



Statutory Planning Committee Minutes

Meeting No. 7721
Tuesday, 28 May, 2024

Members: David Caddy - Chairman WAPC
Lynne Craigie - Nominee of the Regional Minister
Kym Davis - Community Representative
Lino Iacomella - WAPC Appointee
Leonard Kosova - Local Government Representative
Nina Lyhne - WAPC Appointee
Ross Thornton - WAPC Appointee
Leoni Wedge - Nominee of the Director General, Department of Planning, Lands and Heritage

Others present: Sam Boucher - Manager Commission Business
Parker Cohen-Radosevich – A/Senior Commission Support Officer
Andrew Cook - Planning Director, Metro North
Jemma Douglas - Senior Planner, Metro North West
Cate Gustavsson – Executive Planning Director, Land Use Planning
Ben Hesketh - Planning Manager, Metro Central North
Robert Hodges - Planning Director, Metro North
Rohan Miller - Planning Director, Schemes and Strategies
Tristan Miller - Planning Officer, Schemes and Strategies
Rebecca Risteski - Planning Manager, Schemes and Strategies
Phillida Rodic - Planning Director, Reform Projects, Reform, Design and State Assessment
Dale Sanderson – A/Executive Planning Director, Land Use Planning
Mathew Selby – A/Assistant Director General – Land Use Planning
Belinda Sleaf - Commission Support Officer

1. Declaration of opening

The Chairman declared the meeting open at 9:32am, acknowledged the peoples of the Noongar nation as the traditional owners and custodians of the land on which the meeting is taking place and welcomed members and acknowledged the majority of members were attending the meeting via Zoom video conference. The Chairman paid respect to elders past and present, and extended solidarity and hope for a just and dignified future for us all.

2. Apologies

Nil.

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

Ms Thompson previously advised that she will require a leave of absence for the period of 17 May to 12 June 2024 inclusive.

Ms Craigie advised that she will require a leave of absence from 1 June to 30 June 2024 inclusive.

Mr Kosova advised that he will require a leave of absence from 10 June to 14 June inclusive.

4. Disclosure of interests

Nil.

5. Declaration of due consideration

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

5.1 Questions from members and responses from DPLH staff provided prior to the meeting.**6. Minutes****6.1 Confirmation of minutes - Meeting No. 7720 on Tuesday, 30 April 2024**

That the minutes of the Statutory Planning Committee meeting held on Tuesday, 30 April 2024, be confirmed as a true and correct record of the proceedings.

Moved by Mr Thornton

Seconded by Mr Kosova

The motion was put and carried

7. Deputations and presentations**7.1 Leederville Precinct Structure Plan (SPN/2302) (Item 8.1)**

Presenter: Callum Hart – Hesperia

Mr Hart made a presentation to the Committee in Support of the recommendation of the Department of Planning, Lands and Heritage (the Department) regarding the Leederville Precinct Structure Plan (PSP).

Mr Hart gave a brief overview of the history of Hesperia's developments in the Leederville precinct. Members were advised that Hesperia has recently been contracted to redevelop the carpark sites

within the Town Centre. Mr Hart explained that this was the result of a competitive process whereby proponents were required to submit a financial offer along with proposed development concepts that were guided by the draft PSP to the City of Vincent (the City).

Mr Hart advised members that the Property Council of Western Australia recently commissioned a Transit Orientated Development report which aimed to identify optimal locations for Transit Orientated Developments within the Perth Metropolitan Region. Members were advised that the report concluded that Leederville was the top priority location for Transit Orientated Development and that the draft PSP supports appropriate densification which is in direct support of said Transit Orientated Development.

The Chairman queried if Hesperia and the City of Leederville were in a joint venture over the development of the carparking sites and was advised that the development is not a joint venture.

7.2 Leederville Precinct Structure Plan (SPN/2302) (Item 8.1)

Presenters: Mitchell Hoad and Tim Elliott - City of Vincent

Mr Hoad and Mr Elliott made a presentation to the Committee in Support of the recommendation of the Department of Planning, Lands and Heritage (the Department) regarding the Leederville Precinct Structure Plan (PSP).

Mr Hoad and Mr Elliott discussed the location of the Leederville Precinct in relation to the Perth CBD and its access to public transport as well as the character of the precinct and the street life that comes from the secondary centre.

Members were advised of the history of the PSP regarding community and Council engagement and approval, and that the PSP was presented to the community upon completion to ensure that it had met the community's vision.

