



Metro Outer Joint Development Assessment Panel Minutes

Meeting Date and Time: Friday, 11 June 2021; 9:30am
Meeting Number: MOJDAP/94
Meeting Venue: Via Zoom

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

1 Table of Contents

1.	Opening of Meeting, Welcome and Acknowledgement	2
2.	Apologies.....	3
3.	Members on Leave of Absence	3
4.	Noting of Minutes	3
5.	Declaration of Due Consideration.....	3
6.	Disclosure of Interests.....	3
7.	Deputations and Presentations.....	3
8.	Form 1 – Responsible Authority Reports – DAP Applications.....	3
8.1	Lot 4000 & 4002 Baldivis Road, Baldivis.....	3
9.	Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval	6
	Nil.....	6
10.	State Administrative Tribunal Applications and Supreme Court Appeals	6
11.	General Business.....	7
12.	Meeting Closure	7



Attendance

DAP Members

Mr Ian Birch (Presiding Member)
Ms Sheryl Chaffer (Deputy Presiding Member)
Mr John Taylor (A/Third Specialist Member)
Cr Mark Jones (Local Government Member, City of Rockingham)
Cr Joy Stewart (Local Government Member, City of Rockingham)

Officers in attendance

Mr John Di Rosso (Western Australian Planning Commission)
Ms Alice Brown (Western Australian Planning Commission)
Mr David Banovich (City of Rockingham)
Mr Eric Anderson (City of Rockingham)

Minute Secretary

Ms Megan Ventriss (DAP Secretariat)
Ms Zoe Hendry (DAP Secretariat)

Applicants and Submitters

Mr Lewis Shugar (element)
Mr Carl Barbato (Water Corporation)

Members of the Public / Media

Nil

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:32am on 11 June 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)
Cr Deb Hamblin (Local Government Member, City of Rockingham)

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 Carl Barbato (Water Corporation) and Mr Lewis Shugar (element) responded to question from the DAP for the application at Item 8.1.

7.2 The Western Australian Planning Commission Officers addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Lot 4000 & 4002 Baldivis Road, Baldivis

Development Description:	Wastewater pumping station
Applicant:	Element
Owner:	Water Corporation/ State of WA
Responsible Authority:	City of Rockingham
DAP File No:	DAP/21/01971



REPORT RECOMMENDATION

Moved by: Cr Mark Jones

Seconded by: Cr Joy Stewart

That the Metro Outer JDAP resolves to:

1. **Approve** DAP Application reference DAP/21/01971 and accompanying plans (KJ79-1-1; KJ79-2-1; KJ79-2-2; KJ79-2-3; KJ79-2-4; KJ79-3-1; KJ79-3-2; KJ79-3-4; KJ79-4-1; KJ79-4-3) in accordance with Clause 30 of the Metropolitan Region Scheme.

Conditions

1. This decision constitutes planning approval only and is valid for a period of 2 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 total system output of the facility is not to exceed 350 litres per second.
3. The proposal is to be modified so as to remove any direct connection to the existing drainage basin located within the Baldivis Tramway Reserve at the intersection of Stillwater Drive and Baldivis Road.
4. An acid sulphate soils self-assessment form and, if required as a result of the self-assessment, an acid sulphate soils report and an acid sulphate soils management plan shall be submitted to and supported by the Department of Water and Environmental Regulation before any development commences. Where an acid sulphate soils management plan is required to be submitted, all works shall be carried out in accordance with the approved management plan to the satisfaction of the Western Australian Planning Commission, on the advice of the City of Rockingham.
5. Stormwater from all hardstand shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any property or road reserve. The City of Rockingham is generally not supportive of soak wells as there may be difficulty achieving the required separation distance to the water table. The City recommends a small fringe of water gardens to accommodate events up to the critical 1 in 100 year event, with some of the flows filtering through subsoil to the City's drainage basin. The City also recommends using a small planting area adjacent the hardstand area to treat stormwater flow and retain groundwater. Plans are to be to the specifications of the City and all works must be maintained for the duration of the development.

Mr Ian Birch
Presiding Member, Metro Outer JDAP



6. A landscaping plan is to be prepared and implemented to the specifications of the City of Rockingham and satisfaction of the Western Australian Planning Commission and must include the following detail:
 - a) The location, number and type of existing and proposed trees and shrubs;
 - b) Revegetation of any areas cleared due to construction works;
 - c) Any natural landscape areas to be retained;
 - d) Proposed modifications to the street setback area and all verge areas; and
 - e) Relocation of any grasstree plants.
7. An easement is to be created over the existing and proposed infrastructure within Lot 4002 Magenta Crescent in favour of Water Corporation to the specifications of the City of Rockingham and to the satisfaction of the Western Australian Planning Commission. All works and costs associated with creation of the easement are the responsibility of the applicant.
8. Prior to the commencement of development, a Construction Management Plan must be prepared and supported by the City of Rockingham to ensure appropriate management of construction related impacts. The plan must be implemented for the duration of construction works, to the satisfaction of the Western Australian Planning Commission, on advice of the City of Rockingham.
9. A Dust Management Plan is to be prepared to and implemented to the specifications of the City of Rockingham and satisfaction of the Western Australian Planning Commission.
10. Prior to the commencement of development, a Dewatering Management Plan and Ground Water Extraction Licence must be prepared and supported by the Department of Water and Environmental Regulation. The approved plan and licence must be implemented during the construction period of below ground assets, to the specifications of the Department of Water and Environmental Regulations and satisfaction of the western Australian Planning Commission.

Advice Notes

1. The Applicant is to note that any future proposal to increase the capacity of the facility will require an odour assessment.
2. An Acid Sulphate Soils Self-Assessment form may be downloaded from the Western Australian Planning Commission website at www.dplh.wa.gov.au. The form makes reference to the Department of Water and Environmental Regulation's 'Identification and Investigation of Acid Sulphate Soils' guideline. This guideline can be obtained from the Department of Water and Environmental Regulation's website at www.dwer.wa.gov.au
3. All stormwater generated by the development is to be managed in accordance with City of Rockingham *Planning Policy 3.4.3 – Urban Water Management*.
4. The applicant is responsible for protecting any existing City of Rockingham streetscape assets on Stillwater Drive during the course of construction. If any damage is caused to existing assets (identified to be retained) they must be rectified to the satisfaction of the City.

Mr Ian Birch
Presiding Member, Metro Outer JDAP



5. The applicant should liaise with the City of Rockingham regarding specifications for all works in the road reserve, including crossovers and planting of street trees.
6. The applicant should liaise with Western Power regarding self-assessment of the proposal and any potential requirements.

The Report Recommendation was put and CARRIED UNANIMOUSLY.

REASON: Replacement of existing infrastructure, increasing capacity to meet demand for a growth area. The development has minimal amenity impact on its surrounds. Matters raised by the City of Rockingham and state government agencies are covered by conditions. Responsible Authority Report recommendation for approval supported.

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/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
DAP/21/01952 DR 096/2021	City of Rockingham	Lot 265 (40) Talisker Bend, Golden Bay	Mixed commercial development	14/05/2021



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 9:42am.

A handwritten signature in black ink, appearing to read 'Ian Birch'.

Mr Ian Birch
Presiding Member, Metro Outer JDAP