

Rachel Halton

From: David Waller
Sent: Tuesday, 4 July 2017 5:18 PM
To: Carly Kroczek
Cc: Gary Rogers
Subject: FW: Proposed Baldvis District Sporting Complex - Lots 4, 103, 105 & 105 (No's 531-553) Eighty Road, Baldvis

Hi Carly

Response from the Department of Planning.

Regards

David Waller - Coordinator Statutory Planning
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From: Page-Croft, Frances [mailto:Frances.Page-Croft@planning.wa.gov.au]
Sent: Tuesday, 4 July 2017 5:16 PM
To: David Waller
Subject: Proposed Baldvis District Sporting Complex - Lots 4, 103, 105 & 105 (No's 531-553) Eighty Road, Baldvis

Hi David

Thankyou for your email of the 21 June 2017 regarding the proposed Baldvis District Sporting Complex as detailed in the supporting information. I have reviewed the proposed works with my planning manager, Paul Sewell, and I can advise the following:

It is understood that the works proposes development on land zoned Rural under the Metropolitan Region Scheme (MRS) and the City's Town Planning Scheme No.2.

The proposed works are deemed to be public works under the Public Works Act 1902. Therefore planning approval under the MRS is not required by the City of Rockingham. This does not obviate the need for the City to obtain the necessary licences/approvals required by other legislation.

You have noted that the local government is required to comply with section 6 (2) and (3) of the *Planning and Development Act 2005* whereby the local government:

- have regard to the purpose and intent of the region planning scheme;
- have regard to the orderly and proper planning and the preservation of the amenity of that locality; and
- consult the WAPC to ensure that the public work will comply with subsection (2).

Please be advised that on behalf of the WAPC this communication constitutes consultation with the Commission. The WAPC is satisfied that the proposal has regard to the purpose and intent of the use of the zone and is consistent with orderly and proper planning and preservation of amenity.

It is recommended that public consultation is undertaken as part of the development process.

I trust that this is of assistance.

Best regards

Frances Page-Croft | Senior Planning Officer | Perth and Peel Planning
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Department of Planning, Lands and Heritage

The departments of Planning, Lands, State Heritage and the Aboriginal heritage and land functions of the Department of Aboriginal Affairs have been amalgamated to form the new Department of Planning, Lands and Heritage.

From: David Waller [<mailto:David.Waller@rockingham.wa.gov.au>]
Sent: Wednesday, 21 June 2017 4:13 PM
To: Sewell, Paul
Cc: Carly Kroccek
Subject: Proposed Baldivis District Sporting Complex - Lots 4, 103, 105 & 105 (No's 531-553) Eighty Road, Baldivis

Hi Paul

The City is progressing plans for the development of a District Sporting Complex for Baldivis at Lots 4, 103, 105 & 105 (No's 531-553) Eighty Road, Baldivis.

The proposed development is to be undertaken on land zoned 'Rural' under the Metropolitan Region Scheme (MRS) and the City's Town Planning Scheme No.2

Due to population growth and lack of active open space in Rockingham in general, and in particular the Baldivis area, a district level sporting facility is required. The facility is proposed to be built in four stages with overall cost of \$36 million dollars. The total site area is approximately 20 hectares and Stage 1 is anticipated to commence 2017/2018. The City has recently purchased the land and I have attached a copy of a very draft concept plan which has been developed for the site.

The proposal involves the following:-

- Indoor Sporting complex of 5,600,2 (multipurpose courts and associated rooms, offices etc);
- Pavilion/Clubroom building with a floor area of 1170m²;
- 4 AFL size ovals with 2 cricket and 2 footy pitches;
- 14 netball courts;
- 8 tennis courts;
- Floodlighting of ovals;
- Car parking and bus bays;

The City is proposing to undertake a number of reports/investigations as part of its own due diligence:-

- Traffic report;
- Environmental report;
- Nutrient Irrigation Management Plan;
- Water Management Plan;
- Bushfire Management and Emergency Evacuation Plan;

At this stage, I am just after a response on whether you would agree the works would be categorised as public works (as defined in the *Public Works Act 1902*) and therefore would be exempt from requiring approval (under the Metropolitan Region Scheme and the City's Town Planning Scheme No.2), in accordance with Section 6 of the *Planning and Development Act 2005* (Act).

If you agree the proposed works are deemed to be public works under the Public Works Act 1902, I would also seek comment on whether the WAPC is satisfied the proposal will comply with section 6 (2) and (3) of the *Planning and Development Act 2005*. The proposal is a preliminary concept only and is subject to finalise design and consideration of the outcomes of the further reports mentioned above.

Public Works Act 1902

public work and work mean and include —

(a) *every work which the Crown, or the Governor, or the Government of Western Australia, or any Minister of the Crown or any local authority is authorised to undertake under this or any other Act;...*

(l) *parks or gardens or grounds for public recreation or places for bathing, and for the reclamation of land for or in connection therewith;*

Regards





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DISCLAIMER: The department acknowledges the Aboriginal peoples of Western Australia as the traditional custodians of this land, and we pay our respects to their Elders, past and present.

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