



Metro Inner-North Joint Development Assessment Panel Minutes

Meeting Date and Time: Tuesday, 24 August 2021; 9.00am
Meeting Number: MINJDAP/100
Meeting Venue: via electronic means

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

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Attendance

DAP Members

Ms Francesca Lefante (Presiding Member)
Ms Lee O'Donohue (Deputy Presiding Member)
Mr John Taylor (A/Third Specialist Member)
Cr Suzanne Migdale (Local Government Member, City of Stirling)
Cr Elizabeth Re (Local Government Member, City of Stirling)

Officers in attendance

Ms Giovanna Lumbaca (City of Stirling)
Ms Amanda Sheers (City of Stirling)
Ms Karina Bowater (City of Stirling)
Ms Emily Berry (Western Australian Planning Commission)
Mr Ben Hesketh (Western Australian Planning Commission)

Minute Secretary

Ms Ashlee Kelly (DAP Secretariat)

Applicants and Submitters

Item 8.1

Mr Jessika Hames (Hames Sharley)
Mr Derek Hays (Hames Sharley)
Mr Stuart Holliday (JSRACS)

Item 8.2

Mr Neil Teo (Dynamic Planning)
Mr Ivan Loncar

Members of the Public / Media

Ms Tyler Brown from Perth Now Stirling was in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.15am on 24 August 2021 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.

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

2. Apologies

Mr John Syme (Specialist Member)
Cr Felicity Farrelly (Local Government Member, City of Stirling)

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 18 August 2021.

All members declared that they had duly considered the documents.

6. Disclosure of Interests

DAP Member, Mr John Taylor, declared an Impartiality Interest in item 8.1 & 8.2. Mr John Taylor is a member of the City of Stirling Design Review Panel. Mr John Taylor has not been involved in previous review of any of the agenda items.

In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2020, the Presiding Member determined that the member listed above, who had disclosed an Impartiality Interest was permitted to participate in the discussion and voting on the items.



7. Deputations and Presentations

7.1 Mr Derek Hays (Hames Sharley) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

7.2 The City of Stirling Officers addressed the DAP in relation to the application at Item 8.1.

The presentations at Item 7.1-7.2 were heard prior to the application at Item 8.1.

7.3 Mr Ivan Loncar addressed the DAP against the recommendation for the application at Item 8.2a&b and responded to questions from the panel.

7.4 Mr Neil Teo (Dynamic Planning) addressed the DAP in support of the recommendation for the application at Item 8.2a&b and responded to questions from the panel.

7.5 The City of Stirling Officers addressed the DAP in relation to the application at Item 8.1a and responded to questions from the panel.

7.6 The Western Australian Planning Commission addressed the DAP in relation to the application at Item 8.1b.

The presentations at Items 7.3-7.6 were heard prior to the application at Item 8.2a&b.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 2 (Lot 2) Boyare Avenue and 5 (lot 4) Thyme Court, Mirrabooka

Development Description: Additions to an existing educational establishment
– Two learning centres, primary school refurbishment and a new car parking area

Applicant: Hames Sharley

Owner: The Anglican Schools Commission Inc of Woolaston Education Centre

Responsible Authority: City of Stirling

DAP File No: DAP/21/01995



REPORT RECOMMENDATION

Moved by: Mr John Taylor

Seconded by: Cr Elizabeth Re

That the Metro Inner-North JDAP resolves to:

1. **Approve** DAP Application reference DAP/21/01995 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for Additions to an Existing Educational Establishment - Two Learning Centres, Primary School Refurbishment and a New Car Parking Area at Lot 2 House Number 2 Boyare Avenue and Lot 4, House Number 5 Thyme Court, Mirrabooka subject to the following conditions:

Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City. The plans approved as part of this application form part of the development approval issued and are listed below:

| Drawing Title | Date | Drawing Number | Revision | Drawn By |
|---|---------------|----------------|----------|---------------|
| Drawing List | 8 April 2021 | DA001 | C | Hames Sharley |
| Early Learning Centre – Render 1 | 29 March 2021 | DA002 | A | Hames Sharley |
| Early Learning Centre – Render 2 | 29 March 2021 | DA003 | A | Hames Sharley |
| Early Learning Centre – Render 3 | 29 March 2021 | DA004 | A | Hames Sharley |
| D Block – Year 9-10 Building – Render | 29 March 2021 | DA005 | A | Hames Sharley |
| D Block – Year 9- 10 Buildings - Perspectives | 29 March 2021 | DA006 | C | Hames Sharley |
| Service Hub – Perspectives | 29 March 2021 | DA007 | C | Hames Sharley |
| Primary School Refurbishment – Perspectives | 29 March 2021 | DA008 | C | Hames Sharley |
| Pre-Primary Extension – Perspectives | 29 March 2021 | DA009 | C | Hames Sharley |
| Early Learning Centre – Perspectives | 29 March 2021 | DA010 | C | Hames Sharley |
| Campus Masterplan – Mirrabooka Campus | 8 April 2021 | DA100 | F | Hames Sharley |



