



Minutes of the Metro South-West John Development Assessment Panel

Meeting Date and Time: Monday 5 January, 2014 at 10.00am
Meeting Number: MSWJDAP No. 58
Meeting Venue: City of Cockburn

Attendance

DAP Members

Mr David Gray (Presiding Member)
Mr Ian Birch (Deputy Presiding Member)
Mr Rob Nicholson (Specialist Member)
Cr Joy Stewart (Local Government Member, City of Rockingham)
Cr Richard Smith (Local Government Member, City of Rockingham)
Cr Andrew Sullivan (Local Government Member, City of Fremantle)
Cr Jon Strachan (Local Government Member, City of Fremantle)
Cr Carol Reeve-Fowkes (Local Government Member, City of Cockburn)

Officers in attendance

Mr Don Bothwell (City of Cockburn)
Mr Aaron Auguston (City of Fremantle)
Ms Natalie Martin-Goode (City of Fremantle)
Ms Tahnee Bunting (City of Fremantle)
Ms Erika Barton (City of Rockingham)

Local Government Minute Secretary

Ms Lynette Jakovich (City of Cockburn)

Applicants and Submitters

Mr Bruce McLean (Bruce McLean Architects)
Ms Shannon O'Loughlin (Urbis)
Mr David Caddy (TPG)
Ms Jenna Ledgerwood (Town of Mosman Park)
Mr Doug Kerr (Shacks Motors Group)

Members of the Public

Nil

1. Declaration of Opening

The Presiding Member, Mr David Gray declared the meeting open at 10.00am on 5 January, 2015 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 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 meeting would not be recorded.

2. Apologies

Nil

3. Members on Leave of absence

Nil

4. Noting of minutes

The Minutes of the Metro South-West Meeting No. 57 held on 12 December 2014 were not available for noting at the time of meeting.

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 David Caddy (TPG)) addressed the DAP for the application at Item No. 9.1 and answered questions from the panel.

The presentation at Item 7.1 was heard prior to the application at Item No. 9.1.

7.2 Ms Jenna Ledgerwood (Town of Mosman Park) addressed the DAP against the application at Item No. 9.1 and answered questions from the panel.

The presentation at Item 7.1 was heard prior to the application at Item No. 9.1

8. Form 1 - Responsible Authority Reports – DAP Applications

8.1 Property Location:	Lot 100 (No. 20) Smeaton Way and Lot 16 (No. 2-4 Beale Way, Rockingham
Application Details:	Proposed Motor Vehicles Sales Premises and Repair Station
Applicant:	Bruce McLean Architect Pty Ltd
Owner:	Shack & Kerr Services Pty Ltd
Responsible authority:	City of Rockingham
DoP File No:	DAP/14/000674



REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Stewart

Seconded by: Cr Smith

That the Metro South-West JDAP resolves to:

Approve DAP Application reference DAP/14/000674 and accompanying:

- Site Plan, Drawing C.3 DA SK1, dated 10 November 2014;
- Elevations, Drawing C.3 DA SK2, dated 10 November 2014; and
- Demolition Plan, Drawing C.3 SK3, dated 10 November 2014

in accordance with Clause 6.7.1(a) of the City of Rockingham Town Planning Scheme No.2 and Clause 30(1) of the Metropolitan Region Scheme, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
2. Arrangements must be made for the amalgamation of the land onto one Certificate of Title prior to the issue of a Building Permit and completed prior to occupation.
3. Earthworks over the site associated with the development must be stabilised to prevent sand or dust blowing off the site, and appropriate measures shall be implemented within the time and in the manner directed by the City of Rockingham in the event that sand or dust is blown from the site.
4. All stormwater generated by the development shall be designed to be contained onsite and certified by a hydraulic engineer, prior to the issue of a Building Permit.
The design shall be implemented and maintained for the duration of the development.
5. The washdown area(s) must be constructed prior to occupation of the development to the satisfaction of the City of Rockingham. The washdown area(s) must be constructed of hard-stand, bunded, graded, roofed and serviced by a petrol and oil separator suitable for connection to Water Corporation sewer mains.

Washdown areas, including petrol and oil separators, must be maintained in good working order for the duration of the development.

6. The carpark must:-
 - (i) provide a minimum of 81 parking spaces;
 - (ii) be designed in accordance with User Class 2 of Australian/New Zealand Standard AS/NZS 2890.1:2004, *Parking facilities, Part 1: Off-street car parking* unless otherwise specified by this approval, prior to



- applying for a Building Permit;
- (iii) include two (2) car parking spaces dedicated to people with disabilities designed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009, *Parking facilities, Part 6: Off-street parking for people with disabilities*, linked to the main entrance of the development by a continuous accessible path of travel designed 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;
 - (v) have lighting installed, prior to the occupation of the development; and
 - (vi) confine all illumination to the land in accordance with the requirements of Australian Standard AS 4282—1997, *Control of the obtrusive effects of outdoor lighting*, at all times.

The car park must comply with the above requirements for the duration of the development.

