



Kimberley/Pilbara/Gascoyne Joint Development Assessment Panel Minutes

Meeting Date and Time: 13 December 2019, 9:30 AM
Meeting Number: KPGJDAP/27
Meeting Venue: Department of Planning, Lands and Heritage
140 William Street, via Teleconference

Attendance

DAP Members

Mr Eugene Koltasz (Presiding Member)
Ms Samantha Thompson (Deputy Presiding Member)
Mr Patrick Dick (Specialist Member)
Cr Peter Long (Local Government Member, City of Karratha)
Cr Evette Smeathers (Local Government Member, City of Karratha) – *via teleconference*

Officers in attendance

Mr Chris Sayer (City of Karratha) – *via teleconference*
Mr Ryan Hall (City of Karratha) – *via teleconference*

Minute Secretary

Ms Adele McMahon (DAP Secretariat)
Ms Zoe Hendry (DAP Secretariat)
Ms Victoria Johnson (Governance, DAP Secretariat)

Applicants and Submitters

Mr Sean Fairfoul (Rowe Group)
Mr Blair Stroud (Rowe Group)
Mr George Kerr (Bechtel)
Mr Daniel Kahlms (Woodside)

Members of the Public / Media

There was 1 members of the public in attendance via teleconference at the City of Karratha's office.

1. Declaration of Opening

The Presiding Member declared the meeting open at 9:33am on 13 December 2019 and acknowledged the traditional owners and pay respect to Elders past and present of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2017 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.



The Presiding Member advised that in accordance with Section 5.16 of the DAP Standing Orders 2017 which states '*A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.*', the meeting would not be recorded.

2. Apologies

Nil

3. Members on Leave of Absence

Nil

4. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of Interests

DAP Member, Ms Samantha Thompson, declared an impartiality interest in item 8.1. Ms Thompson is a Director and shareholder of Taylor Burrell Barnett. Dee Dial is an employee of Taylor Burrell Barnett and her son Reyne Dial was listed as part of the applicant/submitters group for this application.

DAP Member, Cr Evette Smeathers, declared an impartiality interest in item 8.1. Cr Smeathers husband works for Woodside who will have employees residing at the workforce accommodation.

In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2017, the Presiding Member determined that the members listed above, who had disclosed an impartiality interest, were permitted to participate in the discussion and voting on the item 8.1.

7. Deputations and Presentations

7.1 Mr George Kerr (Bechtel) & Mr Daniel Kahlms (Woodside) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.

7.2 Mr Sean Fairfoul (Rowe Group) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.

7.3 Mr Ryan Hall (City of Karratha) addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.



8. Form 1 – Responsible Authority Reports – DAP Application

8.1 Property Location:	Lot 525 (72) Madigan Road, Gap Ridge
Development Description:	Transient Workforce Accommodation
Applicant:	Rowe Group Pty Ltd
Owner:	State of Western Australia
Responsible Authority:	City of Karratha
DAP File No:	DAP/19/01671

REPORT RECOMMENDATION

Moved by: Cr Peter Long

Seconded by: Cr Evette Smeathers

That the Kimberley/Pilbara/Gascoyne JDAP resolves to:

1. **Approve** DAP Application reference DAP/19/01671 and accompanying plans:

Masterplan: SK-001: K

Training Centre - Drawing No: 61-38439-A0101 - Rev A

Administration Building – Drawing No: 61-38439-A0102 - Rev B

Operations Centre – Drawing No: 61-38439-A0103 - Rev C

Medical Centre – Drawing No: 61-38439-A0104 - Rev B

Gymnasium Building Drawing No: 61-38439-A0105 - Rev A

Tavern – Drawing No: 61-38439-A0106 - Rev A

Indoor Recreation Centre – Drawing No: 61-38439-A0107 – Rev A

Kitchen/Dining – Drawing No: 61-38439-A0108 – Rev A

Kitchen - Elevations & Section – Drawing No: 61-38439-A0109 – Rev A

Maintenance/Office/Bulk Linen/Left Luggage Stores – Drawing No: 61-38439-A0110 - Rev A

