



# Metro Outer Joint Development Assessment Panel Minutes

**Meeting Date and Time:** Thursday, 1 December 2022; 9:30am  
**Meeting Number:** MOJDAP/214  
**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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## **Attendance**

### **DAP Members**

Mr Eugene Koltasz (Presiding Member)  
Ms Karen Hyde (Deputy Presiding Member)  
Mr Jason Hick (Third Specialist Member)  
Cr Lorna Buchan (Local Government Member, City of Rockingham)  
Cr Mark Jones (Local Government Member, City of Rockingham)

### **Officers in attendance**

Mr David Banovic (City of Rockingham)  
Mr Chris Parlane (City of Rockingham)  
Mr Mike Ross (City of Rockingham)  
Mr David Waller (City of Rockingham)  
Ms Nicole Gardner (City of Rockingham)

### **Minute Secretary**

Mr Stephen Haines (DAP Secretariat)

### **Applicants and Submitters**

Mr Gorki Bogdanich (Archetype Design Studio)  
Ms Clare McLean (Peter Webb & Associates)  
Ms Belinda Moharich (Moharich & Moore)  
Mr Prashant Nallan (Jeey Ars Acharya Peett Am Australia Ltd)  
Dr Satish Devata (Jeey Ars Acharya Peett Am Australia Ltd)  
Dr Ravi Morrisetty (Jeey Ars Acharya Peett Am Australia Ltd)  
Mr Vijay Dasari (Jeey Ars Acharya Peett Am Australia Ltd)  
Mr Sreedhar Acharya (Jeey Ars Acharya Peett Am Australia Ltd)  
Mr Bruce Davey  
Ms Caroline Meeuse  
Ms Cathy Paton  
Ms Debbie Mackenzie  
Mr Elvio Ruggiero  
Ms Fiona Tassell  
Mr Geoffrey Tomlinson  
Mr Ian and Ms Deborah Mills  
Ms Janice Raffaele  
Ms Julie Davey  
Ms Margaret Smith  
Ms Michelle Harvey  
Ms Peta Sims  
Ms Rosemary Coppen  
Mayor Deb Hamblin

### **Members of the Public / Media**

There were 4 members of the public in attendance.

**Mr Eugene Koltasz**  
Presiding Member, Metro Outer JDAP



## 1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:35am on 1 December 2022 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 (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

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 10.1, received on 29 November 2022.

All members declared that they had duly considered the documents.

## 6. Disclosure of Interests

In accordance with section 2.4.9 of the DAP Code of Conduct 2017, DAP Members, Cr Lorna Buchan and Cr Mark Jones, declared that they participated in a prior Council meeting in relation to the application at item 10.1. However, under section 2.1.2 of the DAP Code of Conduct 2017, Crs Buchan and Jones acknowledged that they are not bound by any previous decision or resolution of the local government and undertake to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.



In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2020, the Presiding Member determined that the members listed above, who have disclosed a Impartiality Interest, were permitted to participate in the discussion and voting on the item.

In accordance with section 2.4.10 of the DAP Code of Conduct 2017, DAP Member, Mr Eugene Koltasz, declared that he participated in a State Administrative Tribunal process in relation to the application at item 10.1. However, under section 2.1.3 of the DAP Code of Conduct 2017, Mr Koltasz acknowledged that he is not bound by any confidential discussions that occurred as part of the mediation process and undertakes to exercise independent judgment in relation to any DAP applications before him, which will be considered on its planning merits.

