



## Minutes of the Metro South-West Joint Development Assessment Panel

**Meeting Date and Time:** Friday, 29 April 2016; 10:00am  
**Meeting Number:** MSWJDAP/ 102  
**Meeting Venue:** City of Rockingham  
Civic Boulevard, Rockingham

### Attendance

#### DAP Members

Mr Ian Birch (Presiding Member)  
Mr Brian Curtis (A/Deputy Presiding Member)  
Mr Lou D'Alessandro (A/Specialist Member)  
Cr Chris Elliot (Local Government Member, City of Rockingham)  
Cr Kelly McManus (Local Government Member, City of Rockingham)

#### Officers in attendance

Mr David Waller (City of Rockingham)  
Mr Greg Delahunty (City of Rockingham)

#### Local Government Minute Secretary

Ms Nicole D'Alessandro

#### Applicants and Submitters

Mr Sean Fairfoul (Rowe Group)  
Mr James Dann (Charter Hall)

#### Members of the Public

Nil

### 1. Declaration of Opening

The Presiding Member, Mr Ian Birch declared the meeting open at 10:00am on 29 April 2016 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**

Nil

**3. Members on Leave of absence**

Nil

**4. Noting of minutes**

Minutes of the Metro South-West JDAP Meeting No.100 held on 20 April 2016 and Meeting No.101 held on 22 April 2016 were noted by DAP members.

**5. Declaration of Due Consideration**

All members declared that they had duly considered the documents.

**6. Disclosure of interests**

Panel members, Ms Stacey Towne and Mr Robert Nicholson, each declared a direct pecuniary interest in item 8.1. Both Ms Towne and Mr Nicholson each hold Wesfarmers shares. Coles supermarket is owned by Wesfarmers and is a store proposed in the development application.

In accordance with section 6.3.1 of the Standing Orders 2012, the Presiding Member determined that the members listed above, who had disclosed a Pecuniary Interest, were not permitted to participate in the discussion or voting on the items.

**7. Deputations and presentations**

7.1 Mr Sean Fairfoul (Rowe Group) and Mr James Dann (Charter Hall) addressed the DAP for the application at Item 10.1. Mr Sean Fairfoul answered questions from the panel.

**8. Form 1 - Responsible Authority Reports – DAP Application**

Nil

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

Nil



## 10. Appeals to the State Administrative Tribunal

10.1 Property Location:	Lot 2003 Secret Harbour Boulevard and Lots 2010 and 2013 Oneida Road, Secret Harbour
Application Details:	Amendment to Development Approval for Additions and Alterations to Secret Harbour District Shopping Centre
Applicant:	Greg Rowe Pty Ltd
Owner:	Perpetual Limited
Responsible authority:	City of Rockingham
DoP File No:	DAP/14/00649

### REPORT RECOMMENDATION / PRIMARY MOTION

**Moved by:** Mr Lou D'Alessandro

**Seconded by:** Mr Brian Curtis

That the Metro South-West Joint Development Assessment Panel, pursuant to Section 31 of the *State Administrative Tribunal Act 2004* in respect of SAT application DR 32 of 2016, resolves to:

**Reconsider** its decision dated 21 January 2016; and **approve** the DAP Application reference DAP/14/00649 as detailed on the DAP Form 2 dated 3rd December 2015 and accompanying plans:

- Vehicle Turning Circle Plan - Semi-Trailer 19m at 10kmp/h, Drawing No. KC00258.000\_S30a, dated 23.03.16;
- Vehicle Turning Circle Plan - Semi-Trailer 19m at 10kmp/h, Drawing No. KC00258.000\_S30b, dated 23.03.16;

in accordance with the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 and the Metropolitan Region Scheme, subject to the approvals dated 18 February 2015 and 12 October 2015 and the following amended condition No. 21, additional condition No. 28 and additional advice note No.12:

### Conditions

21. A maximum of three (3) semi-trailer vehicles per day may access the site via the southern access driveway on Oasis Drive. These vehicles may only access the site between the hours of 7.00am - 10.00am in the mornings and 4.00pm - 7.00pm in the evenings. The vehicles must exit the site via the Oneida Road access driveway in accordance with Option 1 access proposed by the applicant.
28. Prior to applying for a Building Permit, detailed plans and specifications must be submitted to and approved by the City of Rockingham for the proposed access street intersection with Oasis Drive.  
The access street intersection must be constructed in accordance with the approved plans prior to occupation of the development.



### Advice Note

12. The landowner/applicant is advised that the future main street expansion will take precedence over the proposed car parking bays adjacent to pad site three. Any future development application for the main street expansion will require the removal of some of the proposed car bays in order to meet the built form requirements for the main street and facilitate the heavy vehicle turning movements.

### The Report Recommendation/Primary Motion was put and **CARRIED (3/2)**.

For: Mr Ian Birch  
Mr Brian Curtis  
Mr Lou D'Alessandro  
Against: Cr Chris Elliot  
Cr Kelly McManus

### 11. **General Business / Meeting Close**

The Presiding Member reminded the meeting that in accordance with Standing Order 7.3 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.

There being no further business, the presiding member declared the meeting closed at 10:41am.