



## Western Australian Planning Commission

### Minutes

Meeting No. 3  
Thursday, 4 March, 2021

- Members: David Caddy - Chairman WAPC  
Ralph Addis - Director General, Department of Primary Industries and Regional Development (Associate member)  
Michelle Andrews - Director General, Department of Communities  
Helen Brookes - Coastal Planning and Management Representative  
Emma Cole - Metropolitan Local Government Representative  
Veronica Fleay - Local government representative – non-metropolitan  
Mike Rowe - Director General, Department of Water and Environmental Regulation  
Justin McKirdy - Urban and Regional Planning Representative  
Barry McGuire - Professions Representative  
Lynne Craigie - Professions Representative
- Apologies: Jane Bennett - Professions Representative  
Fred Chaney - Professions Representative  
Gail McGowan - Director General, Department of Planning, Lands and Heritage  
Richard Sellers - Director General, Department of Jobs, Tourism, Science and Innovation  
Peter Woronzow - Director General, Department of Transport
- Observers: Douglas Morgan – Observer, Department of Transport
- Others present: Kathy Bonus - Chief Planning Advisor, Reform, Design and State Assessment (RDSA)  
Cassandra Barrow – Principal Planning Officer, RDSA  
Inga Butefisch - Principal Media Officer, Communications and Engagement, Office of the Director General  
Ciara Clarke - Principal Planning Officer, RDSA  
Kristi Clarke - Director, Communications and Engagement, Office of the Director General  
Taryn Cox – Administration Officer, RDSA  
Paola Di Perna - Principal Planning Officer, State Development Assessment Unit  
Shane Downes – Senior Planning Officer, RDSA  
Sam Fagan - Manager, Commission Business  
Barbara Gdowski – Manager, State Design Review Panel  
Poppy Justice - Commission Support Officer  
Jacqueline Kirchlechner - Senior Planning Officer, RDSA  
Michelle Sanfilippo – Commission Support Team Leader  
Margaret Smith - Planning Director, State Development Assessment Unit  
Meagan Wells – State Design Review Panel Program Assistant

Applicants and Submitters:	Tom Atkinson - Emerge Associates Stephen Carter - (CLE Town Planning + Design) Maggie Earl - Department of Local Government, Sport and Cultural Industries Andrew Firman – Football West. David Karotkin - Carabiner Architects Clint Klymovich - Department of Local Government, Sport and Cultural Industries Jacob Martin – Cardno Vernon McQuistan - Department of Finance Darren Pesich – Stantec
Media	Ben Smith - Community Newspapers

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### 1. Declaration of opening

The Chairman declared the meeting open at 2:04 pm, acknowledged the peoples of the Noongar nation as the traditional owners and custodians of the land on which the meeting is taking place and welcomes members. The Chairman paid respect to elders past and present, and extended solidarity and hope for a just and dignified future for us all.

The Chairman provided an introductory statement which is available [here](#).

The Chairman advised that no person may use any electronic, visual or audio recording device or instrument to record proceedings of the WAPC and outlined that the Commission is not recording this meeting.

The Chairman also advised all participants that Commission members may refer to technical devices, such as phones and laptops, throughout the meeting to assist them in considering the information before them.

### Mayor Cole joined the meeting at 2:05 pm.

### 2. Apologies

Ms Jane Bennett - Professions Representative

Mr Fred Chaney - Professions Representative

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

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

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

### 3. Disclosure of interests

Ms Bennett declared a Pecuniary Interest on Item 7.1 - State Football Centre, Lot 500 (305) Welshpool Road, Queens Park. Ms Bennett's employer, CLE Town Planning + Design, act for the proponent.

Mr Chaney declared a Pecuniary Interest on Item 7.1 - State Football Centre, Lot 500 (305) Welshpool Road, Queens Park. Mr Chaney's company, Taylor Robinson Chaney Broderick are currently engaged to complete some work for the Department of Local Government, Sport and Cultural Industries.

Ms Andrew declared a Proximity Interest on Item 7.1 - State Football Centre, Lot 500 (305) Welshpool Road, Queens Park. Ms Andrews stated that the Department of Communities owns land that abuts the subject land. Members agreed Ms Andrews is permitted to be present during the discussion/and or decision-making procedure on the items as this is unlikely to influence Ms Andrews's conduct in relation to these matters.

#### **4. Declaration of due consideration**

##### **4.1 Questions from members and responses from DPLH staff**

Mr Addis joined the meeting at 2:07pm, via Zoom video conference.

