



Minutes of the Metro South-West Joint Development Assessment Panel

Meeting Date and Time: Thursday, 9 January 2014; 2.00 pm
Meeting Number: MSWJDAP/32
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 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 Karen Newman, Development Assessment Panels
Ms Anika Chhabra, Department of Planning
Mr Jason Bouwhuis, Department of Planning
Ms Erika Barton, City of Rockingham
Ms Lee Reddell, City of Cockburn
Mr Daniel Arndt, Director City of Cockburn
Mr Rohan Sim, City of Cockburn

Local Government Minute Secretary

Mrs Lynette Jakovich, City of Cockburn

Applicants and Submitters

Mr Majd Sharaf, BAE Systems
Mr Stuart Gardner, Australand
Mr Blair Armstrong, Australand
Mr Keat Tan, Cameron, Chisolm Nicols
Mr Ian McMillan, BAE Systems
Ms Amanda Blanksby, Worley Parsons

Members of the Public

Nil

1. Declaration of Opening



The Presiding Member, Mr David Gray declared the meeting open at 2.00 p.m. on 9 January 2014 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the *Development Assessment Panel Standing Orders 2012* under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

The Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the Standing Orders 2012; No Recording of Meeting, which states: 'A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.' The Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

2. Apologies

Nil

3. Members on Leave of absence

Nil

4. Noting of minutes

Minutes of the Metro South-West JDAP meeting No. 30 held on 12 December and the Meeting of 18 December, 2013 were noted by DAP members.

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 Stuart Gardner, Australand, addressed the DAP Meeting for the application on Item 8.3.

8. Form 1 - Responsible Authority Reports – DAP Applications

8.1 Property Location:	Lot 34 (24) Flinders Lane, Rockingham
Application Details:	Six Storey Multiple Dwelling Development
Applicant:	Macdonald Jones Architects
Owner:	Rockingham Waterfront Village Pty Ltd
Responsible authority:	City of Rockingham



Report date: 14 November 2013
DoP File No: DP/13/00845

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mr Rob Nicholson

Seconded by: Mr Richard Smith

That the Metro South-West JDAP resolves to:

Approve DAP Application reference DP13/00845 and accompanying plans Ref: DA1.01, DA1.02B, DA2.01B, DA2.02B, DA2.03A, DA2.04A, DA2.05A, DA2.06A, DA3.01, DA3.002, in accordance with Clause 6.7.1(a) of the City of Rockingham Town Planning Scheme No. 2 and Subclause 30(1) of the Metropolitan Region Scheme, subject to the following conditions and advice notes:

1. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.
2. Arrangements being made to the satisfaction of the City of Rockingham for the payment of a contribution towards the administration and community infrastructure items pursuant to clause 5.6.14 of the City of Rockingham Town Planning Scheme No.2, upon the commencement of development.
3. Earthworks must be stabilised to prevent sand blowing and dust nuisance, for the duration of development works.
4. The street setback area and all verge areas must be landscaped and reticulated, prior to the occupation of the development and must be maintained at all times.
5. The car park must:
 - (a) be designed in accordance with 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;
 - (b) be constructed, sealed, kerbed, drained and marked prior to the development being occupied and maintained thereafter; and
 - (c) have lighting installed.

The car park must comply with the above requirements and be maintained at all times.

6. Thirty-four short term bicycle parking spaces must be designed in accordance with AS2890.3-1993, *Parking Facilities, Part 3: Bicycle Parking Facilities*, prior to applying for a Building Permit. The bicycle parking facilities and end of trip facilities must be constructed prior to occupancy. Four short term bicycle parking spaces must be provided at each entrance to the Lobby.



7. Disused crossovers must be removed and the verge, footpath, kerbing and landscaping must be reinstated, prior to occupation of the development.
8. Street awnings must be provided to Flinders Lane across the full width of the proposed building at a minimum 2.5m wide and minimum clearance of 3.2m above the footpath, with lighting being provided under the street awning.
9. All Multiple Dwellings are approved for both permanent and Short Stay accommodation.
10. All stormwater generated by the proposed development must be designed to be contained and disposed of on-site, and certified by a hydraulic engineer, prior to applying for a Building Permit, and implemented as such in the development.
11. A Waste Management Plan must be prepared and include the following detail to the satisfaction of the City, prior to applying for a Building Permit:
 - (a) the location of bin storage areas and bin collection areas;
 - (b) the number, volume and type of bins, and the type of waste to be placed in the bins;
 - (c) management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and
 - (d) frequency of bin collections.

The terms of the approved Waste Management Plan are to be observed at all times.

12. 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 of Rockingham's satisfaction, prior to applying for a Building Permit.
13. The development must be modified to replace the proposed car park ventilation mesh with minimum 50% visually permeable ground floor openings to Empress Corner to the satisfaction of the City.
14. Above-ground meter boxes must not be located in a street setback area at any time.
15. Entries and window frontages facing Flinders Street must not be covered, closed or screened off (including by means of shutters, curtains, blinds or roller doors or similar), to ensure that a transparent and interactive frontage is available to the development from the street, at all times.
16. Clothes drying facilities (excluding electric clothes dryers) must be designed for each Multiple Dwelling, to be screened from public view, prior to applying for a Building Permit, and implemented as such for the duration of the development.

