
Shire of Kalamunda

Planning Services Committee

Minutes for 2 August 2010



SHIRE OF KALAMUNDA

Index for Planning Services Committee Meeting Minutes 2 August 2010

1.0	OFFICIAL OPENING	2
2.0	ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE PREVIOUSLY APPROVED	2
3.0	PUBLIC QUESTION TIME.....	2
4.0	PETITIONS/DEPUTATIONS.....	2
5.0	APPLICATIONS FOR LEAVE OF ABSENCE.....	2
6.0	CONFIRMATION OF MINUTES OF PREVIOUS MEETING.....	2
7.0	ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION	2
8.0	MATTERS FOR WHICH MEETING MAY BE CLOSED.....	2
9.0	DISCLOSURE OF INTERESTS.....	3
10.0	REPORT TO COUNCIL	3
	50. Proposed Modified Planning & Development Policy - Framework for Assessing Requests for Variations to the Number of Car Parking Bays - Final Adoption	4
	51. Proposed Revocations of Planning and Development Policies - Various	7
	52. Local Planning Scheme No. 3 - Text Amendment Relating to the Use of Front Setbacks in Commercial and Industrial Zones.....	13
11.0	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	17
12.0	QUESTIONS BY MEMBERS WITHOUT NOTICE	17
13.0	QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN	17
14.0	URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION	17
15.0	MATTERS CLOSED TO THE PUBLIC.....	17
16.0	CLOSURE	17



Minutes of Planning Services Committee Held in the Council Chambers 2 Railway Road, Kalamunda 2 August 2010

1.0 OFFICIAL OPENING

- 1.1 The Chairman opened the meeting at 6.30 pm and welcomed Councillors and Staff.

2.0 ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE PREVIOUSLY APPROVED

2.1 ATTENDANCE

Councillors

Donald McKechnie	(SHIRE PRESIDENT) NORTH WARD
Sue Bilich	NORTH WARD
Maureen Robinson	(CHAIRMAN) SOUTH WEST WARD
Allan Morton	SOUTH WEST WARD
Noreen Townsend	SOUTH WEST WARD
Geoff Stallard	SOUTH EAST WARD
Frank Lindsey	SOUTH EAST WARD
Carol Everett	SOUTH EAST WARD
Peter Heggie	NORTH WEST WARD
Dylan O'Connor	NORTH WEST WARD

Members of Staff

James Trail	CHIEF EXECUTIVE OFFICER
Hazel Smallwood	A/DIRECTOR OF CORPORATE SERVICES
Kevin O'Connor	DIRECTOR OF COMMUNITY DEVELOPMENT
Clayton Higham	DIRECTOR OF PLANNING & DEVELOPMENT SERVICES
Mahesh Singh	DIRECTOR OF ENGINEERING SERVICES
Michelle Clark	EXECUTIVE ASSISTANT CHIEF EXECUTIVE OFFICER
Darrell Forrest	MANAGER GOVERNANCE
Peter Hayes	MANAGER BUSINESS AND STRATEGY
David Tomlinson	MANAGER OF STATUTORY PLANNING AND BUILDING SERVICES
Donna McPherson	MINUTE SECRETARY

Members of Public 0

Members of Press 0

2.2 Apologies

Martyn Cresswell NORTH WEST WARD

2.3 Leave of Absence Previously Approved

Margaret Thomas NORTH WARD

3.0 PUBLIC QUESTION TIME

A period of not less than 15 minutes is provided to allow questions from the gallery on matters relating to the functions of this Committee. For the purposes of minuting, these questions and answers are summarised.

3.1 Nil.

4.0 PETITIONS/DEPUTATIONS

4.1 Nil.

5.0 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Nil.

6.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

6.1 That the Minutes of the Planning Services Committee Meeting held on 12 July 2010 be confirmed as a true and correct record of the proceedings.

