



Metro Outer Joint Development Assessment Panel Minutes

Meeting Date and Time: Tuesday, 7 February 2023; 9:30am
Meeting Number: MOJDAP/228
Meeting Venue: Electronic Means

This DAP meeting was conducted by electronic means (Zoom) open to the public rather than requiring attendance in person

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Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



Attendance

DAP Members

Mr Eugene Koltasz (Presiding Member)
Ms Karen Hyde (Deputy Presiding Member)
Mr Jason Hick (Third Specialist Member)

Item 8.1

Mayor Rhys Williams (Local Government Member, City of Mandurah)
Deputy Mayor Caroline Knight (Local Government Member, City of Mandurah)

Item 8.2

Cr Phoebe Corke (Local Government Member, City of Cockburn)
Deputy Mayor Tom Widenbar (Local Government Member, City of Cockburn)

Officers in attendance

Item 8.1

Mr Aaron Lucas (City of Mandurah)
Ms Danni Briggs (City of Mandurah)

Item 8.2

Mr David King (City of Cockburn)

Minute Secretary

Mr Stephen Haimes (DAP Secretariat)

Applicants and Submitters

Item 8.1

Mr Oliver Basson (Planning Solutions)

Item 8.2

Ms Melanie Cox (Planning Solutions)
Mr Marc Re (Planning Solutions)

Members of the Public / Media

There was 1 member of the public in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:31am on 7 February 2023 and acknowledged the traditional owners and paid respect to Elders past and present of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2020 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



1.1 Announcements by Presiding Member

The Presiding Member advised that in accordance with Section 5.16 of the DAP Standing Orders 2020 which states '*A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.*', the meeting would not be recorded.

This meeting was convened via electronic means (Zoom). Members were reminded to announce their name and title prior to speaking.

2. Apologies

Nil.

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of Interests

Nil.

7. Deputations and Presentations

- 7.1 Mr Oliver Basson (Planning Solutions) addressed the DAP in support of the recommendation for the application at Item 8.1.

The presentation at Item 7.1 was heard prior to the application at Item 8.1.

- 7.2 Ms Melanie Cox (Planning Solutions) addressed the DAP in support of the recommendation for the application at Item 8.2 and responded to questions from the panel.

- 7.4 The City of Cockburn addressed the DAP in relation to the application at Item 8.2 and responded to questions from the panel.

The presentations at Items 7.2 - 7.3 were heard prior to the application at Item 8.2.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 No 16 (Lot 512) Hungerford Avenue, Halls Head

Development Description: Proposed Child Care Premises
Applicant: Planning Solutions
Owner: Cape Bouvard Developments Pty Ltd
Responsible Authority: City of Mandurah
DAP File No: DAP/22/02369

REPORT RECOMMENDATION

Moved by: Cr Caroline Knight

Seconded by: Cr Rhys Williams

That the Metro Outer JDAP resolves to:

1. **Approve** DAP Application reference DAP/22/02369 and accompanying plans (Plan Nos 2809-2 Rev B, 2809-3 Rev B and 2809-4 Rev B) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Mandurah Local Planning Scheme No. 12, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the City of Mandurah, including the following modifications illustrated in red ink:
 - a. Acoustic fencing on the south west boundary shall be reduced to 1.8m in height within the 2m street setback area (Hungerford Avenue), gradually increasing in height to 3.6m at the 4m street setback line.
 - b. The acoustic fence abutting No 24 Hungerford Avenue, shall be rendered and painted on the adjoining property side.
3. All uncovered car parking bays to be in accordance with Australian Standard AS2890.1. Any bays adjacent to kerbs or for those bays that are to be used for disabled parking, shall be in accordance with Australian Standards AS1428.1.

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Prior to Construction

4. All plant including, air conditioning units, cool room motors and fans, etc are to be located and constructed in a manner that complies with the requirements of the *Environmental Protection (Noise) Regulations 1997* and the recommendations of the Environmental Acoustic Assessment by Herring Storer Acoustics, Report 30188-2-22284 (dated 28 October 2022). A verification report is to be provided to the City of Mandurah prior to construction, for review of the noise levels.
5. Prior to the commencement of site works, a detailed stormwater plan must be submitted to and approved by the City of Mandurah showing all stormwater from roofed and paved areas being collected and disposed of on-site in accordance with water sensitive design principles.
6. Prior to the commencement of site works, a Construction Management Plan shall be submitted to and approved by the City of Mandurah. The Plan must detail how the site will be managed during and after works are completed, in order to minimise issues associated with dust/sand, erosion, noise, vibration, traffic and general construction issues. The approved plan must thereafter be implemented to the satisfaction of the City of Mandurah.