Gatehouse – Drawing No: 61-38439-A0111 – Rev B

Multipurpose Sports Court Shade Structure – Drawing No: 61-38439-A0115 – Rev A

Construction Village 4 Bed Accommodation Unit Type 1 – Elevations 25658-540-V019-UA11-00019

Construction Village 4 Bed Accommodation Unit Type 2- Elevations 25658-540-V019-UA11-00035

Construction Village 4 Bed Accommodation Unit Type 1 - Furniture Details 25658-540-V019-UA11-00093

Construction Village 4 Bed Accommodation Unit Type 1 - Floor Plan 25658-540-V019-UA11-00491

Construction Village 4 Bed Accommodation Unit Type 2 - Floor Plan 25658-540-V019-UA11-00525

in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Karratha Local Planning Scheme No.8, subject to the following conditions:

Conditions



- 1) This decision constitutes planning approval only and is valid for a period of two (2) years from the date of approval. If the subject development is not substantially commenced within the two (2) year period, the approval shall lapse and be of no further effect.
- 2) The approval is time limited to a period of six (6) years from the date of occupation of Stage 1.
- 3) Prior to works commencing on site a Staging Plan is to be submitted to and approved by the City of Karratha.
- 4) The development shall be removed from site within six (6) years from the date of occupation of Stage 1 in accordance with a site Decommissioning and Rehabilitation Plan and a Transition Plan to be approved by the City of Karratha.
- 5) A minimum of 18 months prior to the expiry of this development approval a revised Transition Plan is to be submitted to and approved by the City of Karratha Council.
- 6) A minimum of twelve months prior to the expiry of this development approval a revised Decommissioning and Rehabilitation Plan is to be submitted to and approved by the City of Karratha and thereafter implemented to the satisfaction of the City of Karratha.
- 7) The development only being occupied by employees of and direct contractors involved with the construction of Woodside Energy Ltd's Pluto Train 2 project.
- 8) Use of site facilities is limited to the occupants of the workforce accommodation.
- 9) The maximum number of persons to be accommodated on the site at any one time is limited to 2500.
- 10) Prior to occupation of Stage 1, a revised Social Impact Management Plan, is to be submitted to and approved by the City of Karratha Council and thereafter implemented, to the satisfaction of the City of Karratha.
- 11) Prior to works commencing in the road reserve of Melford Road, detailed plans relating to the installation of the roundabout and associated works are to be submitted to and approved by the City of Karratha. Any required road widening and resultant boundary realignments of the road reserve and/or adjacent property boundaries and any works associated with the development of the roundabout will be at the proponents cost and shall be undertaken prior to any accommodation rooms becoming occupied.
- 12) Prior to works commencing on site or within the road reserve of Melford Road, a Traffic Management Plan for the construction phase of the development is to be submitted to and approved by the City of Karratha and thereafter implemented to the satisfaction of the City of Karratha.
- 13) Prior to occupation of Stage 1, a revised Stormwater Management Plan is to be submitted to and approved by the City of Karratha and thereafter implemented to the satisfaction of the City of Karratha.



- 14) Prior to installation of external lighting on site, a revised External Lighting Plan is to be submitted to and approved by the City of Karratha and thereafter implemented to the satisfaction of the City of Karratha.
- 15) Prior to works commencing on site a Construction Environmental Management Plan is to be submitted to and approved by the City of Karratha and thereafter implemented to the satisfaction of the City of Karratha.
- 16) Prior to occupation of Stage 1, an Operational Environmental Management Plan is to be submitted to and approved by the City of Karratha and thereafter implemented to the satisfaction of the City of Karratha.
- 17) Prior to occupation of Stage 1, a Waste Management Plan is to be submitted to and approved by the City of Karratha and thereafter implemented to the satisfaction of the City of Karratha.
- 18) Prior to occupation of Stage 1, detailed Landscaping and Irrigation Plans to be submitted to and approved by the City of Karratha. Landscaping shall be planted and installed in accordance with the approved plans and thereafter maintained to the satisfaction of the City of Karratha.
- 19) All parking and vehicle manoeuvring and access areas are to be installed and thereafter maintained to the satisfaction of the City of Karratha.
- 20) Prior to occupation of the accommodation units a Dual Use Path connection being installed between the proposed development and the existing local Dual Use Path network, designed to the satisfaction of the City of Karratha.
- 21) The Bushfire Management Plan and Bushfire Emergency Evacuation Plan being implemented at all times, to the satisfaction of the City of Karratha.
- 22) The recommendations of the Acoustic Report being implemented at all times the development is operational, to the satisfaction of the City of Karratha.
- 23) The Mosquito Management Plan being implemented at all times, to the satisfaction of the City of Karratha.
- 24) A cyclone emergency shelter of adequate size shall be provided to accommodate all occupants on site at any time.
- 25) Fencing shall not be constructed along the Madigan Road frontage.