7. Materials, sea containers, goods or bins must not be stored within the carpark at any time.
8. 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 location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area;
 - (ii) Any lawns to be established;
 - (iii) Any natural landscape areas to be retained;
 - (iv) Those areas to be reticulated or irrigated; and
 - (v) Verge treatments.The landscaping must be completed prior to the occupation of the development, and must be maintained at all times to the satisfaction of the City of Rockingham.
9. The display, storage, and parking of vehicles must only occur in the areas depicted for parking and display on the approved plans.
10. A Sign Strategy must be prepared and include the information required by *Planning Policy 3.3.1, Control of Advertisements*, to the satisfaction of the City, prior to the issue of a Building Permit and implemented as such for the duration of the development.
11. Two (2) short-term bicycle parking spaces and five (5) long-term bicycle parking spaces must be provided for the development. The parking spaces must be designed in accordance with AS2890.3—1993, *Parking facilities, Part 3: Bicycle parking facilities*, approved by the City of Rockingham prior to the issue of a Building Permit, and constructed prior to occupancy of the development. The bicycle parking spaces must be retained and maintained in good condition at all times.
12. One secure hot-water shower, change room and clothing lockers must be provided for the development. It must be designed in accordance with *Planning Policy 3.3.14, Bicycle Parking and End-of-Trip Facilities*, approved



by the City prior to the issue for a Building Permit, and constructed prior to occupancy of the development. The shower and change rooms and lockers must be retained and maintained in good condition at all times.

Advice Notes

1. This Approval relates to the details provided in the application; to undertake the development in a different manner to that stated in the application, a new application for Planning Approval must be submitted to the City.
2. A Sign Permit must be obtained for any advertising associated with the development, including signage painted on the storage tanks; the applicant should liaise with the City's Building Services in this regard.
3. With respect to Condition No.5, the applicant and owner should liaise with the City of Rockingham's Health Services to confirm requirements for the washdown area.
4. With respect to Condition No.8, the applicant and owner should liaise with the City of Rockingham's Parks Services to confirm requirements for landscaping plans.
5. All works in the road reserve, including construction of a crossover or footpath, installation of on-street carparking spaces and any works to the road carriageway must be to the specifications of the City of Rockingham; the applicant should liaise with the City of Rockingham's Engineering Services in this regard.

AMENDING MOTION

Moved by: Mr Nicholson

Seconded by: Mr Birch

That Condition 4 be modified to use the word consultant not engineer as follows:

All stormwater generated by the development shall be designed to be contained onsite and certified by a hydraulic consultant, prior to the issue of a Building Permit. The design shall be implemented and maintained for the duration of the development.

REASON: Not all hydraulic specialists are engineers.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Mr Nicholson

Seconded by: Mr Birch

That Condition 10 be modified by adding an additional sentence at the end of Condition 10 as follows:

A Sign Strategy must be prepared and include the information required by Planning Policy 3.3.1, Control of Advertisements, to the satisfaction of the City, prior to the issue of a Building Permit and implemented as such for the



duration of the development. The pylon and direction signs are approved in this application.

REASON: For clarity and certainty.

The Amending Motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

That the Metro South-West JDAP resolves to:

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1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
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3. Earthworks over the site associated with the development must be stabilised to prevent sand or dust blowing off the site, and appropriate measures shall be implemented within the time and in the manner directed by the City of Rockingham in the event that sand or dust is blown from the site.
4. All stormwater generated by the development shall be designed to be contained onsite and certified by a hydraulic consultant, prior to the issue of a Building Permit. The design shall be implemented and maintained for the duration of the development.
5. The washdown area(s) must be constructed prior to occupation of the development to the satisfaction of the City of Rockingham. The washdown area(s) must be constructed of hard-stand, bunded, graded, roofed and serviced by a petrol and oil separator suitable for connection to Water Corporation sewer mains.
Washdown areas, including petrol and oil separators, must be maintained in good working order for the duration of the development.
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The car park must comply with the above requirements for the duration of the development.

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8. 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:
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 - (v) Verge treatments.The landscaping must be completed prior to the occupation of the development, and must be maintained at all times to the satisfaction of the City of Rockingham.
9. The display, storage, and parking of vehicles must only occur in the areas depicted for parking and display on the approved plans.
10. A Sign Strategy must be prepared and include the information required by *Planning Policy 3.3.1, Control of Advertisements*, to the satisfaction of the City, prior to the issue of a Building Permit and implemented as such for the duration of the development. The pylon and directional signs are approved in this application.
11. Two (2) short-term bicycle parking spaces and five (5) long-term bicycle parking spaces must be provided for the development. The parking spaces must be designed in accordance with AS2890.3—1993, *Parking facilities, Part 3: Bicycle parking facilities*, approved by the City of Rockingham prior to the issue of a Building Permit, and constructed prior to occupancy of the development. The bicycle parking spaces must be retained and maintained in good condition at all times.



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Advice Notes

1. This Approval relates to the details provided in the application; to undertake the development in a different manner to that stated in the application, a new application for Planning Approval must be submitted to the City.
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5. All works in the road reserve, including construction of a crossover or footpath, installation of on-street carparking spaces and any works to the road carriageway must be to the specifications of the City of Rockingham; the applicant should liaise with the City of Rockingham's Engineering Services in this regard.

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

PROCEDURAL MOTION

Moved by: Mr Nicholson

Seconded by: Mr Birch

That the application at Item No. 9.1 be heard prior to the application at Item No. 8.2 as there was no quorum at this time.

The Procedural Motion was put and CARRIED UNANIMOUSLY.