



Metro Outer Joint Development Assessment Panel Minutes

Meeting Date and Time: Friday, 6 October 2023; 9:30am
Meeting Number: MOJDAP/277
Meeting Venue: Electronic Means

This DAP meeting was conducted by electronic means (Zoom) 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.....	4
8.1 Lot 1728 (No.60) Office Road, East Rockingham.....	4
9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval	16
Nil	16
10. State Administrative Tribunal Applications and Supreme Court Appeals ...	16
11. General Business.....	17
12. Meeting Closure	17

Eugene Koltasz
Presiding Member, Metro Outer JDAP



Attendance

DAP Members

Eugene Koltasz (Presiding Member)
Karen Hyde (Deputy Presiding Member)
Jason Hick (Third Specialist Member)
Cr Lorna Buchan (Local Government Member, City of Rockingham)
Cr Mark Jones (Local Government Member, City of Rockingham)

Officers in attendance

David Banovich (City of Rockingham)
Mike Ross (City of Rockingham)

Minute Secretary

Claire Ortlepp (DAP Secretariat)

Applicants and Submitters

Bianca Sandri (Urbanista Town Planning)
Daniella Mrdja (Urbanista Town Planning)
Mohammad Rasouli (Transcore)
Nathan Peart (Bushfire Smart)

Members of the Public / Media

There were 2 members of the public in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:31am on 6 October 2023 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 (Zoom). Members were reminded to announce their name and title prior to speaking.

Eugene Koltasz
Presiding Member, Metro Outer JDAP



2. Apologies

Nil.

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

DAP Member, Karen Hyde, declared an impartiality interest in item 8.1. Ms Hyde's employer, Taylor Burrell Barnett, has been engaged by City of Kwinana to provide statutory planning advice on the way forward for planning schemes in the Global Advanced Industries Hub.

In accordance with section 2.4.9 of the DAP Code of Conduct 2017, DAP Members, Cr Lorna Buchan and Cr Mark Jones, declared that they had participated in a prior Council meeting in relation to the application at item 8.1. However, under section 2.1.2 of the DAP Code of Conduct 2017, Cr Buchan and Jones acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes 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 permitted to participate in the discussion and voting on the item.

7. Deputations and Presentations

- 7.1 Daniella Mrdja (Urbanista Town Planning) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.2 Mohammad Rasouli (Transcore) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

Eugene Koltasz
Presiding Member, Metro Outer JDAP



7.3 Nathan Peart (Bushfire Smart) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

7.4 The City of Rockingham 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 1728 (No.60) Office Road, East Rockingham

Development Description:	Proposed Industry: General (Licensed)
Applicant:	Bianca Sandri (Urbanista Town Planning)
Owner:	Immacolata Franco, Mario Giosue Franco, Michael Franco & Robert Franco
Responsible Authority:	City of Rockingham
DAP File No:	DAP/23/02504

REPORT RECOMMENDATION

Moved by: Cr Mark Jones

Seconded by: Cr Lorna Buchan

That the Metro Outer Joint Development Assessment Panel resolves to:

Approve DAP Application reference DAP/23/02504 and accompanying plans contained within Attachment 1:

- A0.00 Cover Sheet - Rev U, dated 23.08.10;
- A1.01 Location Plan, Rev U, dated 23.08.10;
- A1.02 Locality Plan, Rev U, dated 23.08.10;
- A.103 Site Plan - Existing, Rev U, dated 23.08.10;
- A.2.00 Site Plan - Demolition, Rev U, dated 23.08.10;
- A2.01 Site Plan - Proposed, Rev U, dated 23.08.10;
- A2.02 Site Plan - Survey, Rev U, dated 23.08.10;
- A2.03 Floor Plan, Rev U, dated 23.08.10;
- A2.04 Roof Plan, Rev U, dated 23.08.10;
- A3.01 Elevations, Rev U, dated 23.08.10;
- A3.02 Sections, Rev U, dated 23.08.10;
- A4.01 Main Office - Plans, Rev U, dated 23.08.10;
- A4.02 Main Office - Elevations, Rev U, dated 23.08.10;

