



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

**Meeting Date and Time:** Friday, 7 March 2014; 10:30am  
**Meeting Number:** MSWJDAP/38  
**Meeting Venue:** Department of Planning  
140 William Street, Perth – L2.39

### **Attendance**

#### **DAP Members**

Mr David Gray (Presiding Member)  
Mr Ian Birch (Deputy Presiding Member)  
Mr Robert Nicholson (Specialist Member)  
Cr Carol Reeve-Fowkes (Local Government Member, City of Cockburn)  
Cr Bart Houwen (Local Government Member, City of Cockburn)  
Cr Richard Smith (Local Government Member, City of Rockingham)  
Cr Joy Stewart (Local Government Member, City of Rockingham)

#### **Officers in attendance**

Ms Ivin Lim (Development Assessment Panels)  
Mr Troy Cappellucci (City of Cockburn)  
Mr Jason Bouwhuis (Department of Planning)  
Mr Paul Sewell (Department of Planning)

#### **Department of Planning Minute Secretary**

Ms Dallas Downes (Development Assessment Panels)

#### **Applicants and Submitters**

Mr Daniel Sandbrook (Aztec Architects)  
Mr Michael Kevill (TPG)

#### **Members of the Public**

6 members of the public

### **1. Declaration of Opening**

The Presiding Member, Mr David Gray declared the meeting open at 10:30am on 7 March 2014 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.



**2. Apologies**

Nil

**3. Members on Leave of absence**

Nil

**4. Noting of minutes**

Minutes of the Metro West JDAP meeting no.37 held on 4 March 2014 were not available for noting at the time of meeting.

**5. Disclosure of interests**

Nil

**6. Declaration of Due Consideration**

All members declared that they had duly considered the documents.

**7. Deputations and presentations**

7.1 Mr Murray Casselton (TPG) addressed the DAP for the application at Item 8.2.

*The presentation at Item 7.1 was heard prior to the application at Item 8.2*

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

8.1 Property Location:	13 (Lot 115) O`Connor Close North Coogee
Application Details:	32 Multiple Dwellings
Applicant:	Aztec Architects
Owner:	South Metropolitan Youth Link
Responsible authority:	City of Cockburn
Report date:	28/02/2014
DoP File No:	DP/13/00978

**REPORT RECOMMENDATION / PRIMARY MOTION**

**Moved by:** Mr Ian Birch

**Seconded by:** Nil

That the Metropolitan South West Joint Development Assessment Panel resolves to:

**Approve** the Development Assessment Panel Application (DAP13/015) and accompanying amended plans (Plans 1 to 11 dated received 27 February 2014) for the development of 32 multiple dwellings over No. 13 O`Connor Close, North Coogee, in accordance with Clause 10.3 of the City of Cockburn Town Planning Scheme No. 3, and the Metropolitan Region Scheme, subject to the following conditions and advice notes:



## Conditions

1. The submission of a detailed material, colours and finishes schedule for the development, to be provided to the City's satisfaction prior to the lodgement of a Building Permit application for the development. The details as agreed by the City are to be implemented in the development.
2. **Prior to the submission of a Building Permit application**, the submission of a revised detailed Landscape Plan for assessment and approval by the City is required. The Landscape Plan shall include the following:
  - a) The location, number and type of proposed planting;
  - b) The size of selected species at planting and maturity;
  - c) Those areas to be reticulated or irrigated;
  - d) Details of any common area lighting; and
  - e) Verge treatments.
3. Landscaping is to be established and reticulated in accordance with the approved detailed landscape plan prior to the occupation of the dwellings. Landscaped areas are to be maintained thereafter in good order to the satisfaction of the City.
4. **Prior to the submission of a Building Permit application**, details of the selected intercom system which will allow visiting vehicles to contact units within the development in order to gain access to the secured visitor parking bays shall be provided to the satisfaction of the City.
5. Notification in the form of a memorial under Section 70A of the Transfer of Land Act 1893 as amended shall be lodged against the title and incorporated into the strata management plan advising of the potential impacts of noise and vibration associated with the proximity of the site to the freight rail line. The memorial(s) are to be lodged against the title prior to any subdivision or strata titling of the subject property.
6. When submitting the Building Permit application, the applicant is to provide a report from a recognised acoustic consultant confirming that all recommendations made in the Lloyd George Acoustics Noise Report dated received 24 January 2014 as well as those made by the report required by Condition 5 demonstrating compliance with Australian Standard 2670.2-1990 "*Evaluation of human exposure to whole-body vibration; Part 2: Continuous and shock induced vibration in buildings*" and the requirements of the South Beach Village Noise Management Strategy (and attachments) have been incorporated into the proposed development.
7. A final assessment of the completed development must be conducted by the acoustic consultant to certify that recommendations made in the amended Lloyd George Acoustic Report dated received 24 January 2014 and Noise Report required by condition 5 have been incorporated into the proposed development. A report confirming compliance with the requirements to the satisfaction of the Manager, Environmental Health must be provided prior to occupation of the development.



8. All service areas and service related hardware, including antennae, satellite dishes and air-conditioning units, being suitably located away from public view and/or screened, the details of which are to be provided to the City's satisfaction prior to the lodgement of a Building Permit application for the development.
9. Arrangements being made to the satisfaction of the Chief Executive Officer for the pro-rata developer contributions towards those items listed in the City of Cockburn Town Planning Scheme No. 3 for Development Contribution Area 13 – Community Infrastructure.
10. The 15m wide reserve identified as public open space adjacent to the railway reserve on the approved South Beach Village Structure Plan being shown on any future Diagram or Plan of Survey as a "Reserve for Recreation" and vested in the Crown under section 152 of the Planning and Development Act, such land to be ceded free of cost and without any payment of compensation by the Crown to the satisfaction of the City.
11. **Prior to the submission of a Building Permit application**, a public open space development plan for the 15m wide open space reservation adjacent to the railway being submitted to and approved in writing by the City.
12. The works required by the public open space development plan required by Condition 11 shall be implemented by the applicant/owner prior to the occupation of the development to the satisfaction of the City. The cost of these works shall be fully borne by the applicant/owner.
13. **Prior to the submission of a Building Permit application**, plans are to be provided detailing fencing between the rear of the lot and the public open space. Suitable screening treatment that serves to generally conceal views of the at-grade parking area from the adjacent public open space are to be provided to the satisfaction of the City.
14. The surface finish of the boundary wall abutting the adjoining lot is to be either face brick or rendered the same colour as the external appearance of the development to the satisfaction of the City. In all instances, the work is to be of a high standard.
15. Bicycle parking bays are to be designed to comply with Australian Standard 2890.3 within the designated bicycle parking area marked on the site plan. The development requires a total of 14 bicycle bays (11 for residents, 3 for visitors). Details of the bicycle parking shall be submitted to the City for assessment and approval prior to lodgement of a Building Permit.
16. A minimum of 8 visitor parking bays must be provided for the development in accordance with the visitor parking requirements of Parts 5.3.3 C3.2 and 6.3.3 C3.1 of the R-Codes.
17. **Prior to the submission of a Building Permit application**, a detailed Dust Management Plan must be submitted to and approved by the City. An Application for Approval of a Dust Management Plan form may be obtained from the City of Cockburn website, and must identify the mitigation and



