

2.1: PLANNING AND DEVELOPMENT COMMITTEE

Proponent : City of Albany
Responsible Officer(s) : Executive Director Planning and Development Services

ITEM 2.1: COMMITTEE RECOMMENDATION 1
VOTING REQUIREMENT: SIMPLE MAJORITY

THAT the minutes of the Planning and Development Committee meeting held on 2012, as previously distributed, be CONFIRMED as a true and accurate record of proceedings.



PLANNING AND DEVELOPMENT COMMITTEE

MINUTES

for the meeting held on Tuesday 28 August 2012,
in the Margaret Coates Boardroom, City Office, North Road, Albany

(File Ref: LP.MEE.1/ AM1225931)

1.0 ATTENDANCE

Councillors:	
D Wellington	Mayor
G Stocks	Councillor
D Dufty	Councillor
S Bowles	Councillor
V Calleja Chairperson	Councillor
C Holden	Councillor
A Horton (Filling in for R Sutton)	Councillor
Committee Members:	
Staff:	
Acting Chief Executive Officer	Linda Hill
Executive Director Planning and Development Services	D Putland
PA to Executive Director Planning and Development Services.	J Cobbold
Senior Planning Officer	J Van Der Mescht
Senior Planning Officer	T Wenbourne
Senior Project Planner	A Nichol
Planning Officer	C McMurtrie
Non Committee Members	
G Gregson	Councillor
Y Attwell	Deputy Mayor
Apologies/Leave of Absence:	
R Sutton	Councillor
R Hammond	Councillor
Mr Rod Harris	Member

Deputy Mayor Atwell requested to speak on matters as an observer if and when something comes up. The Chairperson agreed and offered to all observers.

2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RECOMMENDATION:

MOVED: MAYOR WELLINGTON
SECONDED: CR BOWLES

THAT the unconfirmed minutes of the Planning and Development Committee meeting held on 26 June 2012, as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

As no quorum was achieved at the previous meeting held on 24 July 2012, there are no minutes recorded.

Carried: 6-0

3.0 DISCLOSURE OF INTEREST

Name	Item Number	Nature of Interest
Councillor G Stocks	4.1	Councillor Stocks is the Employer of the owner. Councillor Stocks left the room through the discussion.

4.0 ITEMS FOR DISCUSSION

4.1

Discussion on setbacks e.g. Lot 311 Byland Place McKail Planning application for a shed was not approved due to non compliance with scheme setbacks.

City of Albany staff met the owner on site and an agreement was reached with the owner to put in an application with a 4 metre setback on the rear boundary (1 metre relaxation) but he would reorient the access to his shed and put 7 metre off the side. City of Albany staff also suggested he could put flat water tanks on the side of the shed, and this could be approved under delegated authority. He has accepted the suggestion and waiting on adjoining owner comments.

This is a special residential subdivision part of the rezoning, it is 2000square metre lot, part of the design for the subdivision, the proponent of the subdivision came up with those prescribed setbacks because their vision was to create a sense of openness.

4.1.1 Outbuildings Policy

The changes that were requested at the last Committee Meeting have been made and revised. Adrian Nichol presented the changes to the Committee Meeting.

- **Definition – “Outbuilding”** means an enclosed non-habitable structure that is ancillary to and detached from any dwelling.
- Current provisions allow for too large a shed on small properties and dominate the character of the lot.

- A new row was added to the Outbuilding specifications table
Lots less than 450m² the size of the shed has to be less than 60m² or 10% of the site area whichever is the lesser.
- Suggestion was made to rewrite the first clarification in the document to make it more understandable.
- Look at the potential to increase the allowable sizes for sheds on 4hectare lots and above and see whether or not it's something that if there is an application, if it goes to Council we put in the policy that it is discretion of Council to consider it on its merits.

Discussion was raised in relation to the ability to live in outbuildings.

- It is possible to live in a structure that looks like an outbuilding as long as it is developed in accordance with Class 1A Standards, defined in the Building Codes of Australia. i.e. insulated, solar penetration, all amenities, sealed membrane.

4.2 FINAL ADOPTION OF AMENDMENT – PT LOT50 NANARUP ROAD, KALGAN

ITEM 4.2: RECOMMENDATION

**MOVED:MAYOR WELLINGTON
SECONDED: CR DUFTY**

THAT Council;

1. In pursuance of section 75 of the Planning and Development Act 2005 and Regulation 17(2) of the Town Planning Regulations 1967 **FINALLY ADOPTS WITH MODIFICATIONS** Amendment No. 303 to Town Planning Scheme No.3 subject to following modification;
 - i. Include scheme provisions requiring the preparation of a detailed Subdivision Guide Plan (to be adopted by the City) prior to any subdivision or development, based on the additional information required by the City of Albany and WAPC as detailed in the attached Schedule of Submissions.

NOTES the staff recommendations within the attached Schedule of Submissions and ENDORSES the recommendations in the attached Schedule of Modifications.

CARRIED: 7-0

4.3 FINAL APPROVAL OF AMENDMENT – LOT 50 CHESTER PASS ROAD, KING RIVER

ITEM 4.3 RESOLUTION

**MOVED:CR HOLDEN
SECONDED:CR HORTON**

THAT Council:

- 1) In pursuance of section 75 of the *Planning and Development Act 2005* and *Regulation 17(2)* of the *Town Planning Regulations 1967* **ADOPTS SUBJECT TO MODIFICATION** Amendment No. 299 to Town Planning Scheme No. 3 for

the purposes of:

- i) Rezoning Lot 50 Chester Pass Road, King River from the Rural Zone to Special Rural Zone No. 41 and amending the Scheme Maps accordingly; and
 - ii) Inserting provisions relating to the subdivision development and use of Special Rural Area 41 into Schedule I of the Scheme Text.
- 2) **NOTES** the staff recommendations within the attached Schedule of Submissions and **ENDORSES** those recommendations.

CARRIED: 7-0

4.4 RECONSIDERATION OF MORATORIUM ON SCHEME AMENDMENT REQUESTS/AMENDMENTS DURING PREPARATION OF LOCAL PLANNING SCHEME NO.1

**ITEM 4.4: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: CR STOCKS
SECONDED: CR DUFTY**

That Council:

- 1) **ADVISE** Albany town planning consultancies and advertise publically that the present moratorium on considering any new scheme amendment requests and/or scheme amendments will remain in place until the submissions received on draft Local Planning Scheme No. 1 have been determined by Council.
- 2) **RECONSIDER** the moratorium period as soon as practicable after referring the Schedule of Submissions and draft Local Planning Scheme No. 1 to the WA Planning Commission/Minister for final approval.

CARRIED: 7-0

5.0 ITEMS TO BE DISCUSSED AT FUTURE MEETINGS

Outbuildings Policy – Draft policy 2A

6.0 GENERAL DISCUSSION

7.0 DATE OF NEXT MEETING:

Tuesday 25th September 2012

8.0 CLOSURE OF MEETING

The Chair declared the meeting closed at 7.10 pm.