Advice Notes

- a) With respect to the Social Impact Management Plan, the following advice is provided:
 - i. At the time of the due date for the Responsible Authority Report there had not been sufficient time for the City to respond to all recommendations and mitigation measures made within the Social Impact Management Plan. Further consultation is required to refine commitments to better serve the development and the greater community within the City of Karratha.



- ii. A commitment is to be included in the SIMP to monitor and report on the achievement of commitments and to review and revise any commitment that is reported to have been falling short of targets set in the SIMP.

- b) With respect to the Staging Plan, the plan is to include details relating to the number of occupants in each stage and the components of the development that will be ready for use at each stage. This will enable the City of Karratha to consider the appropriateness of onsite facilities for the number of occupants at each stage (e.g parking numbers relative to the numbers of rooms in each stage).

- c) With respect to the Transition Plan, although a revised plan is to be submitted a minimum of 18 months prior to expiry of the approval, it is recognised that this plan is approved in its current form and contains a process laid out to provide the best opportunity for components of the development to be able to be used to assist with transitioning to a future urban subdivision permitted by the City of Karratha Local Planning Scheme No.8.

- d) With respect to the Decommissioning and Rehabilitation Plan, it is expected that the revised plan will acknowledge the Transition Plan in so far as any finalised commitments to leave infrastructure in situ as detailed under the approved revised Transition Plan.

- e) With respect to the vehicle entry/exit from Melford Road, revised plans are to provide sufficient detail to demonstrate that traffic movement on the new roundabout will not be impeded by vehicles waiting to enter the subject site. Plans are to include swept path imagery of all vehicle types that will access the subject site, including semi-trailers and large buses.

- f) With respect to external lighting, the lighting is to be designed to mitigate potential impacts on the adjacent existing workforce accommodation development, residential development east of Madigan Road and traffic on Madigan Road.

- g) With respect to cyclone shelters, Council's adopted Local Planning Policy DP10: Workforce Accommodation requires each workforce accommodation facility to provide a building(s) designed for emergency (cyclone) sheltering purposes and such building(s) to be designed to Building Code of Australia Importance Level Four (4). Further, the policy provides that building design shall demonstrate regard for the guidelines for Australian Public Safety Shelters Report to Emergency Management Australia (2002).

- h) With respect to the Waste Management Plan, the plan is to address storage of putrescible waste (especially during the summer period), bin storage and bin washing facility – concrete wash down pad graded to a floor drain, with a tap and hose.

- i) Angle car parking spaces shall have a minimum dimension not less than 2,700 mm by 5,500 mm, unless otherwise agreed by the local government in accordance with clause 5.11.15 of the City of Karratha Local Planning Scheme No.8.

- j) Council's Public Art Policy encourages private developers to spend 1% of the construction cost on public art. Should the proponent agree to provide some form of public art, this should be included as a commitment within the Social Impact



Management Plan and the City should be consulted regarding the public art to be provided.