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 of Rockingham.
2. The applicant is reminded of the need to obtain approval for the encroachments over the street under the *Local Government (Miscellaneous Provisions) Act 1960*; contact the City's Building Services for more information.
The applicant and owner should liaise with the City of Rockingham's Building Services and the Department of Lands in this regard.
3. A Sign Permit under the *City of Rockingham Signs, Hoardings and Bill Posting By-law* must be obtained for any advertising associated with the development, including signage painted on the building; the applicant should liaise with the City's Building Services in this regard.

AMENDING MOTION

Moved by: Cr Joy Stewart

Seconded by: Mr Richard Smith

That the opening paragraph to the resolution is updated to read:

Approve DAP Application reference DP13/00845 and accompanying plans Ref: DA1.01, DA1.02B, DA2.01B, DA2.02B, DA2.03A, DA2.04A, DA2.05A, DA2.06A, DA3.01, DA3.002, dated and stamped 17 October 2013 and 18 November 2013 in accordance with Clause 6.7.1(a) of the City of Rockingham Town Planning Scheme No. 2 and Subclause 30(1) of the Metropolitan Region Scheme, subject to the following conditions and advice notes:

REASON: To reflect the specific dates the plans being referred to were stamped and received.

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

AMENDING MOTION

Moved by: Mr Ian Birch

Seconded by: Cr Joy Stewart

To add an additional Condition (No.14) to read as follows, and re-number all following conditions:

"The proposed fence to Emma Street frontage should be modified to include a planter box of minimum 400mm width, a height up to 1.2 metres. From 1.2 metres to 1.8 metres in height the fence must be visually permeable in accordance with the R-Codes."

REASON: The Responsible Authority Report discusses the need for the proposed fences to be visually permeable; however, this is not included as a condition in the recommendation.

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



AMENDING MOTION

Moved by: Cr Joy Stewart

Seconded by: Mr Rob Nicholson

To amend Condition 16 to read as follows:

“Entries and window frontages facing Flinders Street excluding residential accommodation must not be covered, closed or screened off (including by means of shutters, curtains, blinds or roller doors or similar), to ensure that a transparent and interactive frontage is available to the development from the street, at all times”.

REASON: It is unreasonable to exclude screening to windows and openings to the residential units.

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

AMENDING MOTION

Moved by: Mr Ian Birch

Seconded by: Mr Rob Nicholson

To amend Condition No. 5 by adding sub condition (d) to read as follows:

“The car park must:

- (a) be designed in accordance with 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;*
- (b) be constructed, sealed, kerbed, drained and marked prior to the development being occupied and maintained thereafter;*
- (c) have lighting installed; and*
- (d) allocate required visitor parking bays that are excluded from allocation to any residential unit.*

The car park must comply with the above requirements and be maintained at all times”.

REASON: To ensure that the visitor car parking bays are identified and not included as part of the residence’s parking allocation.

AMENDING MOTION

Moved by: Cr Joy Stewart

Seconded by: Mr Ian Birch

To amend Condition 5 (a) to include after “Part 1 Off-street Parking”:

- 5 (a) *“and Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 6: Off-street car parking for people with a disability”.*



REASON: To be consistent with the Responsible Authority Report to include reference to car parking for people with a disability.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Mr Ian Birch

Seconded by: Mr Rob Nicholson

To add an additional Condition (No.18) to read as follows:

"18 Landscaping plans should be provided, prior to lodgement of a building permit and thereafter implemented to the satisfaction of the City".

REASON: To ensure that landscaping plans are provided in accordance with the Responsible Authority Report.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Mr Rob Nicholson

Seconded by: Mr Ian Birch

To amend Condition 8 to read as follows:

"Street awnings must be provided to Flinders Lane as shown on drawing No. DA2.02 at a minimum 2.5m wide and minimum clearance of 3.2m above the footpath, with lighting being provided under the street awning".

REASON: To provide drawing number and clarify the extent of the awning coverage.

The Amending Motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

Approve DAP Application reference DP13/00845 and accompanying plans Ref: DA1.01, DA1.02B, DA2.01B, DA2.02B, DA2.03A, DA2.04A, DA2.05A, DA2.06A, DA3.01, DA3.002, dated and stamped 17 October 2013 and 18 November 2013 in accordance with Clause 6.7.1(a) of the City of Rockingham Town Planning Scheme No. 2 and Subclause 30(1) of the Metropolitan Region Scheme, subject to the following conditions and advice notes:

1. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.



2. Arrangements being made to the satisfaction of the City of Rockingham for the payment of a contribution towards the administration and community infrastructure items pursuant to clause 5.6.14 of the City of Rockingham Town Planning Scheme No. 2, upon the commencement of development.
3. Earthworks must be stabilised to prevent sand blowing and dust nuisance, for the duration of development works.
4. The street setback area and all verge areas must be landscaped and reticulated, prior to the occupation of the development and must be maintained at all times.
5. The car park must:
 - (a) be designed in accordance with Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking, and Part 6 : Off-street parking for people with a disability, unless otherwise specified by this approval, prior to applying for a Building Permit;
 - (b) be constructed, sealed, kerbed, drained and marked prior to the development being occupied and maintained thereafter;
 - (c) have lighting installed; and
 - (d) allocate required visitor parking bays that are excluded from allocation to any residential unit.