Moved: Cr Geoff Stallard

Seconded: Cr Carol Everett

CARRIED UNANIMOUSLY (10/0)

7.0 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

7.1 The Chairman advised Councillors have been issued with a new attachment to item 50 on the agenda.

8.0 MATTERS FOR WHICH MEETING MAY BE CLOSED

8.1 Nil.

9.0 DISCLOSURE OF INTERESTS

Disclosure of Financial and Proximity Interests

- (a) Members must disclose the nature of their interest in matters to be discussed at the meeting. (Sections 5.60B and 5.65 of the Local Government Act 1995).
- (b) Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting. (Sections 5.70 and 5.71 of the Local Government Act 1995)

9.1 Nil.

Disclosure of Interest Affecting Impartiality

- (a) Members and staff must disclose their interest in matters to be discussed at the meeting in respect of which the member or employee had given or will give advice.

9.2 Nil.

10.0 REPORT TO COUNCIL

Please Note:

Declaration of financial/conflict of interests to be recorded prior to dealing with each item.

<u>Item Number</u>	<u>Page No</u>
50. Proposed Modified Planning & Development Policy - Framework for Assessing Requests for Variations to the Number of Car Parking Bays - Final Adoption	4
51. Proposed Revocations of Planning and Development Policies - Various	7
52. Local Planning Scheme No. 3 - Text Amendment Relating to the Use of Front Setbacks in Commercial and Industrial Zones	13

Declaration of financial/conflict of interests to be recorded prior to dealing with each item.

50. «Subject»

Previous Items: PS-20/2010«Sundry_1_Data»
Responsible Officer: Director Planning and Development Services
Service Area: Planning Development Services
File Reference: OR-CMA-016«File_1»
Applicant: N/A
Owner: N/A

Attachment: Attachment 1 - DEV41 - Framework for Assessing Requests for Variations to the Number of Car Parking Bays.

PURPOSE

1. To consider whether to grant final adoption to the above Policy.

BACKGROUND

2. Local Planning Scheme No. 3 (LPS 3) foreshadows the development of policies to guide decision-making.
3. The Policy Register is currently being reviewed and, where considered necessary, amendments and draft policies are being presented for Council consideration.
4. Amended and draft policies are being considered for a number of reasons including consistency with updated legislation and Shire functions, recognition of the changing needs of the community and potential ambiguity or interpretation issues.
5. At its meeting in April 2010, Council resolved to advertise modifications to policies relative to the Planning & Development Directorate.

DETAILS

6. Local Planning Policy DEV41 - Framework for Assessing Requests for Variations to the Number of Car Parking Bays was advertised for public comment and is now before Council to consider final adoption. Refer to **(Attachment 1.)** for the draft modified policy DEV41 - Framework for Assessing Requests for Variations to the Number of Car Parking Bays.

STATUTORY AND LEGAL IMPLICATIONS

7. LPS 3 allows the Shire to prepare policies in respect to any matter related to the planning and development of the Shire. Policies may apply to a particular case or matter and throughout the Scheme area or in one or more parts of the Scheme area. The Scheme allows Council to amend or rescind its Planning Policies.
8. Clause 5.8.2 of LPS 3 allows Council to apply at its discretion, a greater or lesser requirement for car parking than that stipulated as the minimum requirement in Table 3 of the Scheme if, in its opinion, the proposed use is likely to demand a greater or lesser need for car parking bays having due regard to the scale and nature of the intended uses.
9. A Local Planning Policy is not part of the Scheme and does not bind the Council in its decision making, however, Council is to have due regard to the policy when making a decision.
10. Following the advertising of the policy, the Council may adopt the policy with or without modifications, or not proceed with the Policy. If Council resolves to adopt a policy, it publishes a notice in a newspaper circulating in the District. The policy will have effect upon publication of the notice.