In accordance with Clause 68 of the Planning and Development (Local Planning Schemes) Regulations 2015 and the provisions of clause 68(2)(b) of the deemed provisions of the City of Rockingham Town Planning Scheme No.2, subject to the following conditions as follows:

Eugene Koltasz
Presiding Member, Metro Outer JDAP



Conditions:

1. In the event of an inconsistency between the approved plans and a requirement of the conditions set out below, the requirement of the conditions shall prevail.
2. This decision constitutes planning approval only and is valid for a period of 4 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.
3. Prior to applying for a Building Permit, A2.01 Site Plan - Proposed Rev U, dated 23.08.10 shall be amended to provide for the following vehicle access and circulation arrangements:
 - The proposed central crossover shall be amended to an “Entry Only” crossover; and
 - The proposed eastern crossover shall be amended to “Exit Only” crossover.
4. Engineering drawings for works within the development site and along the existing road reserve must be submitted to the City of Rockingham for approval prior to works commencing on site that provide for the upgrade of Office Road adjacent to the site to include the construction of an auxiliary right turn (AUR) treatment for the central “Entry Only” vehicle crossover, required by Condition 3 above.
The road upgrade must be constructed, line marked and drained at the landowner’s cost, in accordance with the City of Rockingham approved Engineering Drawings and specifications, prior to the occupation of the development.
5. Prior to applying for a Building Permit, a Stormwater Management Plan must be prepared by a suitably qualified engineer showing how stormwater will be contained on-site; those plans must be submitted to the City of Rockingham for approval.
All stormwater generated by the development must be managed in accordance with Local Planning Policy 3.4.3 - Urban Water Management to the satisfaction of the City of Rockingham. The approved plans must be implemented and all works must be maintained for the duration of the development.
6. Prior to, or in conjunction with development works, investigation for soil and groundwater contamination is to be carried out to determine if remediation is required.

If required, remediation, including validation of remediation, of any contamination identified shall be completed prior to the completion of construction works to the satisfaction of the City of Rockingham on advice from the Department of Water and Environmental Regulation, to ensure that the site is suitable for the proposed use.

Eugene Koltasz
Presiding Member, Metro Outer JDAP



7. Prior to applying for a Building Permit, a Construction Environmental Management Plan is to be submitted to and approved by the City of Rockingham addressing but not limited to:
 - (i) Hours of construction;
 - (ii) Temporary Fencing;
 - (iii) Traffic Management including, a Traffic Management Plan addressing site access, egress and parking arrangement for staff and contractors;
 - (iv) Management of vibration and dust;
 - (v) Management of construction noise and other site generated noise;
 - (vi) Addressing the risk associated with the potential exposure of soil contamination during construction activity; and
 - (vii) Ensuring that construction activity has no impact on the Rail Reservation land east of the site.All works must be carried out in accordance with the approved Construction Environmental Management Plan and maintained at all times, for duration of the development.
8. A pre-works geotechnical report prepared by a suitably qualified person must be submitted to the City of Rockingham for approval and this report must address:
 - (i) fill material composition and quality; and
 - (ii) on-site drainage.
9. Prior to the occupation of the development, crossovers shall be designed and constructed in accordance with the City of Rockingham's *Commercial Crossover Specifications*.
10. Prior to occupation of the development the car parking area must:
 - (i) provide a minimum of 51 car parking spaces;
 - (ii) be designed, constructed, sealed, kerbed, drained and marked in accordance with User Class 2 for visitors of Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking prior to applying for a Building Permit;
 - (iii) provide one (1) car parking space(s) dedicated to people with disabilities, which are designed, constructed, sealed, kerbed, drained and marked in accordance with User Class 4 of Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities and which are linked to the main entrance of the development by a continuous accessible path of travel designed and constructed 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; and
 - (v) comply with the above requirements for the duration of the development.