The car park must comply with the above requirements and be maintained *at all times*.

6. Thirty-four short term bicycle parking spaces must be designed in accordance with AS2890.3-1993, Parking Facilities, Part 3: Bicycle Parking Facilities, prior to applying for a Building Permit. The bicycle parking facilities and end of trip facilities must be constructed prior to occupancy. Four short term bicycle parking spaces must be provided at each entrance to the Lobby.
7. Disused crossovers must be removed and the verge, footpath, kerbing and landscaping must be reinstated, prior to occupation of the development.
8. Street awnings must be provided to Flinders Lane as shown on drawing No. DA2.02 at a minimum 2.5m wide and minimum clearance of 3.2m above the footpath, with lighting being provided under the street awning.
9. All Multiple Dwellings are approved for both permanent and Short Stay accommodation.
10. All stormwater generated by the proposed development must be designed to be contained and disposed of on-site, and certified by a hydraulic engineer, prior to applying for a Building Permit, and implemented as such in the development.
11. A Waste Management Plan must be prepared and include the following detail to the satisfaction of the City, prior to applying for a Building Permit:
 - (a) the location of bin storage areas and bin collection areas;
 - (b) the number, volume and type of bins, and the type of waste to be placed in the bins;



- (c) management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and
- (d) frequency of bin collections.

The terms of the approved Waste Management Plan are to be observed at all times.

12. 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 of Rockingham's satisfaction, prior to applying for a Building Permit.
13. The development must be modified to replace the proposed car park ventilation mesh with minimum 50% visually permeable ground floor openings to Empress Corner to the satisfaction of the City.
14. The proposed fence to Emma Street frontage should be modified to include a planter box of minimum 400mm width, a height up to 1.2 metres. From 1.2 metres to 1.8 metres in height the fence must be visually permeable in accordance with the R-Codes.
15. Above-ground meter boxes must not be located in a street setback area at any time.
16. Entries and window frontages facing Flinders Lane excluding residential accommodation must not be covered, closed or screened off (including by means of shutters, curtains, blinds or roller doors or similar), to ensure that a transparent and interactive frontage is available to the development from the street, at all times.
17. Clothes drying facilities (excluding electric clothes dryers) must be designed for each Multiple Dwelling, to be screened from public view, prior to applying for a Building Permit, and implemented as such for the duration of the development.
18. Landscaping plans should be provided, prior to lodgement of a building permit and thereafter implemented to the satisfaction of the City.

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 of Rockingham.
2. The applicant is reminded of the need to obtain approval for the encroachments over the street under the *Local Government (Miscellaneous Provisions) Act 1960*; contact the City's Building Services for more information.
3. The applicant and owner should liaise with the City of Rockingham's Building Services and the Department of Lands in this regard.



4. A Sign Permit under the *City of Rockingham Signs, Hoardings and Bill Posting By-law* must be obtained for any advertising associated with the development, including signage painted on the building; the applicant should liaise with the City's Building Services in this regard.

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

8.2a Property Location: 124 Quill Way Henderson
Application Details: Land backed Wharf and associated ocean dredging
Applicant: BAE Systems
Owner: Western Australian Land Authority
Responsible authority: City of Cockburn
Report date: 28 October 2013
DoP File No: DP/13/00785

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mr Ian Birch

Seconded by: Cr Carol Reeve-Fowkes

That the Metro South-West JDAP resolves to:

Approve the Development Assessment Panel Application for a land backed wharf and associated ocean dredging on Lot 804 Quill Way Henderson and Lot 2953 Rockingham Road Henderson subject to the following recommended conditions and advice notes :

1. The development shall be carried out in accordance with the approved plans.
2. The construction of the land backed wharf, associated ocean dredging and dredge disposal shall be carried out in accordance with the Environmental Management Plan as prepared by Worley Parsons dated 3 September 2013.
3. Earthworks onsite, including batters shall 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 in the event that sand or dust is blown from site.
4. A construction management plan is to be submitted to and approved by the City prior to the issue of a Building Permit and all measures identified in the plan are to be implemented during the construction phase to the satisfaction of the City.
5. 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 approval, the approval shall lapse and be of no further effect.
6. The land uses undertaken onsite shall be in accordance with Schedule 4 – SU2 of the City of Cockburn Town Planning Scheme.