- k) In accordance with the *Environmental Protection (Noise) Regulations 1997*, approved construction hours in the City of Karratha are Monday to Saturday between 7am and 7pm. Any works done outside these approved hours (including Sundays and Public holidays) are subject to a separate approval by the City and an application fee.
- l) Under the *Food Act 2008*, food businesses must comply with the Food Standards Code and food business registration is required before commencement of trade. An application for registration should be submitted to the City including detailed plans of the proposed layout and fit out of the kitchen and associated facilities.
- m) Under the *Health Local Law 2012*, the facility must comply with requirements under Part 8 and registration as a Lodging House is required. An application for registration should be submitted to the City. Specifically, clause 8.10(1)(a)(ii) requires that laundry facilities be provided at a ratio of at least 1 laundry unit per 15 residents.
- n) Under the *Health (Public Buildings) Regulations 1992*, the maximum accommodation of areas falling within the definition of a Public Building (e.g. central dining area, gym) needs to be calculated and a certificate of approval outlining these figures issued. A 'Form 1' application for approval should be submitted to the City.
- o) Under the *Health (Aquatic Facilities) Regulations 2007*, an approval of construction must be obtained from the Department of Health prior to construction of the swimming pool. An application for approval should be submitted to the Department of Health directly. The Department of Health then request the City's Environmental Health Service to inspect the swimming pool prior to issuing a certificate of compliance, which is required before the swimming pool opens.

AMENDING MOTION

Moved by: Mr Gene Koltasz

Seconded by: Ms Samantha Thompson

The following amendments were made en bloc:

- (i) That condition 20 be amended to read as follows:

*Prior to occupation of the accommodation units a Dual Use Path connection being **approved and** installed between the proposed development and the existing local Dual Use Path network, ~~designed~~ **in consultation with Main Roads WA** to the satisfaction of the City of Karratha.*

REASON: To acknowledge that Madigan Road is a main road under the control of Main Roads WA (MRWA) and any infrastructure within the road reserve, such as a dual use path, requires the approval of MRWA.



- (ii) That condition 25 be amended to read as follows:

~~Fencing shall not be constructed along the Madigan Road frontage. **Prior to occupation of stage one, a fencing plan shall be approved and implemented to the satisfaction of the City of Karratha.**~~

REASON: To enable the proponent and Council to negotiate the type of fencing that is most appropriate for the Madigan Road frontage of the site.

- (iii) That a new advice note p) be added to read as follows:

In relation to Madigan Road, the fencing shall be designed to be visually permeable and complimented by landscaping to lessen the visual impact.

REASON: To reflect the desire to have fencing that is more visually permeable than the fencing proposed in the application.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REPORT RECOMMENDATION (AS AMENDED)

That the Kimberley/Pilbara/Gascoyne JDAP resolves to:

1. **Approve** DAP Application reference DAP/19/01671 and accompanying plans:

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provisions of the City of Karratha Local Planning Scheme No.8, subject to the following conditions:

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- 5) A minimum of 18 months prior to the expiry of this development approval a revised Transition Plan is to be submitted to and approved by the City of Karratha Council.
- 6) A minimum of twelve months prior to the expiry of this development approval a revised Decommissioning and Rehabilitation Plan is to be submitted to and approved by the City of Karratha and thereafter implemented to the satisfaction of the City of Karratha.
- 7) The development only being occupied by employees of and direct contractors involved with the construction of Woodside Energy Ltd's Pluto Train 2 project.
- 8) Use of site facilities is limited to the occupants of the workforce accommodation.
- 9) The maximum number of persons to be accommodated on the site at any one time is limited to 2500.
- 10) Prior to occupation of Stage 1, a revised Social Impact Management Plan, is to be submitted to and approved by the City of Karratha Council and thereafter implemented, to the satisfaction of the City of Karratha.
- 11) Prior to works commencing in the road reserve of Melford Road, detailed plans relating to the installation of the roundabout and associated works are to be submitted to and approved by the City of Karratha. Any required road widening and resultant boundary realignments of the road reserve and/or adjacent property boundaries and any works associated with the development of the roundabout will be at the proponents cost and shall be undertaken prior to any accommodation rooms becoming occupied.
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 - 23) The Mosquito Management Plan being implemented at all times, to the satisfaction of the City of Karratha.
 - 24) A cyclone emergency shelter of adequate size shall be provided to accommodate all occupants on site at any time.
 - 25) Prior to occupation of stage one, a fencing plan shall be approved and implemented to the satisfaction of the City of Karratha.