Prior to Occupation

7. Prior to the occupation of the development, a vehicle crossover is to be constructed to the specification and satisfaction of the City of Mandurah. Once constructed, the vehicle cross over shall be maintained at all times to the satisfaction of the City of Mandurah. During construction, the existing landscaping, footpaths, infrastructure and associated brick paved areas within the road reserve shall be protected and/or re-instated to the satisfaction of the City of Mandurah.
8. Prior to the commencement of the use, vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed, drained, kerbed, marked (including loading and disabled bays), and thereafter maintained to the specification and satisfaction of the City of Mandurah.
9. The approved Landscaping Plan dated 31 October 2022 shall be fully implemented prior to occupation and thereafter maintained to the satisfaction of the City of Mandurah.
10. The approved Waste Management Plan dated 31 October 2022 shall be fully implemented prior to occupation and thereafter maintained to the satisfaction of the City of Mandurah. The bin storage area shall be constructed to the minimum specifications for a suitable enclosure under the *Waste Management Amendment Local Law 2012*.

Ongoing Conditions

11. The conclusions and recommendations made in the Environmental Acoustic Assessment by Herring Storer Acoustics, Report 30188-2-22284 (dated 28 October 2022), shall be fully implemented to the satisfaction of the City of Mandurah.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



12. The hours of operation shall be limited to 6:30am to 6:30pm Monday to Friday and shall not occur at any time on Saturdays and Sundays. The outdoor play area is not to be used prior to 7am, unless otherwise agreed in writing by the City of Mandurah.
13. All delivery vehicles must be located entirely on the site, and have their engines and refrigeration units turned off during loading and unloading of goods associated with the use of the site, and shall only access the site during the 'day period' of 7:00am to 7:00pm Monday to Saturday, and 9:00am to 7:00pm Sunday and Public Holidays to the satisfaction of the City of Mandurah.
14. Waste collection is only permitted between the period of 7am to 7pm Monday to Saturday and 9am and 7pm Sundays and Public Holidays, unless otherwise approved by the City of Mandurah.
15. No parking or display of vehicles and/or equipment is to occur within the road verge area at any time.
16. The existing infrastructure and trees located within the road reserve shall be protected during the construction process period with any damage to the infrastructure being repaired to the satisfaction of the City of Mandurah.
17. Security, building, signage and carpark lighting must be located, designed and installed to prevent excess light spillage from the development and must comply with AS4282 Control of the Obtrusive Effects of Outdoor Lighting and other relevant lighting standards.

Advice Notes

1. Prior to any work commencing, an application for a building permit is to be submitted to and approved by the City of Mandurah.
2. The applicant must submit a noise management plan if construction work will occur outside the hours of 7am to 7pm on Monday to Saturday.
3. The kitchen facility to fully comply with the requirements of the *Food Act 2008* and subsidiary legislation. Guidance on the design and construction requirements for food premises can be found in the City's Guidelines for the fit out & construction of a food premises available from [Food Business Guidelines for Design, Operation and Construction](#).
4. The applicant must apply for registration of a food business as required by the *Food Act 2008*. The business must not trade until a Registration certificate has been issued by the City's Health Services.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



5. Any installation of a grease trap within the premises shall be subject to the following conditions:
- approval for the installation from the City and the Water Corporation of WA;
 - the trap shall be constructed of solid impervious materials sealed to prevent the escape of odours;
 - the door shall be fitted with a gasket to provide a seal when closed; and independent access to the trap for cleaning purposes shall be provided.

The Report Recommendation was put and CARRIED UNANIMOUSLY.

