



Minutes of the Metro South-West Joint Development Assessment Panel

Meeting Date and Time: Wednesday, 14 August 2013; 3:30 pm
Meeting Number: 22
Meeting Venue: Department of Planning; 140 William Street,
Perth

Attendance

DAP Members

Mr David Gray (Presiding Member)
Mr Ian Hocking (Alternate Deputy Presiding Member)
Mr Robert Nicholson (Specialist Member)
Cr Richard Smith (Local Government Member, City of Rockingham)
Cr Joy Stewart (Local Government Member, City of Rockingham)

Officers in attendance

Mr Craig Shepherd, Development Assessment Panel Secretariat
Mr Riaan Stassen, City of Rockingham
Mr Mike Ross, City of Rockingham
Mr Bob Jeans, City of Rockingham

Department of Planning Minute Secretary

Mr Luke Downes

Applicants and Submitters

Mr Daniel Lees, TPG Town Planning, Urban Design and Heritage
Mr Chris West, Insight Project Services

Members of the Public

Two.

1. Declaration of Opening

The Presiding Member, Mr David Gray declared the meeting open at 3.31 pm on 14 August 2013 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the *Development Assessment Panel Standing Orders 2012* under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

The Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the *Standing Orders 2012*; No Recording of Meeting, 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 Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

2. Apologies

Mr Ian Birch (Deputy Presiding Member)

3. Members on Leave of absence

Nil

4. Noting of minutes

Minutes of the Metro South-West JDAP meeting no.21 held on 15 July 2013 were noted by DAP members.

5. Disclosure of interests

Nil

6. Declaration of Due Consideration

All members declared that they had duly considered the documents.

7. Deputations and presentations

- 7.1 Mr Daniel Lees (TPG Town Planning, Urban Design and Heritage) presented for the application at Item 9.1 to answer questions from members of the Panel.

8. Form 1 - Responsible Authority Reports – DAP Application

Nil

9. Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval

- 9.1 Property Location: Lots 909 and 915 Warnbro Sound Avenue and 913 and 914 Palm Springs Boulevard, Warnbro
- Application Details: Modification to DAP Planning Approval for Expansion of the Centro Warnbro District Shopping Centre
- Applicant: TPG Town Planning and Urban Design
- Owner: CPT Custodian Pty Ltd
Fabcot Pty Ltd
- Responsible authority: City of Rockingham
- Report date: 6 August 2013
- DoP File No: DP/13/00174



REPORT RECOMMENDATION / PRIMARY MOTION

With the approval of the mover and seconder, condition 20 was amended to correct a typographical error to change the word "exist" to "exit".

Moved by: Mr Robert Nicholson

Seconded by: Cr Richard Smith

That the Metro Southwest JDAP resolves to:

1. Accept that the DAP Application reference DP/13/00174 as detailed on the DAP Form 2 dated 13 June 2013 is appropriate for consideration in accordance with regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011;
2. Approve the proposed modifications to the DAP Application reference DP/13/00174 as detailed on the DAP Form 2 dated 13 June 2013 and accompanying plans SD201, SD202, SD203, SD099 and SD120, in accordance with the provisions of Clause 6.7.1 (a) of the City of Rockingham Town Planning Scheme No.2 and subclause 30(1) of the Metropolitan Region Scheme, for the proposed amendments to the approved expansion of the Centro Warnbro District Shopping Centre at Lots 909 and 915 Warnbro Sound Avenue and 913 and 914 Palm Springs Boulevard, Warnbro, subject to:
 - (a) Amending Condition No.17 as follows:

"17. *A Landscaping Plan must be prepared and include the following detail, to the satisfaction of the City, prior to the issue of a Building Permit:*

 - (i) *The landscaping of all existing and proposed landscaped areas, including all verges adjacent to the site;*
 - (ii) *Landscaping, including semi-mature trees where appropriate, is to be provided to the car parking areas in accordance with the approved Landscape Plan;*
 - (iii) *The location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area;*
 - (iv) *Any lawns to be established;*
 - (v) *Any natural landscape areas to be retained;*
 - (vi) *Those areas to be reticulated or irrigated; and*
 - (vii) *Verge treatments.*

The landscaping must be completed prior to the occupation of the development, and must be maintained at all times."



- (b) Amending Condition No. 20 as follows:

"20. All semi-trailer service vehicles have access to the Warnbro Shopping Centre via driveway 8 and exit via the restricted access crossover to Palm Springs Boulevard, as proposed in the Traffic Assessment Report which accompanied this application."

AMENDING MOTION

Moved by: Mr Ian Hocking

Seconded by: Mr Robert Nicholson

All references to "Centro Warnbro District Shopping Centre" be replaced with "Federation Centres" throughout recommendations 1 and 2.

REASON: Rebranding of owning entity from Centro Warnbro District Shopping Centre to Federation Centres.

The Amending Motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

That the Metro Southwest JDAP resolves to:

1. Accept that the DAP Application reference DP/13/00174 as detailed on the DAP Form 2 dated 13 June 2013 is appropriate for consideration in accordance with regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011;
2. Approve the proposed modifications to the DAP Application reference DP/13/00174 as detailed on the DAP Form 2 dated 13 June 2013 and accompanying plans SD201, SD202, SD203, SD099 and SD120, in accordance with the provisions of Clause 6.7.1 (a) of the City of Rockingham Town Planning Scheme No.2 and subclause 30(1) of the Metropolitan Region Scheme, for the proposed amendments to the approved expansion of Federation Centres at Lots 909 and 915 Warnbro Sound Avenue and 913 and 914 Palm Springs Boulevard, Warnbro, subject to:

- (a) Amending Condition No.17 as follows:

"17. A Landscaping Plan must be prepared and include the following detail, to the satisfaction of the City, prior to the issue of a Building Permit:

- (i) The landscaping of all existing and proposed landscaped areas, including all verges adjacent to the site;*
- (ii) Landscaping, including semi-mature trees where appropriate, is to be provided to the car parking areas in accordance with the approved Landscape Plan;*
- (iii) The location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area;*
- (iv) Any lawns to be established;*



- (v) Any natural landscape areas to be retained;
- (vi) Those areas to be reticulated or irrigated; and
- (vii) Verge treatments.

The landscaping must be completed prior to the occupation of the development, and must be maintained at all times."

- (b) Amending Condition No. 20 as follows:

"20. All semi-trailer service vehicles have access to Federation Centres via driveway 8 and exit via the restricted access crossover to Palm Springs Boulevard, as proposed in the Traffic Assessment Report which accompanied this application."

The Primary Motion (as amended) was put and CARRIED UNANIMOUSLY.

10. Appeals to the State Administrative Tribunal

Nil

11. Meeting Close

There being no further business, the presiding member declared the meeting closed at 3.39 pm.