



Metro Outer Joint Development Assessment Panel Minutes

Meeting Date and Time: Thursday, 4 August 2022; 9:00am
Meeting Number: MOJDAP/189
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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Mr Eugene Koltasz
Presiding Member, JDAP



Attendance

DAP Members

Mr Eugene Koltasz (Presiding Member)
Ms Karen Hyde (Deputy Presiding Member)
Ms Diana Goldswain (A/Third Specialist Member)

Item 8.1

Cr Vinh Nguyen (Local Government Member, City of Wanneroo)
Cr Frank Cvitan (Local Government Member, City of Wanneroo)

Item 8.2

Cr Lorna Buchan (Local Government Member, City of Rockingham)
Cr Mark Jones (Local Government Member, City of Rockingham)

Officers in attendance

Item 8.1

Mr Greg Bowering (City of Wanneroo)
Mr Nick Bertone (City of Wanneroo)

Item 8.2

Mr David Banovic (City of Rockingham)
Mr Chris Parlane (City of Rockingham)
Mr David Waller (City of Rockingham)

Minute Secretary

Mr Stephen Haines (DAP Secretariat)
Ms Zoe Hendry (DAP Secretariat)

Applicants and Submitters

Item 8.1

Mr Nathan Stewart (Rowe Group)
Mr Steve Hindley (Hindley & Associates)
Mr Michael Leen (Fresh Frontier)
Mr John Opferkuch (Fresh Frontier)


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Item 8.2

Mr Gorki Bogdanich (Archetype Design Studio)
Ms Clare McLean (Peter Webb & Associates)
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)
Ms Julie Davey
Ms Cathy Paton
Mr Elvio Ruggiero
Ms Peta Sims
Ms Margaret Smith
Cr Deb Hamlin (City of Rockingham)
Cr Hayley Edwards (City of Rockingham)

Members of the Public / Media

There were 7 members of the public in attendance.

Ms Tyler Brown from Perth Now and Tyra Peters from Sound Telegraph were in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:04am on 4 August 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

This meeting was convened via electronic means (Zoom). Members were reminded to announce their name and title prior to speaking.

2. Apologies

Mr Jason Hick (Third Specialist Member)

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](#).


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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 8.2, received on 2 August 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 Member, Cr Lorna Buchan and Cr Mark Jones, declared that they participated in a prior Council meeting in relation to the application at item 8.2. However, under section 2.1.2 of the DAP Code of Conduct 2017, Cr Buchan and Cr 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 an Impartiality Interest, are **Choose permission type** to participate in the discussion and voting on the item.

7. Deputations and Presentations

7.1 Mr Nathan Stewart (Rowe Group) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

The presentation at Item 7.1 was heard prior to the application at Item 8.1.

7.2 Mr Brad Byrne was unavailable to address the DAP in support of the recommendation for the application at Item 8.2. The panel noted his presentation as a written submission.

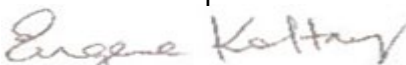
7.3 Ms Trudy Byrne was unavailable to address the DAP in support of the recommendation for the application at Item 8.2. The panel noted her presentation as a written submission.

7.4 Ms Rosemary Coppin & Mr David Smith were unavailable to address the DAP in support of the recommendation for the application at Item 8.2. The panel noted their presentation as a written submission.

7.5 Ms Glenda Cooper was unavailable to address the DAP in support of the recommendation for the application at Item 8.2. The panel noted her presentation as a written submission.

7.6 Ms Julie Davey addressed the DAP in support of the recommendation for the application at Item 8.2.

7.7 Mr Bruce Davey was unavailable to address the DAP in support of the recommendation for the application at Item 8.2. The panel noted his presentation as a written submission.


