



Metro Outer Joint Development Assessment Panel Minutes

Meeting Date and Time: Friday, 14 May 2021; 9:30am
Meeting Number: MOJDAP/86
Meeting Venue: Via Zoom

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

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Mr Ian Birch
Presiding Member, Metro Outer JDAP



Attendance

DAP Members

Mr Ian Birch (Presiding Member)
Ms Sheryl Chaffer (Deputy Presiding Member)
Mr John Taylor (A/Third Specialist Member)
Cr Chontelle Stone (Local Government Member, City of Cockburn)
Cr Chamonix Terblanche (Local Government Member, City of Cockburn)

Officers in attendance

Mr Ronald Windass (Western Australian Planning Commission)
Ms Alice Brown (Western Australian Planning Commission)
Mr Patrick Andrade (City of Cockburn)

Minute Secretary

Ms Megan Ventriss (DAP Secretariat)

Applicants and Submitters

Ms Monique Thompson (CDP Town Planning & Urban Design)
Ms Kasia Betka (CDP Town Planning & Urban Design)
Mr Tung Nguyen (Water Corporation)
Mr Simon Higginson (Water Corporation)

Members of the Public / Media

Nil.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:35am on 14 May 2021 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*.

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. Members were reminded to announce their name and title prior to speaking.

Mr Ian Birch
Presiding Member, Metro Outer JDAP



2. Apologies

Mr Jason Hick (Third Specialist Member)

3. Members on Leave of Absence

DAP Member, Mr Jason Hick (Third Specialist Member) has been granted leave of absence by the Director General for the period of 14 May 2021 to 26 May 2021 inclusive.

4. Noting of Minutes

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

5. Declaration of Due Consideration

The Presiding Member noted that an addendum to the agenda was published to include details of a DAP direction for further information and responsible authority response in relation to Item 8.1, received on 11 May 2021.

All members declared that they had duly considered the documents.

6. Disclosure of Interests

Nil.

7. Deputations and Presentations

7.1 Mr Tung Nguyen and Mr Simon Higginson (Water Corporation) and Ms Monique Thompson (CDP Town Planning & Urban Design) responded to questions from the panel in relation to item 8.1.

7.2 Mr Patrick Andrade (City of Cockburn) responded to questions from the panel in relation to item 8.1.

7.3 Western Australian Planning Commission officers responded to questions from the panel in relation to item 8.1.

Mr Ian Birch
Presiding Member, Metro Outer JDAP



8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Lot 18, 20 and 50 Henderson Road, Munster

Development Description: Temporary Drilling Bores for aquifer recharge investigation
Applicant: CDP Town Planning & Urban Design
Owner: Water Corporation
Responsible Authority: City of Cockburn
DAP File No: DAP/20/01838

REPORT RECOMMENDATION

Moved by: Cr Chontelle Stone

Seconded by: Cr Chamonix Terblanche

With the approval of the Mover and Seconder, the following condition was added:

- i. That a new condition no. 5 be added to read as follows:

Prior to any work commencing on-site, a Works Management Plan (WMP) shall be prepared and submitted to the specification of the City of Cockburn and to the satisfaction of the Western Australian Planning Commission. The approved Works Management Plan shall be implemented thereafter.

That the Metro Outer Joint Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/20/01838 and accompanying modified plan dated 15 January 2021; pursuant to Clause 30 of the Metropolitan Region Scheme, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of two 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. Development shall be carried out in accordance with the terms of the application as approved herein and any approved plans.
3. Prior to any work commencing on-site, a Noise and Vibration Management Plan shall be prepared and submitted to the specification of the City of Cockburn and to the satisfaction of the Western Australian Planning Commission. The approved Construction Noise and Vibration Management Plan is to be implemented thereafter.
4. Prior to any work commencing on-site, a Dust Management Plan shall be prepared and submitted to the specification of the City of Cockburn and to the satisfaction of the Western Australian Planning Commission. The approved Dust Management Plan shall be implemented thereafter.

Mr Ian Birch
Presiding Member, Metro Outer JDAP



5. Prior to any work commencing on-site, a Works Management Plan (WMP) shall be prepared and submitted to the specification of the City of Cockburn and to the satisfaction of the Western Australian Planning Commission. The approved Works Management Plan shall be implemented thereafter.

Advice Notes

1. This decision constitutes planning approval under the Metropolitan Region Scheme only. It is the proponent's responsibility to comply with all other applicable legislation and obtain all required approvals, licences and permits prior to commencement of this development.
2. With regard to dust, an Application for Approval of a Dust Management Plan form may be obtained from www.cockburn.wa.gov.au, and shall identify the mitigation and contingency measures proposed by the developer. Appropriate mitigation and contingency measures are outlined in the *Department Water and Environment Regulation* publication "*Land development sites and impacts on air quality*" (November 1996). The developer is further advised that Council approval may be required for bulk earthworks on Class 3 and 4 development sites between 1 October and 31 March the following year.
3. The Works Management Plan (WMP) shall address the following items:
 - Access to and from the site and internal vehicle movements;
 - Delivery of materials and equipment to the site;
 - Storage of materials and equipment on the site;
 - Parking arrangements for contractors and subcontractors;
 - Management of construction waste;
 - Management of light spill; and
 - Other matters likely to impact on the surrounding properties

The Report Recommendation was put and **CARRIED UNANIMOUSLY**.

REASON: The application is assessed as being compatible with the zonings for the site and subject to satisfying the approval conditions, will not cause any adverse impact on surrounding land uses.

The proposed works relate to nearby major public infrastructure (waste water treatment plant); panel members noting the sustainability significance of this exploratory work towards restoring our underground water resources.

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

Nil

Mr Ian Birch
Presiding Member, Metro Outer JDAP



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/19/01708 DR 138/2020	City of Kwinana	Lot 108 Kwinana Beach Road, Kwinana	Proposed Bulk Liquid Storage for GrainCorp Liquid Terminals	01/07/2020
DAP/01729 DR 176/2020	City of Kalamunda	Lot 130 (74) Warlingham Drive, Lesmurdie	Aged Residential Care Facility	28/8/2020
DAP/20/01764 DR 204/2020	City of Swan	Lot 780 (46) Gaston Road, Bullsbrook	Proposed Stock Feed Grain Mill	8/09/2020
DAP/20/01829 DR 001/2021	City of Swan	Lot 1 (42) Dale Road & Lot 4 (43) Yukich Close, Middle Swan	Aged care and community purpose	08/01/2021

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 9:52am.

Mr Ian Birch
Presiding Member, Metro Outer JDAP