- contingency measures proposed by the developer. Appropriate mitigation and contingency measures are outlined in the Department of Environment Regulation publication "Land development sites and impacts on air quality" (November 1996).
18. All service areas and service related hardware, including antennae, satellite dishes and air-conditioning units, being suitably located away from public view and/or screened to the satisfaction of the City.
  19. The proposed crossovers must be located and constructed in accordance with the City's requirements.
  20. Prior to the initial occupation of the dwellings hereby approved, the parking bays, driveways and points of ingress and egress shall be sealed, kerbed, drained and line marked in accordance with the approved plans to the satisfaction of the City.
  21. The allocation of car parking bays to specific dwellings is to be reflected on any strata plan for the subject property to the City's satisfaction.
  22. The required on-site residential visitor parking bays shown on the approved plans shall be clearly delineated (marked, signed) on-site, available for use within the development free of cost for the bona fide visitors of the occupants of the dwellings the subject of this approval, for the life of the development, and reflected as such on any strata plan as part of the common property of the strata scheme. No by-law pursuant to the Strata Titles Act 1985 shall be made that assigns any exclusive use of the visitor parking bays to any strata lot.
  23. Walls, fences and landscape areas are to be truncated within 1.5 metres of where they adjoin vehicle access points, where a driveway and/or parking bay meets a public street or limited in height to 0.75.
  24. All stormwater being contained and disposed of on-site to the satisfaction of the City.
  25. The development site must be connected to the reticulated sewerage system of the Water Corporation before commencement of any use.
  26. The approved development must clearly display the street number/s.
  27. **Prior to the submission of a Building Permit application**, a Construction Management Plan is to be submitted to and approved by the City and all measures identified in the plan are to be implemented during the construction phase to the satisfaction of the City.
  28. No building or construction related activities associated with this approval causing noise and/or inconvenience between the hours of 7.00pm to 7.00am, Monday to Saturday, and not at all on Sunday or Public Holidays (unless written approval of the City is issued).
  29. Provisions identified in the Waste Management Plan dated and approved by the City, dated received 10 January 2014, which include recycling measures



and management of residential waste, are to be implemented and maintained thereafter to the satisfaction of the City.

30. **Prior to the submission of a Building Permit application**, details are to be submitted and approved by the City showing the modified two (2) on-street bays complying with the City's requirements.
31. **Prior to the submission of a Building Permit application**, revised plans are to be submitted and approved by the City detailing that the two (2) visitor bays located behind the proposed remote activated sliding gate, be modified to be allocated for the use of residents.
32. If the development the subject of this approval is not substantially commenced within a period of two (2) years, the approval shall lapse and be of no further effect.

#### Footnotes

1. The application has been determined by the JDAP on the basis of the plans and information provided to the City for assessment.
2. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, or with any requirements of the City of Cockburn Town Planning Scheme No. 3. Prior to commencement of any works associated with the development, a building permit is required.
3. In the event there are any questions regarding the requirements of this approval, or the planning controls applicable to the land and/or location, the City's Statutory Planning Services team should be consulted.
4. The development is to comply with the requirements of the National Construction Code. In this regard, it is recommended the City's Building Services team should be consulted prior to the commencement of working drawings.
5. With regard to Condition 20, the parking bay/s, driveway/s and points of ingress and egress are to be designed in accordance with the Australian Standard for Offstreet Carparking (AS2890.1) and are to be constructed, drained and marked in accordance with the design and specifications certified by a suitably qualified practicing Engineer and are to be completed prior to the development being occupied and thereafter maintained to the satisfaction of the City.
6. With regards to condition 24, all stormwater drainage shall be designed in accordance with Australian Standard AS3500. In addition, it may be necessary for temporary drainage solutions to be provided in the interim until drainage areas are provided in public open space areas. It may be necessary for suitable arrangements to be provided which allow for the temporary solutions to be decommissioned in the future and connected to the ultimate drainage design.
7. Outdoor lighting if required, particularly illuminating ground floor entries must be in accordance with the requirements of Australian Standard AS 4282-



1997: 'Control of the Obtrusive of Outdoor Lighting'.