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- 7.8 Ms Emma Davey was unavailable to address the DAP in support of the recommendation for the application at Item 8.2. The panel noted her presentation as a written submission.
- 7.9 Ms Peta Sims addressed the DAP on behalf of Ms Michelle Harvey in support of the recommendation for the application at Item 8.2.
- 7.10 Mr Ken Johnson was unavailable to address the DAP in support of the recommendation for the application at Item 8.2. The panel noted his presentation as a written submission.
- 7.11 Ms Peta Sims addressed the DAP on behalf of Ms Debbie MacKenzie in support of the recommendation for the application at Item 8.2.
- 7.12 Ms Deidre & Mr Peter McCoy were unavailable to address the DAP in support of the recommendation for the application at Item 8.2. The panel noted their presentation as a written submission.
- 7.13 Ms Deborah & Mr Ian Mills were unavailable to address the DAP in support of the recommendation for the application at Item 8.2. The panel noted their presentation as a written submission.
- 7.14 Ms Cathy Paton addressed the DAP in support of the recommendation for the application at Item 8.2.
- 7.15 Ms Janice & Mr Garry Raffaele were unavailable to address the DAP in support of the recommendation for the application at Item 8.2. The panel noted their presentation as a written submission.
- 7.16 Mr Elvio Ruggiero addressed the DAP in support of the recommendation for the application at Item 8.2.
- 7.17 Ms Peta Sims addressed the DAP in support of the recommendation for the application at Item 8.2.
- 7.18 Ms Margaret Smith addressed the DAP in support of the recommendation for the application at Item 8.2 and responded to questions from the panel.
- 7.19 Ms Peta Sims addressed the DAP on behalf of Ms Fiona Tassell in support of the recommendation for the application at Item 8.2.
- 7.20 Mr Geoffrey Tomlinson was unavailable to address the DAP in support of the recommendation for the application at Item 8.2. The panel noted his presentation as a written submission.
- 7.21 Mr Gorki Bogdanich (Archetype Design Studio) addressed the DAP against the recommendation for the application at Item 8.2 and responded to questions from the panel.
- 7.21 Ms Clare McLean (Peter Webb & Associates) addressed the DAP against the recommendation for the application at Item 8.2 and responded to questions from the panel.


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7.22 The City of Rockingham addressed the DAP in relation to the application at Item 8.2 and responded to questions from the panel.

The presentations at Items 7.2 - 7.22 were heard prior to the application at Item 8.2.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 No. 359 (Lot 703) Gnangara Road, Wangara

Development Description: Proposed Industrial Development
Applicant: Mr Nathan Stewart (Rowe Group)
Owner: JAO MDL Investments Pty Ltd
Responsible Authority: City of Wanneroo
DAP File No: DAP/21/02147

REPORT RECOMMENDATION

Moved by: Cr Frank Cvitan **Seconded by:** Ms Karen Hyde

That the Metro Outer JDAP resolves to:

1. **Approve** DAP Application reference DAP/21/02147 and accompanying plans Development Plans - DA01-D, DA02-D, DA03-C, DA04-C, Landscape Plans - 01-03, 02-02, 03-02 and Engineering Plans t21.166.sk19 and t21.166.sk20 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Wanneroo's District Planning Scheme No. 2, subject to the following conditions:

Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. The use of the premises is approved for Showroom, Service Station, Car Wash, Motor Vehicle Repair and Industry-Light in accordance with the areas identified on the attached plans, as defined in the City of Wanneroo's District Planning Scheme No. 2 as follows:

“Showroom: means premises wherein goods are displayed and may be offered for sale or hire excluding the sale of foodstuffs, liquor or beverages, items of clothing or apparel (except as hereinafter stipulated in this definition) or personal adornment, magazines, books, newspapers or paper products, and medicinal or pharmaceutical products unless assembled or manufactured on the premises. The term includes the sale of secondhand clothing or apparel by welfare and charitable agencies with the approval of Council.”

“Service Station: means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for

(a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; or

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(b)the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles.”

“Car Wash: means any land or buildings used for mechanical vehicle washing. Such uses may or may not be associated with a service station and may include such other uses considered by Council to be ancillary to the predominant use of the land.”

“Motor Vehicle Repairs: means any land or buildings used for or in connection with electrical and mechanical repairs and overhauls to motor vehicles. The term includes repairs to tyres but does not include recapping or retreading of tyres, panel beating, spray painting or chassis reshaping.”