| | | | | |
|--|---------------|----------|---|---------------|
| Existing Site Plan | 29 March 2021 | DA101 | D | Hames Sharley |
| Proposed Site Plan | 29 March 2021 | DA102 | E | Hames Sharley |
| Feature Survey Zone 1 ELC | 8 April 2021 | DA103 | B | Hames Sharley |
| Feature Survey Zone 2 Terry Hann Oval | 8 April 2021 | DA104 | B | Hames Sharley |
| Feature Survey Zone 3 D Block | 8 April 2021 | DA105 | B | Hames Sharley |
| Feature Survey – ELC | 8 April 2021 | DA106 | A | Hames Sharley |
| Feature Survey – Pre-Primary Extension | 8 April 2021 | DA107 | A | Hames Sharley |
| Feature Survey – Mirrabooka Ave Carpark | 8 April 2021 | DA108 | A | Hames Sharley |
| Feature Survey – Cadet Store | 8 April 2021 | DA109 | A | Hames Sharley |
| Feature Survey – D Block | 8 April 2021 | DA110 | A | Hames Sharley |
| Enabling Works – Demolition Plan | 10 June 2021 | 02-DD201 | K | Hames Sharley |
| D Block – Year 9-10 Building – Demolition Plan | 29 March 2021 | DA120 | E | Hames Sharley |
| Service Hub + Primary School Refurbishment – Demolition Plan | 8 April 2021 | DA130 | F | Hames Sharley |
| Pre-Primary Extension – Demolition | 29 March 2021 | DA140 | E | Hames Sharley |
| Early Learning Centre – Demolition Plan | 29 March 2021 | DA150 | D | Hames Sharley |
| Enabling Works – New Works | 10 June 2021 | 02-DD210 | K | Hames Sharley |
| Cadet Shed And Maintenance Compound – Floor Plan | 8 April 2021 | DA212 | C | Hames Sharley |
| D Block – Year 9-10 Building – Ground Floor Plan | 8 April 2021 | DA220 | H | Hames Sharley |
| D Block – Year 9-10 Building – Level 1 | 8 April 2021 | DA221 | G | Hames Sharley |
| Service Hub + Primary School Refurbishment | 8 April 2021 | DA230 | F | Hames Sharley |
| Pre-Primary Extension – Floor Plan | 8 April 2021 | DA240 | F | Hames Sharley |
| Early Learning Centre – Site Plan | 8 April 2021 | DA250 | H | Hames Sharley |
| Early Learning Centre – Undercroft | 8 April 2021 | DA251 | G | Hames Sharley |
| Early Learning Centre – Ground Floor Plan | 8 April 2021 | DA252 | B | Hames Sharley |
| Early Learning Centre – Elevations Sheet 1 | 8 April 2021 | DA350 | E | Hames Sharley |
| Early Learning Centre – Elevations Sheet 2 | 8 April 2021 | DA351 | C | Hames Sharley |
| Early Learning Centre – Elevation Sheet 3 | 8 April 2021 | DA352 | A | Hames Sharley |
| Early Learning Centre – Material Palette | 29 March 2021 | DA353 | A | Hames Sharley |