Mr Hoad and Mr Elliott discussed the Department's recommendation to remove the Environmentally Sustainable Design Provisions (ESD) from the PSP and how this does not align with the City of Vincent's (the City) and the community's vision for the precinct. Members were advised that the ESD provisions are intended to reduce carbon footprints and enhance energy efficiency and that retaining them would be essential for ensuring new developments fit with the future goals of the precinct.

Mr Hoad and Mr Elliott also discussed the Department's recommendation to have the building height framework become part of the Scheme provisions and advised members that this would reduce the flexibility of the framework and future housing opportunities for the community.

Members were advised that the City is planning to redevelop Leederville Oval into a multi-purpose hub for the community as well as rejuvenate the Leederville train station in order to support the proposed increase in residents and visitors set out in the PSP.

Members queried if the ESD included reference to tree canopy and cover and were advised that it did not include these.

Members queried why the Leederville Oval redevelopment was not included in the PSP and were advised that it was included as a key development site but that the City wants to focus on it as a separate matter. Members were advised that the priority for the site is to ensure it will become a tier 2 Australian Football League location due to its access to public transport and to also have the site become the new building for the Town of Vincent local government offices.

7.3 Proposed 67 Lot Rural-Residential Subdivision - Lot 9503 Lake Valley Terrace, Parkerville (WAPC 164350) (Item 8.2)

Presenter: President Paige McNeil - Shire of Mundaring Council

Ms McNeil made a presentation to the Committee in support of the recommendation of the Department of Planning, Lands and Heritage (the Department) regarding the Proposed 67 Lot Rural-Residential Subdivision - Lot 9503 Lake Valley Terrace, Parkerville.

Ms McNeil discussed the history of the Subdivision and confirmed that the Shire of Mundaring (the Shire), the landowner and the community are in support of the current proposal. Ms McNeil discussed the Shire's appreciation for the Department's conditions that future residents be notified of the inherent risks as well as their ongoing responsibilities in relation to living in a vegetation sensitive and bushfire prone area.

Ms McNeil discussed the public road to be constructed along the western boundary of the site and advised that the community would prefer that it be developed using gravel rather than bitumen as gravel better reflects the character of the area and will better support the differing needs of the community. Members were advised that while the Shire would prefer bitumen as it is easier to maintain, they would like a gravel road linking the development to the Public Open Space that will form part of the new development.

Ms McNeil discussed the size and character of the area and advised members that growth in the Shire looks and feels different to that of the coastal areas and therefore holds different challenges that require a different perspective.

Members queried advice note 9 in relation to Condition 26(c) regarding the contribution of \$264,717.00 required by the developers for external road upgrades and whether any consultation regarding this contribution

has been undertaken with the developers. Ms McNeil advised that the Shire worked together with the developers to decide on the figure.

7.4 Proposed 67 Lot Rural-Residential Subdivision - Lot 9503 Lake Valley Terrace, Parkerville (WAPC 164350) (Item 8.2)

Presenters: Jane Bennett - CLE Town Planning + Design, Nick Perrignon - Acumen and Daniel Panickar - Western Environmental

Ms Bennett, Mr Perrignon and Mr Panicker made a deputation to the Committee in support of the recommendation of the Department of Planning, Lands and Heritage (the Department) regarding the Proposed 67 Lot Rural-Residential Subdivision - Lot 9503 Lake Valley Terrace, Parkerville.

Ms Bennett, Mr Perrignon and Mr Panicker discussed the benefits that the subdivision will provide to the existing community, including significantly improved bush fire safety, a connected road network and an extension to the existing open space network. Members were advised that there has been strong support for the development from local residents, the Shire and the local volunteer fire brigade.

Ms Bennett, Mr Perrignon and Mr Panicker advised that the site is currently zoned Urban Deferred under the Metropolitan Region Scheme (MRS) and Urban Development under the Local Planning Scheme (LPS) and that following approval of the subdivision, the plan is to support “down zoning” of the site to Rural Residential under the MRS and the corresponding zone under the LPS. Members were advised that the Rural Residential outcome allows for significant vegetation retention as compared to the urban outcome and that the proposed subdivision minimises clearing, resulting in a reduction in the clearing of black cockatoo foraging habitats and potential breeding trees across the site.

The presenters discussed the additional amendments to the Bushfire Management Plan (BMP) including the placement of firefighting tanks on each lot, an accessible track within the creek line open space to access the dam, connection of the existing road network through the site to improve access and egress for surrounding residents and an Asset Protection Zone (APZ) clearing to Bushfire Attack Level (BAL) 12.5 and dwelling construction standards of BAL 29 for all lots.

The Chairman discussed the preference mentioned in the deputation from the Shire of Mundaring for the road along the western boundary of the site to be gravel rather than bitumen and queried the presenters’ view on this. The presenters advised that they were aware of the preference and that they were supportive of it.

Members queried if there will be any control over the prospect of new landowners keeping livestock on their properties seeing as the lots will range in size from 2 hectares to 5 hectares which would allow sufficient

space for this. The presenters advised that this would be a requirement under the Local Planning Scheme regarding land use and owning stock and that it was not within the scope of the subdivision application to set these parameters.

7.5 City of Belmont Local Planning Scheme No. 15 – Amendment No. 21 (TPS/3063) (Item 9.2)

Presenter: Murray Casselton – element

Mr Casselton presented to the Committee in support the recommendation of the Department of Planning, Lands and Heritage (the Department) regarding the City of Belmont (the City) Local Planning Scheme No. 15 (LPS 15) – Amendment No. 21.

Mr Casselton discussed some potential additional uses that could be approved in the Belmont Town Centre and Belmont Forum Shopping Centre with a focus on small private hospitals, specialist surgeries or overnight recovery, and motor vehicle related sales, hire and repairs. Mr Casselton discussed these uses in reference to their current existence in other local government areas.

Mr Casselton discussed potential for displaying new cars on the shopping centre floor as being available for sale which is something that already exists in other local government areas and shopping centres. Mr Casselton also discussed the fact that there is currently no availability for ride share or vehicle hire services and that shoppers should be given the opportunity to hire a readily available vehicle or use rideshare services to assist with taking their goods home if they wish to.

Mr Casselton discussed the Town Centre zone objectives in LPS 15 which provide for retail commercial function and entertainment and advised that the abovementioned uses, when appropriately managed, can be consistent with these objectives and could be approved as either D or A uses.

7.6 Leederville Precinct Structure Plan (SPN/2302) (Item 8.1)

Written Deputation:

Andrew Cumming - Rowe Group

Members noted the written submission on Item 8.1 - Leederville Precinct Structure Plan (SPN/2302).

7.7 Proposed 67 Lot Rural-Residential Subdivision - Lot 9503 Lake Valley Terrace, Parkerville (WAPC 164350) (Item 8.2)

Written Deputation:

Nick Perrignon - Acumen Development Solutions

Members noted the written submission on Item 8.2 - Proposed 67 Lot Rural-Residential Subdivision - Lot 9503 Lake Valley Terrace, Parkerville (WAPC 164350).

7.8 Proposed 67 Lot Rural-Residential Subdivision - Lot 9503 Lake Valley Terrace, Parkerville (WAPC 164350) (Item 8.2)**Written Deputation:****Jo Sheil - Stoneville and Parkerville Progress Association Inc.**

Members noted the written submission on Item 8.2 - Proposed 67 Lot Rural-Residential Subdivision - Lot 9503 Lake Valley Terrace, Parkerville (WAPC 164350).

7.9 Proposed 67 Lot Rural-Residential Subdivision - Lot 9503 Lake Valley Terrace, Parkerville (WAPC 164350) (Item 8.2)**Written Deputation:****Peter Brazier - Save Perth Hills Inc.**

Members noted the written submission on Item 8.2 - Proposed 67 Lot Rural-Residential Subdivision - Lot 9503 Lake Valley Terrace, Parkerville (WAPC 164350).

7.10 City of Belmont Local Planning Scheme No. 15 – Amendment No. 21 (TPS/3063) (Item 9.2)**Written Deputation:****Benjamin Houweling - City of Belmont**

Members noted the written submission on Item 9.2 - City of Belmont Local Planning Scheme No. 15 – Amendment No. 21 (TPS/3063).

ITEMS FOR DECISION**8.1 Leederville Precinct Structure Plan (SPN/2302)**

Moved by Ms Lyhne

Seconded by Ms Davis

That the Statutory Planning Committee, in accordance with clause 22 of Schedule 2 - Deemed Provisions of the Local Planning Schemes of the Planning and Development (Local Planning Schemes) Regulations 2015, resolves to require the City of Vincent to:

1. *Prepare a Community Needs Analysis that identifies desired infrastructure items that may be appropriate to deliver through development incentives in the Leederville Precinct Structure Plan;*
2. *Modify the Leederville Precinct Structure Plan (Attachment 1) in accordance with the Schedule of Modifications (Attachment 7) and the outcomes of the Community Needs Analysis;*
3. *Readvertise the modified PSP; and*
4. *Resubmit the modified plan to the Western Australian Planning Commission for consideration.*

The motion was put and carried

8.2 Proposed 67 Lot Rural-Residential Subdivision - Lot 9503 Lake Valley Terrace, Parkerville (WAPC 164350)

Moved by Ms Lyhne

Seconded by Ms Davis

That the Statutory Planning Committee resolves, pursuant to section 135 of the Planning and Development Act 2005, to approve the application for subdivision of Lot 9503 (No.335) Lake Valley Terrace, Parkerville subject to the following conditions and advice:

CONDITION(S):

1. *The plan of subdivision dated 4 December 2023 being modified in accordance with the attached plan dated 28 March 2024 and further modified as follows:*
 - a. *A public road is to be provided along the western boundary of the subdivision area in the location designated as the 19m low fuel zone and is to be connected to broader public road network via Wedgetail Road to the south and Hidden Valley Road to the north.*
 - b. *The proposed 20m wide road reserve connecting east/west through the subdivision to the south of Lots 46, 47, 58-61 being extended through lots 62, 66 and 67 to connect to Hidden Valley Road.*
 - c. *The public open space reserve in the location surrounding the dam is to be widened to comply with the Technical Requirements for a Fire Service Access Route in accordance with the Guidelines for Planning in Bushfire Prone Areas.*

- d. *Relocation of the strategic water tanks (in consultation with the local government) to ensure even coverage of the subdivision area and located within public reserves. (Local Government)*
2. *Prior to commencement of subdivision works, a street tree management plan is to be submitted, approved and satisfactory arrangements being made with the local government for implementation. (Local Government)*
3. *A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of proposed lots. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

"Tree custodian lot; significant tree retention and preservation required." (Local Government)*
4. *All buildings and effluent disposal systems having the necessary clearance from the new boundaries as required under the relevant legislation including the Local Planning Scheme, Building Act 2011, and National Construction Code Series/Building Code of Australia (as amended). (Local Government)*
5. *Uniform fencing being constructed along the boundaries of lots abutting the public open space reserve and the John Forrest National Park. (Local Government)*
6. *Prior to commencement of subdivisional works, a detailed plan identifying building envelope(s) on all lots on the approved plan of subdivision is to be prepared in consultation with the local government to ensure the appropriate siting of development. (Local Government)*
7. *The landowner/applicant shall provide a written undertaking to advise prospective purchasers of the provisions of the local government's local planning scheme that relate to the use and management of the land. (Local Government)*
8. *Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water and Environmental Regulation. (Local Government)*
9. *Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or*

appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission. (Local Government)

10. *Drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan of survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the Planning and Development Act 2005. (Local Government)*
11. *Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that: a) lots can accommodate their intended use; and b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting. (Local Government)*
12. *Prior to the commencement of subdivision works a foreshore management plan for the central watercourse is to be prepared and approved in consultation with the Department of Water and Environmental Regulation to ensure the protection and management of the sites environmental assets with satisfactory arrangements being made for the implementation of the approved plan (Local Government)*
13. *Prior to the commencement of subdivisional works, measures being undertaken to identify any vegetation on the site worthy of retention, including any potential habitat or foraging trees for threatened fauna species, and protection measures implemented to ensure such vegetation is not impacted by subdivisional works. (Local Government)*
14. *A revegetation plan being prepared, approved and implemented for the revegetation of central watercourse as shown on the modified plan of subdivision (refer to Condition 1) with appropriate native species to the specifications of the Local Government. (Local Government)*
15. *A fence restricting vehicle, stock and pedestrian access is to be constructed:*
 - a. *on western boundary adjoining John Forrest National Park;*
 - and*

- b. on the boundaries of all lots adjoining the public open space reserve;*

to protect native vegetation. (Local Government)

- 16. Prior to subdivisional works in the foreshore/waterway area, a plan is to be submitted and approved, detailing the waterway crossing and indicating how design and construction will minimise detrimental impacts on the waterway form and function. The waterway crossing plan is to be implemented as part of the subdivisional works. (Local Government)*
- 17. A restrictive covenant, to the benefit of the local government, pursuant to section 129BA of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of the land.*