REASON: The Panel considered that the that the proposed development was in keeping with the Planning framework for the locality and the use provides an appropriate transition between the residential and commercial uses each side of the site. It has been designed to ensure minimal impact on nearby residential uses with acoustic fencing, restriction on operating hours and vehicle access located strategically on the southern end of the site.

Cr Rhys Williams and Cr Caroline Knight (Local Government Members, City of Mandurah) left the panel at 9:38am.

Cr Phoebe Corke and Cr Tom Widenbar (Local Government Members, City of Cockburn) joined the panel at 9:38am.

8.2 Lot 3 (#642) Rockingham Road, Lake Coogee

Development Description:	Child Care Premises
Applicant:	Planning Solutions
Owner:	Herman Property Pty Ltd ATF The Herman Property Trust
Responsible Authority:	City of Cockburn
DAP File No:	DAP/22/02368

REPORT RECOMMENDATION

Moved by: Cr Phoebe Corke

Seconded by: Cr Tom Widenbar

An administrative change was made to the Advice Notes to correct typographical errors, ensuring the Advice Notes referred to the correct Conditions and remove repetition in Advice Note m.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



With the agreement of the mover and the seconder, the following changes were made en bloc:

- i) That Condition No. 14 be amended to read as follows:

*Prior to the issue of ~~a Building Permit~~ **an Occupancy Permit**, the owner/applicant shall:*

- *submit to the City for approval a preliminary proposal for an art work designed by a professional artist at a cost of 1% of the total project cost (to a maximum of \$250,000), to be located within the subject site as an integral part of the development;*
- *submit to the City for approval an 'Application for Art Work Design';*
- *enter into a contract with a professional artist/s to design and install (if appropriate) the art work approved by the City.*

The art work shall then be installed prior to occupation of the building/development and maintained thereafter to the satisfaction of the City.

REASON: The payment of the artwork does not relate to the building permit process and can be satisfactorily addressed prior to occupancy.

- ii) That Condition No. 24 be deleted, the remaining conditions be renumbered accordingly and a new Advice Note x. be added to read as follows.

If an odour complaint is received by the City and deemed to be offensive, then any process, equipment and/or activities that are causing the odour shall be stopped until the process, equipment and/or activity has been altered to prevent odours to the satisfaction of the City.

REASON: The child care centre will be subject to the provisions of a Waste Management Plan to be provided to Council satisfaction that will ensure that waste is appropriately managed on site.

- iii) That Condition No. 25 (now 24) be amended to read as follows:

*Prior to the issue of ~~a building permit~~ **an Occupancy Permit**, an Operational Management Plan shall be submitted to and approved by the City. The plan shall therefore be implemented for the duration of the development to the satisfaction of the City.*

REASON: The Operational Management Plan is more appropriately addressed at Occupancy stage not prior to a building permit being issued.

- iv) That Condition No. 27 (now 26) be amended to read as follows:

*Prior to the issue of ~~a Building Permit application~~ **an Occupancy Permit**, a Parking Management Plan shall be submitted to and approved by the City. The plan shall be implemented for the duration of the development.*

REASON: The Parking Management Plan is more an administrative issue and not therefore required prior to the issue of a building permit.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



- v) That Condition No. 28 (now 27) be amended to read as follows:

Service vehicles, including delivery vehicles, are only permitted to access the property on Monday to Friday ~~Saturday~~ between the hours of 7am to 7pm, and not at all on ~~Saturdays, Sundays, and Public Holidays, between the hours of 7am to 7pm.~~

REASON: This is to allow for a private waste collection service to collect waste on Saturdays if required.

- vi) That Condition No. 6 be amended to read as follows:

~~A maximum of eighteen (18) staff and 100 children are permitted on site at any one time. A maximum of eighteen (18) staff are permitted to park on site during 7:00am to 9:00am and 4:00pm to 6:00pm. Additional support staff are permitted to park on the premises between 9:00am and 4:00pm.~~

REASON: This is to allow other support other staff such a cleaners, cooks and administration that do not arrive or depart at peak times to also be on site with the 18 licensed childcare staff.