Advice Note

1. The application has been determined by the JDAP on the basis of the plans and information provided to the City for assessment.
2. With regard to Condition 1, should the applicant seek to modify the approval, further Planning Approvals from the City and the Western Australian Planning Commission will be required.
3. 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, with any requirements of the City of Cockburn Town Planning Scheme No. 3, or the requirements of any other external agency. Prior to the commencement of any works associated with the development, a Building Permit is required.
4. In the event there are any questions regarding the requirements of this approval, or the planning controls applicable to the land/or location, the City's Statutory Planning Services should be consulted.
5. The applicant is advised that they are to ensure that seagrass health in the Cockburn Sound area is not impacted by the proposed development through limiting pulse of plumes released during the dredging process. For further information regarding this matter please contact Cockburn Sound Management Committee on 9591 3927.
6. Prior to the commencement of works, investigation for soil, sediment and groundwater protection contamination shall be carried out in accordance with the Department of Environment Regulation's contaminated Sites Management Series guidelines.
7. Remediation, including validation of remediation, of any contamination identified shall be completed in areas requiring remediation prior to issuing further development approval or building permits, to the satisfaction of the Western Australian Planning Commission on advice from the Department of Environment Regulation.
8. The disposal of industrial liquid wastes must comply with the City of Cockburn (Health) Local Laws 2000. Industrial liquid wastes, including washdown wastes are not permitted to enter any stormwater system or directly soak into the ground without the approval of the Department of Page 3 Environment Regulation.
9. The Environmental Protection Authority advises that while pre start operations take place, visual observation for marine fauna should be undertaken within a 300m radius of piling works (the fauna exclusion zone) by a suitably trained crew member for at least 30 minutes before the commencement of works.



10. The Environmental Protection Authority advises that while pile driving in conjunction with the construction of the land backed wharf is being undertaken, the following procedures should be implemented:
- Visual observations of the fauna exclusion zone should be maintained continuously to identify if there are any marine fauna present.
 - If marine fauna are sighted within 100m of piling works, piling activities should be shut down immediately; and piling activities should not recommence until marine fauna are observed to move outside the fauna exclusion zone or 30 minutes have passed since the last sighting.

For further information regarding advice notes 9 and 10, please contact Leanne Thompson from the Environmental Protection Authority on 6145 0820.

AMENDING MOTION

Moved by: Mr Ian Birch

Seconded by: Cr Carol Reeve-Fowkes

That the opening paragraph of the resolution is updated to read:

*“**Approve** the Development Assessment Panel Application Reference DAP13/00785 and accompanying plans date stamped 2 October 2013 for a land backed wharf and associated ocean dredging on Lot 804 Quill Way Henderson and Lot 2953 Rockingham Road Henderson subject to the following recommended conditions and advice notes”:*

REASON: To reflect the specific plans being referred to together with the correct DAP number.

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

AMENDING MOTION

Moved by: Mr Ian Birch

Seconded by: Cr Carol Reeve-Fowkes

To delete Condition 6 and include it as an additional Advice Note (No. 11) and renumber all remaining conditions.

“The land uses undertaken onsite shall be in accordance with Schedule 4 – SU2 of the City of Cockburn Town Planning Scheme.”

REASON: The condition as originally proposed in the Responsible Authority Report is advice and not able to be enforced as a condition. It should be included as an Advice Note.

PRIMARY MOTION (AS AMENDED)

***Approve** the Development Assessment Panel Application Reference DAP13/00785 and accompanying plans date stamped 2 October 2013 for a land backed wharf*



and associated ocean dredging on Lot 804 Quill Way Henderson and Lot 2953 Rockingham Road Henderson subject to the following recommended conditions and advice notes:

1. The development shall be carried out in accordance with the approved plans.
2. The construction of the land backed wharf, associated ocean dredging and dredge disposal shall be carried out in accordance with the Environmental Management Plan as prepared by Worley Parsons dated 3 September 2013.
4. Earthworks onsite, including batters shall 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 in the event that sand or dust is blown from site.
4. A construction management plan is to be submitted to and approved by the City prior to the issue of a Building Permit and all measures identified in the plan are to be implemented during the construction phase to the satisfaction of the City.
5. 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 approval, the approval shall lapse and be of no further effect.

Advice Note

1. The application has been determined by the JDAP on the basis of the plans and information provided to the City for assessment.
2. With regard to Condition 1, should the applicant seek to modify the approval, further Planning Approvals from the City and the Western Australian Planning Commission will be required.
3. 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, with any requirements of the City of Cockburn Town Planning Scheme No. 3, or the requirements of any other external agency. Prior to the commencement of any works associated with the development, a Building Permit is required.
4. In the event there are any questions regarding the requirements of this approval, or the planning controls applicable to the land/or location, the City's Statutory Planning Services should be consulted.
5. The applicant is advised that they are to ensure that seagrass health in the Cockburn Sound area is not impacted by the proposed development through limiting pulse of plumes released during the dredging process. For further information regarding this matter please contact Cockburn Sound Management Committee on 9591 3927.



