



## Metro Outer Joint Development Assessment Panel Minutes

**Meeting Date and Time:** Thursday, 4 January 2024; 9:30am  
**Meeting Number:** MOJDAP/290  
**Meeting Venue:** Electronic Means

*This DAP meeting was conducted by electronic means (Zoom) open to the public rather than requiring attendance in person*

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**Eugene Koltasz**  
Presiding Member, Metro Outer JDAP



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## Attendance

### DAP Members

Eugene Koltasz (Presiding Member)  
Ian Birch (A/Deputy Presiding Member)  
Jason Hick (Third Specialist Member)  
Cr John Keogh (Local Government Member, City of Armadale)  
Cr Michael Hancock (Local Government Member, City of Armadale)

### Officers in attendance

Christopher Valentine (City of Armadale)  
Paul Rosser (City of Armadale)

### Minute Secretary

Claire Ortlepp (DAP Secretariat)  
Laura Simmons (DAP Secretariat)

### Applicants and Submitters

Jozef Ewing (Planning Solutions)  
Joshua Carmody (Planning Solutions)  
Frank Iemma (Oldfield Knott Architects)  
Danny Yalim (Sydney Tools)

### Members of the Public / Media

Nil.

## 1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:35am on 4 January 2024 and acknowledged the traditional owners and paid respect to Elders past and present of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2020 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

### 1.1 Announcements by Presiding Member

The Presiding Member advised that in accordance with Section 5.16 of the DAP Standing Orders 2020 which states '*A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.*', the meeting would not be recorded.

**Eugene Koltasz**  
Presiding Member, Metro Outer JDAP



This meeting was convened via electronic means (Zoom). Members were reminded to announce their name and title prior to speaking.

**2. Apologies**

Karen Hyde (Deputy Presiding Member)

**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**

The Presiding Member noted that an addendum to the agenda was published to include details of a DAP direction for further information and responsible authority response in relation to Item 8.1, received on 3 January 2024.

All members declared that they had duly considered the documents.

**6. Disclosure of Interests**

Nil.

**7. Deputations and Presentations**

**7.1** Joshua Carmody (Planning Solutions) & Frank Iemma (Oldfield Knott Architects) presenting in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

**7.2** The City of Armadale addressed the DAP in relation to the recommendation for the application at Item 8.1 and responded to questions from the panel..

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

**8.1 Lot 801, No. 600 Ranford Road, Forrestdale**

Development Description:	Three Proposed Bulky Goods Showrooms
Applicant:	Planning Solutions
Owner:	EVA Investments Aust Pty Ltd
Responsible Authority:	City of Armadale
DAP File No:	DAP/23/02564

**Eugene Koltasz**  
Presiding Member, Metro Outer JDAP



## REPORT RECOMMENDATION

**Moved by:** Cr Michael Hancock

**Seconded by:** Cr John Keogh

The Metro Outer Joint Development Assessment Panel resolves to:

That the Metro Outer Joint Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/23/02564 and accompanying plans 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 Armadale Town Planning Scheme No. 4*, subject to the following conditions:

### Conditions

1. A landscape plan shall be submitted to and approved by the City of Armadale. The landscape plan shall include:
  - a) Plant species (predominantly West Australian natives);
  - b) Numbers, location, container size;
  - c) Method of irrigation of the landscaped areas;
  - d) Landscaping and treatment of adjoining verge areas;
  - f) The provision of shade trees within the car park at the rates of at least 1 tree per 10 metre interval along any line of car parking;
  - g) Retention of existing trees as identified on the approved site plan;

All landscaping shall be installed prior to occupancy of the development and maintained as per the approved plan thereafter.

2. The Bushfire Management Plan submitted by Eco Logical dated 01/08/2023, shall be implemented including site preparation and establishment of the Asset Protection Zone (if applicable) prior to occupation of the development.
3. All vehicle manoeuvring spaces shall be constructed, sealed, kerbed and drained in accordance with the approved site plan to the satisfaction of the Executive Director Technical Services and continuously maintained thereafter. Relocation/removal of any services/infrastructure will be at the cost of the developer.
4. No materials shall be stored in car parking areas or landscaping areas.
5. Signage and car park pavement markings to be established within parking area to adequately guide traffic flow throughout the site to the satisfaction of the City of Armadale.