POLICY IMPLICATIONS

11. If Council adopts the local planning policy, it will be included in the Shire's Policy Register.

PUBLIC CONSULTATION/COMMUNICATION

12. LPS 3 prescribes the procedure for advertising a Local Planning Policy. The policy was advertised once a week for two consecutive weeks in a newspaper circulating in the Scheme area and was on display at the Administration office.
13. At the end of the advertising period, no submissions had been received.

FINANCIAL IMPLICATIONS

14. Should Council adopt the modified planning policy there will be a cost involved in the notice being published in a district newspaper, however this is covered in the adopted budget.

STRATEGIC AND SUSTAINABILITY IMPLICATIONS

15. **Strategic Planning Implications**
 - The modified policy will assist in the procedural and governance aspects of the Shire's development control responsibilities.

16. Sustainability Implications**Social implications**

- The modified policy stipulates Shire requirements which will be applied so that the amenity of an area is not significantly impacted by a proposed land use.

Economic Implications

- Nil

Environmental Implications

- Nil

OFFICER COMMENT

17. LPS 3 allows Council to apply, at its discretion, a greater or lesser requirement for car parking than that stipulated as the minimum requirement in Table 3 of the Scheme. The proposed amended Local Planning Policy DEV41 - Framework for Assessing Requests for Variations to the Number of Car Parking Bays - provides guidance on when this will be applied.

18. Since advertising the modified policy the following principle has been removed:

“The Shire will generally not accept a reduction in the number of car parking bays required for speculative developments.”

This is because all applications will be assessed and determined on their merit and not using a theoretical approach.

19. The policy seeks to provide a balance between the needs of residents, as well as the need to retain the prevailing character of an area, without unreasonable intrusion. It will also assist in the procedural and governance aspects of the Shire's development control responsibilities. It is therefore recommended that it be granted final adoption.

COMMITTEE RECOMMENDATION TO COUNCIL PS 50/2010«Minute_No»

1. That modified Local Planning Policy DEV41 - Framework for Assessing Requests for Variations to the Number of Car Parking Bays is adopted and a notice to this effect be placed in a newspaper circulating in the district.

Moved: Cr Peter Heggie

Seconded: Cr Carol Everett

CARRIED UNANIMOUSLY (10/0)

Declaration of financial/conflict of interests to be recorded prior to dealing with each item.

51. Proposed Revocations of «Subject»Various

Previous Items: N/A«Sundry_1_Data»
 Responsible Officer: Director Planning and Development Services
 Service Area: Planning Development Services
 File Reference: OR-CMA-016«File_1»
 Applicant: N/A
 Owner: N/A

Attachments:

- Attachment 1 - DEV 5 - Caravan Park Proposals
- Attachment 2 - DEV 8 - Delegation of Authority – Approval of Building Plans
- Attachment 3 - DEV11 - Delegation of Authority – Issue of Stop Work Orders
- Attachment 4 - DEV17 - Igloo/Tunnel House Applications
- Attachment 5 - DEV18 - Noise Attenuation for Buildings in the Proximity of Perth Airport
- Attachment 6 - DEV29 - Refund of Building Licence Fees
- Attachment 7 - DEV31 - Road Closure Procedures - Roads, Rights of Way and Pedestrian Access Ways
- Attachment 8 - DEV 33 - Signs – Display of Portable Signs
- Attachment 9 - DEV 34 - Signs – General
- Attachment 10 - DEV35 - Stormwater Drainage
- Attachment 11 - DEV40 - Boundary Retaining Walls on Residential Land

PURPOSE

1. For Council to consider the revocation of various Planning Policies as contained in the Shire's Policy Register.

BACKGROUND

2. The Policy Register is currently being reviewed and, where considered necessary, amendments and revocations for Council consideration are being recommended.
3. Revocations are being considered for a number of reasons including ambiguity, requirements outlined in certain policies being the same as other documents (e.g. *2008 Residential Design Codes*) or interpretation issues, and therefore, are not adding value to the existing legislative position.