6. Prior to the commencement of works, investigation for soil, sediment and groundwater protection contamination shall be carried out in accordance with the Department of Environment Regulation's contaminated Sites Management Series guidelines.
7. Remediation, including validation of remediation, of any contamination identified shall be completed in areas requiring remediation prior to issuing further development approval or building permits, to the satisfaction of the Western Australian Planning Commission on advice from the Department of Environment Regulation.
8. The disposal of industrial liquid wastes must comply with the City of Cockburn (Health) Local Laws 2000. Industrial liquid wastes, including washdown wastes are not permitted to enter any stormwater system or directly soak into the ground without the approval of the Department of Page 3 Environment Regulation.
9. The Environmental Protection Authority advises that while pre start operations take place, visual observation for marine fauna should be undertaken within a 300m radius of piling works (the fauna exclusion zone) by a suitably trained crew member for at least 30 minutes before the commencement of works.
10. The Environmental Protection Authority advises that while pile driving in conjunction with the construction of the land backed wharf is being undertaken, the following procedures should be implemented:
 - Visual observations of the fauna exclusion zone should be maintained continuously to identify if there are any marine fauna present.
 - If marine fauna are sighted within 100m of piling works, piling activities should be shut down immediately; and piling activities should not recommence until marine fauna are observed to move outside the fauna exclusion zone or 30 minutes have passed since the last sighting.

For further information regarding advice notes 9 and 10, please contact Leanne Thompson from the Environmental Protection Authority on 6145 0820.

11. The land uses undertaken onsite shall be in accordance with Schedule 4 – SU2 of the City of Cockburn Town Planning Scheme.

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

8.2b Property Location:	The northern portion of Lot 804 Quill Way and Lot 2953 Cockburn Road Henderson, and a portion of the sea bed proposed to be dredged
Application Details:	Proposed land backed wharf facility
Applicant:	BAE Systems Australia Ltd
Owner:	Western Australia Land Authority
Responsible Authority:	Western Australian Planning Commission
Report date:	13 December 2013
DoP File No:	DP/13/00785



REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mr Rob Nicholson

Seconded by: Cr Bart Houwen

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

Approve DAP Application reference DP/13/00785 and accompanying plans date stamped 2 October 2013 by the Department of Planning in accordance with the provisions of the Metropolitan Region Scheme (MRS), 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) Prior to the commencement of development works, investigation for soil, sediment and groundwater contamination shall 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 Page 2 satisfaction of the Western Australian Planning Commission on advice from the Department of Environment Regulation (DER).

Advice Notes

1. In accordance with regulation 31(1)(c) of the Contaminated Sites Regulations 2006, a Mandatory Auditor's Report, prepared by an accredited contaminated site auditor, will need to be submitted to the DER as evidence of compliance with condition 2 (a) and (b). A current list of accredited authors is available from <http://www.der.wa.gov.au/your-environment/contaminatedsites>.
2. The Department of Water (DoW) advises that drainage systems should be designed and constructed consistent with the Stormwater Management Manual for Western Australia.
3. The subject land is located within the Cockburn Groundwater Area as proclaimed under the *Rights in Water and Irrigation Act 1914*. Any groundwater abstraction in this proclaimed area for purposes other than domestic and/or stock watering taken from the superficial aquifer, is subject to licensing by the DoW. Issuing a groundwater licence is not guaranteed but if issued will contain a number of conditions that are binding upon the licensee.

Please contact the DoW's Mandurah office on 9550 4222 for further advice.

4. The Department of Fire and Emergency Services (DFES) advises that historical research has revealed that during the past 100 years, former elements of the Australian Defence Forces may have conducted training



and/or operational activities within or close to the area of the proposed development. It is possible that as a result of these activities, the subject area may contain unexploded ordnance (UXO). Whilst it is considered that the possible risk from UXO on the land subject to this approval is minimal, an absolute guarantee that the area is free from UXO cannot be given. Should, during development works, or at any other time, a form or suspected form of UXO be located, DFES has advised that the following process should be initiated:

- a) do not disturb the site of the known or suspected UXO;
- b) without disturbing the immediate vicinity, clearly mark the site of the UXO;
- c) notify the police of the circumstances/situation as quickly as possible; and
- d) maintain a presence near the site until advised to the contrary by a member of the WA Police Service or Defence Forces.

Further advice on this issue may be obtained by contacting the Unexploded Ordnance Unit at the DFES.

The Report Recommendation / Primary Motion was put and CARRIED UNANIMOUSLY.

8.3 Property Location: Lot 6 Junction Boulevard Cockburn Central
Application Details: 102 Multiple Dwellings and 6 Commercial Units
Applicant: Australand Holdings Limited
Owner: Australand Holdings Limited
Responsible Authority: City of Cockburn
Report date: 31 December 2013
DoP File No: DP/13/00932

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mr Ian Birch

Seconded by: Mr Rob Nicholson

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

Approve DAP Application reference DP/13/00932 and accompanying plans DA04-DA19 & DA21 (date stamped 8 November 2013) in accordance with Clause 10.3 of the City of Cockburn Town Planning Scheme No.3, subject to the following conditions:

Conditions

1. The commercial units shown on the approved plans are hereby approved as 'Shop' as defined by the City of Cockburn Town Planning Scheme No. 3. A change of use application must be submitted to and approved by the City if an alternative use is sought.