#### **5. Deputations and presentations**

##### **5.1 Significant Development - State Football Centre - 305 Welshpool Road and 343 Wharf Street, Queens Park (Item 7.1)**

**Presenters: Mr Clint Klymovich - Department of Local Government, Sport and Cultural Industries, Mr Stephen Carter - (CLE Town Planning + Design), Mr Vernon McQuistan - Department of Finance, Mr David Karotkin - Carabiner Architects, Mr Jacob Martin - Cardno, Mr Tom Atkinson - Emerge Associates, Mr Darren Pesich – Stantec, Ms Maggie Earl - Department of Local Government, Sport and Cultural Industries and Mr Andrew Firman – Football West.**

Mr Klymovich addressed the Western Australian Planning Commission in support of the application at Item 7.1, and requested that the substantial commencement period of Condition 1 of the recommendation of the Department of Planning, Lands and Heritage be amended to 18 months. Mr Klymovich stated that the intention is that the State Football Centre is to be completed in time for the Federation Internationale de Football Association Women's World Cup in 2023 to be used as a training venue.

#### **6. Presentation of key issues by the Department of Planning, Lands and Heritage**

Ms Smith, Director of State Development Assessment Unit presented the key issues and considerations of the application at Item 7.1.

#### **7. Item/s for decision**

##### **7.1 State Football Centre - 305 Welshpool Road and 343 Wharf Street, Queens Park**

###### **REASON:**

Members moved an amendment to proposed Condition 1 that the development be substantially commenced within a period of 18 months.

**Moved by Ms Fleay**

**Seconded by Mr McKirdy**

Conditions

###### Approval Timeframe

- 1. This decision constitutes planning approval only and is valid for a period of 18 months from the date of approval. If the development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.*

**The motion was put and carried**

**REASON:**

Members moved an amendment to proposed Condition 12, that the Department of Water and Environmental Regulation (DWER) should also assess the Vegetation Management Plan and Clearing Application, to ensure that the conditions relating to the finalised Vegetation Plan are consistent with the conditions on the Clearing Permit and that DWER be included on the list of agencies that are consulted in the clearance of the condition.

**Moved by Mr Caddy**

**Seconded by Mayor Cole**

Conditions

*Environment, Vegetation and Landscaping*

*12. Prior to the commencement of site works, a Wetland and Bushland Management Plan for the resource enhancement wetland, the retained *Corymbia callophylla* woodland area, and the adjoining Bush Forever site's vegetation shall be prepared and submitted for approval by the Western Australian Planning Commission on advice from the Department of Biodiversity, Conservation and Attractions, the Department of Water and Environmental Regulation and the City of Canning, to ensure the protection and management of the environmental values. Once approved, the Plan is to be implemented in its entirety.*

**The motion was put and carried**

**REASON:**

Members unanimously agreed to add an additional advice note in relation to universal access, as follows:

*With regard to Condition 24, the plan is to include specific details, and drawings as applicable, demonstrating universal access and inclusion within and around the development site. It is advised that suitably experienced persons be engaged to assist in collation and formulation of information.*

Commission members resolved that the application met the criteria to be determined as a significant development, as prescribed under Part 17 of the Planning and Development Act 2005 (as amended by the Planning and Development Act 2020), and approved the application.

**Moved by Ms Brookes**

**Seconded by Mayor Cole**

That the Western Australian Planning Commission resolves to **APPROVE** application reference SDAU-015 and accompanying plans (stamped 9 December 2020) in accordance with s.274 of the *Planning and Development Act 2005*, subject to the following conditions:

**Conditions**

Approval Timeframe

1. This decision constitutes planning approval only and is valid for a period of 18 months from the date of approval. If the development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

### Conformity with Plans

2. The development is to be undertaken in accordance with the approved plans and documents stamped 9 December 2020 attached to this approval, final details of which are to be provided at working drawings stage to the satisfaction of the Western Australian Planning Commission, with the following modifications:
  - a. Update to the location and size of the on-site waste management area based on the updated waste management plan;
  - b. Update to the submitted drawings, with detailed designs responding to the outcomes of the State Development Review Panel process including refinement of the Welshpool Road entry, treatment of electrical substation, fencing details, sustainability improvement, details of permeable paving, shade and amenity to carparks and open congregation areas and integration of Indigenous cultural and historical narratives.