“Industry – Light: means an industry:

(a)in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises, will not cause any injury to, or will not adversely affect the amenity of the locality by reason of the emission of light, noise, electrical interference, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water or other waste products; and

(b)the establishment of which will not, or the conduct of which does not, impose an undue load on any existing or proposed service for the supply or provision of water, gas, electricity, sewerage facilities, or any other like services.”

A change of use from that outlined above may require the approval of the City.

3. The attached **Landscape Plans - 01-03, 02-02 and 03-02** shall be modified to the satisfaction of the City prior to a Building Permit being submitted to address the following:
 - Increase the verge landscaping to the satisfaction of the City, in areas where the verge is not likely to be impacted by future upgrades to Gnangara Road.

Planting and landscaping shall be carried out in accordance with the modified **Landscaping Plan** prior to occupation of the development and maintained thereafter at the expense of the landowner/occupier to the satisfaction of the City.

4. Detailed civil engineering drawings and specifications for works within the public road reserve (earthworks, roads, pathways and drainage) shall be lodged for approval to the City prior to commencement of construction works. Construction works are to be undertaken in accordance with the approved development application, engineering drawings and specifications to the satisfaction of the City.

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5. Lighting shall be installed to pathways and car parking areas, be designed in accordance with the Australian Standards for the Control of Obtrusive Effects of Outdoor Lighting (AS4282) and shall be internally directed to prevent overspill into nearby lots. All floodlights shall be oriented and hooded to eliminate disturbance to occupants of the surrounding properties.
6. All illuminated signage shall have any boxing or casing in which it is enclosed constructed of incombustible materials, shall not comprise of flashing, pulsating, chasing or running lights and shall not have such intensity as to cause annoyance to the public or illuminate beyond the extent of the lot boundaries.
7. Parking areas, driveways and points of ingress and egress shall be designed and constructed in accordance with the Australian Standard for Offstreet Carparking (AS2890) and shall be drained, sealed and marked prior to occupation of the development and maintained thereafter to the satisfaction of the City.
8. The parking areas and associated access indicated on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time, without the prior approval of the City.
9. All waste shall be stored within the designated bin enclosure and collected from site by a private contractor at the cost of the owner/operator.
10. Storage areas, plant and equipment shall be screened from view from streets, public places and adjacent properties.
11. The applicant shall undertake adequate measures to minimise any impacts of dust and sand drift from the site to the satisfaction of the City.
12. A Construction Management Plan shall be submitted outlining how the construction of the development will be managed in order to limit the impact on the surrounding area. The plan will need to ensure that:
 - Adequate space is provided within the development site for the parking of construction vehicles and for the storage of building materials so as to minimise the need to utilise the surrounding road network;
 - Adequate provision is made for the parking of workers' vehicles;
 - Pedestrian and vehicular access around the site is maintained;
 - The hours of construction are limited to ensure that there is no adverse impact on the amenity of the surrounding properties; and
 - The impacts caused by sand drift and dust from the site are minimised.

The Construction Management Plan is to be submitted to and approved by the City prior to the commencement of any development.

13. The proposed crossover on Gnangara Road (east) is to be designed and constructed as per Engineering Drawing t21.166.sk19 (**Attachment 11**), to the satisfaction of the City.
14. The proposed crossover on Gnangara Road (south) is to be designed and constructed as per Engineering Drawing t21.166.sk20 (**Attachment 11**), to the satisfaction of the City.


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15. The landowner/applicant contributing towards development infrastructure provisions pursuant to the Agreed Structure Plan No. 10 – East Wanneroo Cell 8.
16. Any graffiti applied to the external surfaces of the building shall be removed within seven days of it being applied, to the satisfaction of the City.

Advice Notes

1. In regards to the dust and sand drift condition, adequate measures to minimise any impacts of dust and sand drift from the site include all requirements as stipulated within the Department of Water and Environmental Regulation's 'A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities'.
2. With regards to any management plans to be submitted to the City as required in any of the conditions set out within this development approval, these are to be submitted to the assessing officer or in their absence addressed to Planning Approvals. An assessment of the acceptability of these plans by the City will not be undertaken if these plans are submitted within a building permit application.
3. With regards to stormwater retention, an onsite stormwater drainage system, sufficient to contain a 1:100 year storm event (over 24 hours) must be provided. Plans illustrating the system proposed shall be submitted for approval when application is made for a building licence and the system shall be installed during the construction of the development.
4. The full movement crossover via Gnangara Road (south) is likely to become restricted in the future when Gnangara Road (south) is upgraded to dual carriageway. At which point, the access may become left-in and left-out only, subject to the final design outcome.
5. The owner/applicant is to submit the "Certification of Compliance with Development Approval Conditions" form certifying that all of the conditions specified in the approval by the Council for the development of the land have been completed in accordance with the approved plans, and the certification is to be lodged with the Council within 14 days from the date of practical completion, and applies to all of the conditions, except for those conditions relating to on-going compliance.


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AMENDING MOTION 1

Moved by: Cr Frank Cvitan **Seconded by:** Ms Karen Hyde

That Condition No. 3 be deleted and replaced to read as follows:

~~The attached **Landscape Plans – 01-03, 02-02 and 03-02** shall be modified to the satisfaction of the City prior to a Building Permit being submitted to address the following:~~

- ~~• Increase the verge landscaping to the satisfaction of the City, in areas where the verge is not likely to be impacted by future upgrades to Gnangara Road.~~

~~Planting and landscaping shall be carried out in accordance with the modified **Landscaping Plan** prior to occupation of the development and maintained thereafter at the expense of the landowner/occupier to the satisfaction of the City.~~

~~***The landscaping of the site and within the adjoining road verges shall be completed in accordance with the approved Landscape Plans 01 and 02 (Revision D), unless otherwise agreed with the City of Wanneroo.***~~

~~***Planting and landscaping shall be carried out in accordance with the Landscaping Plan prior to occupation of the development and maintained thereafter at the expense of the landowner/occupier to the satisfaction of the City.***~~

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The Panel supported the development and the recommended change to Condition 3 in recognition that there are currently no plans for the design of adjacent Gnangara Road and therefore the extent of verge landscaping originally contemplated is excessive and extremely costly for the proposed development.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro Outer JDAP resolves to:

- Approve** DAP Application reference DAP/21/02147 and accompanying plans Development Plans - DA01-D, DA02-D, DA03-C, DA04-C, Landscape Plans - 01-03, 02-02, 03-02 and Engineering Plans t21.166.sk19 and t21.166.sk20 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Wanneroo's District Planning Scheme No. 2, subject to the following conditions:

Conditions

- Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.


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2. The use of the premises is approved for Showroom, Service Station, Car Wash, Motor Vehicle Repair and Industry-Light in accordance with the areas identified on the attached plans, as defined in the City of Wanneroo's District Planning Scheme No. 2 as follows:

“Showroom: means premises wherein goods are displayed and may be offered for sale or hire excluding the sale of foodstuffs, liquor or beverages, items of clothing or apparel (except as hereinafter stipulated in this definition) or personal adornment, magazines, books, newspapers or paper products, and medicinal or pharmaceutical products unless assembled or manufactured on the premises. The term includes the sale of secondhand clothing or apparel by welfare and charitable agencies with the approval of Council.”

“Service Station: means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for

- the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; or
- the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles.”

“Car Wash: means any land or buildings used for mechanical vehicle washing. Such uses may or may not be associated with a service station and may include such other uses considered by Council to be ancillary to the predominant use of the land.”

“Motor Vehicle Repairs: means any land or buildings used for or in connection with electrical and mechanical repairs and overhauls to motor vehicles. The term includes repairs to tyres but does not include recapping or retreading of tyres, panel beating, spray painting or chassis reshaping.”

“Industry – Light: means an industry:

(c) in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises, will not cause any injury to, or will not adversely affect the amenity of the locality by reason of the emission of light, noise, electrical interference, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water or other waste products; and

(d) the establishment of which will not, or the conduct of which does not, impose an undue load on any existing or proposed service for the supply or provision of water, gas, electricity, sewerage facilities, or any other like services.”

A change of use from that outlined above may require the approval of the City.

3. The landscaping of the site and within the adjoining road verges shall be completed in accordance with the approved Landscape Plans 01 and 02 (Revision D), unless otherwise agreed with the City of Wanneroo.

Planting and landscaping shall be carried out in accordance with the Landscaping Plan prior to occupation of the development and maintained thereafter at the expense of the landowner/occupier to the satisfaction of the City.


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4. Detailed civil engineering drawings and specifications for works within the public road reserve (earthworks, roads, pathways and drainage) shall be lodged for approval to the City prior to commencement of construction works. Construction works are to be undertaken in accordance with the approved development application, engineering drawings and specifications to the satisfaction of the City.
5. Lighting shall be installed to pathways and car parking areas, be designed in accordance with the Australian Standards for the Control of Obtrusive Effects of Outdoor Lighting (AS4282) and shall be internally directed to prevent overspill into nearby lots. All floodlights shall be oriented and hooded to eliminate disturbance to occupants of the surrounding properties.
6. All illuminated signage shall have any boxing or casing in which it is enclosed constructed of incombustible materials, shall not comprise of flashing, pulsating, chasing or running lights and shall not have such intensity as to cause annoyance to the public or illuminate beyond the extent of the lot boundaries.
7. Parking areas, driveways and points of ingress and egress shall be designed and constructed in accordance with the Australian Standard for Offstreet Carparking (AS2890) and shall be drained, sealed and marked prior to occupation of the development and maintained thereafter to the satisfaction of the City.
8. The parking areas and associated access indicated on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time, without the prior approval of the City.
9. All waste shall be stored within the designated bin enclosure and collected from site by a private contractor at the cost of the owner/operator.
10. Storage areas, plant and equipment shall be screened from view from streets, public places and adjacent properties.
11. The applicant shall undertake adequate measures to minimise any impacts of dust and sand drift from the site to the satisfaction of the City.
12. A Construction Management Plan shall be submitted outlining how the construction of the development will be managed in order to limit the impact on the surrounding area. The plan will need to ensure that:
 - Adequate space is provided within the development site for the parking of construction vehicles and for the storage of building materials so as to minimise the need to utilise the surrounding road network;
 - Adequate provision is made for the parking of workers' vehicles;
 - Pedestrian and vehicular access around the site is maintained;
 - The hours of construction are limited to ensure that there is no adverse impact on the amenity of the surrounding properties; and
 - The impacts caused by sand drift and dust from the site are minimised.

The Construction Management Plan is to be submitted to and approved by the City prior to the commencement of any development.


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13. The proposed crossover on Gnangara Road (east) is to be designed and constructed as per Engineering Drawing t21.166.sk19 (**Attachment 11**), to the satisfaction of the City.
14. The proposed crossover on Gnangara Road (south) is to be designed and constructed as per Engineering Drawing t21.166.sk20 (**Attachment 11**), to the satisfaction of the City.
15. The landowner/applicant contributing towards development infrastructure provisions pursuant to the Agreed Structure Plan No. 10 – East Wanneroo Cell 8.
16. Any graffiti applied to the external surfaces of the building shall be removed within seven days of it being applied, to the satisfaction of the City.

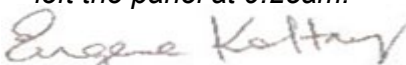
Advice Notes

1. In regards to the dust and sand drift condition, adequate measures to minimise any impacts of dust and sand drift from the site include all requirements as stipulated within the Department of Water and Environmental Regulation's 'A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities'.
2. With regards to any management plans to be submitted to the City as required in any of the conditions set out within this development approval, these are to be submitted to the assessing officer or in their absence addressed to Planning Approvals. An assessment of the acceptability of these plans by the City will not be undertaken if these plans are submitted within a building permit application.
3. With regards to stormwater retention, an onsite stormwater drainage system, sufficient to contain a 1:100 year storm event (over 24 hours) must be provided. Plans illustrating the system proposed shall be submitted for approval when application is made for a building licence and the system shall be installed during the construction of the development.
4. The full movement crossover via Gnangara Road (south) is likely to become restricted in the future when Gnangara Road (south) is upgraded to dual carriageway. At which point, the access may become left-in and left-out only, subject to the final design outcome.
5. The owner/applicant is to submit the "Certification of Compliance with Development Approval Conditions" form certifying that all of the conditions specified in the approval by the Council for the development of the land have been completed in accordance with the approved plans, and the certification is to be lodged with the Council within 14 days from the date of practical completion, and applies to all of the conditions, except for those conditions relating to on-going compliance.

The Report Recommendation (as amended) was put and CARRIED UNANIMOUSLY

REASON: The proposed development is considered suitable for the difficult shaped site and complies with the Planning Framework for the locality. Whilst some concerns were raised with access arrangements from Gnangara Road the Panel was satisfied these have been addressed with the plans and approval conditions.

Cr Vinh Nguyen and Cr Frank Cvitan (Local Government Members, City of Wanneroo) left the panel at 9:25am.


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Cr Lorna Buchan and Cr Mark Jones (Local Government Members, City of Rockingham) joined the panel at 9:25am.

8.2 Lot 53 (No 67) Folly Road, Baldivis

Development Description: Proposed place of worship (Hindu Temple)
Applicant: Mr Gorki Bogdanich (Archetype Design Studio)
Owner: Jeey Ars Acharya Peett Am Australia Ltd
Responsible Authority: City of Rockingham
DAP File No: DAP/21/02148

REPORT RECOMMENDATION

Moved by: Cr Mark Jones

Seconded by: Cr Lorna Buchan

That the Metro Outer Joint Development Assessment Panel resolves to:

Refuse DAP Application reference DAP/21/02148 and the accompanying plans:

- Location Plan, Drawing No. 01, Revision 5, dated 10 June 2022;
- Site Plan: Total Lot, Drawing No. 02, Revision 5, dated 10 June 2022;
- Proposed Development East of Mid Tree Line, Drawing No.3, Revision 5, dated 10 June 2022;
- Temple Plan, Priests Quarters and Toilet Block, Drawing No.4, Revision 5, dated 10 June 2022;
- Elevations, Drawing No.5, Revision 5, dated 10 June 2022;
- Multi-Purpose Hall, Dining and Library Plan, Drawing No.6, Revision 5, dated 10 June 2022;
- Multi-Purpose Hall, Dining and Library Elevations, Drawing No.7, Revision 5, dated 10 June 2022;
- Guests Accommodation Plan and Elevations, Drawing No.8, Revision 5, dated 10 June 2022;
- Landscape Plan, Drawing No.9, Revision 5, dated 10 June 2022;
- Bushfire APZ Strategy, Drawing No. 10, Revision 5, dated 10 June 2022;
- Staging Diagram, Drawing No.11, Revision 5, dated 10 June 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:


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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 visual character and 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 scale and intensity of the use; visual impacts and the potential noise nuisance associated in particular with vehicles leaving events during evening and night time hours.
5. The proposed development is contrary to orderly and proper planning principles.

The Report Recommendation was put and CARRIED UNANIMOUSLY.

REASON: The Panel considered that the proposed use was not consistent with the Objectives of the City's Town Planning Scheme for the Rural Zone by virtue of the scale of the proposed development, the intensity of the proposed use within the Rural Zone, the detrimental impact on visual amenity from some of the proposed non rural structures, and the impact of noise levels emanating from late evening movement of people and vehicles.

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

Nil.

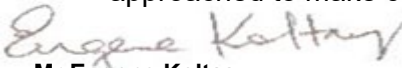
10. State Administrative Tribunal Applications and Supreme Court Appeals

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/18/01543 DR 75/2022	City of Joondalup	Lot 649 (98) O'Mara Boulevard, Iluka	Commercial development	02/05/2022

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.


Mr Eugene Koltasz
Presiding Member, JDAP



12. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 11:34am.

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

Mr Eugene Koltasz
Presiding Member, JDAP