That the Metro Outer JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/22/2368 is appropriate for consideration as a "Child Care Premises" land use and compatible with the objectives of the zoning table in accordance with the City of Cockburn Town Planning Scheme No. 3.
2. **Approve** DAP Application reference DAP/22/2368 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Cockburn Town Planning Scheme No. 3:

Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. **Prior to the issue of a Building Permit**, the landowner/applicant contributing towards development infrastructure provisions pursuant to the City's Town Planning Scheme No. 3, to the City's satisfaction.
4. The development must be carried out in accordance with the details of this application herein, and any approved plans.

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Presiding Member, Metro Outer JDAP



5. Hours of operation are restricted to 6:30am to 7:00pm Monday to Friday and not at all on weekends or public holidays.
6. 100 children are permitted on site at any one time. A maximum of eighteen (18) staff are permitted to park on site during 7:00am to 9:00am and 4:00pm to 6:00pm. Additional support staff are permitted to park on the premises between 9:00am and 4:00pm.
7. The outdoor play areas are not to be utilised prior to 7am.
8. All stormwater must be contained and disposed of on-site, to the satisfaction of the City of Cockburn.
9. No building or construction activities shall be carried out before 7:00am or after 7:00pm, Monday to Saturday, and not at all on Sundays or public holidays.
10. **Prior to the issue of a building permit**, a detailed landscaping plan shall be submitted to and approved by the City.
11. Landscaping shall be installed and reticulated in accordance with the approved landscape plan prior to the occupation of the development. Landscaped areas are to be maintained thereafter in perpetuity and in good order to the satisfaction of the City.
12. **Prior to the issue of a building permit**, a schedule of the materials, finishes and colours are to be submitted to and approved by the City. The schedule shall include details of the type of materials proposed to be used including their colour and texture. The development shall thereafter be maintained in accordance with the approved materials schedule.
13. **Prior to the issue of a building permit**, a Construction Management Plan (CMP) shall be submitted to and approved by the City. The CMP shall be implemented to the satisfaction of the City.
14. **Prior to the issue of an Occupancy Permit**, the owner/applicant shall:
 - submit to the City for approval a preliminary proposal for an art work designed by a professional artist at a cost of 1% of the total project cost (to a maximum of \$250,000), to be located within the subject site as an integral part of the development;
 - submit to the City for approval an 'Application for Art Work Design';
 - enter into a contract with a professional artist/s to design and install (if appropriate) the art work approved by the City.

The art work shall then be installed prior to occupation of the building/development and maintained thereafter to the satisfaction of the City.
15. **Prior to the issue of a building permit**, a revised Waste Management Plan shall be provided to and approved by the City. The approved plan shall be implemented for the duration of the development, to the satisfaction of the City.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



16. **Prior to the occupation of the building hereby approved**, the 25 parking bays, driveways and points of ingress and egress shall be sealed, kerbed, drained, line marked and made available for use in accordance with the approved plans.
17. The hardstand is to be constructed and maintained to City's Paving and Drainage Specification for trafficable areas for the duration of the development. A compaction certificate is to be provided to the City prior to the issue of an occupancy permit.
18. The premises must clearly display the street numbers.
19. All outdoor lighting shall be installed and maintained in accordance with Australian Standard AS 4282-1997 "Control of the Obtrusive Effects of Outdoor Lighting".
20. **Prior to the issue of a building permit**, a revised Acoustic Report shall be submitted to the City for approval.
21. The approved Acoustic Report required by Condition 20 (above), shall be implemented at all times to the satisfaction of the City.
22. **Prior to the issue of a building permit application**, written confirmation from the builder shall be provided advising that the recommendations contained in the approved Acoustic Report are detailed within the building permit plans.
23. **Prior to the issue of an occupancy permit**, the applicant shall provide written confirmation that the requirements of the Acoustic Report referred to in condition 20 have been incorporated into the completed development within the occupancy permit.
24. **Prior to the issue of an Occupancy Permit**, an Operational Management Plan shall be submitted to and approved by the City. The plan shall therefore be implemented for the duration of the development to the satisfaction of the City.
25. **Prior to the issue of an Occupancy Permit**, investigation for soil and groundwater contamination is to be carried out to determine if remediation is required
 - a. If required, remediation, including validation of remediation, of any contamination identified shall be completed prior to commencement of site works to the satisfaction of the City on advice from the Department of Water and Environmental Regulation, to ensure that the site is suitable for the proposed use.

