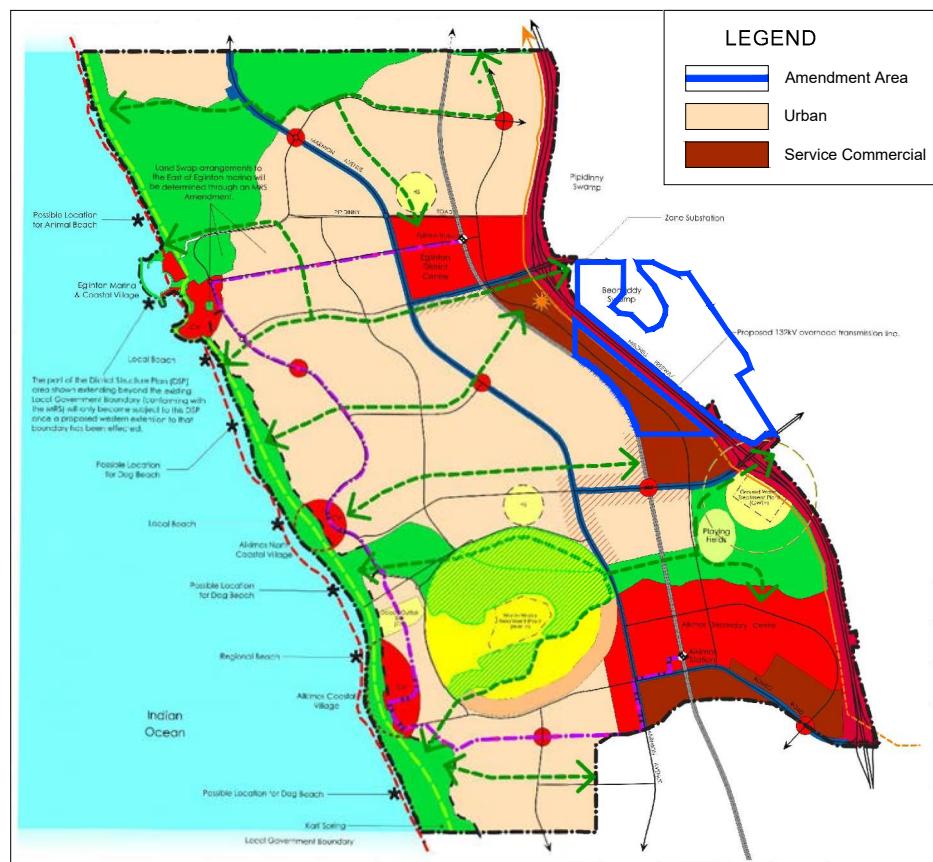


Alkimos Eglinton District Structure Plan No. 18 Proposed Amendment No. 2 Area

Attachment 2

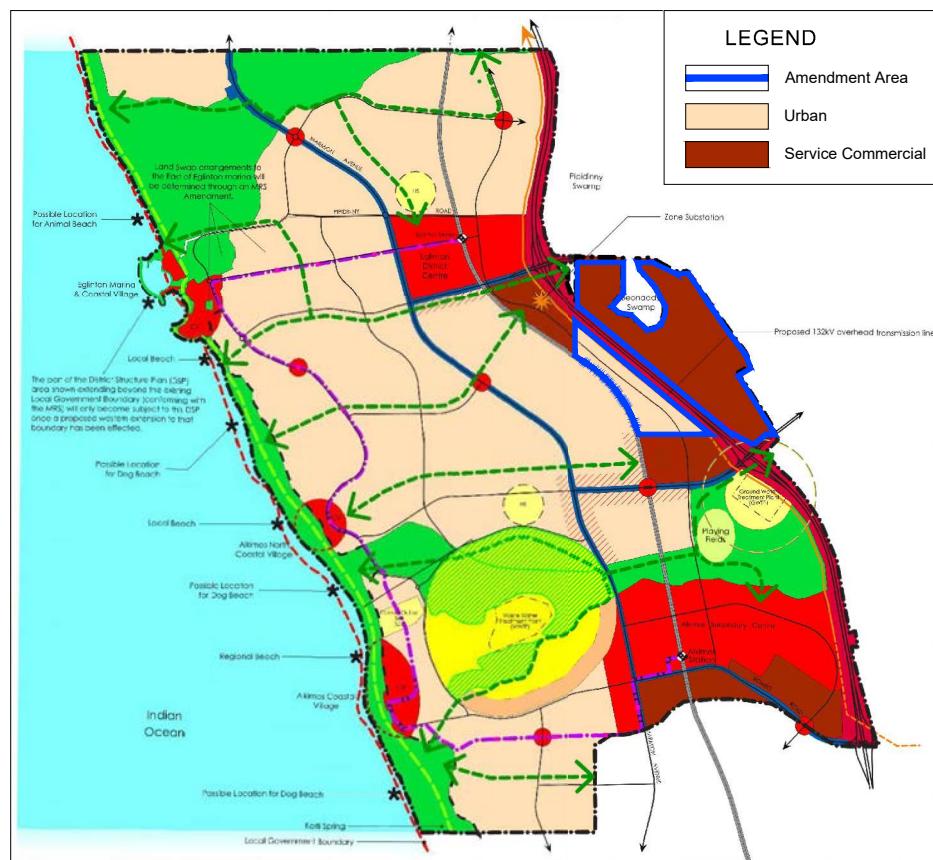


DISTRICT STRUCTURE PLAN - EXISTING



Source: City of Wanneroo_Alkimos Eglinton District Structure Plan March 2016_District Structure Plan (Amendment 01)

DISTRICT STRUCTURE PLAN - PROPOSED



DISTRICT STRUCTURE PLAN - EXISTING / PROPOSED

Summary of Applicant's Justification and DPLH Comments

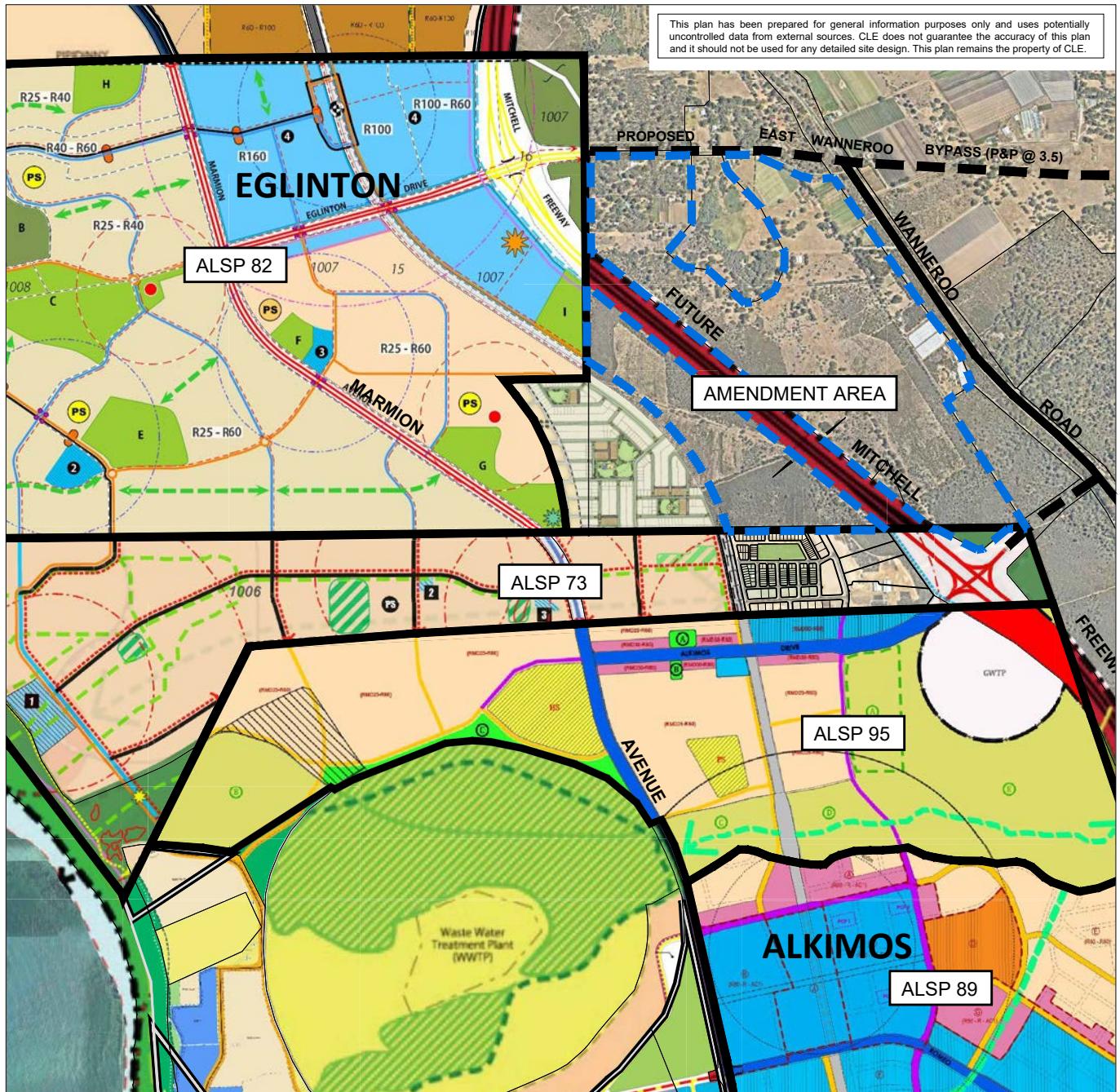
Central Precinct	DPLH Comments
<p>The following justification is provided in support of the proposed redesignation from Service Commercial to Urban:</p>	
<ul style="list-style-type: none"> • AEDSP 18 originally envisaged manufacturing/processing/fabrication, storage/distribution, shop/retail, office/business, health/welfare/community, entertainment/recreation/culture uses for the Central Precinct (for Service Commercial) during a time when shopping centres were tightly controlled under <i>Statement of Planning Policy 9 Metropolitan Centres Policy Statement for Perth</i>. The new <i>State Planning Policy 4.2 – Activity Centres for Perth and Peel</i> (SPP 4.2) introduced in 2010 has had the result that the methodologies used to assess the employment targets within AEDSP 18 are now outdated, as the range of uses originally envisaged for Service Commercial can now be accommodated within activity centres (such as Alkimos Regional Centre or Eglinton District Centre) or distinct industrial areas. As a result of these policy changes, the Service Commercial North area as envisaged in AEDSP 18 has now become redundant from a planning and employment generation perspective as some key original land use compositions and mix predictions are no longer relevant. • the shop/retail floorspace in Alkimos Centre has been increased from 50,000m² to 67,500m² and for bulky goods floorspace up from 20,000m² to 60,000m² which means that most of the uses anticipated for the Service Commercial areas will now be accommodated within these activity centres. 	<p>This comment highlights the need for a comprehensive review of AEDSP 18 in the context of employment modelling undertaken at a district structure plan and sub-regional scale.</p> <p>This comment highlights the need for a comprehensive review of AEDSP 18 in the context of employment modelling undertaken at a district structure plan and sub-regional scale.</p>