## **7. Deputations and Presentations**

- 7.1** Ms Julie Davey addressed the DAP on behalf of Mr Bruce Davey in support of the recommendation for the application at Item 10.1.
- 7.2** Ms Debbie MacKenzie addressed the DAP on behalf of Ms Caroline Meeusen in support of the recommendation for the application at Item 10.1.
- 7.3** Ms Cathy Paton addressed the DAP in support of the recommendation for the application at Item 10.1.
- 7.4** Ms Debbie MacKenzie addressed the DAP in support of the recommendation for the application at Item 10.1.
- 7.5** Ms Peta Sims addressed the DAP on behalf of Ms Fiona Tassell in support of the recommendation for the application at Item 10.1.
- 7.6** Ms Peta Sims addressed the DAP on behalf of Mr Geoffrey Tomlinson in support of the recommendation for the application at Item 10.1.
- 7.7** Ms Julie Davey addressed the DAP in support of the recommendation for the application at Item 10.1.
- 7.8** Ms Margaret Smith addressed the DAP in support of the recommendation for the application at Item 10.1.
- 7.9** Ms Peta Sims addressed the DAP on behalf of Ms Michelle Harvey in support of the recommendation for the application at Item 10.1.
- 7.10** Ms Peta Sims addressed the DAP in support of the recommendation for the application at Item 10.1.
- 7.11** Mr Elvio Ruggiero addressed the DAP in support of the recommendation for the application at Item 10.1.
- 7.12** The Panel noted a written submission from Ms Amanda Christensen in support of the recommendation for the application at Item 10.1.

**Mr Eugene Koltasz**  
Presiding Member, Metro Outer JDAP



- 7.13 The Panel noted a written submission from Mr Darren Oataway in support of the recommendation for the application at Item 10.1.
- 7.14 The Panel noted a written submission from Mr Ross McCamish in support of the recommendation for the application at Item 10.1.
- 7.15 The Panel noted a written submission from Mr Ian and Ms Deborah Mills in support of the recommendation for the application at Item 10.1.
- 7.16 The Panel noted a written submission from Ms Janice Raffaele in support of the recommendation for the application at Item 10.1.
- 7.17 The Panel noted a written submission from Ms Rosemary Coppen in support of the recommendation for the application at Item 10.1.
- 7.18 Mr Gorki Bogdanich (Archetype Design Studio) addressed the DAP against the recommendation for the application at Item 10.1 and responded to questions from the panel.
- 7.19 Ms Clare McLean (Peter Webb & Associates) addressed the DAP against the recommendation for the application at Item 10.1 and responded to questions from the panel.
- 7.20 Ms Belinda Moharich (Moharich & More) addressed the DAP against the recommendation for the application at Item 10.1 and responded to questions from the panel.
- 7.21 The City of Rockingham addressed the DAP in relation to the application at Item 10.1 and responded to questions from the panel.

#### **PROCEDURAL MOTION**

**Moved by:** Mr Eugene Koltasz

**Seconded by:** Ms Karen Hyde

That the meeting be adjourned for a period of 5 minutes

**The Procedural Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** To allow for a comfort break.

*The meeting was adjourned at 11:34am.*

#### **PROCEDURAL MOTION**

**Moved by:** Mr Eugene Koltasz

**Seconded by:** Ms Karen Hyde

To recommence the meeting.

**The Procedural Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** To recommence the meeting after the comfort break.



*The meeting was reconvened at 11:40am.*

**8. Form 1 – Responsible Authority Reports – DAP Applications**

Nil.

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

Nil.

**10. State Administrative Tribunal Applications and Supreme Court Appeals**

**10.1 Lot 53 (No 67) Folly Road, Baldivis**

Development Description: Proposed place of worship (Hindu Temple)  
Summary of Modifications: Deletion of the Multi-Purpose Hall, revised plans and repositioning of car parking bays  
Applicant: Archetype Design Studio  
Owner: Jeeyars Acharya Peettam Australia Limited  
Responsible Authority: City of Rockingham  
DAP File No: DAP/21/02148

**REPORT RECOMMENDATION**

*The Presiding Member declared that the Report Recommendation be separated into two (2) parts in accordance with Section 5.5.3 of the DAP Standing Orders 2020.*

**SEQUENTIAL MOTION 1**

**Moved by:** Cr Mark Jones

**Seconded by:** Ms Karen Hyde

That the Metro Outer Joint Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004* in respect of SAT application DR146 of 2022, resolves to:

1. **Reconsider** its decision in accordance with Section 31 of the State Administrative Tribunal Act 2004;

**The Sequential Motion was put and CARRIED (4/1).**

For: Cr Mark Jones  
Mr Eugene Koltasz  
Ms Karen Hyde  
Mr Jason Hick

Against: Cr Lorna Buchan

**REASON:** To enable the MOJDAP to reconsider its decision of 4 August 2022, following mediation at the State Administrative Tribunal (SAT) on 14 October 2022 and the lodgement of amended plans.