**Eugene Koltasz**  
Presiding Member, Metro Outer JDAP



6. In accordance with the requirements of Local Planning Policy PLN 3.12 - Percent for Public Art, prior to the occupancy of the development, the applicant and/or landowner is to either:
  - a) make a monetary contribution to the City of Armadale Public Art Reserve Account equal to one per cent (1%) of the estimated total development cost; or,
  - b) install public art work on site to the value of one per cent (1%) of the total development cost and continuously maintain the public art work thereafter.
7. Construction of the pedestrian paths (as indicated on the attached site plan) and ramps where appropriate to the satisfaction of the City of Armadale, seamlessly connecting the proposed development to existing paths on site and within the adjoining public footpath network.
8. A finalised schedule of external colours and materials shall be submitted to the City's Planning Services department and approved by the City of Armadale. The development shall be completed and maintained in accordance with the approved schedule to the satisfaction of the City of Armadale.
9. Prior to the commencement of any site works, a Dust Management Plan shall be prepared in accordance with Clause 43 of the City's *Environment, Animals and Nuisance Local Laws 2002*, submitted to the City's Health Services and approved by the City of Armadale. The approved plan shall be implemented and all work shall be carried out in accordance with the approved plan thereafter.
10. To ensure parking does not exceed the total number of parking bays available onsite at any one time and cause any significant adverse impacts on the amenity of the area, a car parking strategy shall be prepared by the applicant and/or landowner and approved by the City of Armadale to manage the demand for parking upon commencement of operations by staff and customers/clients, via appropriate management practises.
11. To meet drainage requirements, prior to occupation of the development the developer/owner shall, to the specifications and satisfaction of the Executive Director Technical Services:
  - a) Submit a stormwater management plan incorporating water sensitive design principles for approval and implement the approved plan;
  - b) Show any drainage easements as may be required on the Certificate of Title in favour of the City; and
  - c) Relocate, remove or upgrade any drainage infrastructure on the lot or within the adjoining road reserve that is impacted by the proposed development.

**Eugene Koltasz**  
Presiding Member, Metro Outer JDAP



12. If new fencing is proposed, or where fencing that exists does not meet these standards, fencing shall be installed prior to occupation or the creation of multiple lots from the development (whichever is the earlier) in accordance with the following and maintained thereafter:
  - a) Internal fencing and other property boundary fencing shall be at least 1.8m high measured from the new ground level / top of retaining walls in accordance with Part 2 of the City's *Fencing Local Law 2011* (or superseding standard); and,
  - b) Fencing within the front street setback area or abutting the public realm (i.e. streets or public open space) shall be visually permeable above 1.2m and truncated adjacent to driveways in accordance with Part 3 of the City's *Fencing Local Law 2011* (or superseding standard).
13. A Lighting Plan showing lighting to pathways and car parking areas shall be submitted to and approved by the City of Armadale. All lighting shall be installed and operated as per the approved plan.
14. All rubbish bin storage areas and servicing areas associated with the development shall be appropriately screened from public vantage points to the satisfaction of the City of Armadale.
15. Air conditioning units, compressors and other equipment related to utilities shall be screened from public view and positioned so as to avoid any adverse effects, including noise, on the occupants of nearby residential properties to the satisfaction of the City of Armadale.
16. The provision of 'end of trip bicycle facilities' in locations agreed to by the City and continuously maintained in accordance with Clause 5.11.1 and Schedule 11B of *Town Planning Scheme No.4* to the satisfaction of the City of Armadale.
17. Waste collection shall be carried out in accordance with the approved Waste Management Plan to the satisfaction of the City of Armadale.
18. Signage shall be erected in accordance with the approved plans (attached).
19. Signage shall be placed on the subject land and no part of a sign is to protrude onto the road verge.
20. The applicant and/or landowner shall be responsible for all maintenance, removal (within 24 hours should any sign be damaged), replacement and removal of graffiti (within 3 working days) and maintained to the satisfaction of the City of Armadale.
21. Signage shall not contain fluorescent, reflective or retro reflective colours or materials to the satisfaction of the City of Armadale.
22. Signage shall not be fully or partially projected, flashing or animated, moving or rotating to the satisfaction of the City of Armadale.