Eugene Koltasz
Presiding Member, Metro Outer JDAP



11. Trees, shrubs taller than 2m and grasstree plants (XANTHORRHOEACEAE family) must be retained (unless specifically identified for removal on the approved plans) and, during the construction period, measures for their retention must be taken in accordance with Australian Standard AS 4970—2009, Protection of trees on development sites. These measures are to be detailed in a vegetation retention management plan to the satisfaction of the City of Rockingham. Prior to applying for a Building Permit, arrangements must be made to the satisfaction of the City of Rockingham for the relocation of all grasstree plants that are specifically identified for removal.
12. Prior to applying for a Building Permit, a revised Landscaping Plan must be submitted and approved to the satisfaction of the City of Rockingham and shall include the following detail:
 - (i) the location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area inclusive of the verge;
 - (ii) any lawns to be established and areas to be mulched;
 - (iii) any natural landscape areas to be retained;
 - (iv) those areas to be reticulated or irrigated;
 - (v) the provision of 12 trees to be planted in the street verge;
 - (vi) delete reference to the drainage swale on the southern lot boundary;
 - (vii) incorporate measures to align the Landscape Plan with the approved Site Plan and Bushfire Management Plan;
 - (viii) use of species consistent with the prescribed plant species list in the East Rockingham Development Guidelines;
 - (ix) fencing type, height and alignment;
 - (x) internal footpath and kerb ramps providing linkages between car parking areas to the main office, including any proposed lighting; and
 - (xi) proposed upgrading to landscaping, paving and reticulation of the street setback area and all verge areas.

The landscaping (including all verge 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.

13. Prior to applying for a Building Permit, a Bushfire Risk Management Plan shall be prepared in consultation with the Department of Fire and Emergency Services and submitted to the City of Rockingham for approval, in accordance with Version 1.4 of the Guidelines for Planning in Bushfire Areas.
14. In accordance with City of Rockingham Planning Policy 3.3.14 - Bicycle Parking and End of Trip Facilities, ten (10) long-term bicycle parking spaces must be provided for the development. The bicycle parking spaces must be designed in accordance with AS2890.3—1993, Parking facilities, Part 3: Bicycle parking facilities and must be approved by the City of Rockingham prior to applying for a Building Permit and constructed prior to occupancy of the development. The bicycle parking spaces must be retained and maintained in good and safe condition for the duration of the development.

Eugene Koltasz
Presiding Member, Metro Outer JDAP



15. In accordance with City of Rockingham Planning Policy 3.3.14 - Bicycle Parking and End of Trip Facilities, at least three (3) secure hot-water showers, change rooms and clothing lockers must be provided for the development which must be designed in accordance with that Policy and approved by the City of Rockingham prior to applying for a Building Permit and constructed prior to occupancy of the development. The showers, change rooms and lockers must be retained and maintained in good and safe condition for the duration of the development.
16. Prior to applying for a Building Permit, an application to Construct or Install an Apparatus for the Treatment of Sewage must be approved by the City of Rockingham's Health Services to install a new system for wastewater disposal.
17. Prior to applying for a Building Permit, a revised Waste Management Plan must be prepared and include the following detail to the satisfaction of the City of Rockingham:
 - (i) the location of bin storage areas and bin collection areas;
 - (ii) the number, volume and type of bins, and the type of waste to be placed in the bins;
 - (iii) management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas;
 - (iv) frequency of bin collections; and
 - (v) any waste produced from industrial processing (solid, dust or liquid), that is not captured by Department of Water and Environmental Regulation licensing, which shall be suitably contained and disposed of to prevent contamination of the environment or any nuisance.

All works must be carried out in accordance with the Waste Management Plan and maintained at all times, for the duration of development.