DETAILS

4. Council is requested to consider revoking the following policies:
 - DEV 5 – Caravan Park Proposals (**Attachment 1**)
 - DEV 8 – Delegation of Authority – Approval of Building Plans (**Attachment 2**)
 - DEV11 – Delegation of Authority – Issue of Stop Work Orders (**Attachment 3**)
 - DEV17 – Igloo/Tunnel House Applications (**Attachment 4**)
 - DEV 18 – Noise Attenuation for Buildings in the Proximity of Perth Airport (**Attachment 5**)
 - DEV29 - Refund of Building Licence Fees (**Attachment 6**)
 - DEV 31 – Road Closure Procedures – Roads, Rights of Way and Pedestrian Access Ways (**Attachment 7**)
 - DEV 33 – Signs – Display of Portable Signs (**Attachment 8**)
 - DEV 34 – Signs – General (**Attachment 9**)
 - DEV35 – Stormwater Drainage (**Attachment 10**)
 - DEV40 – Boundary Retaining Walls on Residential Land (**Attachment 11**)

5. Caravan Park Proposals

The WA Planning Commission's Planning Bulletin no. 49 (February 2001) outlines the requirements for assessing applications on caravan parks which will also be required to comply with the provisions of the *Caravan Parks and Camping Grounds Act 1995* and the *Caravan Parks and Camping Grounds Regulations 1997*.

6. Table 1 (the Zoning Table) of Local Planning Scheme No. 3 (LPS 3) stipulates the zones within which the use would be considered.

7. Clause 5.21 of LPS 3 stipulates the development requirements and matters to be considered for such land uses, so that the use does not have a detrimental impact on adjoining lots.

8. Clause 10.2 of LPS 3 stipulates what matters the Shire is to take into consideration when determining planning applications, these include:
 - “(i) the compatibility of a use or development with its setting;*
 - (n) the preservation of the amenity of the locality; and*
 - (o) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal.”*

9. The current policy DEV5 – Caravan Park Proposals simply repeats these requirements and does not add any further value to requirements for the assessment of such applications. The policy is therefore considered redundant and not required.

10. Delegation of Authority – Approval of Building Plans and Issue to Stop Work Orders

Local Planning Policies DEV8 and DEV11 outline the delegation issued to the Manager Building Services which is already listed in the Delegation Authority Register (PDA 1) current as at 21 June 2010. This advice is therefore in effect, a duplication of the delegated authority.

11. Igloo/Tunnel House Applications

Such land uses are considered to be outbuildings, the requirements for which are stipulated under the Residential Design Codes (R-Codes) and Local Planning Policy DEV20 – Outbuildings.

12. Clause 10.2 of LPS 3 also stipulates what matters the Shire is to take into consideration when determining planning applications as stated previously in this report.

13. The current policy DEV17 – Igloo/Tunnel House Applications simply repeats these requirements and does not add any further value to requirements for the assessment of such applications. The policy is therefore considered redundant and not required.

14. Noise Attenuation for Buildings in the Proximity of Perth Airport

The WA Planning Commission's State Planning Policy No. 5.1 – Land Use Planning In the Vicinity of Perth Airport stipulates requirements on the following matters:

- The design criteria for development in areas below 20 ANEF, between 20 and 25 ANEF and above 25 ANEF;
- Residential density allocations;
- Notification on titles;
- Noise insulation methods; and
- The implementation of the above matters.

15. Planning approvals issued for development within areas above 20 ANEF, include a condition requiring a notification be placed on the property Title notifying prospective owners of the noise impacts.

16. The design criteria and insulation methods are taken into consideration and relevant conditions imposed at the building licence application stage.

17. Clause 5.22 of LPS 3 outlines the requirements for notification to be placed on the Title of a property which falls within an area in excess of 20 ANEF.

18. The current policy DEV 18 – Noise Attenuation for Buildings in the Proximity of Perth Airport simply repeats these requirements and does not add any further value to requirements for the assessment of such applications. The policy is therefore considered redundant and not required.

19. Refund of Building Licence Fees and Road Closure Procedures – Roads, Rights of Way and Pedestrian Access Ways

The subject policies provide no planning guidance or requirements. They only

provide procedural advice for staff which is provided on information sheets.

20. Signs – General and Display of Portable Signs

The Shire's Signage Local Laws stipulate requirements for the size, location and amount of signage permitted depending on the type of signage proposed.

21. Where a provision of the policies DEV 33 – Signs – Display of Portable Signs and DEV 34 – Signs – General is inconsistent with a local law, the provision of the local law prevails.

22. The subject policies repeat local law requirements and do not add any further value to requirements for the assessment of such applications. The policies are therefore considered redundant and not required.

23. Stormwater Drainage – Subdivision Applications

The Institute of Public Works Engineering Australia Local Government Guidelines and Australian Standards outline the method, size and location requirements with regard to drainage.

24. Local Planning Policy DEV35 provides no planning guidance or requirements. It only provides procedure advice which is provided in an information sheet. Therefore this is a redundant policy.

25. Boundary Retaining Walls on Residential Land

The current policy DEV40 – Boundary Retaining Walls simply repeats the following requirements of the R-Codes:

- Setback requirements – clause 6.3.3, tables 1, 2a and 2b, and figure 3
- Site Work Requirements (Excavation of fill) – clause 6.6.1
- Visual Privacy – clause 6.8.1

26. Therefore the subject policy does not add any further value to requirements for the assessment of such applications, and is considered redundant and not required.

STATUTORY AND LEGAL IMPLICATIONS

27. LPS 3 allows the Shire to prepare policies in respect to any matter related to the planning and development of the Shire. Policies may apply to a particular class or matter and throughout the Scheme relate to one or more parts of the Scheme area. The Scheme allows Council to amend or rescind its planning policies.

28. A Local Planning Policy is not part of the Scheme and does not bind the Council in its decision making; however, Council is to have due regard to the Policy when making a decision.

POLICY IMPLICATIONS

29. If Council revokes the Policies, they will be removed from the Shire's Policy Register.

PUBLIC CONSULTATION/COMMUNICATION

30. There is no Scheme requirement for the policies to be advertised prior to being revoked. Should Council revoke the policies, a notice of revocation will be published once a week for 2 consecutive weeks in a newspaper circulating in the Shire area, in accordance with clause 2.5(b) of Local Planning Scheme No.3.

FINANCIAL IMPLICATIONS

31. There will be a cost involved in publishing a notice of revocation, this is, however, covered in the adopted budget.

STRATEGIC AND SUSTAINABILITY IMPLICATIONS

32. **Strategic Planning Implications**
- The removal of the policies will assist with determining applications.
33. **Sustainability Implications**
- Social implications**
- Nil
- Economic Implications**
- Nil
- Environmental Implications**
- Nil

OFFICER COMMENT

34. The subject local planning policies are redundant due to the requirements being already stipulated in either LPS 3, the R-Codes, State policies and Regulations as mentioned in the Details section of this report. It is therefore recommended that the policies be revoked by Council.

COMMITTEE RECOMMENDATION TO COUNCIL «Minute_No» 51/2010

1. That Council revokes the following planning policies in accordance with clause 2.5 of Local Planning Scheme No 3:
- DEV 5 – Caravan Park Proposals
 - DEV 8 – Delegation of Authority – Approval of Building Plans
 - DEV11 – Delegation of Authority – Issue of Stop Work Orders
 - DEV17 – Igloo/Tunnel House Applications
 - DEV 18 – Noise Attenuation for Buildings in the Proximity of Perth Airport
 - DEV29 - Refund of Building Licence Fees
 - DEV 31 – Road Closure Procedures – Roads, Rights of Way and Pedestrian Access Ways
 - DEV 33 – Signs – Display of Portable Signs

-
- DEV 34 – Signs – General
 - DEV35 – Stormwater Drainage
 - DEV40 – Boundary Retaining Walls on Residential Land

2. A notice of revocation be published once a week for 2 consecutive weeks in a newspaper circulating in the Shire area.

Moved: Cr Geoff Stallard

Seconded: Cr Carol Everett

CARRIED UNANIMOUSLY (10/0)

Declaration of financial/conflict of interests to be recorded prior to dealing with each item.