### Clearance of Conditions of Approval

3. A copy of the final working drawings (prepared for submission of an application for a building permit) and all associated plans, reports and information that address the conditions of approval are to be submitted to, and cleared by, the Western Australian Planning Commission.

### Construction

4. Prior to the commencement of site works, a Construction Management Plan for the proposed development being submitted to, and approved by, the Western Australian Planning Commission on advice from the City of Canning, addressing but not limited to: the protection and management of native vegetation, control of vibration, dust, noise, waste, sand and sediment; temporary fencing; hoardings and gantries; site access/egress; deliveries of construction materials; use and access of heavy construction machinery; parking for contractors and tradespersons and traffic control. The approved Plan shall be implemented and adhered to at all times during the construction phase, unless otherwise approved by the Western Australian Planning Commission on advice from the City of Canning.

### Parking and Access

5. Prior to the commencement of use, the car parking bays shall be marked on site as indicated on the approved plans and such marking shall be subsequently maintained so that the delineation of parking bays remains clearly visible. Hard-stand areas approved for the purpose of car parking or vehicle access shall be maintained in good condition to the satisfaction of the Western Australian Planning Commission.
6. Prior to the commencement of use, the applicant shall supply certification of compliance by an architect or engineer confirming that the constructed design and layout of all car parking bays, vehicle access-ways and bicycle bays complies with Australian Standards AS2890.1 and AS2890.3 and is consistent with the approved plans, to the satisfaction of the Western Australian Planning Commission.
7. Prior to submission of the relevant building permit application, detailed plans and specifications of works within the Welshpool Road and Gibbs Street road reserves, as indicated on the stamped approved plans, shall

be submitted and approved by the Western Australian Planning Commission, on the advice of the City of Canning, and shall include:

- a. Removal of the redundant crossover(s) and reinstatement of the footpath, kerb and verge;
- b. Relocation of the bus embayment;
- c. Access from Welshpool Road, including an option for when Welshpool Road is widened;
- d. Emergency Access from Gibbs Street; and
- e. Service Authority infrastructure.

Once approved, the works shall be completed prior to occupation of the development.

#### Water Management

8. Prior to submission of the relevant building permit application, the Water Management Plan prepared by Emerge (ref. EP20-021 (09) dated December 2020) shall be amended on advice from the City of Canning and shall be submitted to, and approved by, the Western Australian Planning Commission. The approved Water Management Plan shall be implemented to the satisfaction of the Western Australian Planning Commission.

#### Waste Management

9. Prior to the submission of the relevant building permit application, the Waste Management Plan prepared by Cardno (ref. CW1142300 dated 8 December 2020) shall be amended on advice from the City of Canning and shall be submitted to, and approved by, the Western Australian Planning Commission. The approved Waste Management Plan shall be implemented and adhered to at all times by venue management, to the satisfaction of the Western Australian Planning Commission.

#### Noise Assessment

10. Prior to the submission of the relevant building permit application, an Environmental Noise Assessment shall be prepared by a qualified acoustic consultant and submitted and approved by the Western Australian Planning Commission, on the advice of the City of Canning. All measures identified in the report shall be implemented prior to the occupation of the development or by venue operators, as applicable.

#### Public Art

11. Prior to occupation of the development:
  - a. A public art concept for the subject development must be submitted to, and approved by, the Western Australian Planning Commission, in accordance with the State Government's Percent for Art Scheme Guidelines; and
  - b. the approved public art shall be installed by the developer and maintained thereafter, to the satisfaction of the Western Australian Planning Commission.

### Environment, Vegetation and Landscaping

12. Prior to the commencement of site works, a Wetland and Bushland Management Plan for the resource enhancement wetland, the retained *Corymbia callophylla* woodland area, and the adjoining Bush Forever site's vegetation shall be prepared and submitted for approval by the Western Australian Planning Commission on advice from the Department of Biodiversity, Conservation and Attractions, the Department of Water and Environmental Regulation and the City of Canning, to ensure the protection and management of the environmental values. Once approved, the Plan is to be implemented in its entirety.
13. Prior to the commencement of site works, a Fauna Management Plan shall be submitted for approval by the Western Australian Planning Commission on advice from the Department of Biodiversity, Conservation and Attractions and City of Canning. Once approved, the Plan is to be implemented in its entirety.
14. Prior to the commencement of site works, an Acid Sulphate Soils Dewatering Plan shall be submitted for approval by the Western Australian Planning Commission on advice from the Department of Water and Environmental Regulation and City of Canning. Once approved, the Plan is to be implemented in its entirety.
15. Prior to the commencement of site works, an environmental management plan shall be prepared, outlining Environmental Asset Management and Monitoring, Hydrology Management and Mosquito Management. The plan is also to include a light spill evaluation to minimise impact on habitat. The plan shall be submitted for approval by the Western Australian Planning Commission on advice from the City of Canning. Once approved, the Plan is to be implemented in its entirety.
16. Prior to the commencement of building works, a detailed Landscaping and Revegetation Plan, including ongoing management requirements, shall be submitted for approval by the Western Australian Planning Commission, on the advice of the City of Canning.
17. Prior to the commencement of use, all landscaping and revegetation areas shall be installed in accordance with the final approved landscaping plan. All landscaping areas shall be maintained thereafter to a high standard to the satisfaction of the Western Australia Planning Commission.

### Bushfire

18. All of the recommended actions and measures included in the Bushfire Management plan prepared by Emerge, Ref: EP20-012(08) dated December 2020, are to be implemented and thereafter maintained to the satisfaction of the Western Australian Planning Commission, on advice from the City of Canning.

### Materials and Finishes

19. The development being constructed with high quality and durable materials and finishes and to a level of detailing that is consistent with the elevations and perspectives date stamped 9 December 2020, or as otherwise amended in plans as approved as part of Condition 2. Prior to the submission of the relevant building permit application, the applicant is to submit final details, including a sample board, of the materials, colours and finishes of the exterior of the building and fencing to the satisfaction

of the Western Australian Planning Commission, on advice from the State Design Review Panel.

#### Lighting

20. Prior to the submission of the relevant building permit application, a Light Spill Impact Report shall be submitted to, and approved by, the Western Australian Planning Commission, on the advice of the City of Canning. The report is to confirm compliance with Australian Standard 25060 – Sports Lighting Standards and Australian Standard 4282:2019 – Control of Obtrusive Effects Outdoor Lighting. Once approved, any recommendations identified in the Report are to be implemented.

#### Signage

21. Prior to the submission of the relevant building permit application, a Signage Strategy shall be submitted to and approved by the Western Australian Planning Commission, on the advice of the City of Canning. Once approved, the installation of any external signage must be in accordance with the approved Signage Strategy and Way-finding Plan.

#### Utilities and Facilities

22. Any proposed air-conditioning condensers, external building plant, lift overruns, piping, ducting, transformers and fire control rooms being integrated into the design of the buildings and located or screened to minimise any visual and noise impact on the residents of the neighbouring properties and public realm, with details of the location and screening of such plant and services being submitted to, and approved by, the Western Australian Planning Commission prior to applying for the relevant building permit.

#### General

23. Prior to the commencement of use, an Event Management Plan shall be submitted and approved by the Western Australian Planning Commission, on the advice of the City of Canning. The Plan is to identify the arrangements that will be in place for events attracting spectators which exceed the permanent spectator seating numbers as follows: between 701 and 1,000 spectators, 1,001 and 2,000 spectators and 2,001 and 4,000 spectators.
24. Prior to the commencement of use, an Operational and Delivery Management Plan, shall be submitted and approved by the Western Australian Planning Commission, on the advice of the City of Canning. The Plan is to identify parking management, the delivery timeframes and types of service vehicles, operating hours for the various buildings and facilities, and proposed activities to be undertaken across the site. Once approved, the Plan is to be implemented in its entirety.

#### **Advice Notes**

- a. With regard to condition 1, and in accordance with s.279(4) of the *Planning and Development Act 2005*, the Commission cannot do anything that would have the effect of extending the period within which the development must be substantially commenced.
- b. This is a development approval only. The applicant/owner is advised that it is their responsibility to ensure that the proposed development complies

with all other applicable legislation, local laws and/or licence/permit requirements that may relate to the development.

- c. With regard to condition 3, working drawings are to comply with all of the relevant conditions of development approval, as confirmed by the Western Australian Planning Commission, and any variations from the approved plans are required to be clearly identified. Following satisfactory assessment of the working drawings, the Western Australian Planning Commission will provide a clearance letter and copies of the plans to the City of Canning to assist with building permit assessment. Where works and/or building permits are proposed to be staged, the Commission may agree to a staged clearance of working drawings and associated conditions of approval.
- d. The final plans and details submitted to the Western Australian Planning Commission to satisfy the conditions of this approval will be verified by the Department of Planning, Lands and Heritage officers, and any other Local or State government agency where applicable. Approval for any substantive changes to the approved plans will need to be obtained in writing from the Commission, made via an amended application process (Form 17C).
- e. With regard to condition 4, the Construction Management Plan is to address, but not be limited to, the following site specific matters: a staging plan; dieback and weed hygiene management; vegetation and fauna protection and management including the translocation of species and protective fencing, capture and relocation programs consistent with the Fauna Management Plan; management of midges, mosquitos and areas of surface water; waste management; lighting; noise, vibration and dust management; acid sulphate soils, timeframes and responsibility for tasks identified; details on how the site will be secured including temporary site fencing; vehicular access, parking arrangements for contractors and other staff; temporary realignment of pedestrian access paths; and delivery of materials and equipment to the site including loading and unloading areas. In addition, any other matters likely to impact on surrounding properties and public areas should be addressed in the Plan.

Construction Management Plans may be provided in separate works packages (i.e. forward works) prior to their commencement, provided each management plan contains an overview of staging and the relationship between works packages.

- f. With regard to Condition 7, the applicant must be in receipt of an approved crossover permit to the specifications and satisfaction of the City of Canning.
- g. With regard to Condition 8, the plans is to be updated to include water quality monitoring and is to address and maintain the pre-development hydrology of the Resource Enhancement Wetland (REW), *Corymbia callophylla* woodland area, and the adjoining Bush Forever site vegetation.
- h. With regard to Condition 9, further information is to be incorporated into the updated waste management plan including specific details of the size and location of a bin storage area, details as to the waste generated on non-event days and by other events that may occur in the same week as a match is held and demonstrate that the storage area enables bins to be stored securely and be enclosed for odour and pest prevention.

- i. With regard to Condition 10, this assessment is to demonstrate how the use of the development will address and minimise the impact of the operations of a football/sporting facility and may include, but not be limited to, details on number of speakers/amplification, location/direction and volume, volume and bass control, maximum settings, staff training and complaint management.
- j. In relation to Condition 11, the Public Art Strategy should demonstrate best practice (procurement, stakeholder engagement, design direction and integration within the development), and include details of the type and location of artworks and how the works respond to any identified public art themes, design intent and purpose, processes to design documentation, detailed plans of the artwork, cost calculations, public liability insurance (as applicable) and maintenance details.
- k. With regard to Conditions 12-16, the applicant is to continue to liaise with Department of Biodiversity, Conservation and Attractions' Threatened Communities Unit.
- l. With regard to Condition 12, the Wetland and Bushland Management Plan should address access, revegetation, boundary interface, signage, contingency actions and long term management arrangements. The plan should also be consistent with any requirements of the DWER Clearing permit.
- m. With regard to Condition 23, event management plans (EMP) are to include but not be limited to addressing: appropriate traffic, parking and pedestrian management measures; any additional shuttle buses services (public or private transport); and additional waste management and noise management protocols on a graduated scale based on spectator numbers. The EMP should also include requirements to review and update to ensure management measures continue to respond to any matters and issues that arise. The EMP should set out the process and requirements for 'event-specific' EMPs.
- n. With regard to Condition 24, the plan is to include specific details, and drawings as applicable, demonstrating universal access and inclusion within and around the development site. It is advised that suitably experienced persons be engaged to assist in collation and formulation of information.
- o. In addition to any approvals stipulated under this Development Approval, all buildings and events that are defined as 'public buildings', under the Health (Public Building) Regulations 1992, must comply with these regulations. Additional approvals may be required, depending on the nature of the event. Please liaise with the City of Canning's Environmental Health Officer in this regard.
- p. If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with Part 17 of the Planning and Development Act 2005.

**The motion was put and carried**

## **8. State Administrative Tribunal applications**

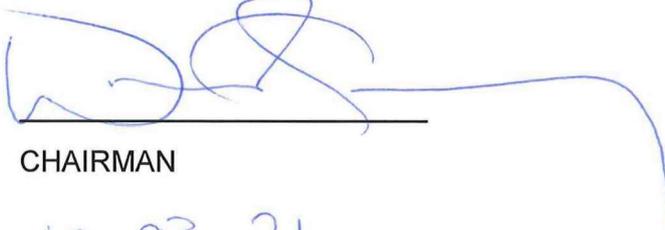
Nil.

**9. General business**

Nil.

**10. Meeting closure**

There being no further business before the Board, the Chairman thanked members for their attendance and declared the meeting closed at 2:31 pm.



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CHAIRMAN

18.03.21

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DATE