**Eugene Koltasz**  
Presiding Member, Metro Outer JDAP



23. All conditions are to be complied with prior to exercising the right of this approval, to the satisfaction of the City of Armadale

#### Advice Notes

- A. Compliance with the *Environmental Protection (Noise) Regulations 1997* and the *Environmental Protection (Unauthorised Discharges) Regulations 2004* is required. The applicant and/or landowner is to liaise with Water Corporation regarding an Industrial Trade Waste Permit to allow discharge to sewer.
- B. With regard to the condition requiring submission of a colour and material schedule, it is expected that the colour and material schedule will be submitted and approved prior to the submission of a Building Permit Application.
- C. With regard to the condition requiring a Dust Management Plan to be prepared and implemented in accordance with Clause 43 of the City's *Environment, Animals and Nuisance Local Laws 2002*. In this regard, please liaise with the City's Health Department.
- D. Lighting shall comply with Australian Standard 4282-1997 "Control of the obtrusive effects of outdoor lighting" or its equivalent and the City's *Environment, Animals and Nuisance Local Laws*.
- E. Compliance with the *Environmental Protection (Noise) Regulations 1999* and the *Health (Public Buildings) Regulations 1992* is required. In this regard, a Public Building application shall be submitted to the City's Health Department and approved prior to occupation of the proposed building.
- F. The applicant and landowner are advised that it is a statutory requirement to comply with all conditions of this approval, and that not complying with any condition is therefore illegal. Failure to comply with any condition of this approval or the approved plans constitutes an offence under the Planning Development Act 2005. The City can issue a Planning Infringement Notice of \$500 (without notice) and/or commence legal action with higher penalties up to \$200,000 for each offence and a daily penalty of \$25,000 per day for the continuation of that offence. It is the responsibility of the applicant and/or landowner to inform council in writing when they consider the development to be complete and all conditions of this approval have been satisfied.
- G. Compliance with the Building Code of Australia is required. In this regard, a Building / Demolition Permit application is to be submitted to the City's Building Department and approved prior to the erection / demolition of any structure on the subject site.

**Eugene Koltasz**  
Presiding Member, Metro Outer JDAP





- H. The developer is reminded of the requirement under the provisions of the Environmental Protection Act that all construction work (which includes earthworks and similar) be managed with due regard for noise control. Works generating noise and rock breaking in particular, are not permitted:-
- Outside the hours of 7:00am to 7:00pm; or
  - On a Sunday or Public Holiday
- I. If the applicant is aggrieved by a Refusal to Approve his/her application, or, where Approved, is aggrieved by any Condition imposed in that Approval he/she may apply for a Review to the State Administrative Tribunal pursuant to the provisions of Part 14 of the Planning and Development Act 2005 against such refusal or imposition of such aggrieved Condition.
- Such application for Review must be made not more than twenty eight (28) days after the date of Council's decision via the form available from the State Administrative Tribunal (copies available from the State Administrative Tribunal, Level 4, 12 St Georges Terrace, Perth or GPO Box U1991, Perth, WA, 6845, or [www.sat.justice.wa.gov.au](http://www.sat.justice.wa.gov.au) or from Council's offices), and should be accompanied by the relevant fee detailed in Schedule 18 of the State Administrative Tribunal Regulations 2004).
- J. If the development the subject of this approval is not substantially commenced within a period of 24 months from the date of this letter, the approval shall lapse and be of no further effect.
- K. Where the approval has so lapsed, no development shall be carried out without the further approval of the City having first been sought and obtained.

## AMENDING MOTION

**Moved by:** Jason Hick

**Seconded by:** Cr John Keogh

*The following amendments were made en bloc;*

- i. That Condition No. 1 be amended to read as follows:

*A landscape plan shall be submitted to and approved by the City of Armadale.  
The landscape plan shall include:*

- a) *Plant species (predominantly West Australian natives);*
- b) *Numbers, location, container size;*
- c) *Method of irrigation of the landscaped areas;*
- d) *Landscaping and treatment of adjoining verge areas;*
- f) *The provision of shade trees within the car park at the rates of at least 1 tree per 10 metre interval along any line of car parking. **Where those bays are immediately adjacent to a building, the City may permit the required trees in another location on site;***
- g) *Retention of existing trees as identified on the approved site plan;*

**Eugene Koltasz**  
Presiding Member, Metro Outer JDAP





**REASON:** To provide flexibility for the City and proponent in locating trees in appropriate locations.

ii. That Condition No. 8 be amended to read as follows:

~~A finalised schedule of external colours and materials shall be submitted to the City's Planning Services department and approved by the City of Armadale. The development shall be completed and maintained in accordance with the approved schedule to the satisfaction of the City of Armadale.~~ **The development is to comply in all respects with the attached approved plans unless otherwise confirmed in writing by the City of Armadale.**

**REASON:** To remove the need for clearance by the City of Armadale if there are no changes made to the development plans, whilst ensuring that any changes are approved by the City.

iii. That Condition No. 9 be amended to read as follows:

~~Prior to the commencement of any site works, a Dust Construction Management Plan shall be prepared to the satisfaction of in accordance with Clause 43 of the City's Environment, Animals and Nuisance Local Laws 2002, submitted to the City's Health Services and approved by the City of Armadale. The approved plan shall be implemented and all work shall be carried out in accordance with the approved plan thereafter.~~

**REASON:** A Construction Management Plan would cover other aspects of the construction works, in addition to including the preparation of a dust management plan.

iv. That Condition No. 11 be amended to read as follows:

~~To meet drainage requirements, prior to occupation of the development the developer/owner shall, to the specifications and satisfaction of the Executive Director Technical Services City of Armadale:~~

- a) ~~Submit a stormwater management plan incorporating water sensitive design principles for approval and implement the approved plan;~~
- b) ~~Show any drainage easements as may be required on the Certificate of Title in favour of the City; and~~
- c) ~~Relocate, remove or upgrade any drainage infrastructure on the lot or within the adjoining road reserve that is impacted by the proposed development.~~

**REASON:** To ensure that clearance authority is not limited to one role, as this could delay the conditions clearance process.

Eugene Koltasz  
Presiding Member, Metro Outer JDAP



- v. That Condition No. 16 be amended to read as follows:

~~The provision of 'end of trip bicycle facilities' in locations agreed to by the City and continuously maintained in accordance with Clause 5.11.1 and Schedule 11B of Town Planning Scheme No.4 to the satisfaction of the City of Armadale. Four bicycle parking bays for visitors and six for staff are to be provided to the satisfaction of the City of Armadale.~~

**REASON:** So the proposed plans will show the specific number of bays as stipulated.

- vi. That Advice Note No. C be amended to read as follows:

~~With regard to the condition requiring a **Dust Construction Management Plan** to be prepared and implemented, in accordance with Clause 43 of the City's Environment, Animals and Nuisance Local Laws 2002 the applicant and/or landowner should be aware that the locality is affected by strong easterly katabatic winds during the summer months. The CMP should address the management of dust to avoid any impacts. In this regard, Please liaise with the City's Health Department.~~

**REASON:** To reflect the change made to Condition 9, which requires the applicant to provide a Construction Management Plan rather than a specific Dust Management Plan.

- vii. That Advice Note No. J be amended to read as follows:

If the development the subject of this approval is not substantially commenced within a period of ~~24~~ **48** months from the date of this letter, the approval shall lapse and be of no further effect.

**REASON:** DAP Regulations stipulate a 4 year approval period for substantial commencement.

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

#### **REPORT RECOMMENDATION (AS AMENDED)**

That the Metro Outer Joint Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/23/02564 and accompanying plans 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 Armadale Town Planning Scheme No. 4*, subject to the following conditions:

**Eugene Koltasz**  
Presiding Member, Metro Outer JDAP



## Conditions

1. A landscape plan shall be submitted to and approved by the City of Armadale. The landscape plan shall include:

- a) Plant species (predominantly West Australian natives);
- b) Numbers, location, container size;
- c) Method of irrigation of the landscaped areas;
- d) Landscaping and treatment of adjoining verge areas;
- f) The provision of shade trees within the car park at the rates of at least 1 tree per 10 metre interval along any line of car parking. Where those bays are immediately adjacent to a building, the City may permit the required trees in another location on site;
- g) Retention of existing trees as identified on the approved site plan;

All landscaping shall be installed prior to occupancy of the development and maintained as per the approved plan thereafter.

2. The Bushfire Management Plan submitted by Eco Logical dated 01/08/2023, shall be implemented including site preparation and establishment of the Asset Protection Zone (if applicable) prior to occupation of the development.
3. All vehicle manoeuvring spaces shall be constructed, sealed, kerbed and drained in accordance with the approved site plan to the satisfaction of the Executive Director Technical Services and continuously maintained thereafter. Relocation/removal of any services/infrastructure will be at the cost of the developer.
4. No materials shall be stored in car parking areas or landscaping areas.
5. Signage and car park pavement markings to be established within parking areas to adequately guide traffic flow throughout the site to the satisfaction of the City of Armadale.
6. In accordance with the requirements of Local Planning Policy PLN 3.12 - Percent for Public Art, prior to the occupancy of the development, the applicant and/or landowner is to either:
  - a) make a monetary contribution to the City of Armadale Public Art Reserve Account equal to one per cent (1%) of the estimated total development cost; or,
  - b) install public art work on site to the value of one per cent (1%) of the total development cost and continuously maintain the public art work thereafter.
7. Construction of the pedestrian paths (as indicated on the attached site plan) and ramps where appropriate to the satisfaction of the City of Armadale, seamlessly connecting the proposed development to existing paths on site and within the adjoining public footpath network.
8. The development is to comply in all respects with the attached approved plans unless otherwise confirmed in writing by the City of Armadale.

**Eugene Koltasz**  
Presiding Member, Metro Outer JDAP



9. Prior to the commencement of any site works, a Construction Management Plan shall be prepared to the satisfaction of the City of Armadale. The approved plan shall be implemented and all work shall be carried out in accordance with the approved plan.
10. To ensure parking does not exceed the total number of parking bays available onsite at any one time and cause any significant adverse impacts on the amenity of the area, a car parking strategy shall be prepared by the applicant and/or landowner and approved by the City of Armadale to manage the demand for parking upon commencement of operations by staff and customers/clients, via appropriate management practises.
11. To meet drainage requirements, prior to occupation of the development the developer/owner shall, to the specifications and satisfaction of the City of Armadale:
  - a) Submit a stormwater management plan incorporating water sensitive design principles for approval and implement the approved plan;
  - b) Show any drainage easements as may be required on the Certificate of Title in favour of the City; and
  - c) Relocate, remove or upgrade any drainage infrastructure on the lot or within the adjoining road reserve that is impacted by the proposed development.
12. If new fencing is proposed, or where fencing that exists does not meet these standards, fencing shall be installed prior to occupation or the creation of multiple lots from the development (whichever is the earlier) in accordance with the following and maintained thereafter:
  - a) Internal fencing and other property boundary fencing shall be at least 1.8m high measured from the new ground level / top of retaining walls in accordance with Part 2 of the City's *Fencing Local Law 2011* (or superseding standard); and,
  - b) Fencing within the front street setback area or abutting the public realm (i.e. streets or public open space) shall be visually permeable above 1.2m and truncated adjacent to driveways in accordance with Part 3 of the City's *Fencing Local Law 2011* (or superseding standard).
13. A Lighting Plan showing lighting to pathways and car parking areas shall be submitted to and approved by the City of Armadale. All lighting shall be installed and operated as per the approved plan.
14. All rubbish bin storage areas and servicing areas associated with the development shall be appropriately screened from public vantage points to the satisfaction of the City of Armadale.
15. Air conditioning units, compressors and other equipment related to utilities shall be screened from public view and positioned so as to avoid any adverse effects, including noise, on the occupants of nearby residential properties to the satisfaction of the City of Armadale.

**Eugene Koltasz**  
Presiding Member, Metro Outer JDAP



16. Four bicycle parking bays for visitors and six for staff are to be provided to the satisfaction of the City of Armadale.
17. Waste collection shall be carried out in accordance with the approved Waste Management Plan to the satisfaction of the City of Armadale.
18. Signage shall be erected in accordance with the approved plans (attached).
19. Signage shall be placed on the subject land and no part of a sign is to protrude onto the road verge.
20. The applicant and/or landowner shall be responsible for all maintenance, removal (within 24 hours should any sign be damaged), replacement and removal of graffiti (within 3 working days) and maintained to the satisfaction of the City of Armadale.
21. Signage shall not contain fluorescent, reflective or retro reflective colours or materials to the satisfaction of the City of Armadale.
22. Signage shall not be fully or partially projected, flashing or animated, moving or rotating to the satisfaction of the City of Armadale.
23. All conditions are to be complied with prior to exercising the right of this approval, to the satisfaction of the City of Armadale

#### **Advice Notes**

- A. Compliance with the *Environmental Protection (Noise) Regulations 1997* and the *Environmental Protection (Unauthorised Discharges) Regulations 2004* is required. The applicant and/or landowner is to liaise with Water Corporation regarding an Industrial Trade Waste Permit to allow discharge to sewer.
- B. With regard to the condition requiring submission of a colour and material schedule, it is expected that the colour and material schedule will be submitted and approved prior to the submission of a Building Permit Application.
- C. With regard to the condition requiring a Construction Management Plan to be prepared and implemented, the applicant and/or landowner should be aware that the locality is affected by strong easterly katabatic winds during the summer months. The CMP should address the management of dust to avoid any impacts. Please liaise with the City's Health Department.
- D. Lighting shall comply with Australian Standard 4282-1997 "Control of the obtrusive effects of outdoor lighting" or its equivalent and the City's Environment, Animals and Nuisance Local Laws.
- E. Compliance with the *Environmental Protection (Noise) Regulations 1999* and the *Health (Public Buildings) Regulations 1992* is required. In this regard, a Public Building application shall be submitted to the City's Health Department and approved prior to occupation of the proposed building.

**Eugene Koltasz**  
Presiding Member, Metro Outer JDAP



- F. The applicant and landowner are advised that it is a statutory requirement to comply with all conditions of this approval, and that not complying with any condition is therefore illegal. Failure to comply with any condition of this approval or the approved plans constitutes an offence under the Planning Development Act 2005. The City can issue a Planning Infringement Notice of \$500 (without notice) and/or commence legal action with higher penalties up to \$200,000 for each offence and a daily penalty of \$25,000 per day for the continuation of that offence. It is the responsibility of the applicant and/or landowner to inform council in writing when they consider the development to be complete and all conditions of this approval have been satisfied.
- G. Compliance with the Building Code of Australia is required. In this regard, a Building / Demolition Permit application is to be submitted to the City's Building Department and approved prior to the erection / demolition of any structure on the subject site.
- H. The developer is reminded of the requirement under the provisions of the Environmental Protection Act that all construction work (which includes earthworks and similar) be managed with due regard for noise control. Works generating noise and rock breaking in particular, are not permitted:-
- Outside the hours of 7:00am to 7:00pm; or
  - On a Sunday or Public Holiday
- I. If the applicant is aggrieved by a Refusal to Approve his/her application, or, where Approved, is aggrieved by any Condition imposed in that Approval he/she may apply for a Review to the State Administrative Tribunal pursuant to the provisions of Part 14 of the Planning and Development Act 2005 against such refusal or imposition of such aggrieved Condition.
- Such application for Review must be made not more than twenty eight (28) days after the date of Council's decision via the form available from the State Administrative Tribunal (copies available from the State Administrative Tribunal, Level 4, 12 St Georges Terrace, Perth or GPO Box U1991, Perth, WA, 6845, or [www.sat.justice.wa.gov.au](http://www.sat.justice.wa.gov.au) or from Council's offices), and should be accompanied by the relevant fee detailed in Schedule 18 of the State Administrative Tribunal Regulations 2004).
- J. If the development the subject of this approval is not substantially commenced within a period of 48 months from the date of this letter, the approval shall lapse and be of no further effect.
- K. Where the approval has so lapsed, no development shall be carried out without the further approval of the City having first been sought and obtained.

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

**Eugene Koltasz**  
Presiding Member, Metro Outer JDAP





**REASON:** The Panel considered that the proposed development was generally consistent with the planning framework for the locality and site. The development was assessed as being compliant with City of Armadale Local Planning Scheme No.4 and the Local Planning Policies, including PLN 4.1 Design of Industrial Sites and Estates. It is consistent with the design and construction of the adjoining existing building and is considered to be a welcome addition to the site.

A number of amendments to proposed conditions were made by the Panel in order to clarify the intent and compliance with construction and planning governance requirements.

**9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval**

Nil.

**10. State Administrative Tribunal Applications and Supreme Court Appeals**

The Presiding Member noted the following SAT Applications -

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DR75/2022 DAP/18/01543	City of Joondalup	Portion of 9040 (34) Kallatina Drive, Iluka	Mixed Commercial Centre (Iluka Plaza)	02/05/2022
DR135/2023 DAP/23/02447	City of Rockingham	Lot 622 (No.2) Aurea Boulevard, Golden Bay	Proposed mixed commercial development (Golden Bay Neighbourhood Centre)	11/08/2023
DR98/2023 DAP/22/02379	City of Swan	Lot 31 (No.1487) Neaves Road, Bullsbrook	Proposed roadhouse	16/06/2023
DR169/2023 DAP/23/02486	City of Swan	Lot 1 (No.9) Waterhall Road, South Guildford	Child Care Premises	13/11/2023

Current Supreme Court Appeals				
File No.	LG Name	Property Location	Application Description	Date Lodged
DAP/23/02496 CIV 2251 of 2023	City of Swan	Lot 2 & 67 (No.163) and Lot 18 (No.159) James Street, Guildford	Proposed redevelopment of Vaudeville Theatre	03/11/2023

**Eugene Koltasz**  
Presiding Member, Metro Outer JDAP





## **11. General Business**

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

## **12. Meeting Closure**

There being no further business, the Presiding Member declared the meeting closed at 10:11am.

**Eugene Koltasz**  
Presiding Member, Metro Outer JDAP