2. The useable space within the external store provided for each dwelling shall be maximised by ensuring that air-conditioning compressors located within this space are installed at the top of the store, leaving a clear internal dimension of 1.8m at the bottom of the store. This requirement shall be incorporated into any strata management plan to the satisfaction of the City.
3. The submission of detailed materials, colours and finishes schedule for the development, to be provided to the City's satisfaction prior to the submission of a Building Permit application for the development. The details as agreed by the City are to be implemented in the development.
4. The submission of a deliveries and servicing plan which indicates how deliveries to the commercial tenancies and removal and/or trades vehicles servicing the residential units shall be provided for without adversely affecting the function of the local road and parking network to the satisfaction of the City.
5. 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.
6. 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.
7. Prior to the initial occupation of the dwellings hereby approved, the car 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.
8. The approved residential visitor car parking bays shall be clearly delineated (marked/signed), 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, in perpetuity and reflected as such on the strata management plan for the development, and being incorporated 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 car parking bays to any strata lot. Parking within such bays may be time restricted.
9. The allocation of car parking bays to specific dwellings (at a rate or not more than one bay per dwelling) is to be reflected on any strata plan for the subject property to the satisfaction of the City and shall only be occupied by vehicles of the occupants of the approved development.
10. All stormwater being contained and disposed of on-site to the satisfaction of the City.
11. The development site must be connected to the reticulated sewerage system of the Water Corporation before commencement of any use.



12. The premises must clearly display the street number/s.
13. 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 associated with the operation of a vibrant town centre surrounding the site. The memorial(s) are to be lodged against the title prior to any subdivision or strata titling of the subject property.
14. Prior to the submission of a Building Permit application, the developer is to provide to the City with a report from a recognised acoustic consultant demonstrating that the design of the development and the location of plant within the development including air-conditioners and similar equipment will not result in noise emissions exceeding those set out in the Environmental Protection (Noise) Regulations 1997 (as amended) and the design of the development will result in acceptable indoor noise levels that meet the recommended design sound levels in Table 1 of AS/ANS 2107:2000 entitled "Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors", particularly with regard to noise transmission between units and floors.
15. A final assessment of the completed development must be conducted by the acoustic consultant to certify that all recommendations made in the noise report required by Condition 14 have been incorporated into the development. A report confirming compliance with the requirements must be provided prior to occupation of the development to the satisfaction of the City.
16. A detailed dust management plan must be submitted to and approved by the City prior to the commencement of any works on site and all measures identified in the plan shall be implemented to the satisfaction of the City.
17. The provisions identified in the Waste Management Plan for the development prepared by Bowman and Associates, dated 21 November 2013 shall be implemented and maintained thereafter to the satisfaction of the City.
18. A Construction Management Plan is to be submitted to and approved by the City prior to the submission of a Building Permit application and all measures identified in the plan are to be implemented during the construction phase to the satisfaction of the City.
19. No building or construction related activities associated with this approval causing noise and/or inconvenience to neighbours and visitors to the Town Centre between the hours 7.00pm and 7.00am, Monday to Saturday, and not at all on Sunday or Public Holidays (unless prior written approval of the City is issued).
20. Any damage during construction to the existing streetscape infrastructure (including hard and soft landscaping) adjacent to the subject site shall be rectified to the satisfaction of the City.



21. A streetscape infrastructure bond in respect of Condition 20 shall be lodged with the City prior to the issue of a building permit and held in trust until Condition 20 has been completed to the satisfaction of the City.
22. The City may, for the purpose of giving effect to Condition 20, draw from the bond, whether from corpus or income or both, in payment of the reasonable costs of the City's officers', employees' and agent's time, and/or the costs of the contractors and subcontractors engaged by the City for such purpose, and to pay for the materials, equipment, hire of machinery and other costs involved in giving effect or partial effect to Condition 20.
23. Upon completion of construction, if Condition 20 has been complied with to the satisfaction of the City, the City shall on request from the bond applicant, pay back to the bond applicant (or the nominee appointed in writing by the bond applicant) the balance (if any) of corpus and income of the bond then standing to the credit of the City.

Advice Notes

1. The application has been determined by the JDAP on the basis of the plans and information provided to 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 Council, or with any requirements of the City of Cockburn Town Planning Scheme No. 3. Prior to the 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 regards to Condition 3, it is noted that discussion with the architect indicated that the colour scheme is not fully resolved and that further minor variations may be required. The applicant is advised that the colour scheme should avoid any reference to the adjacent Australand 'Kingston' development being constructed to the immediate south of the site.
6. With regards to Condition 4, the applicant is required to identify how both the commercial and residential components of the development can be serviced (delivery vehicles, removal trucks etc) without adversely affecting the surrounding road and parking network given that no dedicated loading bays have been provided on the subject site.
7. With regards to Conditions 7, 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.
8. With regards to Condition 10, all stormwater drainage shall be designed in accordance with Australian Standard AS3500.
 9. With regards to Condition 13, the memorial should state as follows:
"This lot and dwelling is in the vicinity of a vibrant town centre and associated land uses. Residential amenity therefore may be affected by noise and other impacts from late night or early morning operations".
 10. With regards to Condition 16, the applicant is advised that an application for approval of a Dust Management Plan may be obtained from the City of Cockburn's 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 and Conservation publication "Land development sites and impacts on air quality" (November 1996).
 11. With regards to Conditions 18 and 19, the City's objective is to ensure the construction of the development is undertaken in a manner that has minimal impact on adjoining and adjacent landowners and residents, and visitors to the Town Centre.
 12. With regards to Condition 20, the City will conduct a dilapidation report following receipt of the Building Permit application to determine the exact bond amount. In general, the bond amount will be set according to the type and condition of existing infrastructure adjacent to the development. A desk-top audit indicates that a bond amount of \$1500 per lineal meter will be required however this could be subject to change pending the outcome of the abovementioned dilapidation report.
 13. 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'.
 14. With regards to the provision of laundry facilities, each dwelling must be provided with a wash trough having capacity of not less than 36litres, connected to an adequate supply of hot and cold water; adequate space for a washing machine provided with a power point; and either space for a drying cabinet provided with an electricity supply; and laundry areas must be graded to drain to sewer and be suitably ventilated. Further information regarding this matter can be obtained from the City's Health Services Team.
 15. 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*.