8. All toilets, ensuites and kitchen facilities in the development are to be provided with mechanical ventilation flued to the outside air, in accordance with the requirements of the Building Code of Australia, the Sewerage (Lighting, Ventilation and Construction) Regulations 1971, Australian Standard S1668.2-1991 "The use of mechanical ventilation for acceptable indoor air quality" and the City of Cockburn Health Local Laws 2000.
9. All bathrooms, laundry facilities and sanitary conveniences in the development are to be provided with an adequate lining of impervious material in accordance with the requirements of the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*, the *Health Act (Laundries and Bathrooms) Regulations 1971* and the *City of Cockburn Health Local Laws 2000*.
10. Appropriate separation must be provided between the laundry and kitchen facilities within the apartments, as required by the *Health Act (Laundries and Bathrooms) Regulations 1971* and the *City of Cockburn Health Local Laws 2000*.
11. In regards to conditions 19 and 30, please liaise with the City's Engineering Department.
12. In regards to condition 17, an Application for Approval of a Dust Management Plan form may be obtained from the City of Cockburn website, and must identify the mitigation and contingency measures proposed by the developer. Appropriate mitigation and contingency measures are outlined in the Department of Environment Regulation publication "Land development sites and impacts on air quality" (November 1996) The developer is further advised that the City's Health Service cannot approve bulk earthworks on Class 3 and 4 development sites between 1 October and 31 March the following year.
13. With regards to Condition 5, the memorial should state as follows:  
  
*"This lot or dwelling is within 50m of an operating freight rail line servicing the Port of Fremantle and industrial areas and operates 24 hours a day, 7 days a week. Residential amenity may be affected by noise and vibration and other impacts from freight rail traffic using the rail line."*
14. Where an approval has so lapsed, no development shall be carried out without further approval having first being sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the Development Assessment Panel Regulations 2011.

**The Report Recommendation/Primary Motion was put and LOST due to want of a seconder.**

#### **ALTERNATE MOTION**



**Moved: Cr Bart Houwen**

**Seconded: Cr Carol Reeve-Fowkes**

That the Metro West Joint Development Assessment Panel refuse DAP application DP/13/00978 due to lack of engagement with the community, City and proponents of this proposed development.

**The Alternate Motion was put and LOST (2/3).**

For: Cr Bart Houwen, Cr Carol Reeve-Fowkes

Against: Mr David Gray, Mr Ian Birch, Mr Rob Nicholson

### **PROCEDURAL MOTION**

**Moved: Mr Rob Nicholson**

**Seconded: Mr Ian Birch**

That the Metro West Joint Development Assessment Panel resolves to defer:

DAP Application reference DP/13/00978 to ensure that the following considerations are addressed -

1. Height, bulk and locality of the proposed development;
2. Satisfying the requirements under the Residential Design Code; and
3. Environmental issues that may arise from the proposed development.

**REASON: The JDAP determined that a deferral would be beneficial for the applicant to resolve the above issues.**

**The motion was put and CARRIED UNANIMOUSLY.**

### **PROCEDURAL MOTION**

That the JDAP Meeting be adjourned for a period of 5 minutes.

**REASON:** To consider the alternative conditions provided by The Water Corporation in conjunction with Department of Planning responses to these proposed changes.

**The Procedural Motion was put and CARRIED UNANIMOUSLY.**

*The meeting was adjourned at 11:12am.*

*The meeting recommenced at 11:16am*

- 8.2** Property Location: Multiple properties in private and public ownership  
Application Details: Proposed South Baldivis to East Rockingham  
Wastewater Pressure Main with a length of 10.1 kilometres within the City of Rockingham
- Applicant: The Planning Group  
Owner: Various Landowners  
Responsible authority: Department of Planning  
Report date: 7 March 2014  
DoP File No: DP/14/00051





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## REPORT RECOMMENDATION / PRIMARY MOTION

**Moved by:** Cr Joy Stewart

**Seconded by:** Mr Rob Nicholson

That the Metro South-West Joint Development Assessment Panel (MSWJDAP) resolves to:

**Approve** DAP Application reference DP/14/00051 and accompanying plans date stamped 15 January 2014 by the Department of Planning in accordance with the Metropolitan Region Scheme, subject to the following conditions and advice notes:

### Conditions

1. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.
2. (a) Investigation for soil and groundwater contamination is to be carried out in accordance with the Department of Environment Regulation's Contaminated Sites Management Series Guidelines.  
  