Advice Notes



- a) With respect to the Social Impact Management Plan, the following advice is provided:
- i. At the time of the due date for the Responsible Authority Report there had not been sufficient time for the City to respond to all recommendations and mitigation measures made within the Social Impact Management Plan. Further consultation is required to refine commitments to better serve the development and the greater community within the City of Karratha.
 - ii. A commitment is to be included in the SIMP to monitor and report on the achievement of commitments and to review and revise any commitment that is reported to have been falling short of targets set in the SIMP.
- b) With respect to the Staging Plan, the plan is to include details relating to the number of occupants in each stage and the components of the development that will be ready for use at each stage. This will enable the City of Karratha to consider the appropriateness of onsite facilities for the number of occupants at each stage (e.g parking numbers relative to the numbers of rooms in each stage).
- c) With respect to the Transition Plan, although a revised plan is to be submitted a minimum of 18 months prior to expiry of the approval, it is recognised that this plan is approved in its current form and contains a process laid out to provide the best opportunity for components of the development to be able to be used to assist with transitioning to a future urban subdivision permitted by the City of Karratha Local Planning Scheme No.8.
- d) With respect to the Decommissioning and Rehabilitation Plan, it is expected that the revised plan will acknowledge the Transition Plan in so far as any finalised commitments to leave infrastructure in situ as detailed under the approved revised Transition Plan.
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- f) With respect to external lighting, the lighting is to be designed to mitigate potential impacts on the adjacent existing workforce accommodation development, residential development east of Madigan Road and traffic on Madigan Road.
- g) With respect to cyclone shelters, Council's adopted Local Planning Policy DP10: Workforce Accommodation requires each workforce accommodation facility to provide a building(s) designed for emergency (cyclone) sheltering purposes and such building(s) to be designed to Building Code of Australia Importance Level Four (4). Further, the policy provides that building design shall demonstrate regard for the guidelines for Australian Public Safety Shelters Report to Emergency Management Australia (2002).
- h) With respect to the Waste Management Plan, the plan is to address storage of putrescible waste (especially during the summer period), bin storage and bin



washing facility – concrete wash down pad graded to a floor drain, with a tap and hose.

- i) Angle car parking spaces shall have a minimum dimension not less than 2,700 mm by 5,500 mm, unless otherwise agreed by the local government in accordance with clause 5.11.15 of the City of Karratha Local Planning Scheme No.8.
- j) Council's Public Art Policy encourages private developers to spend 1% of the construction cost on public art. Should the proponent agree to provide some form of public art, this should be included as a commitment within the Social Impact Management Plan and the City should be consulted regarding the public art to be provided.
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- m) Under the *Health Local Law 2012*, the facility must comply with requirements under Part 8 and registration as a Lodging House is required. An application for registration should be submitted to the City. Specifically, clause 8.10(1)(a)(ii) requires that laundry facilities be provided at a ratio of at least 1 laundry unit per 15 residents.
- n) Under the *Health (Public Buildings) Regulations 1992*, the maximum accommodation of areas falling within the definition of a Public Building (e.g. central dining area, gym) needs to be calculated and a certificate of approval outlining these figures issued. A 'Form 1' application for approval should be submitted to the City.
- o) Under the *Health (Aquatic Facilities) Regulations 2007*, an approval of construction must be obtained from the Department of Health prior to construction of the swimming pool. An application for approval should be submitted to the Department of Health directly. The Department of Health then request the City's Environmental Health Service to inspect the swimming pool prior to issuing a certificate of compliance, which is required before the swimming pool opens.
- p) In relation to Madigan Street, the fencing shall be designed to be visually permeable and complimented by landscaping to lessen the visual impact.

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

REASON: In accordance with details contained in the Responsible Authority Report and Amending Motion.



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

Nil

10. Appeals to the State Administrative Tribunal

The Presiding Member noted the following State Administrative Tribunal Application

Finalised SAT Applications		
LG Name	Property Location	Application Description
City of Karratha	Lot 211 & 326 Madigan Road, Gap Ridge	Short Stay Accommodation

11. General Business / Meeting Close

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2017 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

There being no further business, the Presiding Member declared the meeting closed at 10:23am.