16. 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.
17. 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.

AMENDING MOTION

Moved by: Cr Bart Houwen

Seconded by: Cr Carol Reeve-Fowkes

To amend Condition 6 to read as follows.

“Arrangements being made to the satisfaction of the City 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.”

REASON: To delete reference to ‘Chief Executive Officer’ and include as reference to the City.

The Amending Motion was put and CARRIED UNANIMOUSLY

AMENDING MOTION

Moved by: Mr Ian Birch

Seconded by: Cr Carol Reeve-Fowkes

To amend Condition 7 to read as follows:

“Prior to the initial occupation of the dwellings hereby approved, the car parking bays, driveways and points of ingress and egress shall be sealed, kerbed, drained and line marked in accordance with the approved plans and thereafter maintained to the satisfaction of the City.”

REASON: To ensure that it is clear that the applicant is responsible for maintaining the car parking area.

The Amending Motion was put and CARRIED UNANIMOUSLY

AMENDING MOTION

Moved by: Mr Ian Birch

Seconded by: Mr Rob Nicholson

To amend Condition 4 to read as follows:



“The submission of a deliveries and servicing plan prior to application for a building permit which indicates how deliveries to the commercial tenancies and removal and/or trades vehicles servicing the residential units shall be provided for without adversely affecting the function of the local road and parking network to the satisfaction of the City.”

REASON: To satisfy this condition prior to the issue of a Building Permit.

AMENDING MOTION

Moved by: Mr Rob Nicholson

Seconded by: Mr Ian Birch

To amend Condition 2 to read as follows:

“The useable space within the external store provided for each dwelling shall be maximised by ensuring that air-conditioning compressors located within this space are installed at the top of the store, leaving a clear internal height of 1.8m to the store. This requirement shall be incorporated into any strata management plan to the satisfaction of the City.”

REASON: To clarify that this condition relates to the internal height of the proposed stores.

AMENDING MOTION

Moved by: Mr Ian Birch

Seconded by: Mr Rob Nicholson

To delete Advice Note 15 and renumber all following Advice Notes:

“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.”

REASON: This is an Advice Note relating to other relevant legislation and whilst it is proposed to be deleted, does not remove the obligation by the applicant to comply with these requirements.

The Amending Motion was put and CARRIED UNANIMOUSLY

PRIMARY MOTION (AS AMENDED)

Approve DAP Application reference DP/13/00932 and accompanying plans DA04-DA19 & DA21 (date stamped 8 November 2013) in accordance with Clause 10.3 of the City of Cockburn Town Planning Scheme No.3, subject to the following conditions:

Conditions



1. The commercial units shown on the approved plans are hereby approved as 'Shop' as defined by the City of Cockburn Town Planning Scheme No. 3. A change of use application must be submitted to and approved by the City if an alternative use is sought.
2. The useable space within the external store provided for each dwelling shall be maximised by ensuring that air-conditioning compressors located within this space are installed at the top of the store, leaving a clear internal height of 1.8m to the store. This requirement shall be incorporated into any strata management plan to the satisfaction of the City.
3. The submission of detailed materials, colours and finishes schedule for the development, to be provided to the City's satisfaction prior to the submission of a Building Permit application for the development. The details as agreed by the City are to be implemented in the development.
4. The submission of a deliveries and servicing plan prior to application for a building permit which indicates how deliveries to the commercial tenancies and removal and/or trades vehicles servicing the residential units shall be provided for without adversely affecting the function of the local road and parking network to the satisfaction of the City.
5. 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.
6. Arrangements being made to the satisfaction of the City 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.
7. Prior to the initial occupation of the dwellings hereby approved, the car parking bays, driveways and points of ingress and egress shall be sealed, kerbed, drained and line marked in accordance with the approved plans and thereafter maintained to the satisfaction of the City.
8. The approved residential visitor car parking bays shall be clearly delineated (marked/signed), 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, in perpetuity and reflected as such on the strata management plan for the development, and being incorporated 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 car parking bays to any strata lot. Parking within such bays may be time restricted.
9. The allocation of car parking bays to specific dwellings (at a rate or not more than one bay per dwelling) is to be reflected on any strata plan for the subject property to the satisfaction of the City and shall only be occupied by vehicles of the occupants of the approved development.