(b) Remediation, including validation of remediation, of any contamination identified shall be completed in areas requiring remediation to the satisfaction of the Western Australian Planning Commission on advice from the Department of Environment Regulation.

Investigations and remediation are to be carried out in compliance with the *Contaminated Sites Act 2003* and current Department of Environment Regulation Contaminated Sites Guidelines.

3. An acid sulfate soils self-assessment form and, if required as a result of the self-assessment, an acid sulfate soils report and an acid sulfate soils management plan shall be submitted to and approved by the Department of Environment Regulation. Where an acid sulfate soils management plan is required to be submitted, all development works shall be carried out in accordance with the approved management plan.
4. Prior to the commencement of development works for land that is within 45 metres of the APA Group high pressure gas pipeline an AS 2885 qualitative risk assessment is to be undertaken and if required, a Pipeline Protection Plan to the satisfaction of the Western Australian Planning Commission on the advice of the APA Group.
5. The preparation and approval of a Construction Management Plan to address dust, noise, dewatering, the removal of surplus material and the areas designated for the laydown of storage of equipment and machinery outside the pipeline corridor during construction, to the satisfaction of the Western Australian Planning Commission on the advice of the City of Rockingham.
6. All excavation works to install the proposed pipeline are to be fenced and securely fastened.



7. The preparation and approval of a traffic management plan for constructed roads affected by the proposed pipeline, to the satisfaction of the Western Australian Planning Commission on the advice of the City of Rockingham.
8. The reinstatement of footpaths, grass, trees and irrigation infrastructure that is removed or destroyed to a standard commensurate to what existed prior to the development works, to the satisfaction of the Western Australian Planning Commission on the advice of the City of Rockingham. (Local Government)
9. The preparation and approval of an environmental offsets regimen approved by the Department of Environment Regulation in accordance with Environmental Protection Authority Position Statement Number 9: Environmental Offsets and guidance provided from Appendix 4 within State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region.

#### Advice Notes

1. In relation to Condition 2, the investigation is required for Lot 9009 Fifty Road Baldvis, classified as remediated for restricted use and Lots 5, 6 and 288 Kerosene Lane and Lot 283 Millar Road, Baldvis, classified as contaminated - remediation required under the Contaminated Sites Act 2003.

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 Environment Regulation as evidence of compliance with Condition 2. A current list of accredited auditors is available from [www.dec.wa.gov.au](http://www.dec.wa.gov.au).

2. Condition 3 makes reference to an "acid sulfate soils self-assessment form". This form can be downloaded from the Western Australian Planning Commission's website at: [www.planning.wa.gov.au](http://www.planning.wa.gov.au).

The "acid sulphate soils self-assessment form" makes reference to the Department of Environment Regulation's "Identification and Investigation of Acid Sulfate Soils" guideline. This guideline can be obtained from the Department of Environment Regulation's website at: [www.dec.wa.gov.au](http://www.dec.wa.gov.au).

3. ATCO Gas Australia should be notified of any works within 15 metres of High Pressure gas infrastructure before those works begin. Construction, excavation and other activities may be restricted in this zone. No pavements (including crossovers) are to be constructed over the pipeline without consent from ATCO Gas Australia. Various pipeline safety tests may apply. The applicant is advised to contact ATCO Gas on 9499 5272 in this regard. Anyone proposing to carry out construction or excavation works must contact 'Dial Before You Dig' (Ph 1100) to determine the location of buried gas infrastructure.

4. Mains Roads Western Australia advises that at the intersection of Dixon Road and Gilmore Avenue with Mandurah Road, a grade separated traffic intersection is likely to be required in future. The Water Corporation is recommended to liaise with Main Roads Western Australia in relation to ensuring the proposed pipeline is buried a sufficient distance underground to



prevent this pipeline being relocated when earthworks commence.