Mr Eugene Koltasz  
Presiding Member, Metro Outer JDAP



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## SEQUENTIAL MOTION 2

**Moved by:** Cr Mark Jones

**Seconded by:** Cr Lorna Buchan

2. **Reaffirm** its decision to **Refuse** DAP Application reference DAP/21/02148 and the accompanying plans:

- Location Plan, Drawing No. 01, Revision 6, dated 19 October 2022;
- Site Plan: Total Lot, Drawing No. 02, Revision 6, dated 19 October 2022;
- Proposed Development East of Mid Tree Line, Drawing No.3, Revision 6, dated 19 October 2022;
- Temple Plan, Priests Quarters and Toilet Block, Drawing No.4, Revision 6, dated 19 October 2022;
- Elevations, Drawing No.5, Revision 6, dated 19 October 2022;
- Dining Hall and Library Plan, Drawing No.6, Revision 6, dated 19 October 2022;
- Dining Hall and Library Elevations, Drawing No.7, Revision 6, dated 19 October 2022;
- Guests Accommodation Plan and Elevations, Drawing No.8, Revision 6, dated 19 October 2022;
- Landscape Plan, Drawing No.9, Revision 6, dated 19 October 2022;
- Bushfire APZ Strategy, Drawing No. 10, Revision 6, dated 19 October 2022;

In accordance with Clause 68 of the Planning and Development (Local Planning Schemes) Regulations 2015 and the provisions of clause 68(2)(c) of the deemed provisions of the City of Rockingham Town Planning Scheme No. 2, for the following reasons:

1. The proposed development is not consistent with the City of Rockingham Town Planning Scheme No.2 Objective of the Rural Zone (Clause 4.11.1), which is to preserve land for farming and foster semi-rural development which is sympathetic to the rural character of the area.
2. The proposed development is not consistent with the strategic intent for Planning Precinct 2A under the City of Rockingham Planning Policy 3.3.1 - Rural Land Strategy, as it has not been sufficiently demonstrated that the development will protect and enhance the amenity of the locality.
3. The intensity of the proposed development exceeds what could reasonably be expected within this rural locality, based on the range of activity proposed and number of people likely to attend the site.
4. The proposed development is considered to have an adverse impact on the rural character and amenity of the locality, due to the proposed intensity of the use and

**Mr Eugene Koltasz**  
Presiding Member, Metro Outer JDAP



the potential noise nuisance associated in particular with vehicles leaving events during evening hours.

5. The proposed development is contrary to orderly and proper planning principles.

**The Sequential Motion 2 was put and LOST (2/3).**

For: Cr Mark Jones  
Cr Lorna Buchan

Against: Mr Eugene Koltasz  
Ms Karen Hyde  
Mr Jason Hick

**ALTERNATE MOTION**

**Moved by:** Ms Karen Hyde

**Seconded by:** Mr Jason Hick

*With agreement of the mover and the seconder, the following amendments were made:*

- i. *That Condition no. 7 be amended to read as follows:*

*All vehicles are required to access/egress the site from Folly Road. No vehicles ~~are permitted to access/egress the site from~~ **except for egress of service vehicles are permitted from** Young Road unless in an event of emergency.*

**REASON:** *To ensure that the approved plans showing "Emergency and service vehicle egress only" onto Young Road are consistent with Condition 7.*

- ii. *That Condition no. 21 and Advice Note 3 be deleted and the remaining Advice Notes be renumbered accordingly.*

**REASON:** *In regard to Condition 21 its deletion was to remove conflict with that condition and the revised Bushfire Asset Protection (APZ) Zone Strategy Plan which did not recommend further trees within the APZ. Advice Note 3 was removed as the requirement to comply with a Lodging House Registration is not certain and in any event may be covered by other legislation.*





That the Metro Outer Joint Development Assessment Panel resolves to:

**Approve** DAP Application reference DAP/21/02148 and the accompanying plans:

- Location Plan, Drawing No. 01, Revision 6, dated 19 October 2022;
- Site Plan: Total Lot, Drawing No. 02, Revision 6, dated 19 October 2022;
- Proposed Development East of Mid Tree Line, Drawing No.3, Revision 6, dated 19 October 2022;
- Temple Plan, Priests Quarters and Toilet Block, Drawing No.4, Revision 6, dated 19 October 2022;
- Elevations, Drawing No.5, Revision 6, dated 19 October 2022;
- Dining Hall and Library Plan, Drawing No.6, Revision 6, dated 19 October 2022;
- Dining Hall and Library Elevations, Drawing No.7, Revision 6, dated 19 October 2022;
- Guests Accommodation Plan and Elevations, Drawing No.8, Revision 6, dated 19 October 2022;
- Landscape Plan, Drawing No.9, Revision 6, dated 19 October 2022;
- Bushfire APZ Strategy, Drawing No. 10, Revision 6, dated 19 October 2022;

In accordance with Clause 68 of the Planning and Development (Local Planning Schemes) Regulations 2015 and the provisions of clause 68(2)(b) of the deemed provisions of the City of Rockingham Town Planning Scheme No. 2, subject to the following conditions:-

**Conditions**

1. This decision constitutes development 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. All development must be carried out in accordance with the approved plans, save that, in the event of an inconsistency between the approved plans and a requirement of the conditions set out below, the requirements of the conditions shall prevail.
- 3.(a) Prior to a dwelling being constructed on Lot 923 (No.547) Young Road, attendance and times of operation shall be limited to the following:

Daily Prayer Sessions		
Monday-Friday	25-50 people (morning session)	7am – 1pm

**Mr Eugene Koltasz**  
Presiding Member, Metro Outer JDAP



	25-50 people (evening session)	5pm – 9pm
Weekday Yoga classes (2 per week)	20 people (evening session)	6pm – 7pm
Saturday/ Sunday	100 - 150 people (morning session)	7am – 1pm
	100 - 150 people (evening session)	5pm – 9pm
Saturday/Sunday Scripture Classes	50 – 75 people	3pm – 6pm
<b>Hindu Festival Days (Maximum 12 Times per year)</b>		
Mondays – Fridays	50 - 75 people (morning sessions)	7am – 1pm
	200 - 250 (evening sessions)	5pm - 9pm
Saturday or Sundays	200 people (morning session)	7am – 1pm
	200 – 250 people (Evening sessions)	5pm – 9pm
Temple Consecration Day Anniversary		
<u>No information provided</u>	<u>No information provided</u>	<u>No information provided</u>

- (b) Upon the completion of a dwelling being constructed on Lot 923 (No.547) Young Road, attendance and times of operation related to the Hindu Festival Days shall be limited to the following:

<b>Hindu Festival Days (Maximum 12 Times per year)</b>		
Mondays – Fridays	50 - 75 people (morning sessions)	7am – 1pm
	200 - 250 (evening sessions)	5pm - 9pm
Saturdays	200 people (morning session)	7am – 1pm
	200 – 250 people (Evening sessions)	5pm – 9pm
Sundays/ Public holidays	200-250 people	9am-9pm
Temple Consecration Day Anniversary		
No information provided	No information provided	No information provided

*Eugene Koltasz*



4. Prior to commencement of development, a Construction Environmental Management Plan must be prepared and approved to the satisfaction of the City of Rockingham, to ensure appropriate management of construction related impacts including, but not limited to:

- Construction traffic management;
- Construction noise management;
- Dust management;
- Fauna management, including fauna relocation strategies;
- Compliance with AS4970-2009 relating to the protection of trees on the development; and
- Construction drainage management.

The approved Construction Environmental Management Plan must be implemented for the duration of construction works, to the satisfaction of the City of Rockingham.

5. Prior to applying for a building permit a pre-works Geotechnical Report prepared by a suitably qualified person must be submitted to the City of Rockingham for approval and this report must address:

- (a) fill material composition and quality;
- (b) on-site drainage, and
- (c) establish the maximum groundwater levels beneath the site.

6. Prior to applying for a Building Permit, a Stormwater Management Plan must be prepared by a suitably qualified engineering showing how stormwater will be contained on-site and those plans must be submitted to the City of Rockingham for its approval. All stormwater generated by the development must be managed in accordance with Planning Policy 3.4.3 - Urban Water Management to the satisfaction of the City of Rockingham. The approved plans must be implemented and all works must be maintained for the duration of the development.

7. All vehicles are required to access/egress the site from Folly Road. No vehicles except for egress of service vehicles are permitted from Young Road unless in an event of emergency.

8. Prior to the occupation of the development the existing crossover on Folly Road must be removed and the verge must be reinstated to the satisfaction of the City of Rockingham.

9. Prior to commencement of development, detailed civil engineering construction plans for the proposed left turn treatment (AUL(S)) within the Folly Road road reserve shall be submitted by a suitably qualified person to the City of Rockingham for approval, designed in accordance with Austroads' Guide to Road Design Part 4A (Unsignalised and Signalised Intersections).

These works must be constructed, in accordance with the approved plans, prior to the occupation of the development.



10. The carpark must:
- (i) provide a minimum of 92 car parking spaces;
  - (ii) be designed, constructed, sealed, kerbed, drained and marked in accordance with User Class 2 of Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking prior to applying for a Building Permit;
  - (iii) provide 2 car parking space(s) dedicated to people with disabilities, which are designed, constructed, sealed, kerbed, drained and marked in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities and which are linked to the main entrance of the development by a continuous accessible path of travel designed and constructed in accordance with Australian Standard AS 1428.1—2009, Design for access and mobility, Part 1: General Requirements for access—New building work;
  - (iv) be constructed, sealed, kerbed, drained and marked prior to the development being occupied and maintained thereafter; and
  - (v) comply with the above requirements for the duration of the development.
11. Prior to applying for a Building Permit, Bushfire Management Plan prepared by Envision Bushfire Protection dated 11th June 2022 shall be updated to include the revised approved plans, including the Bushfire APZ Strategy, Drawing No. 10, Revision 6, dated 19 October 2022,
- The Bushfire Management Plan shall be implemented thereafter for the duration of the development.
12. Prior to applying for a Building Permit, a Waste Management Plan must be prepared and include the following detail to the satisfaction of the City of Rockingham:
- (i) The location of bin storage areas and bin collection areas;
  - (ii) The number, volume and type of bins, and the type of waste to be placed in the bins;
  - (iii) Management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and
  - (iv) Frequency of bin collections.
- All works must be carried out in accordance with the Waste Management Plan and maintained at all times, for the duration of development.
13. Prior to applying for a Building Permit, an Acoustic Report prepared by a suitably qualified acoustic consultant and demonstrating compliance with the Environmental Protection (Noise) Regulations 1997, must be submitted to and approved by the City of Rockingham. The Acoustic report shall, at a minimum but not limited to, address the following:
- Clearly outline the final specification and construction methods, including any materials and treatments, for all building components of the development;
  - Detail mechanical plant elements including any bore pumps and any attenuation measures required;
  - Detail any mitigations or management controls for car parking areas;



- Detail the parameters used for the modelling which considers the adjoining future development to achieve compliance.

Any further works must be carried out in accordance with the Acoustic Report and implemented as such for the duration of the development.

14. The Building Permit application must be accompanied by written confirmation from a suitably qualified Acoustic Consultant that the plans have been reviewed and confirmed they incorporate the requirements of the relevant acoustic report as required by condition 13.
15. Prior to occupation of the development, written confirmation from the builder to be provided that all requirements indicated in the relevant acoustic report have been incorporated into the development.
16. Prior to occupation of the development, an Operational Noise Management Plan (ONMP) shall be prepared in consultation with a suitably qualified consultant to the satisfaction of the City of Rockingham, demonstrating how noise will be managed to ensure the development complies with the Environmental Protection (Noise) Regulations 1997. The development must operate in accordance with the approved ONMP for the duration of the land use.
17. Prior to the occupation of the development, an illumination report must be prepared which demonstrates to the satisfaction of the City of Rockingham, that the completed development complies with the requirements of Australian Standard AS 4282—2019, Control of the obtrusive effects of outdoor lighting.
18. Prior to applying for a Building Permit, a schedule of the colours and textures of the building materials, must be provided to the satisfaction of the City of Rockingham. The development must be finished in accordance with the schedule provided and approved by the City of Rockingham, prior to occupation of the development and maintained for the duration of the use.
19. The applicant must implement a complaints resolution procedure, by:
  - (i) Maintaining a telephone number (or numbers) and an email address (or email addresses) through which a complaint concerning the development may be made at any time.
  - (ii) Advising the owners of Lot 923 (No.547) Young Road; Lot 33 (No.574) Young Road; Lot 52 Young Road; Lot 103 (No. 151) Folly Road; Lot 202 (No.154) Folly Road; Lot 55 (No.66) Folly Road in writing of the telephone number (or numbers) and the email address (or addresses) through which a complaint may be made, prior to the use commencing.
  - (iii) Maintaining a complaints log in which the following is to be recorded:
    - (a) the date and time of each complaint made and received;
    - (b) the means (telephone or email) by which the complaint was made;
    - (c) any personal details of the complainant that were provided or, if no details were provided a note to that effect;
    - (d) the nature of the complaint;
    - (e) the steps or actions taken in response to each complaint (and when those steps or actions were taken), including any follow-up contact with the complainant; and