18. Prior to applying for a Building Permit, bin storage area/s must be designed with a size suitable to service the development and screened from view of the street to the satisfaction of the City of Rockingham. The bin storage area/s must be constructed prior to the occupation of the development and must be retained and maintained in good condition for the duration of the Development.
19. Prior to the occupation of the development, the recommendations in the Bushfire Management Plan prepared by Bushfire Smart, Version 3 dated 29/8/23 shall be implemented in the design, construction and ongoing operation of the development at all times to the satisfaction of the City of Rockingham including but not limited to the following requirements:
 - (i) Managing the subject lot to APZ standards as outlined in Version 1.4 of the Guidelines for Planning in Bushfire Areas;
 - (ii) Construct and maintain internal driveways in compliance with the requirements of Table 4, Column 6 of the Guidelines for Planning in Bushfire Areas;
 - (iii) Provide a connection to a reticulated water supply for firefighting purposes; and
 - (iv) The buildings must be designed, constructed and maintained to BAL- 29 as specified in Australian Standard AS3959-2018: Construction of Buildings in Bushfire-Prone Areas (AS3959). The building must be maintained in

Eugene Koltasz
Presiding Member, Metro Outer JDAP



accordance with the specified requirements of the BAL for the duration of the development.

20. In order to ensure the provision of adequate car parking for this development, the proposed use shall not employ more than 40 people on the site at any time.

Advice Notes:

1. Regarding Condition No.6, and in accordance with regulation 31(1)(c) of the Contaminated Sites Regulations 2006, a Mandatory Auditor's Report, prepared by an accredited contaminated sites auditor, will need to be submitted to the Department of Water and Environmental Regulation as evidence of compliance with Condition 6. A current list of accredited auditors is available from www.dwer.wa.gov.au.
2. Regarding Condition No.7, dust management is to be in accordance with the Department of the Environment and Conservation Guideline: A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities;
3. Regarding condition No.16, the applicant is advised that any liquid waste generated as part of the activities occurring on site, will need to be disposed to an onsite wastewater disposal system - this system is to be separate to the system used for amenities and an application as above is to be made prior to application for a building permit.
4. The applicant is responsible for protecting any existing City streetscape assets along Office Road during the course of the project. This includes any existing streetscape lighting, grated gully pits, side entry pits, kerbing, footpaths, trees, turf etc. If any damage is caused to the existing assets (identified to be retained), they must be rectified to the satisfaction of the Manager Land and Development Infrastructure. It is recommended that a photographic dilapidation report is undertaken by the applicant, to record the current condition of these assets.
5. Existing street trees adjacent to the development site must be protected throughout the course of the project in accordance with Australian Standard AS 4970-2009 protection of trees on Development Sites.
6. It is advised that the applicant is required to obtain a Works Approval license from the Department of Water and Environmental Regulation before commencing operations at the site. The applicant is encouraged to liaise directly with Department of Water and Environmental to ensure compliance with all relevant regulations and requirements.

Eugene Koltasz
Presiding Member, Metro Outer JDAP



AMENDING MOTION 1

Moved by: Cr Mark Jones

Seconded by: Cr Lorna Buchan

That Condition No. 4 be deleted and the remaining conditions be renumbered accordingly.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The Panel was satisfied with the deletion of Condition 4 as the right turning pocket was not required, in view of the relatively low volume of traffic turning into the site. Construction of it would also interfere with the crossover to the existing development opposite.

AMENDING MOTION 2

Moved by: Cr Mark Jones

Seconded by: Cr Lorna Buchan

That Condition No. 19 (now 18) be amended to read as follows:

Prior to the occupation of the development, the recommendations in the Bushfire Management Plan prepared by Bushfire Smart, Version 3 dated 29/8/23 shall be implemented in the design, construction and ongoing operation of the development at all times to the satisfaction of the City of Rockingham including but not limited to the following requirements:

- (i) Managing the subject lot to APZ standards as outlined in Version 1.4 of the Guidelines for Planning in Bushfire Areas;*
- (ii) Construct and maintain internal driveways in compliance with the requirements of Table 4, Column 6 of the Guidelines for Planning in Bushfire Areas;*
- (iii) Provide a connection to a reticulated water supply for firefighting purposes.;*
and
- ~~*(iv) The buildings must be designed, constructed and maintained to BAL-29 as specified in Australian Standard AS3959-2018: Construction of Buildings in Bushfire-Prone Areas (AS3959). The building must be maintained in accordance with the specified requirements of the BAL for the duration of the development.*~~

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The Panel was satisfied that proposed Condition was not a requirement of the Bushfire Management Plan or the DFES.