Investigations and remediation are to be carried out in accordance with the *Contaminated Sites Act 2003* and current Department of Water and Environmental Regulation contaminated sites guidelines.
26. **Prior to the issue of an Occupancy Permit**, a Parking Management Plan shall be submitted to and approved by the City. The plan shall be implemented for the duration of the development.

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Presiding Member, Metro Outer JDAP



27. Service vehicles, including delivery vehicles, are only permitted to access the property on Monday to Saturday between the hours of 7am to 7pm, and not at all on Sundays and Public Holidays.
28. Crossovers are to be located and constructed to the City's specifications. Redundant crossovers shall be removed and the verge reinstated prior to or at the time of the installation of the approved new crossover(s).

Advice Notes

- a. This is a Planning Approval only and does not remove the responsibility of the applicant/landowner to comply with all relevant building, health and engineering requirements of the City, or with any requirements of the City of Cockburn Town Planning Scheme No. 3, or with the requirements of any external agency.
- b. The development shall comply with the requirements of the Building Code of Australia.
- c. With regard to Condition 3, the subject site is within Development Contribution Area 6 which requires a proportional contribution towards to upgrade and widening of Beelias Drive/Mayor Road between Stock Road and Cockburn Road.
- d. With regard to Condition 7, drainage is to be contained at a rate of 1 in 100 year storm event for a 24 hour period. The Department of Water and Environmental Regulation recommend the first 15 mm of stormwater runoff from hardstands and the proposed carpark areas be designed to undergo water quality treatment via biofiltration.
- e. With regard to Condition 9, the landscape plan shall address the location, number, size and species type of existing and proposed trees and shrubs, including calculations for the landscaping area. It shall detail additional landscaping of the verge.
- f. With regard to Condition 12, the Construction Management Plan shall address the following items:
 - I. Access to and from the site;
 - II. Delivery of materials and equipment to the site;
 - III. Storage of materials and equipment on the site;
 - IV. Parking arrangements for contractors and subcontractors;
 - V. Management of construction waste; and
 - VI. Other matters likely to impact on surrounding properties;
 - VII. Dust mitigation measures during the construction phase.
- g. With regard to Condition 5, the bin store area must be of an adequate size to contain all waste bins, at least 1.8m high, covered, fitted with a gate and graded to a 100mm diameter industrial floor waste with a hose cock, all connected to sewer.
- h. Crossovers are to be located and constructed to the City's specifications.
- i. A Demolition Permit is required to be obtained from the City's Building Services prior to commencement of any demolition works on the site.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



- j. Retaining wall(s) being constructed in accordance with a suitably qualified Structural Engineer's design and a Building Permit being obtained prior to construction. Retaining walls are required for any cut and/or fill greater than 150mm in height. In this regard, any fill above or below natural ground level at the lot boundaries is to be suitably retained or have a compliant stabilised embankment.
- k. The installation of outdoor lighting shall be in accordance with the requirements of Australian Standard AS 4282 - 2019 "Control of the Obtrusive Effects of Outdoor Lighting".
- l. All food businesses shall comply with the *Food Act 2008* and Chapter 3 of the Australia New Zealand Food Standard Code (Australia Only).
- m. The minimum provisions for internal bin storage is a concrete wash-down pad of at least 1m² graded to a 100mm diameter industrial floor waste with a hose cock, all connected to sewer. This can be centrally located within the development
- n. An "Application to Construct or Alter a Food Premises" is required to be submitted to Health Services prior to construction. This is to be accompanied by detailed plans and specifications of the food preparation and storage area (including mechanical ventilation and hydraulics), sanitary conveniences and garbage room, demonstrating compliance with mentioned legislation.
- o. All toilets, ensuites and kitchen facilities in the development are to be provided with mechanical ventilation flued to the outside air, in accordance with the requirements of the National Construction Code (Building Code of Australia), the Sewerage (Lighting, Ventilation and Construction) Regulations 1971, Australian Standard S1668.2-1991 "The use of mechanical ventilation for acceptable indoor air quality" and the City of Cockburn Health Local Laws 2000. The City's Health Service further recommends that laundries without external windows and doors should be ventilated to external air and condensating clothes dryers installed.
- p. The proposal shall comply with the *Child Care Services Regulations 2007* and the requirements of the Department for Child Protection and the applicant is advised approval shall be obtained from the Department for Families, Housing, Community Services and Indigenous Affairs.
- q. The dimensions of all car parking bays, aisle widths, wheel stops, columns, ramps and circulation areas complying with AS2890.1 and AS2890.6.
- r. The development shall comply with the noise pollution provisions of the *Environmental Protection Act 1986*, and more particularly with the requirements of the *Environmental Protection (Noise) Regulations 1997*.
- s. If dust is detected at adjacent premises and is deemed to be a nuisance by the City, then any process, equipment and/or activities that are causing the dust nuisance shall be stopped until the process, equipment and or activity has been altered to prevent the dust to the satisfaction of the City.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