Notice of this restriction is to be included on the diagram or plan of survey (deposited plan). The restrictive covenant is to state as follows:

'No buildings are to take place outside the defined building envelope(s), unless otherwise approved by the local government.' (Local Government)

- 18. The Bushfire Management Plan (Version 2 dated 23 November 2023 prepared by Eco Logical Australia) is to be updated as follows:*

- a. Asset Protection Zones (APZ's) to be modified (where possible) to achieve a bushfire attack level rating of BAL-29 and to be contained wholly within each lot boundaries without reliance on the adjoining lot or road reserve;*
- b. In accordance with the modified plan of subdivision (see Condition 1) to show a public road reserve along the western boundary of the site consistent with the requirements of the Guidelines and the Institute of Public Works Engineering Australasia (IPWEA) and connecting to the broader public road network;*
- c. In consultation with the Local Government, determine the appropriate location and design of Fire Service Access Routes (FSAR's);*
- d. Satisfactory arrangements, agreed in consultation with the Local Government, for appropriate bushfire protection measures for the northern boundary of the subdivision area;*
- e. Remove references to the use of the watercourse/creek for firefighting purposes;*

- f. Further information to demonstrate the exclusion of vegetation within the FSAR's and public road reserves or alternatively appropriately classify this vegetation in accordance with the requirements of AS3959:2018.*
- g. Include transects for each of the vegetation plots to further demonstrate the slope data provided;*
- h. BAL contour mapping to be updated throughout report document in response to the above;*
- i. Habitat and/or potential habitat trees as determined through updated environmental reports being identified on all mapping and within text for retention;*
- j. Strategic water tanks being relocated in consultation with the local government;*
- k. Implementation table being modified as follows:*
 - i. Remove items 2, 3, 8 and 16;*
 - ii. Insert additional section titled 'prior to sale' immediately after the 'prior to issue of titles' section;*
 - iii. Insert requirement to install firebreaks in accordance with the local government firebreak and fuel load notice for all lots, within the prior to issue of titles section;*
 - iv. Insert requirement to maintain firebreaks in accordance with the local government firebreak and fuel load notice for all lots, within the ongoing management section;*
 - v. Remove reference to the 'Shire of Mundaring (in public road reserves)' from responsibility column for Item 13; and*
- l. Any other modifications required by the Local Government.*

Information is to be provided to demonstrate that the measures contained in Section 6; Table 5: Responsibility for bushfire measures of the bushfire management plan have been implemented during subdivisional works. This information should include a notice of 'Certification by Bushfire Consultant'. (Local Government)

- 19. A notification, pursuant to Section 165 of the Planning and Development Act 2005 is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor.*

Notice of this notification is to be included on the diagram or plan of survey (deposited plan).

The notification is to state as follows:

"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land". (Western Australian Planning Commission)

- 20. The proposed reserve(s) shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve(s) for "strategic water supply for fire fighting purposes" and vested in the Crown under section 152 of the Planning and Development Act 2005, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)*
- 21. Local Development Plan(s) being prepared and approved for lots shown on the modified plan of subdivision (refer Condition 1) that address the following:*
 - a. building envelopes;*
 - b. retaining wall materials; and*
 - c. retention of significant native vegetation. (Local Government)*
- 22. The landowner/applicant shall make arrangements to ensure that prospective purchasers of lots subject of a Local Development Plan are advised in writing that Local Development Plan provisions apply (Local Government).*
- 23. A foreshore/public open space reserve in accordance with the modified plan of subdivision (refer to Condition 1) or as modified to address other conditions of approval including Condition 8, as established by survey, being shown on the diagram or plan of survey (deposited plan) as a reserve for recreation/reserve for foreshore management and vested in the Crown under Section 152 of the Planning and Development Act 2005, such land to be ceded free of cost and without any payment of compensation by the Crown. (Western Australian Planning Commission)*
- 24. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and*

such road(s) are constructed and drained at the landowner/applicant's cost. (Local Government)