52. Local Planning Scheme No. 3 - Text Amendment Relating to the Use of Front Setbacks in Commercial and Industrial Zones

Previous Items: Nil«Sundry_1_Data»
Responsible Officer: Director Planning and Development Services
Service Area: Planning Development Services
File Reference: PG-LPS-003«File_1»
Applicant: Nil
Owner: N/A

Attachments: Nil

PURPOSE

1. For Council to consider initiating an amendment to Local Planning Scheme No. 3 (LPS 3) text relating to the use of street setback areas.

BACKGROUND

2. Currently clauses 5.15.3 (for commercial zones) and 5.16.1 (for industrial zones) stipulate that the land located between a street alignment and buildings shall not be used for any other purpose than one or more of the following:
 - i a means of vehicular or pedestrian access;
 - ii the daily parking of vehicles used by employees and customers;
 - iii the loading and unloading of vehicles; and
 - iv landscaping.
3. Clause 5.16.1 of LPS 3 also states the following:

“No such area shall be used for the parking of vehicles displayed for sale or which are being wrecked or repaired, or for the stacking or storage of fuel, raw materials, products, or by-products, or wastes of manufacture.”
4. Trade Display is a use class in LPS 3 which can currently be considered in Commercial and Industrial zoned areas, however clauses 5.15.3 and 5.16.1 of LPS 3 do not permit trade display to occur in street setback areas; a common occurrence in these zones due to the type of businesses which can be permitted.

DETAILS

5. It is recommended that the following purpose for setback areas be added to clause 5.15.3 and 5.16.1 in LPS 3:
“(v) trade display.”
6. It is also recommended that the following paragraph be deleted from clause 5.16.1:
“No such area shall be used for the parking of vehicles displayed for sale or which are being wrecked or repaired, or for the stacking or storage of fuel, raw materials, products, or by-products, or wastes of manufacture.”
7. The following provision be included under clause 5.16.1 in place of the above paragraph:
“No such area shall be used for the storage of motor vehicles, machinery, equipment or materials which are being wrecked or repaired, or for the stacking or storage of fuel, raw materials, products or by-products or wastes of manufacture, other than as provided for under sub-paragraph (v) above.”

STATUTORY AND LEGAL IMPLICATIONS

8. The *Town Planning Regulations 1967* establish procedures relating to amendments to local planning schemes. If Council decides to initiate the proposed amendment, then ultimately the amendment will be determined by the Minister for Planning.
9. The use Trade Display is defined under Schedule 1 (Land Use Definitions) of LPS 3 as being:
“Premises used for display of trade goods and equipment for the purpose of advertisement.”
10. Table 1 (the Zoning Table) of LPS 3 indicates that trade display would be considered by the Shire on District Centre, Commercial, Mixed Use, Light Industry or General Industry zoned properties.
11. Clause 10.2 of LPS 3 stipulates what matters the Shire is to take into consideration when determining planning applications, these include:
“(i) the compatibility of a use or development with its setting;
(n) the preservation of the amenity of the locality; and
(o) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal.”

POLICY IMPLICATIONS

12. Nil

PUBLIC CONSULTATION/COMMUNICATION

13. Should the amendment documents be adopted by Council, the Amendment will be formally advertised for 42 days in accordance with the provisions of the *Town Planning Regulations 1967*, without reference to the Western Australian Planning Commission.
14. The amendment will be advertised in the form of a notice being published in a newspaper circulated within the district.

FINANCIAL IMPLICATIONS

15. There will be a cost involved in the advertising of the proposed amendment, however this is covered in the adopted budget.