- t. With regard to condition 24, the Operational Management Plan shall address the following:
- i. Procedure for on-site management operations,
 - ii. Responsibility of staff for the purposes of an OMP,
 - iii. How staff will be utilising the staff car parking areas, as informed by the further acoustic report as required,
 - iv. How the staff will ensure the outdoor play area(s) are not utilised prior to 7am on operating days,
 - v. Toys utilised in the outdoor play area(s), with preference for rubber-wheeled/soft toys, or otherwise toys/equipment with minimal noise impact,
 - vi. Waste management practices (including odour management, cleaning, location of bins on bin collection days),
 - vii. Visitor and Children Safety Practices,
 - viii. Management of incoming delivery vehicles, and
 - ix. Complaints management.
- u. With regard to Condition 25, and in accordance with regulation 31(1)(c) of the Contaminated Sites Regulations 2006, a Mandatory Auditor's Report, prepared by an accredited contaminated sites auditor. The City will liaise the Department of Water and Environmental Regulation as evidence of compliance with Condition 25. A current list of accredited auditors is available from www.dwer.wa.gov.au.
- v. The Department of Water and Environmental Regulation advise that the Cockburn Groundwater Area (Kogalup subarea) is currently overallocated and therefore no groundwater is available. Should groundwater be required the applicant is advised to seek alternative water sources or investigate groundwater trading options. The applicant should contact the licensing section at the Department's Mandurah office on 9550 4222 for further advice.
- w. With regard to Condition 26, the Parking Management Plan shall provide the following detail:
- I. Available on-site and off-site parking provision for all users including staff and visitors and access/egress measures,
 - II. Any potential parking shortages that are anticipated to occur during busy peak periods of operations or event time (super peak – worst case scenario),
 - III. Any suggested parking allocations for staff or on-site/offsite drop off and pickups arrangement,
 - IV. Arrangements for service or delivery vehicles,
 - V. The communication and promotion of alternative modes of travel like the provision of bike racks and EoT facilities and other applicable staff incentives like carpooling between staff.
- x. If an odour complaint is received by the City and deemed to be offensive, then any process, equipment and/or activities that are causing the odour shall be stopped until the process, equipment and/or activity has been altered to prevent odours to the satisfaction of the City.

The Report Recommendation was put and CARRIED UNANIMOUSLY.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



REASON: The Panel considered that the proposed use was consistent with the provisions of Councils Town Planning Scheme No 3 and Local Planning Policies. The proposed use will result in the cessation of an existing inappropriate non-conforming use within the surrounding residential area. Amenity issues relating to the proposal such as traffic, parking, noise, and waste management have all been adequately addressed.

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil.

10. State Administrative Tribunal Applications and Supreme Court Appeals

The Presiding Member noted the following SAT Applications -

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/18/01543 DR 75/2022	City of Joondalup	Lot 649 (98) O'Mara Boulevard, Iluka	Commercial development	02/05/2022
DAP/22/02159 DR163/2022	Shire of Murray	No. 630 (Lot 137) Pinjarra Road, Furnissdale	Proposed Petrol Filling Station	28/09/2022
DAP/21/02036 DR236/2022	City of Swan	Lot 97 (31) & 817 (47) Lakes Road, Hazelmere	Proposed Construction of a Logistics Depot with Ancilliary Office Area	23/12/2022

11. General Business

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

12. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 10:07am.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP