



Kimberley/Pilbara/Gascoyne Joint Development Assessment Panel Minutes

Meeting Date and Time: 17 September 2019; 10:00 AM
Meeting Number: KPGJDAP/24
Meeting Venue: Department of Planning, Lands and Heritage
140 William Street
Perth

Attendance

DAP Members

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

Officers in attendance

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

Minute Secretary

Ms Ashlee Kelly (DAP Secretariat)
Mr Phil Goodwin (DAP Secretariat)

Applicants and Submitters

Mr Nicolas Preston (Hodge Collard Preston Architects)
Mr Ryan Tsen (Hodge Collard Preston Architects)
Mr Trent Will (Planning Solutions)
Mr John Zender (Pacifica Developments)

Members of the Public / Media

Nil

1. Declaration of Opening

The Presiding Member declared the meeting open at 9.57am on 17 September 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*.



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, Cr Grant Cucel, declared an impartiality interest in item 8.1. Cr Grant Cucel is an elected member of the City of Karratha, who are the land owner on which the hotel is planned to be built.

DAP Member, Cr Peter Long, declared an impartiality interest in item 8.1. Cr Peter Long is an elected member of the City of Karratha, who are the land owner on which the hotel is planned to be built.

In accordance with section 4.6.1 and 4.6.2 of the DAP Standing Orders 2017, the Presiding Member determined that the members listed above, who had disclosed an impartiality interest, are permitted to participate in discussion and voting on the items.

7. Deputations and Presentations

7.1 Mr Nicolas Preston (Hodge Collard Preston Architects) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.

7.2 Mr Trent Will (Planning Solutions) addressed the DAP in support of 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 7078 (No.22) Sharpe Avenue, Karratha
Development Description:	Hotel
Applicant:	Hodge Collard Preston Architects
Owner:	City of Karratha
Responsible Authority:	City of Karratha
DAP File No:	DAP/19/01627



REPORT RECOMMENDATION

Moved by: Cr Grant Cucel

Seconded by: Cr Peter Long

That the Kimberley/Pilbara/Gascoyne JDAP resolves to:

1. **Approve** DAP Application reference DAP/19/01627 and accompanying plans:

DD29	Site Plan	K
DD30	Ground Floor Plan	P
DD31	Level 1 Floor Plan	L
DD32	Level 2 Floor Plan	E
DD33	Level 3 Floor Plan	I
DD34	Level 4 Floor Plan	E
DD35	Roof Plan	G
DD36	North Elevation	I
DD37	South Elevation	E
DD38	East & West Elevations	H
DD39	Section A & B	G
DD40	Section C	G
DD50	Typical Guest Room	C
DD71	3d View Sht 01	D
DD72	3d View Sht 02	D
DD73	3d View Sht 03	D
DD74	3d View Sht 04	D
DD75	3d View Sht 05	D

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 years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
- 2) An agreement to the satisfaction of the City of Karratha that secures the use of a minimum of 63 parking bays at all times the hotel is operational shall be entered into prior to the hotel becoming operational.
- 3) The recommendations of the Traffic Impact Assessment shall be implemented prior to occupation of the development to the satisfaction of the City of Karratha.
- 4) An agreement to the satisfaction of the City of Karratha that secures public pedestrian access from the existing path on Lot 7078 to Warambie Road at all



- times the hotel is operational shall be entered into prior to the hotel becoming operational.
- 5) Detailed plans of screening to the service/loading area to the rear of the hotel shall be submitted to and approved by the City prior to the installation of the screening. The approved screening is to be constructed prior to the hotel becoming operational and thereafter maintained to the satisfaction of the City of Karratha.
 - 6) A detailed Landscape Plan is to be submitted to and approved by the City of Karratha prior to installation and planting and the approved landscaping is to be installed and planted prior to the hotel becoming operational and thereafter maintained to the satisfaction of the City of Karratha. The Landscaping Plan is to include landscaping detail of the subject site, adjacent road verges and a portion of Lot 7078 adjoining the subject site to the south and is to include pavement details within these areas.
 - 7) Prior to works beginning onsite, the proponent shall secure public liability insurance and indemnify the City of Karratha for any incident or damage that may occur within the road reserves of Sharpe Avenue, Warambie Road, Barlow Lane and Lot 7078 as a result of activities operated by the hotel and/or the failure of any structure or equipment installed by the proponent within the subject site and adjacent road reserves.
 - 8) An External Lighting Plan is to be submitted to and approved by the City of Karratha prior to installation and the approved external lighting is to be installed prior to the hotel becoming operational and thereafter maintained to the satisfaction of the City of Karratha.
 - 9) A revised Waste Management Plan is to be submitted to and approved by the City of Karratha prior to the hotel becoming operational and thereafter implemented to the satisfaction of the City of Karratha. A revised Waste Management Plan is to include details of any external bin compound that may be required to properly service the development.
 - 10) A Construction Environmental Management Plan is to be submitted to and approved by the City of Karratha prior to any construction beginning on site and thereafter be implemented throughout the construction phase of the development.
 - 11) An Operational Environmental Management Plan is to be submitted to and approved by the City of Karratha prior to the hotel becoming operational and thereafter be implemented throughout the operational phase of the development.
 - 12) A Noise Management Plan is to be submitted to and approved by the City prior the hotel becoming operational and thereafter implemented to the satisfaction of the City of Karratha.
 - 13) Damage to road pavements, kerbing, footpaths or City assets (as applicable) caused by construction activity including; but not limited to vehicle movements, shall be repaired and/or reinstated to provide for reconnection to existing infrastructure at the proponents cost in accordance with specifications and works supervision and scheduling arrangements to be approved by the City of Karratha.



Advice Notes

- a) A Building Permit is required to be issued prior to the commencement of any on-site building works.
- b) With respect to parking, the 63 bays to be provided are to be located within the existing multi-level parking located on Lot 7079.
- c) With respect to achieving public pedestrian access from the existing network within Lot 7078 through to Warambie Road this may be provided for within the lease between the owner of the site and the proponents of the hotel development or by other mechanism.
- d) With respect to the screening to the service and loading area to the rear of the building it is the City's expectation that the screening be visually appealing to surrounding properties, residents and the public domain.
- e) With respect to the Noise Management Plan, the City notes that the prepared acoustic report is to be updated (as stated within the report) and this information will be used to prepare the Noise Management Plan.
- f) Detailed plans and specifications of the kitchen, dry storerooms, cool rooms, bar and liquor facilities, staff change rooms, patron and staff sanitary conveniences and garbage room, are to be submitted to and approved by the City's Environmental Health Service prior to manufacture, construction or installation. The plans should include details of:
 - i. the structural finishes of all floors, walls and ceilings;
 - ii. the position, type and construction of all fixtures, fittings and equipment. (including cross-sectional drawings of benches, shelving, cupboards, stoves, tables, cabinets, counters, display refrigeration, freezers etc); and
 - iii. all kitchen exhaust hoods and mechanical ventilating systems over cooking ranges, sanitary conveniences, exhaust ventilation systems, mechanical services, hydraulic services, drains, grease traps and provisions for waste disposal.
- g) 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.
- h) 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.
- i) 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.



The Report Recommendation was put and CARRIED UNANIMOUSLY

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

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:

Current 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.