25. *Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken for construction of roads in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:*
- a. street lighting in accordance with dark sky principles is installed on all new subdivisional roads to the standards of the relevant licensed service provider;*
 - b. roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly;*
 - c. temporary turning areas are provided to those subdivisional roads that are subject to future extension;*
 - d. street tree installation to the specifications of the local government. (Local Government)*
26. *Satisfactory arrangements being made with the local government for the following:*
- a. the upgrade of Hidden Valley Road;*
 - b. the construction of Fringeleaf Drive to a 6m gravel standard; and*
 - c. upgrades to external roads. (Local Government)*
27. *Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision. (Local Government)*
28. *A notification, pursuant to Section 165 of the Planning and Development Act 2005 is to be placed on the certificates of title of the proposed lot(s) advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:*
- 'This lot is in close proximity to known mosquito breeding areas. The predominant mosquito species is known to carry viruses and other diseases.'* (Western Australian Planning Commission)
29. *A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of the*

proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

'This lot is not connected to a reticulated potable water supply. An alternative water supply may be required for development on this lot.' (Local Government)

30. *A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:*

'A reticulated sewerage service is not available to the lot(s).' (Local Government)

31. *Arrangements being made with a licensed electricity network operator for the provision of an underground electricity distribution system that can supply electricity to each lot shown on the approved plan of subdivision. (Western Power)*
32. *Arrangements being made to the specification of Western Power for the removal, relocation and/or replacement of electricity supply infrastructure, including plant and/or equipment located on or near the lot(s) shown on the approved plan of subdivision. (Western Power)*
33. *The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)*

ADVICE:

1. *In regard to Conditions 8 and 12, the landowner/applicant is advised that the Urban Water Management Plan and Foreshore Management Plans are to provide the appropriate technical assessment to define the width of the foreshore/public open space reserve for the watercourse.*
2. *Condition 8 has been imposed in accordance with Better Urban Water Management Guidelines (WAPC 2008). Further guidance on the contents of urban water management plans is provided in 'Urban Water Management Plans: Guidelines for preparing and complying with subdivision conditions' (Published by the then Department of Water 2008).*
3. *The landowner/applicant is advised to liaise with the Shire of Mundaring regarding the retention and protection of any trees of significance on the site.*

4. *In regard to Condition 12, the landowner/applicant is advised that the location of the foreshore reserve is to be confirmed prior to ground disturbing activities on abutting land. The foreshore reserve is to be protected from disturbance during subdivisional works.*
5. *The landowner/applicant and the local government are advised to refer to the Institute of Public Works Engineering Australasia Local Government Guidelines for Subdivisional Development (current edition). The guidelines set out the minimum best practice requirements recommended for subdivision construction and granting clearance of engineering conditions imposed.*
6. *In regard to Condition 20, the required strategic water tank for firefighting purposes and its associated infrastructure should be installed/constructed to the standards as outlined in the Guidelines for Planning in Bushfire Prone Areas.*
7. *In regard to Condition 25, the landowner/applicant is advised that the road reserves, including the constructed carriageways, laneways, truncations, footpaths/dual use paths and car embayments, are to be generally consistent with the approved plan of subdivision.*
8. *In regard to Condition 25, the landowner/applicant is advised that to achieve the dark sky principles, new street lighting is to comply with a correlated colour temperature of 3,000 kelvins or less, shielded luminaires and in accordance with AS/NZS 4282:2019 – Control of the obtrusive effects of outdoor lighting.*
9. *In regard to Condition 26(c), the Shire of Mundaring advises that a contribution of \$264,717 (indexed for CPI) for external road upgrades is required.*
10. *In regard to Condition 31, Western Power provides only one underground point of electricity supply per freehold lot.*

The motion was put and carried

9.1 Shire of Irwin Local Planning Scheme No.5 Amendment No.19 (TPS/2829)

THIS ITEM IS CONFIDENTIAL

9.3 City of Cockburn Town Planning Scheme No. 3, Amendment No. 158 (TPS/2960)

THIS ITEM IS CONFIDENTIAL

9.4 City of Cockburn Town Planning Scheme No. 3, Amendment No. 166 (TPS/3122)

THIS ITEM IS CONFIDENTIAL

9.5 Shire of Waroona Local Planning Scheme No. 7, Amendment No. 43 (TPS/2987)

THIS ITEM IS CONFIDENTIAL

9.2 City of Belmont Local Planning Scheme No. 15 – Amendment No. 21 (TPS/3063)

THIS ITEM IS CONFIDENTIAL

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 10:00am on Tuesday, 11 June 2024.

There being no further business before the Committee, the Chairman thanked members for their attendance and declared the meeting closed at 10:29am.

CHAIRMAN

DATE