10. All stormwater being contained and disposed of on-site to the satisfaction of the City.
11. The development site must be connected to the reticulated sewerage system of the Water Corporation before commencement of any use.
12. The premises must clearly display the street number/s.
13. 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 associated with the operation of a vibrant town centre surrounding the site. The memorial(s) are to be lodged against the title prior to any subdivision or strata titling of the subject property.
14. Prior to the submission of a Building Permit application, the developer is to provide to the City with a report from a recognised acoustic consultant demonstrating that the design of the development and the location of plant within the development including air-conditioners and similar equipment will not result in noise emissions exceeding those set out in the Environmental Protection (Noise) Regulations 1997 (as amended) and the design of the development will result in acceptable indoor noise levels that meet the recommended design sound levels in Table 1 of AS/ANS 2107:2000 entitled "Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors", particularly with regard to noise transmission between units and floors.
15. A final assessment of the completed development must be conducted by the acoustic consultant to certify that all recommendations made in the noise report required by Condition 14 have been incorporated into the development. A report confirming compliance with the requirements must be provided prior to occupation of the development to the satisfaction of the City.
16. A detailed dust management plan must be submitted to and approved by the City prior to the commencement of any works on site and all measures identified in the plan shall be implemented to the satisfaction of the City.
17. The provisions identified in the Waste Management Plan for the development prepared by Bowman and Associates, dated 21 November 2013 shall be implemented and maintained thereafter to the satisfaction of the City.
18. A Construction Management Plan is to be submitted to and approved by the City prior to the submission of a Building Permit application and all measures identified in the plan are to be implemented during the construction phase to the satisfaction of the City.
19. No building or construction related activities associated with this approval causing noise and/or inconvenience to neighbours and visitors to the Town Centre between the hours 7.00pm and 7.00am, Monday to Saturday, and not at all on Sunday or Public Holidays (unless prior written approval of the City is issued).



20. Any damage during construction to the existing streetscape infrastructure (including hard and soft landscaping) adjacent to the subject site shall be rectified to the satisfaction of the City.
21. A streetscape infrastructure bond in respect of Condition 20 shall be lodged with the City prior to the issue of a building permit and held in trust until Condition 20 has been completed to the satisfaction of the City.
22. The City may, for the purpose of giving effect to Condition 20, draw from the bond, whether from corpus or income or both, in payment of the reasonable costs of the City's officers', employees' and agent's time, and/or the costs of the contractors and subcontractors engaged by the City for such purpose, and to pay for the materials, equipment, hire of machinery and other costs involved in giving effect or partial effect to Condition 20.
23. Upon completion of construction, if Condition 20 has been complied with to the satisfaction of the City, the City shall on request from the bond applicant, pay back to the bond applicant (or the nominee appointed in writing by the bond applicant) the balance (if any) of corpus and income of the bond then standing to the credit of the City.

Advice Notes

1. The application has been determined by the JDAP on the basis of the plans and information provided to 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 Council, or with any requirements of the City of Cockburn Town Planning Scheme No. 3. Prior to the 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 regards to Condition 3, it is noted that discussion with the architect indicated that the colour scheme is not fully resolved and that further minor variations may be required. The applicant is advised that the colour scheme should avoid any reference to the adjacent Australand 'Kingston' development being constructed to the immediate south of the site.
6. With regards to Condition 4, the applicant is required to identify how both the commercial and residential components of the development can be serviced (delivery vehicles, removal trucks etc) without adversely affecting the



surrounding road and parking network given that no dedicated loading bays have been provided on the subject site.

7. With regards to Conditions 7, 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.
8. With regards to Condition 10, all stormwater drainage shall be designed in accordance with Australian Standard AS3500.
9. With regards to Condition 13, the memorial should state as follows:
"This lot and dwelling is in the vicinity of a vibrant town centre and associated land uses. Residential amenity therefore may be affected by noise and other impacts from late night or early morning operations".
10. With regards to Condition 16, the applicant is advised that an application for approval of a Dust Management Plan may be obtained from the City of Cockburn's 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 and Conservation publication "Land development sites and impacts on air quality" (November 1996).
11. With regards to Conditions 18 and 19, the City's objective is to ensure the construction of the development is undertaken in a manner that has minimal impact on adjoining and adjacent landowners and residents, and visitors to the Town Centre.
12. With regards to Condition 20, the City will conduct a dilapidation report following receipt of the Building Permit application to determine the exact bond amount. In general, the bond amount will be set according to the type and condition of existing infrastructure adjacent to the development. A desk-top audit indicates that a bond amount of \$1500 per lineal meter will be required however this could be subject to change pending the outcome of the abovementioned dilapidation report.
13. 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'.
14. With regards to the provision of laundry facilities, each dwelling must be provided with a wash trough having capacity of not less than 36litres, connected to an adequate supply of hot and cold water; adequate space for a washing machine provided with a power point; and either space for a drying cabinet provided with an electricity supply; and laundry areas must be graded to drain to sewer and be suitably ventilated. Further information regarding this matter can be obtained from the City's Health Services Team.



15. 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.
16. 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 Primary Motion (as amended) as 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 2.54 p.m.