Eugene Koltasz
Presiding Member, Metro Outer JDAP



REPORT RECOMMENDATION (AS AMENDED)

That the Metro Outer Joint Development Assessment Panel resolves to:

Approve DAP Application reference DAP/23/02504 and accompanying plans contained within Attachment 1:

- A0.00 Cover Sheet - Rev U, dated 23.08.10;
- A1.01 Location Plan, Rev U, dated 23.08.10;
- A1.02 Locality Plan, Rev U, dated 23.08.10;
- A.103 Site Plan - Existing, Rev U, dated 23.08.10;
- A.2.00 Site Plan - Demolition, Rev U, dated 23.08.10;
- A2.01 Site Plan - Proposed, Rev U, dated 23.08.10;
- A2.02 Site Plan - Survey, Rev U, dated 23.08.10;
- A2.03 Floor Plan, Rev U, dated 23.08.10;
- A2.04 Roof Plan, Rev U, dated 23.08.10;
- A3.01 Elevations, Rev U, dated 23.08.10;
- A3.02 Sections, Rev U, dated 23.08.10;
- A4.01 Main Office - Plans, Rev U, dated 23.08.10;
- A4.02 Main Office - Elevations, Rev U, dated 23.08.10;

In accordance with Clause 68 of the Planning and Development (Local Planning Schemes) Regulations 2015 and the provisions of clause 68(2)(b) of the deemed provisions of the City of Rockingham Town Planning Scheme No.2, subject to the following conditions as follows:

Conditions:

1. In the event of an inconsistency between the approved plans and a requirement of the conditions set out below, the requirement of the conditions shall prevail.
2. This decision constitutes planning approval only and is valid for a period of 4 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.
3. Prior to applying for a Building Permit, A2.01 Site Plan - Proposed Rev U, dated 23.08.10 shall be amended to provide for the following vehicle access and circulation arrangements:
 - The proposed central crossover shall be amended to an “Entry Only” crossover; and
 - The proposed eastern crossover shall be amended to “Exit Only” crossover.

Eugene Koltasz
Presiding Member, Metro Outer JDAP



4. Prior to applying for a Building Permit, a Stormwater Management Plan must be prepared by a suitably qualified engineer showing how stormwater will be contained on-site; those plans must be submitted to the City of Rockingham for approval. All stormwater generated by the development must be managed in accordance with Local Planning Policy 3.4.3 - Urban Water Management to the satisfaction of the City of Rockingham. The approved plans must be implemented and all works must be maintained for the duration of the development.

5. Prior to, or in conjunction with development works, investigation for soil and groundwater contamination is to be carried out to determine if remediation is required.

If required, remediation, including validation of remediation, of any contamination identified shall be completed prior to the completion of construction works to the satisfaction of the City of Rockingham on advice from the Department of Water and Environmental Regulation, to ensure that the site is suitable for the proposed use.

6. Prior to applying for a Building Permit, a Construction Environmental Management Plan is to be submitted to and approved by the City of Rockingham addressing but not limited to:
- (i) Hours of construction;
 - (ii) Temporary Fencing;
 - (iii) Traffic Management including, a Traffic Management Plan addressing site access, egress and parking arrangement for staff and contractors;
 - (iv) Management of vibration and dust;
 - (v) Management of construction noise and other site generated noise;
 - (vi) Addressing the risk associated with the potential exposure of soil contamination during construction activity; and
 - (vii) Ensuring that construction activity has no impact on the Rail Reservation land east of the site.

All works must be carried out in accordance with the approved Construction Environmental Management Plan and maintained at all times, for duration of the development.

7. A pre-works geotechnical report prepared by a suitably qualified person must be submitted to the City of Rockingham for approval and this report must address:
- (i) fill material composition and quality; and
 - (ii) on-site drainage.
8. Prior to the occupation of the development, crossovers shall be designed and constructed in accordance with the City of Rockingham's *Commercial Crossover Specifications*.