5. The Water Corporation is advised to liaise with the Public Transport Authority's Corridor and Heritage Coordinator (Shelley Brindal on 9326 2510) in relation to the installation of the proposed pipeline under any railway reservations.

#### **AMENDING MOTION**

**Moved by:** Mr Ian Birch

**Seconded by:** Mr Rob Nicholson

That condition 2 be deleted and remaining conditions renumbered accordingly.

**REASON: The DAP accepted and agreed with advice received from the Department of Environment Regulation (DER) which stated that condition 2 is not required.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

#### **AMENDING MOTION**

**Moved by:** Mr Ian Birch

**Seconded by:** Cr Joy Stewart

That Condition 3 be deleted and subsequently Advice Note 2 and remaining conditions and advice notes renumbered accordingly.

**REASON: Condition 3 was agreed to have no planning purpose.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

#### **AMENDING MOTION**

**Moved by:** Mr Rob Nicholson

**Seconded by:** Cr Richard Smith

That Condition 4 be amended to read as follows:

*“Prior to the commencement of development works, the Water Corporation is to consult with the APA Group in respect of any potential impacts of the development on their high pressure gas pipeline. Where considered necessary by the APA Group, as a AS 2885 qualitative risk assessment is to be undertaken and if appropriate, a Pipeline Protection Plan to the satisfaction of the Western Australian Planning Commission on the advice of the APA Group.”*

**REASON: To remove the requirement for a quality risk assessment unless considered necessary by APA.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

#### **AMENDING MOTION**

**Moved by:** Cr Richard Smith

**Seconded by:** Cr Joy Stewart



To amend Condition 5 to read as follows:

*“The provision of a Construction Management Plan to the City of Rockingham prior to commencement that address dust, noise, dewatering, the removal of surplus material and the areas designated for the laydown of storage of equipment and machinery outside the pipeline corridor during construction.”*

**REASON: To ensure the City of Rockingham approves the Construction Management Plan prior to the commencement of the development.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**AMENDING MOTION**

**Moved by:** Mr Ian Birch

**Seconded by:** Mr Rob Nicholson

That Condition 7 be reworded to read as follows:

*“The Water Corporation is to consult with the City of Rockingham in respect of traffic management arrangements for constructed roads that will be affected by the development of the proposed pipeline.”*

**REASON: This is a public safety issue which the Water Corporation (WC) has a responsibility required to address and is familiar with and adequately able to carry out this traffic management assessment without the need for approval from the city.**

**The Amending Motion was put and CARRIED (4/1).**

For: Mr David Gray, Mr Ian Birch, Mr Rob Nicholson, Cr Joy Stewart  
Against: Cr Richard Smith

**AMENDING MOTION**

**Moved by:** Cr Richard Smith

**Seconded by:** Cr Joy Stewart

To delete condition 9.

**REASON: The DAP accepted and agreed with advice received from the DER which stated that condition 9 be deleted on the basis of the WC’s ‘State Wide Clearing Permit’ for public works and that clearing procedures have already been agreed as part of a separate process with the DER, inclusive of offset requirements.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**AMENDING MOTION**

**Moved by:** Mr Rob Nicholson

**Seconded by:** Mr Ian Birch

To replace Advice Note 1 with revised wording to read as follows:



*“The pipeline route passes through a site known as the Baldy Tailings Storage Facility, which is classified ‘contaminated – remediation required’ under the Contaminated Sites Act 2003. No dewatering should be undertaken at this site without consultation with the Department of Environment Regulation, and excavated soils should be subject to analytical testing prior to any off-site disposal.*

*If soils are required to be excavated in any areas historically subject to land uses that have the potential to cause contamination as specified in the guideline ‘Potentially Contaminating Activities, Industries and Land Uses (Department of Environment, 2004), then a management plan should be developed in accordance with ‘A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities’ (Department of Environment and Conservation, 2011 ). If groundwater is being, or is proposed to be abstracted (such as for dust suppression), analytical testing should be carried out to determine whether the groundwater is suitable for its intended use. (Department of Environment Regulation).”*

**REASON: The inclusion of this advice note is a consequence of the deletion of condition 2.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

#### **PRIMARY MOTION (AS AMENDED)**

That the Metro South-West Joint Development Assessment Panel (MSWJDAP) resolves to:

**Approve** DAP Application reference DP/14/00051 and accompanying plans date stamped 15 January 2014 by the Department of Planning in accordance with the Metropolitan Region Scheme, subject to the following conditions and advice notes:

#### Conditions

1. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.
2. Prior to the commencement of development works, the Water Corporation is to consult with the APA Group in respect of any potential impacts of the development on their high pressure gas pipeline. Where considered necessary by the APA Group, as a AS 2885 qualitative risk assessment is to be undertaken and if appropriate, a Pipeline Protection Plan to the satisfaction of the Western Australian Planning Commission on the advice of the APA Group
3. The provision of a Construction Management Plan to the City of Rockingham prior to commencement that address dust, noise, dewatering, the removal of surplus material and the areas designated for the laydown of storage of equipment and machinery outside the pipeline corridor during construction.



4. All excavation works to install the proposed pipeline are to be fenced and securely fastened.
5. The Water Corporation is to consult with the City of Rockingham in respect of traffic management arrangements for constructed roads that will be affected by the development of the proposed pipeline.
6. The reinstatement of footpaths, grass, trees and irrigation infrastructure that is removed or destroyed to a standard commensurate to what existed prior to the development works, to the satisfaction of the Western Australian Planning Commission on the advice of the City of Rockingham.

#### Advice Notes

1. The pipeline route passes through a site known as the Baldivis Tailings Storage Facility, which is classified 'contaminated – remediation required' under the Contaminated Sites Act 2003. No dewatering should be undertaken at this site without consultation with the Department of Environment Regulation, and excavated soils should be subject to analytical testing prior to any off-site disposal.

If soils are required to be excavated in any areas historically subject to land uses that have the potential to cause contamination as specified in the guideline 'Potentially Contaminating Activities, Industries and Land Uses (Department of Environment, 2004), then a management plan should be developed in accordance with 'A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities' (Department of Environment and Conservation, 2011 ). If groundwater is being, or is proposed to be abstracted (such as for dust suppression), analytical testing should be carried out to determine whether the groundwater is suitable for its intended use. (Department of Environment Regulation)."

2. ATCO Gas Australia should be notified of any works within 15 metres of High Pressure gas infrastructure before those works begin. Construction, excavation and other activities may be restricted in this zone. No pavements (including crossovers) are to be constructed over the pipeline without consent from ATCO Gas Australia. Various pipeline safety tests may apply. The applicant is advised to contact ATCO Gas on 9499 5272 in this regard. Anyone proposing to carry out construction or excavation works must contact 'Dial Before You Dig' (Ph 1100) to determine the location of buried gas infrastructure.
3. Mains Roads Western Australia advises that at the intersection of Dixon Road and Gilmore Avenue with Mandurah Road, a grade separated traffic intersection is likely to be required in future. The Water Corporation is recommended to liaise with Main Roads Western Australia in relation to ensuring the proposed pipeline is buried a sufficient distance underground to prevent this pipeline being relocated when earthworks commence.



4. The Water Corporation is advised to liaise with the Public Transport Authority's Corridor and Heritage Coordinator (Shelley Brindal on 9326 2510) in relation to the installation of the proposed pipeline under any railway reservations.

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

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

Nil

10. **Appeals to the State Administrative Tribunal**

Nil

11. **Meeting Close**

There being no further business, the presiding member declared the meeting closed at 11:32am.