

## Form 17C Delegated Decision Summary

<b>Amendment Title</b>	Installation of boundary fencing around pitches 3 and 4 including the eastern overflow parking area.		
<b>Amendment Summary</b>	<p>The amendment includes the following:</p> <ul style="list-style-type: none"> <li>Installation of a 6.0-metre-high chain-link fence on the northern and southern ends of pitches P3 and P4; and</li> <li>Installation of a 1.8-metre-high chain link fence on the western and eastern perimeter of pitches 3 and 4, which includes the overflow parking space to the east of the pitches.</li> </ul>		
<b>Development Application Address</b>	325 (Lot 507) Welshpool Road, Queens Park		
<b>SDAU File Reference</b>	SDAU-015-20-17C.2	<b>Delegated Decision</b>	Approved
<b>Delegated Officer Title</b>	Chief Planning Advisor	<b>Delegated Decision Date</b>	11 March 2025
<b>Approved Amended Plans and/or Supporting Documents (if applicable)</b>		<a href="#">Amended Development Plan - Overflow parking area</a> <a href="#">Amended Development Plan - Perspective</a>	

### BACKGROUND

On 4 March 2021, the Western Australian Planning Commission (WAPC) granted conditional development approval for the State Football Centre development (SFC) under Part 17 of the *Planning and Development Act 2005*. The approved development comprised: two full size elite pitches (P1 and P2), three five-a-side playing pitches, two full size community pitches (P3 and P4), tiered seating for approximately 700 spectators, a two-storey building incorporating change rooms, amenities, office and meeting room spaces, and a car park.

On 27 October 2023, the State Government announced that the facility would be known as the 'Sam Kerr Football Centre'. Construction of the Sam Kerr Football Centre has been completed, and the facility is now operational. However, pitches P3 and P4 have not yet been installed.

On 19 March 2024, an amendment to the development approval was approved for the inclusion of a consulting room (Physiotherapy) within the existing 'Sport Medicine Clinic' room to provide external physiotherapy services in addition to players utilising the sports facility, along with portable signage.

### DETAILS

On 10 December 2024 an application was received for modifications to the approved development comprising:

- Installation of a 6.0-metre-high chain-link fence on the northern and southern ends of pitches P3 and P4 (currently notated on approved plans as P3 and P4 Community Pitch); and
- Installation of a 1.8-metre-high chain link fence on the western and eastern perimeter of pitches 3 and 4, which includes the overflow parking space to the east of the pitches.

The proposed amendments are minor in nature and do not modify any aspect of the proposal that could be considered fundamental to the WAPC's determination of the development application.

### APPROVED MODIFIED CONDITIONS

The following Conditions of the approval of Form 17B Significant Development Application 4 March 2021 (SDAU-015-20) and the associated advice notes are amended to read:

- The development is to be undertaken in accordance with the approved plans and documents (date stamped 9 December 2020, 20 December 2023, and 12 December 2024), final details of which are to be submitted to the Western Australian Planning Commission at working drawings stage, with the following modifications:*

  - Update to the location and size of the on-site waste management area based on the updated waste management plan;*
  - 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.*

16. *Prior to the commencement of relevant building works, a revised Landscaping and Revegetation Plan, including relocation of newly established vegetation and landscape furniture as a result of the proposed new accessway for overflow parking and ongoing management requirements, shall be submitted for approval by the Western Australian Planning Commission, on the advice of the City of Canning.*
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 and 12 December 2024, 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.*
23. *Prior to the commencement of use, an updated 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, and 2,001 and 4,000 spectators.*
24. *An updated Operational and Delivery Management Plan, shall be submitted and approved by the Western Australian Planning Commission on advice of the City of Canning within 60 days from the date of this decision. The Plan is to identify parking management including overflow parking for events, the delivery timeframes and types of service vehicles, operating hours for the various buildings and facilities (inclusive of the physiotherapy clinic servicing external patrons), and proposed activities to be undertaken across the site. Once approved, the Plan is to be implemented in its entirety.*

**Advice Notes:**

- a. Other than amended Conditions 2, 16, 19, 23 and 24, all other conditions of the development approval dated 4 March 2021 and 19 March 2024, remain applicable to this development.