Eugene Koltasz
Presiding Member, Metro Outer JDAP



9. Prior to occupation of the development the car parking area must:
 - (i) provide a minimum of 51 car parking spaces;
 - (ii) be designed, constructed, sealed, kerbed, drained and marked in accordance with User Class 2 for visitors of Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking prior to applying for a Building Permit;
 - (iii) provide one (1) car parking space(s) dedicated to people with disabilities, which are designed, constructed, sealed, kerbed, drained and marked in accordance with User Class 4 of Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities and which are linked to the main entrance of the development by a continuous accessible path of travel designed and constructed 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; and
 - (v) comply with the above requirements for the duration of the development.

10. Trees, shrubs taller than 2m and grasstree plants (XANTHORRHOEACEAE family) must be retained (unless specifically identified for removal on the approved plans) and, during the construction period, measures for their retention must be taken in accordance with Australian Standard AS 4970—2009, Protection of trees on development sites. These measures are to be detailed in a vegetation retention management plan to the satisfaction of the City of Rockingham. Prior to applying for a Building Permit, arrangements must be made to the satisfaction of the City of Rockingham for the relocation of all grasstree plants that are specifically identified for removal.

11. Prior to applying for a Building Permit, a revised Landscaping Plan must be submitted and approved to the satisfaction of the City of Rockingham and shall include the following detail:
 - (i) the location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area inclusive of the verge;
 - (ii) any lawns to be established and areas to be mulched;
 - (iii) any natural landscape areas to be retained;
 - (iv) those areas to be reticulated or irrigated;
 - (v) the provision of 12 trees to be planted in the street verge;
 - (vi) delete reference to the drainage swale on the southern lot boundary;
 - (vii) incorporate measures to align the Landscape Plan with the approved Site Plan and Bushfire Management Plan;
 - (viii) use of species consistent with the prescribed plant species list in the East Rockingham Development Guidelines;
 - (ix) fencing type, height and alignment;
 - (x) internal footpath and kerb ramps providing linkages between car parking areas to the main office, including any proposed lighting; and
 - (xi) proposed upgrading to landscaping, paving and reticulation of the street setback area and all verge areas.

Eugene Koltasz
Presiding Member, Metro Outer JDAP



The landscaping (including all verge 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.

12. Prior to applying for a Building Permit, a Bushfire Risk Management Plan shall be prepared in consultation with the Department of Fire and Emergency Services and submitted to the City of Rockingham for approval, in accordance with Version 1.4 of the Guidelines for Planning in Bushfire Areas.
13. In accordance with City of Rockingham Planning Policy 3.3.14 - Bicycle Parking and End of Trip Facilities, ten (10) long-term bicycle parking spaces must be provided for the development. The bicycle parking spaces must be designed in accordance with AS2890.3—1993, Parking facilities, Part 3: Bicycle parking facilities and must be approved by the City of Rockingham prior to applying for a Building Permit and constructed prior to occupancy of the development. The bicycle parking spaces must be retained and maintained in good and safe condition for the duration of the development.
14. In accordance with City of Rockingham Planning Policy 3.3.14 - Bicycle Parking and End of Trip Facilities, at least three (3) secure hot-water showers, change rooms and clothing lockers must be provided for the development which must be designed in accordance with that Policy and approved by the City of Rockingham prior to applying for a Building Permit and constructed prior to occupancy of the development. The showers, change rooms and lockers must be retained and maintained in good and safe condition for the duration of the development.
15. Prior to applying for a Building Permit, an application to Construct or Install an Apparatus for the Treatment of Sewage must be approved by the City of Rockingham's Health Services to install a new system for wastewater disposal.
16. Prior to applying for a Building Permit, a revised Waste Management Plan must be prepared and include the following detail to the satisfaction of the City of Rockingham:
 - (i) the location of bin storage areas and bin collection areas;
 - (ii) the number, volume and type of bins, and the type of waste to be placed in the bins;
 - (iii) management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas;
 - (iv) frequency of bin collections; and
 - (v) any waste produced from industrial processing (solid, dust or liquid), that is not captured by Department of Water and Environmental Regulation licensing, which shall be suitably contained and disposed of to prevent contamination of the environment or any nuisance.

