



Our Ref : 32-50045-7
Enquiries : Eleanor Richards (Ph 6551 9284)

Application for Approval to Commence Development plans dated 24 August 2020 received 24 August 2020.

Lot Number	: 1 & 3
Plan / Diagram	: Diagram 26715
Volume/Folio	: 1425/934, 1425/936
Locality	: 34 Goddard Street, Lathlain
Owner	: Town Of Victoria Park 99 Shepparton Road VICTORIA PARK WA 6100

Under the provisions of the *Planning and Development Act 2005* this application has been referred for determination by the Western Australian Planning Commission.

The application has now been considered by the Commission and the formal notice setting out the terms of the decision is attached.

A copy of this decision has been forwarded to the Local Government for information.

Should the applicant be aggrieved by this decision there is a right to apply for a review pursuant to the provisions of Section 252 of the *Planning and Development Act 2005*. Such an application for review must be submitted to the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH WA 6000 in accordance with Part 14 of the *Planning and Development Act 2005*. It is recommended that you contact the State Administrative Tribunal for further details (telephone 9219 3111) or go to its website: <http://www.sat.justice.wa.gov.au>.

ADVICE TO APPLICANT:

1. Regarding Condition 1, to accommodate crowds of greater than 3,500 spectators after the three year period, a new development application will be required.
2. Regarding Condition 2, this restriction applies to fixtured games only. Games that are not open to the public, are not included in this figure.



3. The Travel Plan referred to in Condition 3 is to address (amongst other matters) car and alternative travel modes, including initiatives and actions to encourage spectators to use public transport to get to and from the venue.

A handwritten signature in black ink, appearing to read "S Fagan".

Ms Sam Fagan
Secretary
Western Australian Planning Commission
22 December 2020



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PLANNING AND DEVELOPMENT ACT 2005

Town of Victoria Park

APPROVAL TO COMMENCE DEVELOPMENT

Name and Address of Owner and Land on which Development Proposed:

Owner	:	Town Of Victoria Park 99 Shepparton Road VICTORIA PARK WA 6100
Lot Number	:	1 & 3
Plan / Diagram	:	Diagram 26715
Volume/Folio	:	1425/934, 1425/936
Locality	:	34 Goddard Street, Lathlain
Application Date	:	24 August 2020
Application Receipt	:	24 August 2020
Development Description	:	Increased Crowd Capacity

The application for approval to commence development in accordance with the plans submitted thereto is granted subject to the following condition(s):

1. For a period of three years from the date of this approval, no more than 6,500 spectators are to attend the site at any time. After that three year period, no more than 3,500 spectators are to attend the site at any time and the approval for 6,500 spectators shall lapse and be of no further effect.
2. No more than 45 game days are permitted per year, of which no more than three are to be Australian Football League (AFL) 'pre-season' men's games (currently called AFL Marsh Community series). Fixtures are to be provided to the Town prior to the commencement of each season.
3. Prior to commencement of the development a Transport Impact Assessment, Parking and Traffic Management Plan and a Travel Plan are to be submitted and thereafter implemented to the specifications of the Town of Victoria Park and



satisfaction of the Western Australian Planning Commission on the advice of the Town of Victoria Park.

4. Prior to commencement of the development an acoustic report demonstrating compliance with relevant environmental requirements is to be submitted and thereafter implemented to the specifications of the Town of Victoria Park and satisfaction of the Western Australian Planning Commission on the advice of the Town of Victoria Park.

If the development the subject of this approval is not substantially commenced within a period of two years from the date of this letter, the approval shall lapse and be of no further effect. Where an approval has so lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.

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Ms Sam Fagan
Secretary
Western Australian Planning Commission
22 December 2020