STRATEGIC AND SUSTAINABILITY IMPLICATIONS

16. **Strategic Planning Implications**
The amendment will assist in the procedural aspects of the Shire's development control responsibilities.
17. **Sustainability Implications**
Social implications
 - The proposed amendment will be applied so that the amenity of an area is not significantly impacted by a proposed land use.**Economic Implications**
 - Nil**Environmental Implications**
 - Nil

OFFICER COMMENT

18. Clauses 5.15.3 and 5.16.1 of LPS 3 currently do not permit trade display to occur in street setback areas despite being a common occurrence in Commercial and Industrial zoned areas due to the type of businesses permitted there (e.g. motor vehicle sales).
19. The main reasons for including the potential impact trade display will have on the amenity of an area, and the risk it poses to vehicular and pedestrian safety and movement.
20. Should LPS 3 be amended and trade display be permitted in the street setback areas of properties within a zone where such a use can be considered under Table 1 (Zoning Table), any planning application will be assessed in accordance with the provisions of the Scheme.
21. Such applications include those for the use class Trade Display and any business for which trade display is an incidental use (e.g. Motor Vehicle Sales), and these will be assessed against the provisions outlined under clause 10.2 of LPS 3 amongst

others.

22. Only those purposes listed under clause 5.15.3 of LPS 3 will be permitted within street setback areas, and items such as wrecked vehicles will be required to be relocated so as to be out of view from the street.
23. The proposed amendment will assist with the Shire's development control responsibilities, it is therefore recommended that Council initiates the amendment.

COMMITTEE RECOMMENDATION TO COUNCIL PS 52/2010«Minute_No»

1. That Council initiates the amendment to Local Planning Scheme No. 3 in accordance with the following:

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME
SHIRE OF KALAMUNDA
LOCAL PLANNING SCHEME NO. 3
AMENDMENT NO.

Resolved that Council, in pursuance of Part 5 of the Planning and Development Act 2005, amends the above Local Planning Scheme as follows:

- (a) Include the following purpose as highlighted, in clause 5.15.3 and 5.16.1:

- “(i) a means of vehicular or pedestrian access;*
- “(ii) the daily parking of vehicles used by employees and customers;*
- “(iii) the loading and unloading of vehicles;*
- “(iv) landscaping; and*
- “(v) trade display.”*

- (b) Delete the following provision from clause 5.16.1 of Local Planning Scheme No. 3:

“No such area shall be used for the parking of vehicles displayed for sale or which are being wrecked or repaired, or for the stacking or storage of fuel, raw materials, products, or by-products, or wastes of manufacture.”

- (c) Include the following provision in clause 5.16.1:

“No such area shall be used for the storage of motor vehicles, machinery, equipment or materials which are being wrecked or repaired, or for the stacking or storage of fuel, raw materials, products or by-products or wastes of manufacture, other than as provided for under sub-paragraph (v) above.”

Moved: Cr Carol Everett

Seconded: Cr Geoff Stallard

CARRIED UNANIMOUSLY (10/0)

11.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

11.1 Nil.

12.0 QUESTIONS BY MEMBERS WITHOUT NOTICE

12.1 Nil.

13.0 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

(Questions Taken on Notice 12 July 2010)

13.1 Religious Headquarters in the Shire of Kalamunda. (Cr Robinson)

Q. Are there any other regional or state headquarters of religious denominations within residential areas in the Shire of Kalamunda?

A.1 Shire staff are aware of the land uses that are defined as “Place of Worship” within the Shire, but not necessarily if they are considered to be regional or state headquarters by the individual organisations.

14.0 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

14.1 Nil.

15.0 MATTERS CLOSED TO THE PUBLIC

15.1 Nil.

16.0 CLOSURE

There being no further business, the Chairman declared the meeting closed at 6.43 pm.

I confirm these Minutes to be a true and accurate record of the proceedings of this Council.

Signed.....Chairman

Dated thisday of.....2010