All works must be carried out in accordance with the Waste Management Plan and maintained at all times, for the duration of development.

Eugene Koltasz
Presiding Member, Metro Outer JDAP



17. Prior to applying for a Building Permit, bin storage area/s must be designed with a size suitable to service the development and screened from view of the street to the satisfaction of the City of Rockingham. The bin storage area/s must be constructed prior to the occupation of the development and must be retained and maintained in good condition for the duration of the Development.
18. Prior to the occupation of the development, the recommendations in the Bushfire Management Plan prepared by Bushfire Smart, Version 3 dated 29/8/23 shall be implemented in the design, construction and ongoing operation of the development at all times to the satisfaction of the City of Rockingham including but not limited to the following requirements:
 - (i) Managing the subject lot to APZ standards as outlined in Version 1.4 of the Guidelines for Planning in Bushfire Areas;
 - (ii) Construct and maintain internal driveways in compliance with the requirements of Table 4, Column 6 of the Guidelines for Planning in Bushfire Areas;
 - (iii) Provide a connection to a reticulated water supply for firefighting purposes.
19. In order to ensure the provision of adequate car parking for this development, the proposed use shall not employ more than 40 people on the site at any time.

Advice Notes:

1. Regarding Condition No.6, and in accordance with regulation 31(1)(c) of the Contaminated Sites Regulations 2006, a Mandatory Auditor's Report, prepared by an accredited contaminated sites auditor, will need to be submitted to the Department of Water and Environmental Regulation as evidence of compliance with Condition 6. A current list of accredited auditors is available from www.dwer.wa.gov.au.
2. Regarding Condition No.7, dust management is to be in accordance with the Department of the Environment and Conservation Guideline: A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities;
3. Regarding condition No.16, the applicant is advised that any liquid waste generated as part of the activities occurring on site, will need to be disposed to an onsite wastewater disposal system - this system is to be separate to the system used for amenities and an application as above is to be made prior to application for a building permit.
4. The applicant is responsible for protecting any existing City streetscape assets along Office Road during the course of the project. This includes any existing streetscape lighting, grated gully pits, side entry pits, kerbing, footpaths, trees, turf etc. If any damage is caused to the existing assets (identified to be retained), they must be rectified to the satisfaction of the Manager Land and Development Infrastructure. It is recommended that a photographic dilapidation report is undertaken by the applicant, to record the current condition of these assets.

Eugene Koltasz
Presiding Member, Metro Outer JDAP



5. Existing street trees adjacent to the development site must be protected throughout the course of the project in accordance with Australian Standard AS 4970-2009 protection of trees on Development Sites.
6. It is advised that the applicant is required to obtain a Works Approval license from the Department of Water and Environmental Regulation before commencing operations at the site. The applicant is encouraged to liaise directly with Department of Water and Environmental to ensure compliance with all relevant regulations and requirements.

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

REASON: The Panel was satisfied that the proposed development complies with the requirements of City of Rockingham Town planning Scheme No. 2 and relevant State and Local Planning Policies.

The proposed development was also considered appropriate from a staging viewpoint so that it does not compromise the future development of the balance of the site. It is considered that the site layout plan, vehicle access and landscaping strategies can assist in achieving that outcome.

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
DR75/2022 DAP/18/01543	City of Joondalup	Portion of 9040 (34) Kallatina Drive, Iluka	Mixed Commercial Centre (Iluka Plaza)	02/05/2022
DR135/2023 DAP/23/02447	City of Rockingham	Lot 622 (No.2) Aurea Boulevard, Golden Bay	Proposed mixed commercial development (Golden Bay Neighbourhood Centre)	11/08/2023
DR98/2023 DAP/22/02379	City of Swan	Lot 31 (No.1487) Neaves Road, Bullsbrook	Proposed roadhouse	16/06/2023

Eugene Koltasz
Presiding Member, Metro Outer JDAP



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 10:25am.

A handwritten signature in black ink that reads "Eugene Koltasz".

Eugene Koltasz
Presiding Member, Metro Outer JDAP