- (f) if no actions or steps were taken in relation to the complaint or enquiry, the reasons why no action or steps were taken.
  - (iv) Respond to every complaint received as soon as possible, but in any event, within three (3) working days after receipt of the complaint.
  - (v) Provide the complaints log to the City of Rockingham within one (1) working day after receipt of a request from the City that it be provided.
20. Prior to occupation of the development, the development must be supplied with a potable drinking water supply that meets the Australian Drinking Water Guidelines. Written confirmation of compliance with the Australian Drinking Water Guidelines is to be provided to the satisfaction of the City of Rockingham.

### Advice Notes

1. The development must comply with the Food Act 2008, the Food Safety Standards and Chapter 3 of the Australian New Zealand Food Standards Code (Australia Only); the applicant and owner should liaise with the City's Health Services in this regard.
2. The development must comply with the Health (Public Building) Regulations 1992; the applicant and owner should liaise with the City's Health Services in this regard.
3. The Stormwater Management Plan must detail the stormwater drainage design, including the location and sizing of all drainage infrastructure and required storage including finished floor level separation requirements for all events.
4. An application will need to be made to the City of Rockingham Health Services for installation of the secondary treatment system.
5. Regarding Condition No.16, it is recommended that the Operational Noise Management Plan is developed in consultation with a suitably qualified acoustic consultant.

### AMENDING MOTION 1

**Moved by:** Mr Jason Hick

**Seconded by:** Mr Eugene Koltasz

That Condition No. 3 be amended to read as follows:

~~Prior to a dwelling being constructed on Lot 923 (No.547) Young Road, attendance and times of operation shall be limited to the following:~~  
**Operating hours of the temple and associated buildings are limited to 7am-9pm each day. The maximum number of worshippers on site at any one time is limited to 350.**

**The Amending Motion was put and LOST (2/3).**

For: Mr Eugene Koltasz  
Mr Jason Hick

Against: Ms Karen Hyde  
Cr Lorna Buchan

**Mr Eugene Koltasz**  
Presiding Member, Metro Outer JDAP



Cr Mark Jones

**The Alternate Motion was put and CARRIED (3/2).**

For: Mr Eugene Koltasz  
Ms Karen Hyde  
Mr Jason Hick

Against: Cr Mark Jones  
Cr Lorna Buchan

**REASON:** The majority of Panel Members considered that the revised application as submitted, following mediation at the SAT, addressed a number of factors contributing to previous amenity concerns. This included a reduction in the intensity of use on site as a result of the removal of the proposed Multi-Purpose Dining Hall. The removal of the Hall reduced a large portion of building mass and activity associated with it further reducing the impact on visual amenity and traffic numbers and noise. It was also noted that the Temple use is contemplated in the Rural Zone in the Town Planning Scheme. Matters including drainage, effluent management, traffic, parking, noise and built form and landscape design had been assessed by the City Administration and the City’s Design Review Panel and the panel were advised that these matters were satisfactorily resolved.

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/22/02220 DR162/2022	City of Kwinana	Lot 9507 Berthold Street, Orelia	Proposed Child Care Centre	28/09/2022
DAP/22/02159 DR163/2022	Shire of Murray	No. 630 (Lot 137) Pinjarra Road, Furnissdale	Proposed Petrol Filling Station	28/09/2022

**Mr Eugene Koltasz**  
Presiding Member, Metro Outer JDAP



## **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 12:18pm.

A handwritten signature in cursive script that reads "Eugene Koltasz".