<ul style="list-style-type: none"> Eglinton Activity Centre has been expanded through Local Structure Plan 82 (LSP 82) to take up approximately 25ha of Service Commercial land now designated this land as Centre zone to make up an area of 90ha for the activity centre. 	<p>This comment highlights the need for a comprehensive review of AEDSP 18 in the context of employment modelling undertaken at a district structure plan and sub-regional scale.</p>
<ul style="list-style-type: none"> the development of the Central Precinct for residential purposes will provide an increased catchment for the Alkimos and Eglinton Activity Centres (approximately 1200 residents to support these centres). 	<p>Noted that Perth and <u>Peel@3.5million</u> provides 45-year supply of residential land.</p> <p>An increased catchment provides a development opportunity in this location.</p>
<ul style="list-style-type: none"> the removal of the future North Alkimos Train Station as part of Amendment 1 to AEDSP18 significantly impacts on the ability of the Central Precinct to deliver Service Commercial activities. 	<p>This comment highlights the need for a comprehensive review of AEDSP 18 in the context of employment modelling undertaken at a district structure plan and sub-regional scale.</p>
<ul style="list-style-type: none"> Local Structure Plan 73 (LSP 73), immediately south of the Central Precinct, provides for residential, residential mixed use, a private hospital and the Northshore Christian Grammar School, a significant shift from the Service Commercial type land uses originally envisaged by AEDSP 18. 	<p>The residential nature of the areas north and south of the Central Precinct is acknowledged.</p>
<ul style="list-style-type: none"> many of the non-industrial employment generating uses envisaged for the Central Precinct are now encouraged to locate within the Alkimos Activity and future Eglinton Activity Centres themselves and industrial like employment generating uses would be better suited to large and more specialised employment locations such as the proposed Eastern Precinct. 	<p>This comment highlights the need for a comprehensive review of AEDSP 18 in the context of employment modelling undertaken at a district structure plan and sub-regional scale.</p>
<ul style="list-style-type: none"> the Central Precinct is significantly constrained by its topography and elongated configuration and therefore limited in its ability to accommodate uses such as showrooms and warehousing (this 200m wide site has a fall of almost 10m -12m across the site from west to east). It is calculated that this area could only generate around 237 jobs as a maximum if ever developed as Service Commercial. 	<p>The landowner has provided evidence that the Central Precinct is able to be developed however, the appropriateness and cost of development will be higher than normal due to the topographic nature of the site, coupled with the desire of future tenants to have showroom/warehouses rather at large flat sites which can be achieved at the Eastern Precinct.</p> <p>The comment in relation to jobs highlights the need for a comprehensive review of AEDSP 18 in the context of employment modelling undertaken at a district structure plan and sub-regional scale.</p>

Eastern Precinct The applicant provided the following justification in support of this designation:	DPLH Comments
<ul style="list-style-type: none"> larger scale commercial and industrial operations due to their bulk, scale and operational characteristics are better suited in less urban intensive and semi peripheral locations with good regional and local access, where land is unconstrained by topography and removed from potential conflict with activity centres. 	<p>The Eastern Precinct has not been confirmed in strategic planning context of the sub-region. The following matters are still to be confirmed:</p> <ul style="list-style-type: none"> final alignment of the proposed Whiteman – Yanchep Highway that may impact on the Eastern Precinct; traffic analysis to the satisfaction of MRWA that an appropriate road network can be achieved that does not compromise the regional road system and/or road traffic network within the AEDSP 18 area; clarity on the critical mass and affordability of service infrastructure for the Eastern Precinct in consultation with the WC; and a District Water Management Strategy for the Eastern Precinct.
<ul style="list-style-type: none"> the proposed Eastern Precinct is consistent with the City of Wanneroo <i>Strategic Economic Growth Strategy</i> 2016-2021 that promotes employment self-sufficiency (ESS) targets towards 60% and intends to introduce new investment opportunities to the area such as agribusiness, advanced manufacturing, engineering, clean technology and research (instead of traditional employment uses such as construction, manufacturing, retail uses). 	<p>City of Wanneroo <i>Strategic Economic Growth Strategy</i> 2016-2021 is not a policy instrument approved by the WAPC. The Eastern Precinct is not identified spatially within this document therefore this strategy is not a planning consideration.</p>
<ul style="list-style-type: none"> the site is separated from residential areas by the freeway reserve which will assist in providing a suitable buffer, but is an extension of the urban front and therefore will provide local employment. 	<p>The Eastern Precinct has not been confirmed in strategic planning context of the sub-region.</p>
<ul style="list-style-type: none"> the Eastern Precinct benefits from strong links to major transport networks including Wanneroo Road, the future freeway extension, Pipidinny Road and the future East Wanneroo Bypass (Whiteman-Yanchep Highway). The Eastern precinct is also within 1km of the 	<p>Noted. However, Main Roads objects to the current proposal.</p>

<p>Eglinton District Centre and within 2km of the Alkimos District Centre both supported by future train stations.</p>	
<ul style="list-style-type: none"> • Amendment 2 to AEDSP 18 is a more discrete and efficient process allowing for a more timely decision on the PIA for Eglinton East given the significant work completed in support of the proposal. 	<p>Planning investigations for PIAs are the responsibility of the WAPC in consultation with relevant agencies and local government (refer <i>Table 7: Implementation actions p.52</i>) and are intended to be considered as part of a strategic reconsideration of land use in the sub-region.</p> <p>Notwithstanding above, a private developer is not prevented from advancing the PIA areas independently, at their own risk, as the WAPC is the final decision-maker.</p>
<ul style="list-style-type: none"> • The proposed Eastern Precinct identified as the PIA for Eglinton East only proposes Service Commercial land for employment purposes and does not have development complexities associated with other metropolitan PIAs which typically suggest purely residential development. The applicant has stated that: <ul style="list-style-type: none"> - the majority of Eglinton East is in single ownership with Lot 6 constituting 74 hectares of the total 113ha and that this lack of fragmented land ownership will result in easy co-ordinated planning and development outcomes; - high level environmental matters have been addressed for the majority of the site with an EPBC decision issued across Lot 6 providing certainty around key environmental considerations with other matters such as land use transition and interface with Parks and Recreation reserves able to be resolved at subsequent levels of planning. - Eglinton East is not traversed by major infrastructure corridors, with the future Whiteman-Yanchep Highway proposed at its northern boundary and planning for this road will be undertaken during separate planning processes and will not compromise this alignment; 	<p>Planning investigations for PIAs are the responsibility of the WAPC in consultation with relevant agencies and local government (refer <i>Table 7: Implementation actions p.52</i>) and are intended to be considered as part of a strategic reconsideration of land use in the sub-region.</p> <p>Notwithstanding above, a private developer is not prevented from advancing the PIA areas independently, at their own risk, as the WAPC is the final decision-maker.</p>

- Eglinton East is located immediately adjoining urban zoned land and creates an opportunity to use and connect to existing infrastructure and servicing; and
- the use of Eglinton East for non-residential land uses is appropriately buffered from existing residential areas by the freeway and with appropriate local structure plan controls will reduce impact on nearby rural properties (east of Wanneroo Road).



CITY OF WANNEROO
AMENDMENT NO. 2 TO THE APPROVED ALKIMOS- EGLINTON DISTRICT STRUCTURE PLAN NO. 18
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

No.	Summary of Submission	Administration Comment	Local Government Recommendation	WAPC Recommendation
1.	ATCO Gas			
1.1	No objection to the approval of this Amendment.	Noted.	No modification required.	Noted
2.	Department of Water and Environmental Regulation			
2.1	Notes the Central Precinct identified within the Amendment is situated within the area of Ministerial Statement 722 dated 24 April 2006, and must be consistent with these requirements.	Noted. The subject site (Lot 6 Taronga Place, Eglinton) is consistent with the requirements of the Ministerial Statement 722.	No modification required.	Noted
2.2	Notes the Local Water Management Strategy (LWMS) only covers the Central Precinct and does not include the Eastern Precinct.	Noted. Administration requested further information from the applicant to address the Department of Water and Environmental Regulation's (DWER) comments. The applicant has advised that the nature of a District Structure Plan (DSP) in designating land would ensure that no development in the Eastern Precinct would occur until a Metropolitan Region Scheme Amendment, a Local Planning Scheme Amendment and a Local Structure Plan is endorsed. As stated within the report, a review of the Approved Alkimos-Eglinton District Structure Plan No. 18 (DSP 18) is required to address key concerns such as water management for the DSP area. Administration considers that a holistic review of DSP 18 will require an amended District Water Management Strategy for the area and would not be required for this Amendment.	No modification required.	Support Council. If the designation of the Eastern Precinct is supported, then a District Water Management Strategy will be required for MRS and local planning scheme amendment changes
2.3	Recommends a combined District and Local Water Management Strategy could be prepared for both precincts, which would require greater detail and investigation.	Noted. As per point 2.2 above.	No modification required.	Noted.
2.4	Notes no comment has been made on the Amendment in reference to the regulatory responsibilities under Part B of the <i>Environmental Protection Act 1986</i> and the <i>Contaminated Sites Act 2003</i> .	Noted.	No modification required.	Noted
3.	Landcorp			
3.1	<u>Eastern Precinct</u> States a MRS Amendment should be finalised before any Amendment to DSP 18 is considered.	Noted. The orderly and proper planning procedure would require the subject lots within the Eastern Precinct to first undergo an amendment to the MRS to change the zoning from Rural to Urban. As stated within the report, the Eastern Precinct is identified as a 'Planning Investigation Area' (PIA) within the North-West Sub Regional Planning Framework (NWSRPF), and states that investigations relating to employment, land use and bushfire risks are required to be undertaken to determine whether it is possible to rezone the land under the MRS. Notwithstanding the above, Administration considers this Amendment to DSP 18 can be supported prior to an MRS amendment being endorsed which is covered within the report.	No modification required.	Support Council. The WAPC may consider amendments to Structure Plans in order to inform future MRS amendments.
3.2	<u>Central Precinct</u> Does not support the re-designation of the Central Precinct from Service Commercial to Urban.	Noted.	No modification required.	Noted
3.3	<u>Central Precinct</u> States that consideration must be given to the reduction	Noted. The applicant has provided an Economic and Employment Assessment (EEA) in	No modification required.	Noted

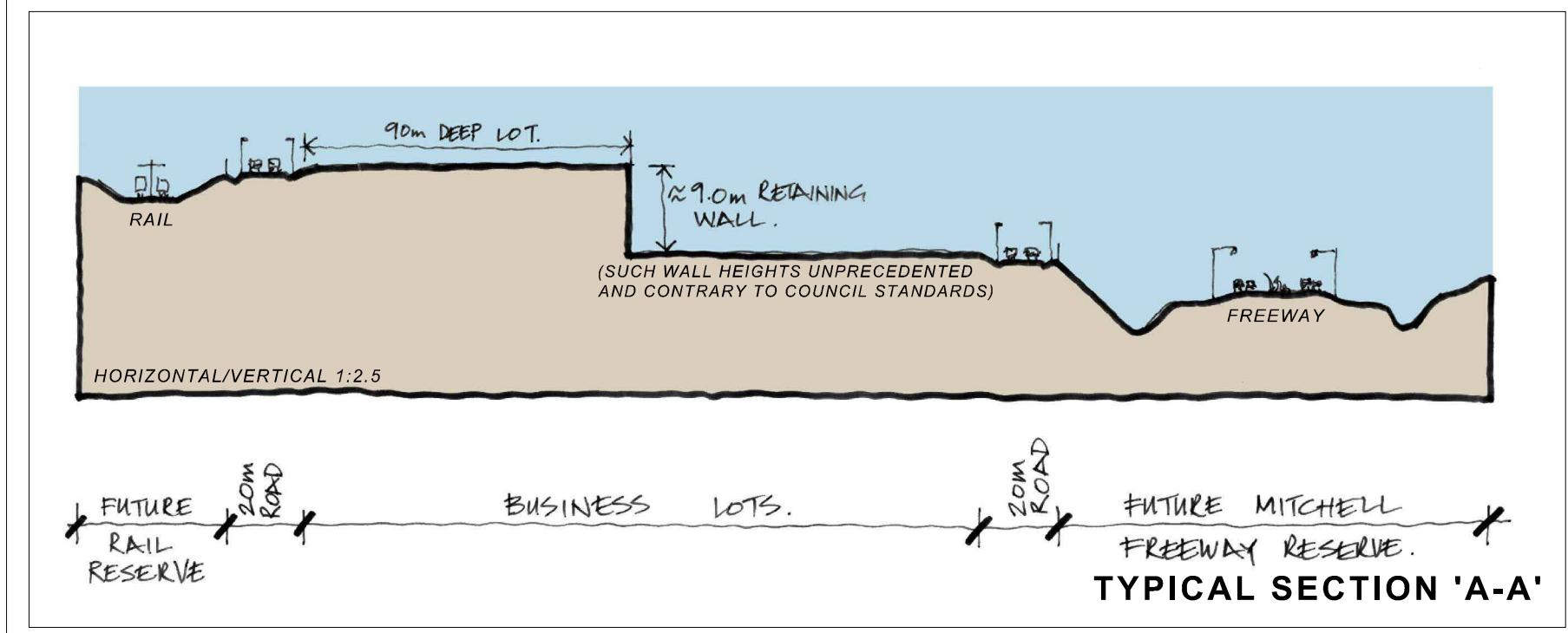
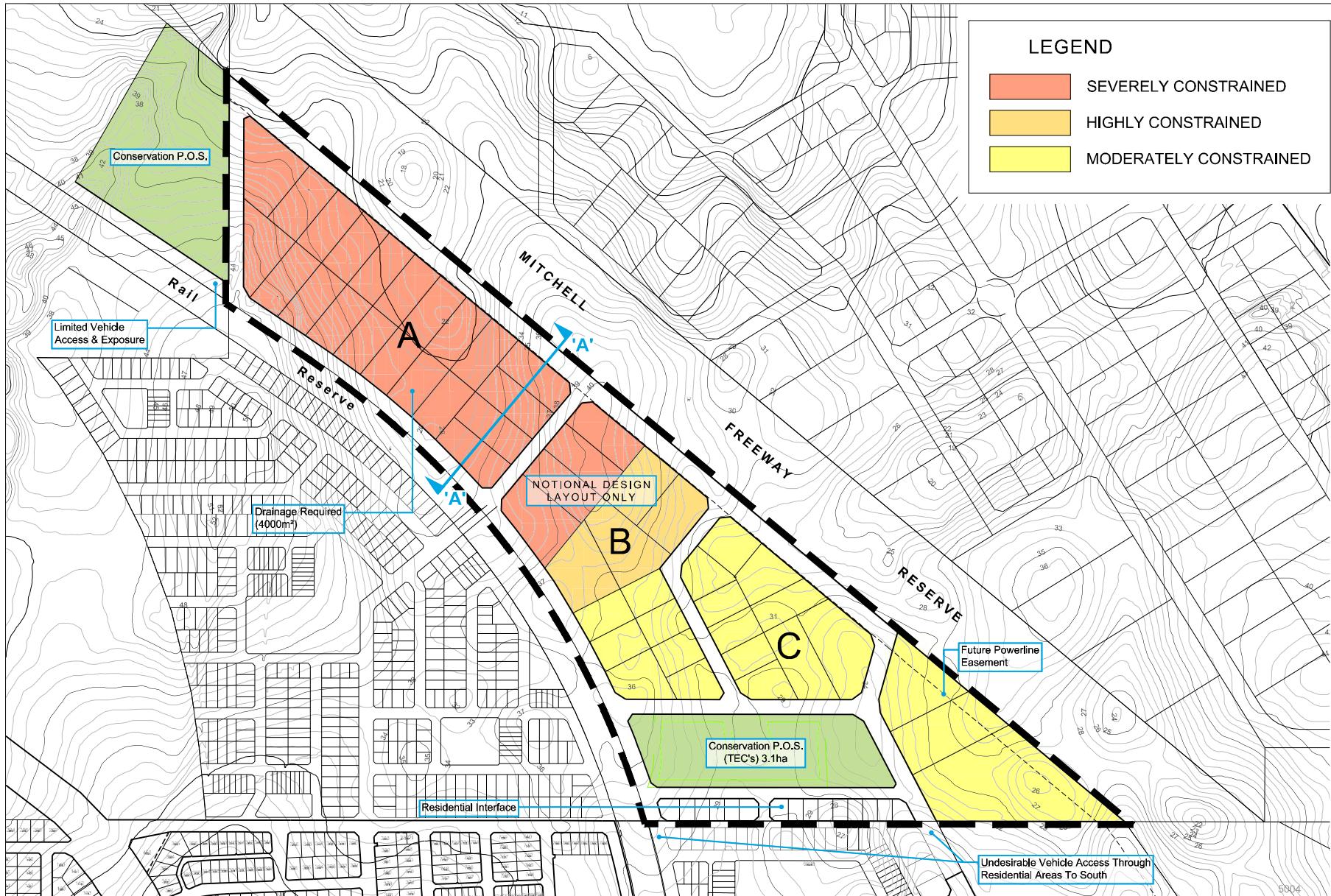
No.	Summary of Submission	Administration Comment	Local Government Recommendation	WAPC Recommendation
	in land capable of yielding employment and the balance of the corridor in meeting its employment targets.	<p>support of this Amendment. Table 2 of the EEA details the comparison in job yields if the Central Precinct was redesignated from Service Commercial to Urban.</p> <p>The concerns raised by Landcorp do not refer to the Eastern Precinct employment numbers which have been taken into consideration through the EEA. Notwithstanding, the EEA identifies the increase in the availability of employment generating land if the Eastern Precinct is designated for employment purposes.</p> <p>Administration supports the reference in the EEA regarding the availability of employment generating land. In addition to this, the City's Advocacy & Economic Development Services Unit has reviewed the EEA and is supportive of the projected employment targets for both the Central and Eastern Precincts.</p>		
4.	Water Corporation			
4.1	Water and Wastewater Infrastructure, Planning has the ability to service the southern portion of the Central Precinct.	Noted.	No modification required.	Noted
4.2	States that there are no current plans to service the Eastern Precinct with Waste or Wastewater Services as this area is currently zoned Rural under the MRS.	Noted. There is no MRS Amendment in place for the 'Eastern Precinct' to change the 'Rural' zoning and as such, no water infrastructure planning has commenced within the locality. Notwithstanding this, point 2.2 above states no development of the 'Eastern Precinct' will occur until a Metropolitan Region Scheme Amendment, a Local Planning Scheme Amendment and a Local Structure Plan is endorsed.	No modification required.	Noted
4.3	Notes that the strategies for Waste and Wastewater Planning will need to be revised due to the intensification of land uses within the Central and Eastern Precincts as proposed through this Amendment.	Noted. As per point 4.2 above	No modification required.	Noted
4.4	Notes that the Water Corporation will require the developer to provide all water and sewerage reticulation and/or contributions for water, sewerage and drainage for new development areas.	Noted. The requirement for a developer to install the necessary infrastructure is required at the Local Structure Planning or subdivision stage.	No modification required.	Noted
5.	Department of Fire and Emergency Services			
5.1	Supports the Bushfire Management Plan (BMP) (Revision 0) prepared by Strategen, dated 23 August 2018.	Noted.	No modification required.	Support Council. It is noted that DFES has commented on the BMP for the Eastern Precinct. The BMPs indicates that bushfire hazards are manageable.
6.	Main Roads WA			
6.1	States no objections to the re-designation of the Central Precinct from Service Commercial to Urban.	Noted.	No modification required.	Noted
6.2	Concerns with the future traffic volumes indicated within the Acoustic Noise Report have been determined.	Noted. Administration requested the applicant provide further information to address the concerns raised by Main Roads WA. The applicant has advised the Acoustic Report had sourced the future traffic volumes from the previously approved Acoustic Report within DSP 18 and that there was no other alternative background traffic from which to obtain future traffic data. Notwithstanding the above, further noise modelling and reporting will be required at latter stages of planning as mentioned above. As such, Administration does not	No modification required.	Support Council. Refinement of the acoustic report can occur at future planning stages.

No.	Summary of Submission	Administration Comment	Local Government Recommendation	WAPC Recommendation
		consider an Acoustic Report is required for this Amendment.		
6.3	Does not support the expansion of the ASP 18 area to include the Eastern Precinct.	Noted.	No modification required	Note objection by MRWA. Road widths and final alignments to occur at later stages of planning if WAPC decides to support proposal.
6.4	Notes the Eastern Precinct is identified in the NWSNF as the 'Eglinton East Planning Investigation Area' (Eglinton East PIA).	Noted.	No modification required	Noted.
6.5	Notes the NWSNF identifies the interface of the Eglinton East PIA with the proposed Whiteman-Yanchep Highway which is still under review. Support of this Amendment may have some future land impacts on the northern section of the Eglinton East PIA.	Noted. As per point 2.2. No development in the Eastern Precinct would occur through Amendment No. 2 to the DSP 18. Administration considers the built form outcomes and interface of any future development to the proposed Whiteman-Yanchep Highway would be determined at the latter stages of planning.	No modification required	Note objection by MRWA. Road widths and final alignments to occur at later stages of planning if WAPC decides to support proposal.
6.6	The review of the Eglinton East PIA from the Department of Planning, Lands and Heritage (DPLH) must first be completed and endorsed prior to endorsement of this Amendment.	Noted. As per point 3.1 above. As documented in the report, the traditional planning process would require an MRS amendment to be endorsed by the WAPC prior to consideration of a DSP Amendment. Notwithstanding this, DPLH have provided their support behind the consideration of this Amendment to DSP 18 prior to an MRS being endorsed by the WAPC. Amendment No. 2 to DSP 18 has been accompanied by a number of technical documents which have undertaken the required investigations to determine whether it is possible to rezone the land under the MRS. In this regard, Administration considers these investigations will be reviewed prior to endorsement of this Amendment.	No modification required	Note objection by MRWA. Road widths and final alignments to occur at later stages of planning if WAPC decides to support proposal.
7.	Department of Education			
7.1	Does not support the Amendment to the ASP 18.	Noted.	No modification required.	Noted.
7.2	Notes the potential residential lot yield from the Central Precinct will provide an additional estimate of 918-938 lots.	Agreed. Table 21 of the EEA identifies the Central Precinct and Eastern Precinct has the potential to provide 500 additional dwellings respectively	No modification required.	Noted
7.3	Notes the residential lot yield calculations originally identified within the Approved Eglinton Local Structure Plan No. 82 (ASP 82) did not include the Central or Eastern Precincts yields.	Noted. See point 7.5 below.	No modification required.	Noted
7.4	Notes the primary school catchment area includes the Central Precinct, Eglinton suburb and lots east of Marmion Avenue within Shorehaven Estate. The inclusion of 500 dwellings within the Central Precinct will result in a total lot yield of 2,265 lots minimum which is greater than the primary school site can accommodate for.	Noted. The applicant has liaised with the Department of Education (DE) to address their concerns pertaining to increased residential density. The applicant has included additional text within Clause 3.13 - Key Considerations within Part 2 of the Amendment to ensure future local structure planning and detailed subdivision design provides further investigation into the student catchment yields. Notwithstanding, Administration does not consider a modification to the Amendment is required.	No modification required.	Noted
7.5	States the Amendment needs to demonstrate how student yields can be accommodated and states that a larger primary school site would be required based upon the proposed lot yields.	Noted. The applicant has undertaken a detailed assessment on the catchments and yields for the Northshore Christian Grammar School (Lot 1578, 50 Scotthorn Drive, Alkimos). As per point 7.4 above, the applicant is working with DE and DPLH to address the concerns raised however, Administration considers these concerns will be addressed through future local structure planning and detailed subdivision design increase to the school site cannot be addressed through this Amendment. DPLH have advised the City that this method is appropriate stipulating that further consideration into the primary school sites will be required to be undertaken and resolved at LSP stage.	No modification required.	Noted

No.	Summary of Submission	Administration Comment	Local Government Recommendation	WAPC Recommendation
8.	Anonymous (Submitter No. 8)			
8.1	Concerns with the changing of a Rural to Commercial designation will increase the City's rates on landholdings.	Noted. The City's Rates & Accounts Services team have advised that the Central Precinct would be charged at a residential based rate and Central Precinct would be charged at a commercial based rate once a change to the zoning has been undertaken. To note, this would occur once an MRS amendment and Local Structure Plan is endorsed for the area, not at this stage of the Amendment as the DSP only designates the use of land.	No modification required.	Noted.
8.2	Concerns with the changing of a Rural to Commercial designation affecting what can be done on the properties.	Noted. The redesignation of the land at the DSP level would not affect the current use of the land as no development of land will occur through this Amendment. Notwithstanding, future planning stages of the Amendment area including an MRS Amendment, Local Structure Plan and Approval to Commence Development would look to incorporate future commercial land uses and change the rural use of the area.	No modification required.	Noted
8.3	Concerned with the resale value of the properties as a result of this Amendment.	Noted. This is not a valid planning consideration.	No modification required.	Noted
8.4	Queries if the landowners subject of this Amendment will be compensated for.	Noted. The Amendment seeks to redesignate all of the land identified within the Eglinton East PIA from a Rural outcome to Service Commercial. The Amendment does not seek to acquire land from individual landholdings.	No modification required.	Noted
9.	Anonymous (Submitter No. 9)			
9.1	Recommends that the six lots to the north of Pipidinny Road and west of Wanneroo Road should be included as part of this Amendment.	Noted. The lots within the Eastern Precinct are subject to the Eglinton East PIA and as such, the applicant has prepared Amendment No. 2 to DSP 18 in accordance with the NWSRPF. As such, The six lots to the north of Pipidinny Road and west of Wanneroo Road are not included within the Amendment area as they fall outside of the Eglinton East PIA.	No modification required.	Support Council. The 6 lots the submission is referring to is not included in the PIA.
9.2	States the inclusion of these 6 lots would be consistent with the proposed Amendment to allow for urban/commercial development in the area.	Noted. As per point 9.1 above.	No modification required.	Support Council. The 6 lots the submission is referring to is not included in the PIA.
10.	Anonymous (Submitter No. 10)			
10.1	The landowners are concerned with the expansion of the DSP 18 area.	Noted.	No modification required.	Noted
10.2	States the NWSRPF has identified the Eastern Precinct as a PIA area for its potential employment and economic opportunities.	Noted.	No modification required.	Noted
10.3	Recommends that the six lots to the north of Pipidinny Road and west of Wanneroo Road should be included as part of this Amendment to provide an opportunity for these sites to be included in future planning and investigations.	Noted. As per point 9.1 above.	No modification required.	Support Council. The 6 lots the submission is referring to is not included in the PIA.
10.4	Notes the applicant's EAA provided does not provide revised employment and floor-space calculations for the Eastern Precinct and only states the expected changes tot employment and land use estimates for the Central Precinct.	Noted. As per point 3.3 above.	No modification required.	Support Council. See 3.3.
11.	Anonymous (Submitter No. 11)			
11.1	Does not support the Amendment to the ASP 18.	Noted.	No modification required.	Noted
11.2	Notes the residence on Lot 4 (73) Pipidinny Road is listed as a Category 2 (Place Number 12) on the City of Wanneroo's Local Heritage Survey 2016 and remains	Noted.	No modification required.	Noted

No.	Summary of Submission	Administration Comment	Local Government Recommendation	WAPC Recommendation
	as the oldest dwelling in the northern area of the City.			
11.3	Concerned with stormwater and runoff into Beonaddy Swamp if the surrounding land was used for commercial purposes.	Noted. As per point 2.2 and 3.1 above. Stormwater and runoff design will be determined at the latter planning stages, should this Amendment be supported.	No modification required.	Support Council. Concerns raised can be addressed at later stages.
11.4	Concerned with the quality of water servicing the adjoining landholdings from contamination of the commercial properties which would impact on water supply for household and rural needs.	Noted. As per point 11.3 above. Future environmental reports will be required at the latter planning stages to demonstrate water quality and treatment of contamination.	No modification required.	Support Council. Concerns raised can be addressed at later stages.
11.5	Objects to the Amendment for environmental impact reasons. The removal of the 'Open Woodlands' throughout the Eastern Precinct would lead to a high loss of environmental amenity and loss of natural habitat for animals and birds.	Noted. As per point 11.4 above.	No modification required.	Support Council. Concerns raised can be addressed at later stages.
11.6	Objects to the Amendment as there will be a significant loss of rural amenity and history of this site and the surrounding locality.	Noted. Further detail regarding the impact of this Amendment upon rural amenity is discussed within the report.	No modification required.	Support Council. Concerns raised can be addressed at later stages.
11.7	Objects to the developer incorporating their lot within the Amendment area.	Noted. The lot which is included within the Amendment area is identified within the NWSRPF as a PIA. The applicant has incorporated the lot within the Amendment to remain consistent with the NWSRPF. Administration recommends that no modification to the Eastern Precinct is undertaken, to ensure consistency between the proposed Amendment No. 2 and the NWSRPF.	No modification required.	Support Council. The lot which is included within the amendment area is identified within the NWSRPF as a PIA.
11.8	Requests these comments are presented to the City of Wanneroo Elected Members for their consideration.	Noted. Above comments included within Schedule of Submissions.	No modification required.	Noted
12.	Eglinton Estates Pty Ltd			
12.1	States no significant objections to Amendment No .2 to DSP 18.	Noted.	No modification required.	Noted
12.2	Agrees with the statements made within the applicant's EEA that the economic and employment assumptions made to the adoption of DSP 18 are now outdated.	Noted. Administration acknowledges a holistic review of DSP 18 has not yet been undertaken including a review of the employment and economic statistics over the Alkimos and Eglinton areas. In support of this Amendment, the applicant provided an updated EEA to identify the employment viability of the Central and Eastern Precincts.	No modification required.	Noted
12.3	Has undertaken an employment analysis of the Agreed Structure Plan No. 82 – Eglinton (ASP 82) in August 2017 and states there is an oversupply of Service Commercial employment zoned land within the DSP area. An oversupply of employment land can negatively impact on the ability to attract investment in key strategic activity centres.	Noted. Administration acknowledges that it is possible that there is an oversupply of Service Commercial employment land given that no formal review of DSP 18 has been undertaken since its adoption. A holistic review of the DSP 18 would need to identify the viability of Service Commercial land and take matters such as location, size and population to determine if the amount of employment land is acceptable. As such, there is no approved or formal documentation that states an oversupply of Service Commercial land exists. Notwithstanding the above, the increase in residential density as part of this Amendment must also be taken into consideration in terms of a review of the DSP as the increased population may ultimately affect the amount of Service Commercial land required to achieve employment self-sufficiency.	No modification required.	Support Council. A holistic approach lacks regarding the supply of employment land.
12.4	Limited connectivity through the Service Commercial North area has been compromised by the removal of the train station, introduction of more residential and mixed use to the south (Shorehaven Estate) and the strategic open space area as shown in Attachment 1 .	Agreed. The applicant has agreed with these comments and has stated these factors were reason to prepare and lodged Amendment No. to DSP 18 to redesignate the Central Precinct for residential purposes. As detailed within the report, Administration acknowledges that the removal of the North Alkimos Train Station has reduced the demand for Service Commercial employment land in the Central	No modification required.	Noted

No.	Summary of Submission	Administration Comment	Local Government Recommendation	WAPC Recommendation
		Precinct and may not have achieved the original employment targets set out in DSP 18.		
12.5	Progressing Amendment No. 2 as proposed will leave an area of approximately 20 hectares of available Service Commercial land, south east of the future Eglinton Activity Centre.	Noted. Administration has noted the remaining area of Service Commercial land available (should Amendment No. 2 be supported) within the Report.	No modification required.	Noted
12.6	Consideration must be given to the Central Precinct for Service Commercial land in the event the development of the Eastern Precinct does not eventuate.	Agreed. Administration has detailed these implications in the Report in the event that Amendment No. 2 is supported prior to an MRS Amendment being endorsed.	No modification required.	Noted



DEVELOPMENT COST IMPACT ASSESSMENT

PRECINCTS	A	B	C
Table examines increased development costs for service commercial development in this Central Precinct which impacts commercial viability and delivery of this as a employment node. This Plan documents these constraints based on a hypothetical subdivision scenario for lots of 2500m ² to 5000m ² .			
1.0 Total Area			
Whilst the total area is only 32ha the actual developable area is even less at 23.2ha due to roads, POS, drainage and interface uses. Potential for economies of scale, where higher costs in one section can be amortised across subsequent stages, is very limited. By comparison at 110ha any abnormal development costs in eastern precinct area can be more readily absorbed assisting product offerings and commercial viability.			
2.0 Narrow Lot Width			
Approximately two third of the length of the land is quite narrow (only 200m and 250m in width) limiting subdivision design options (See Section 'A-A'). This limits earthworks and servicing strategies and contributes to the inefficient 'single sided' road layout.			
3.0 'Single Sided' Roads			
Expensive and inefficient compared to roads servicing lots both sides. This inefficiency cannot be avoided here due to;			
<ul style="list-style-type: none"> The narrow lot width extending the length of such roads, increasing their proportion (and cost) relative to the total development area; The requirement for such roads along the Freeway Reserve and the Railway Reserve to meet bush fire requirements (so no lots backing on); The Western Power easement along the eastern boundary of the property dictating the approach. 			
4.0 Topography and Access			
With levels fixed for the rail and the Freeway and given the narrow width of site, there is considerable crossfall over the northern portion. This increases development costs in order to achieve lot access from the roads and flat sites for the uses. Costs escalate due to;			
<ul style="list-style-type: none"> Length and height of retaining walls required (see Section AA); Potential for additional siteworks on lots once created; Access options for the lots (potentially impacted by retaining walls). 			
5.0 Variety of Lot Product Able to be Offered			
Given topography, elongated title configuration and relatively small size (32ha), the opportunity to provide a wide range of lot sizes to accommodate a wider range of uses is significantly limited compromising commercial viability.			
SUMMARY	11.0ha	2.4ha	9.8ha

Attachment 8

Assessment of key considerations for PIAs

This section assesses the key considerations of the proposed Eastern Precinct/Eglinton East PIA as outlined in Table 3 of the NWSRPF (key considerations for PIAs) including the matters raised during advertising and those normally associated with district structure planning. The PIA consideration *Employment land identification/confirmation* is discussed in the report.

Assessment Summary:

The following matters are unresolved and will need to be addressed in subsequent planning processes such as an MRS amendment if the amendment is supported:

- final alignment of the proposed Whiteman – Yanchep Highway that may impact on the Eastern Precinct and the extent of land requirements;
- traffic analysis to the satisfaction of MRWA that an appropriate road network can be achieved that does not compromise the regional road system and/or road traffic network within the AEDSP 18 area;
- clarity on the critical mass and affordability of service infrastructure for the Eastern Precinct in consultation with the WC; and
- a District Water Management Strategy for the Eastern Precinct.

Land use transition/interface with Parks and Recreation reserve and Bush Forever areas

DBCA has no objection to the amendment. In its submission it highlights environmental matters that should be addressed in subsequent stages of planning. This includes reference to two (2) areas of Carnaby's Black Cockatoo foraging habitat and Banksia Woodland that is a Threatened Ecological Community (TEC) reflected in the applicant's EPBC Act approval for Lot 6 (now Lot 9001).

The NWSRPF in section 3.7 *Environment and landscape* provides for ecological linkages and an expanding green network within the sub-region and through the Eastern Precinct (**Attachment 10**).

The Environmental Assessment Report (EAR) accompanying the amendment, recommends a regional ecological linkage along the eastern boundary of the precinct along Wanneroo Road and this is promoted as a green link between regional open space north and south of the Eastern Precinct. If the WAPC decides to support the amendment, then clarity could be provided in AEDSP 18 on the environmental sensitivities indicated by DBCA. **Attachment 11** represents these environmental sensitivities if such modification is required.

DBCA also indicates that the proposed development could pose a potential risk of hydrological implications from developing so close to Beonaddy Swamp and recommends that a wetland and interface management plan is prepared and implemented to manage the direct and indirect impacts of the development on the adjacent wetland, Yanchep National park and adjacent Bush Forever sites. In relation this comment, the position is that the management of interface / transitional areas could be demonstrated as part of future stages of planning which is supported by DBCA.

The proposal designates part of Bush Forever area 130 as Service Commercial (Lot 5002 Scotthorn Drive, Alkimos) which is not supported. This lot was not part of the PIA in the NWSRPF, is owned by the WAPC and is reserved as Parks and Recreation and not necessary to be included in the amendment. This oversight is a matter that could be addressed by a modification to the amendment should the proposal be supported.

The PIA investigations led by the WAPC are intended to consider a range of land uses including regional open space. Approval of the AEDSP amendment would pre-empt and limit the outcomes of these investigations.

Proposed Whiteman – Yanchep Highway (Future East Wanneroo Bypass)

The Whiteman-Yanchep Highway is a planned distributor road that will connect the North-West sub-region to the North-East and Central sub-regions and the broader regional road network. This future road is shown on **Attachment 12** as the Future East Wanneroo Bypass road. The planning for this road is not yet complete, however it forms part of the current transport plan for the State. The Eastern Precinct is in immediate proximity to this future planned road.

Main Roads WA (MRWA) advised that the proposed Whiteman-Yanchep Highway is still under review and may have some future land impacts on the northern parts of the Eastern Precinct. MRWA has objected to the expansion to include the Eastern Precinct and their view is that the work on the PIA as identified in the NWSRPF should first be completed by the WAPC before the land is designated for Service Commercial purposes. In this regard, the detailed alignment of the proposed Whiteman-Yanchep Highway is yet to be confirmed and may limit the capability of this precinct to be developed. This is considered an outstanding issue not addressed satisfactorily by the applicant.

Access to regional road network

Four access points are proposed to the Eastern Precinct from the surrounding network. These include two access points from Wanneroo Road, one access point respectively from Alkimos Drive and Eglinton drive (existing Pipidinny Road). The Eastern Precinct is well located to obtain future access to the regional road network and the applicant's high-level Transport Impact Assessment (TIA) confirms that the AEDSP 18 network will not be compromised.

The TIA does not consider the potential redistribution of traffic to the proposed Whiteman-Yanchep Highway, but it is the applicant's view that the proposed Whiteman-Yanchep Highway is expected to reduce the traffic demands that would otherwise travel south on Wanneroo Road, or south-west along Alkimos Drive and to the Mitchell Freeway and that there would be a positive outcome for regional flows once constructed.

As indicated above, MRWA has objected to the proposal. In addition to MRWA's objection, it would be appropriate to confirm via traffic analysis in the first instance, that an appropriate road network can be achieved that does not compromise the regional road system and/or road traffic network within the AEDSP 18 area. In the light of MRWA objection to the proposal, this key issue needs further consideration.

Bushfire risk

The Department of Fire and Emergency Services (DFES) supports the BMPs provided by the applicant which confirm that this key consideration of the PIA has been satisfied.

The proposed AEDSP 18 amendment area is located within a bushfire prone area. Under Policy measure 6.3 of *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7) the requirement for the preparation of Bushfire Management Plan (BMP) has been triggered. Bushfire Management Plans (BMP) in accordance with the requirements of SPP 3.7, has been provided in support of the amendment (Central Precinct and the Eastern Precinct). The BMPs conclude that at strategic level bushfire hazards and the associated bushfire risk is readily

manageable through management responses outlined in the *Guidelines for Planning in Bushfire Prone Areas*.

Servicing of the land

The proposal is supported by a high-level investigation undertaken by the applicant's consulting engineers, which advised that the land is capable of being serviced by stormwater drainage, sewerage, water supply and utility services.

The Water Corporation (WC) in its submission has advised that the site is located outside the current extent of its water and wastewater planning areas and that it has not conducted any formal water and wastewater infrastructure planning for the area.

With regard to water supply, the site is located approximately 5km north-west of the WC's Carabooda reservoir, which is the main water storage facility for the north-west urban corridor. The land adjoins the WC's Carabooda water supply planning area covering large parts of the north-west urban corridor and it is located close to existing and planned water distribution networks that will ultimately be installed as urban development progresses to the west of the freeway between Alkimos and Yanchep.

In relation to wastewater treatment, the site is in close proximity to the WC's Alkimos Sewer District catchment and it is located approximately 3km north-east of the Corporation's Alkimos Waste Water Treatment Plant (WWTP). The applicant's preliminary investigations indicate that provision of a future gravity sewer network and a wastewater pumping station would be required in order to service the future subdivision and development of this land. No planning has been conducted into the matters such as pipe routes, pipe sizes and the capacity of the downstream sewerage network to indicate how the future wastewater from the pump station will be conveyed through the WC's Alkimos sewerage network towards the Alkimos WWTP.

Further consultation with WC officers has identified that the extension of water and sewerage mains into and out of the development land requires further investigation given this infrastructure may be required to be extended across the Mitchell Freeway reserve and the northern commuter rail line to Yanchep. The WC has advised that prior to the area being rezoned in the MRS, it also requires certainty on the end land uses, their proposed water demands, estimated wastewater flows, in order to conduct further investigations to determine how the site can be serviced. In this regard the applicant has advised that there will not be a need for a specific gravity sewer crossing of either the freeway or rail reserves and that east of the freeway is likely to be a fully self - contained gravity catchment. The applicant indicated that, to take flows from the eastern precinct west to the existing sewer network, a sewer pressure main is all that would be required. The applicant further advised that sewer flows for the area within the eastern precinct can be readily determined and provided to the WC such that adequate allowance can be made for the crossing of these reserves, either in the form of additional or upsized sleeves at the proposed crossing locations, which at this stage, is assumed to be Pipidinny Road.

With regard to water servicing, the applicant has advised that there is the potential to connect to the existing trunk water main south of the site on Romeo Road. If this is an acceptable solution for water servicing of the site, this would not require any crossings of the rail or freeway reserves. Notwithstanding this, the applicant also advised that land end use and water demand information can be provided to the WC at an early stage to assist with their water demand planning. This information should be able to assist in determining if the currently planned crossings (for the rail reserve in particular) need to be upsized, or alternatively if additional provision is required.

WC has advised that some decisions concerning the available pipe crossing points and proposed pipe sleeves under the rail line have already been committed as part of the METRONET rail design process. Those services however have not been constructed and therefore there is scope and adequate time to make allowances for upsizing of pipe sleeves or provision of additional pipe sleeves if required.

Notwithstanding the applicant's high-level engineering investigation that indicates that the land is capable of being serviced by stormwater drainage, sewerage, water supply and utility services and the DPLH's discussions with the WC, there is no clarity on the critical mass of this proposal and its affordability to guide decision-making at strategic level.

District Water Management Strategy

State Planning Policy No. 2.9 Water Resources (SPP 2.9) requires that water resources and land use planning be integrated "first in a strategic context that reflects wider sustainability principles, so that accurate and informed decisions can be made" at the different stages of the planning process. Furthermore, the *Better Urban Water Management (2008)* land use policy recommends that a district structure plan is to be supported by a district water management strategy (DWMS). This policy is flexible and states that a district water management strategy could be prepared when rezoning is considered in a region scheme if the land is planned for Urban purposes.

AEDSP 18 was supported by an overarching DWMS. The applicant, via its consultant GHD, has prepared a high - level document to address the principles of water management for the Eastern Precinct and alignment with current policy and the AEDSP 18 DWMS. The document provides guidance regarding future drainage reporting requirements at subsequent stages of planning such as the MRS amendment process. In summary, this document provides clarity on the principles of the AEDSP 18 DWMS and how these can be achieved for the Eastern Precinct including the further water management investigations required for an MRS amendment process.

The Department of Water and Environmental Regulation (DWER) in its submission recommended that a district water management strategy be completed for this amendment. On the basis of the document provided by the applicant and that further reporting on drainage matters (addendum to DWMS to address the inclusion of the Eastern Precinct within this district level document) could be undertaken as part of a future MRS amendment, it is considered not critical to request any further drainage investigations on this matter. This approach has also been supported by the local government. Therefore, a DWMS for the Eastern Precinct is not considered critical for decision-making at strategic level.



Enquiries: Kym Petani 6551 9279
 Our Ref: SPN/0012
 Your Ref:

Mr Daniel Simms
 Chief Executive Officer
 City of Wanneroo
 Locked Bag 1
 WANNEROO WA 6946

Dear Mr Simms

Employment Generation within the Metropolitan North West Sub-Region

I refer to our recent meeting in which we discussed concerns in relation to employment generation within the Metropolitan North West sub-region and the need to protect future strategic employment areas.

One of the critical challenges facing the North West sub-region is the need to increase the employment self-sufficiency level, particularly as the North-West sub-region is projected to experience continued strong population growth. There is a need to focus on planning mechanisms which will ensure the protection of strategic employment areas from subdivision and development that could prejudice future employment opportunities.

In particular, these mechanisms should coordinate land use permissibilities, densities and employment types within the sub-region and ensure the physical barriers associated with the land identified for employment purposes, including road and rail crossings, are appropriately planned for and support employment generating activity.

What is of concern is the increasing trend to subdivide and develop land, identified in local structure plans as Mixed use and Commercial, for residential purposes. On an incremental and accumulative basis, this has the ability to significantly compromise the delivery of future employment within the sub-region.

The Western Australian Planning Commission is looking for the support of the City of Wanneroo in ensuring that planning frameworks adequately protect the delivery of future employment within the sub-region and I look forward to working with the City in progressing this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read "Eric Lumsden". Below the signature, the text "Eric Lumsden PSM" is printed.

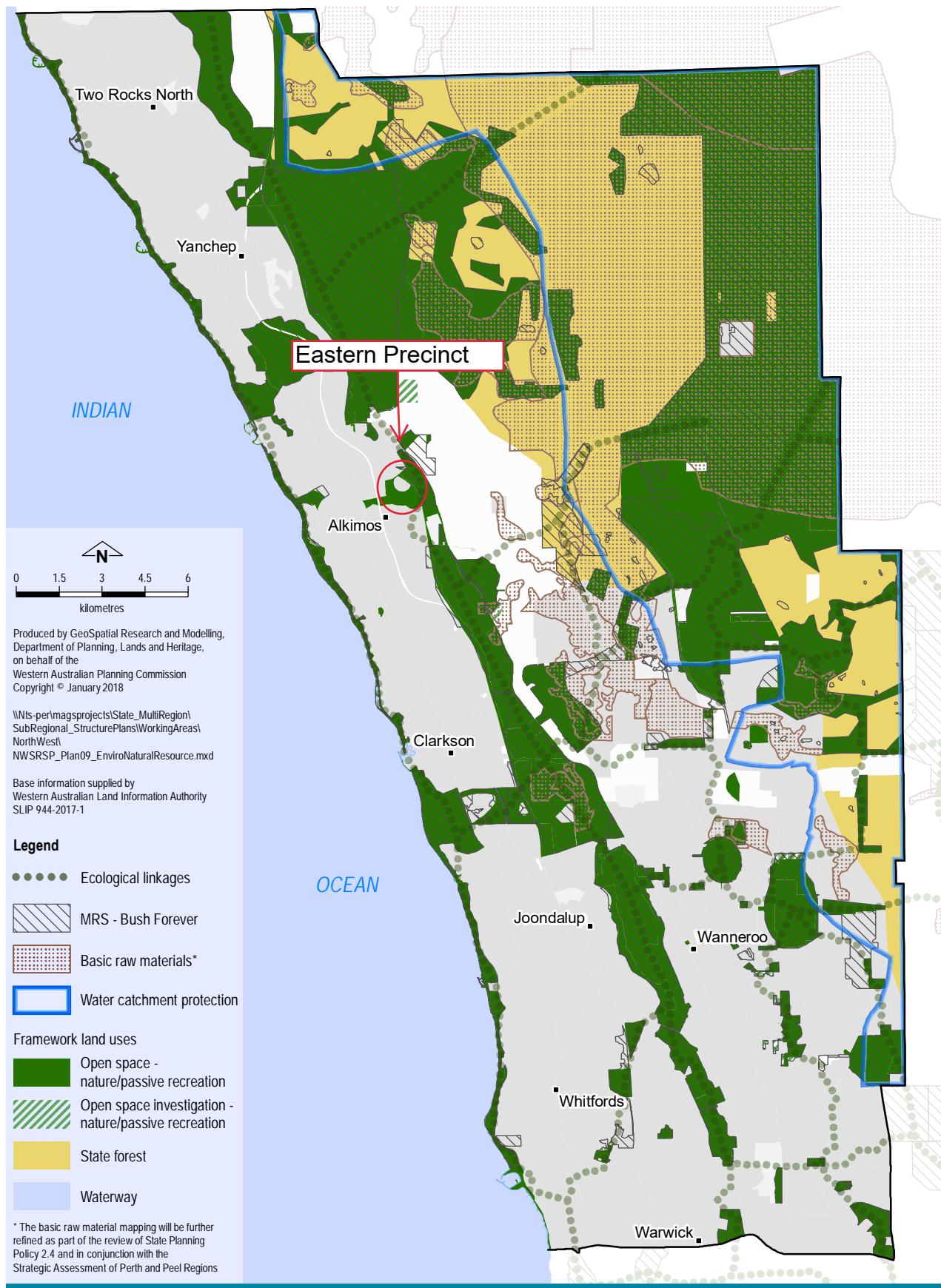
Eric Lumsden PSM
 Chairman
 Western Australian Planning Commission

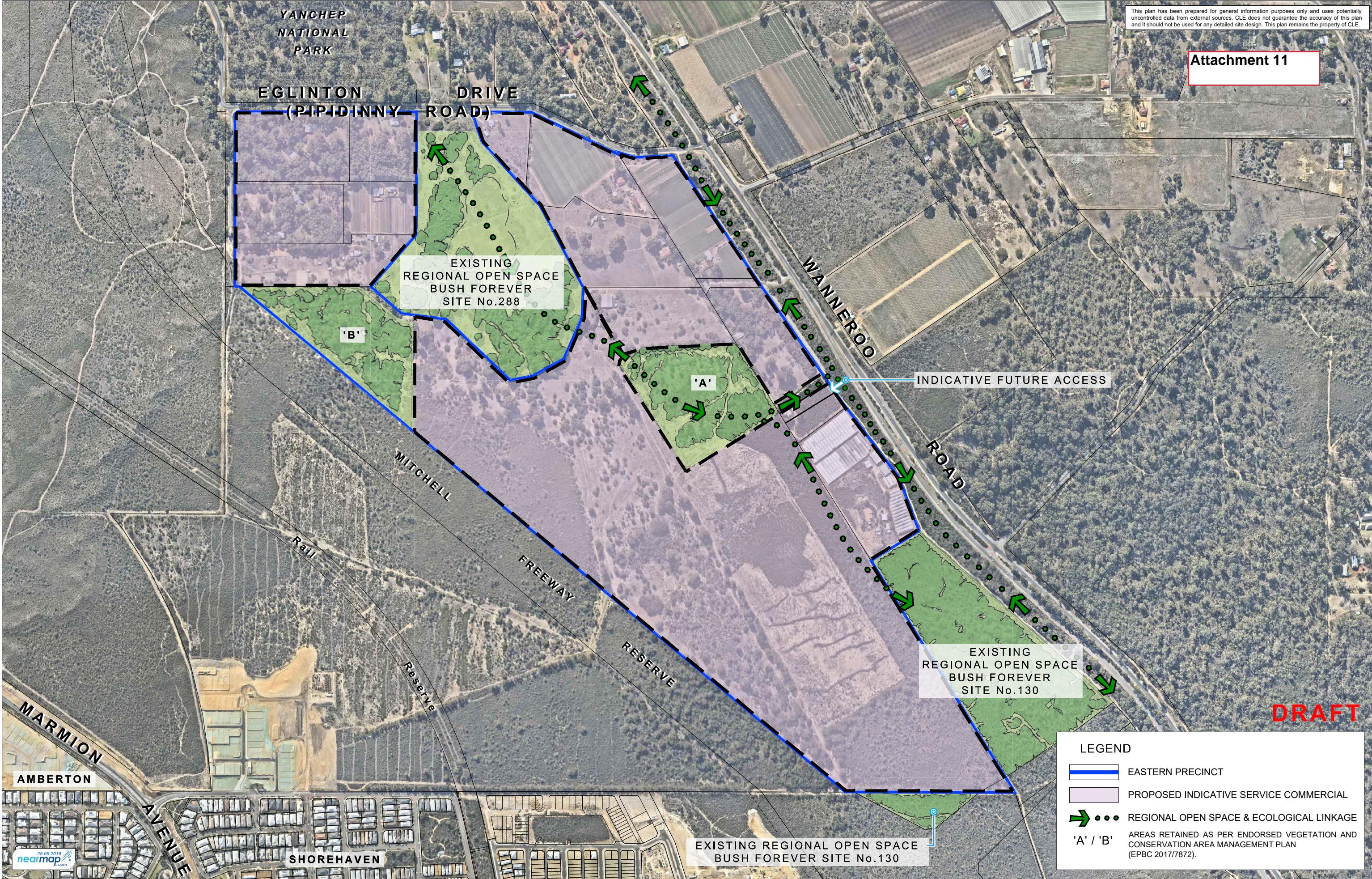
A handwritten date in black ink, reading "17/10/2014".

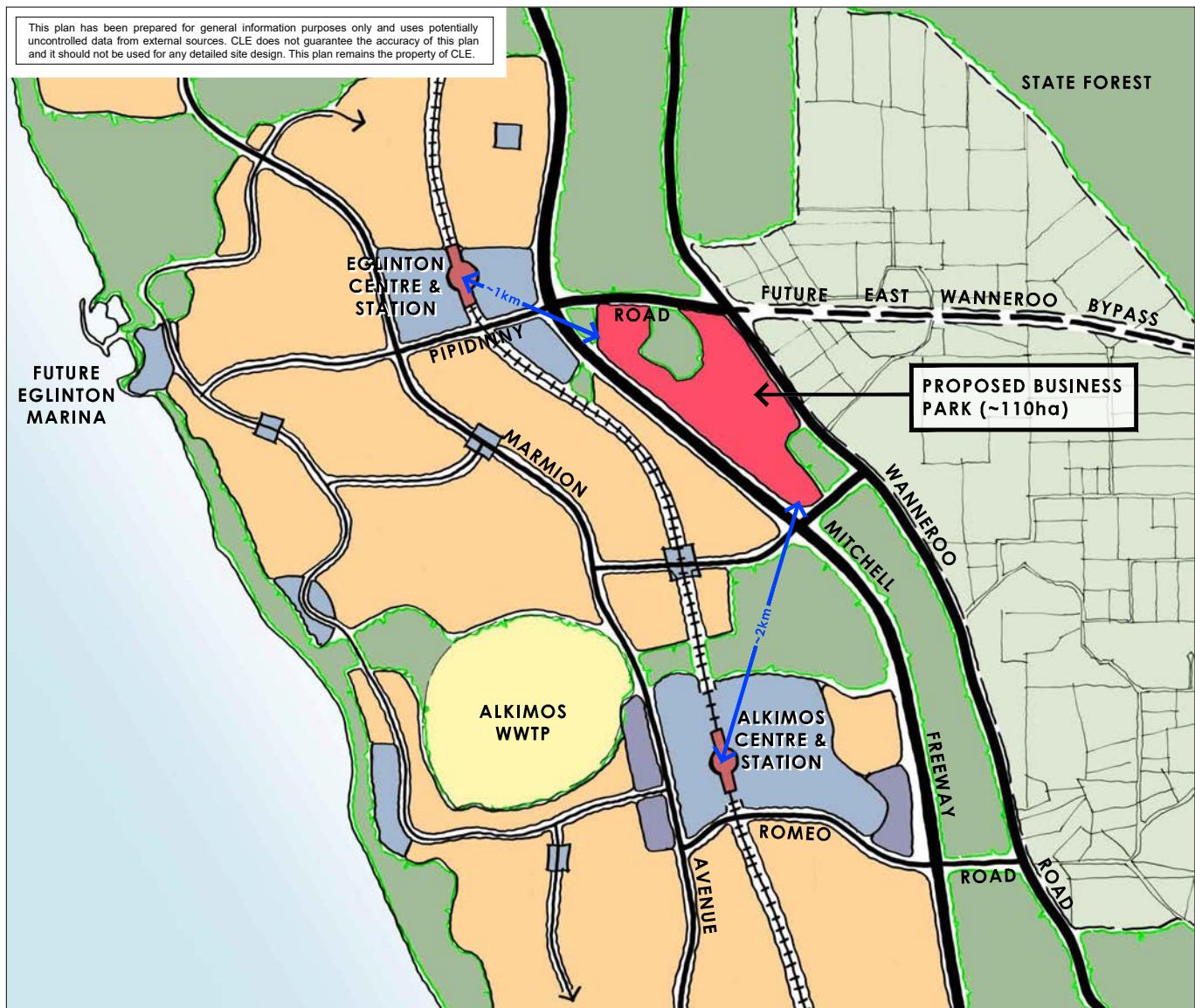
Postal address Locked Bag 2506 Perth WA Street address 140 William Street Perth WA 6000
 Tel. (08) 655 19000 Fax. (08) 655 19001 TTY 655 19007 Infoline 1800 626 477
 corporate@planning.wa.gov.au www.planning.wa.gov.au
 ABN 35 482 341 493



wa.gov.au









REPORT TO	Statutory Planning Committee					
Meeting date	18 February 2020	File number	TPS/0953			
Subject	City of Gosnells Town planning Scheme No. 6, Amendment No. 131 – For Final Determination					
KEY MATTERS IDENTIFIED BY THE DEPARTMENT OF PLANNING, LANDS AND HERITAGE						
<i>The key matters outlined below are those identified by the Department of Planning, Lands and Heritage and do not fetter the consideration of the proposal by the Western Australian Planning Commission, its Committees or the decision-maker.</i>						
<ul style="list-style-type: none">• Whether the proposed amendment is consistent with the zoning of the land under the Metropolitan Region Scheme.						