| | | | | |
|---|---------------|------------|---|-------------------|
| Cadet Shed And Maintenance Compound – Elevations | 8 April 2021 | DA410 | C | Hames Sharley |
| D Block – Year 9-10 Building – Elevations Sheet 1 | 8 April 2021 | DA420 | C | Hames Sharley |
| D Block – Year 9-10 Building – Elevations Sheet 2 | 8 April 2021 | DA421 | C | Hames Sharley |
| D Block – Material Palette | 29 March 2021 | DA422 | A | Hames Sharley |
| Service Hub + Primary School Refurbishment – Elevations | 8 April 2021 | DA430 | B | Hames Sharley |
| Pre-Primary Extension – Elevations | 8 April 2021 | DA440 | D | Hames Sharley |
| D Block – Shadow Diagrams | 20 April 2021 | DA600 | A | Hames Sharley |
| Early Learning Centre – Shadow Diagrams | 20 April 2021 | DA601 | A | Hames Sharley |
| Pre-Primary School – Shadow Diagrams | 21 April 2021 | DA602 | A | Hames Sharley |
| Overall Masterplan | April 2021 | JSR-ELC=01 | C | Emerge Associates |
| Planting Schedule – Shrub Planting Plan | April 2021 | JSR-ELC=02 | C | Emerge Associates |
| Planting Schedule – Tree Planting Plan | April 2021 | JSR-ELC=03 | C | Emerge Associates |
| Pre-Primary And ELC Block Playground | April 2021 | JSR-ELC=04 | C | Emerge Associates |
| ELC Playground Sections | April 2021 | JSR-ELC=05 | C | Emerge Associates |
| Material Palette | April 2021 | JSR-ELC=06 | C | Emerge Associates |
| Planting Palette | April 2021 | JSR-ELC=07 | C | Emerge Associates |
| Landscape Planting Plan | 13 May 2021 | JSR01-502 | C | Emerge Associates |
| Enabling Works – Mirrabooka Ave Carpark – Sheet 1 | 10 June 2021 | 02-DD222 | B | Hames Sharley |
| Enabling Works – Mirrabooka Ave Carpark – Sheet 2 | 10 June 2021 | 02-DD223 | B | Hames Sharley |
| Enabling Works – Overall Plan – New Works | 28 June 2021 | 02-DD210 | M | Hames Sharley |
| Enabling Works – Mirrabooka Ave Carpark | 28 June 2021 | 02-DD220 | D | Hames Sharley |
| Enabling Works – Demolition Plan | 28 June 2021 | 02-DD201 | K | Hames Sharley |
| Landscape Plan | June 2021 | JSR01 | C | Emerge Associates |



Landscaping

4. All landscaped areas as indicated on the approved landscaping plan are to be planted, reticulated and mulched in accordance with the approved plan prior to occupation of the development and maintained in accordance with the City's Local Planning Policy 6.6 - Landscaping.
5. All existing trees are to be protected during construction through the provision of tree protection zones in accordance with the approved plans (Attachment 1) and all landscaped areas is to be maintained in good condition thereafter.
6. Prior to the occupation of the development, 13 Advanced Trees must be planted on-site in the area indicated on the development plans and be maintained thereafter.

Engineering

7. Vehicular parking manoeuvring and circulation areas indicated on the approved plan being sealed and drained, all parking spaces being marked out and maintained in good repair to the satisfaction of the City of Stirling.
8. Crossover/s shall be designed and constructed in accordance with the City's Local Planning Policy 6.7 – Parking and Access. Crossovers are to be installed prior to occupancy or use of the development.
9. All parking bays, areas and ramps are to comply with Australian Standards AS/NZS2890.1 and AS2890.2 The number of ACROD car parking bays and their design and layout are to comply with Australian Standards AS/NZS2890.6:2009 (Off-street Parking for People with Disabilities) and the Building Code of Australia (Volume 1 section D3.5).
10. Pedestrian pathways providing wheelchair accessibility connecting all entries to buildings with the public footpath and car parking areas, to comply with Australian Standards AS/NZS1428.1-2009 (Design for access and mobility – General requirements for access – New building work).
11. A Site Management Plan is to be submitted to the City prior to commencement of works. The Site Management Plan shall address dust, noise, waste management, storage of materials, traffic, on-site and street tree protection zones and site safety/security. The Site Management Plan is to be complied with for the duration of the construction of the development.

General

12. Air conditioning units, ducts and other services shall be screened from view.
13. Adequate lighting being provided to communal pathways and parking areas to the satisfaction of the City of Stirling.
14. Any outside lighting to comply with Australian Standards AS 4282-1997 for the control of obstructive effects of outdoor lighting and must not spill into any adjacent residential premises.



15. The development is to comply with the recommendations made in the Bushfire Assessment Report prepared by Xero Fire received 7 May 2021, to the satisfaction of the City of Stirling.
16. The development is to comply with the Waste Management Plan prepared by Talis received 7 May 2021, unless otherwise approved by the City of Stirling.
17. The development is to comply with the Traffic Impact Statement prepared by flyt received 7 May 2021, to the satisfaction of the City of Stirling.
18. Stormwater from all roofed and paved areas shall be collected and contained on-site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.

Advice Notes

1. If the development the subject of this approval is not substantially commenced within a period of four years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
2. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention
3. If an applicant is aggrieved by this determination there is a right of appeal under Part 14 of the *Planning and Development Act 2005*. An appeal must be lodged within 28 days of the determination with the State Administrative Tribunal.
4. Noisy Construction Work outside the period 7.00 am to 7.00 pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless a Noise Management Plan for the construction site has been approved in writing by the City.
5. With respect to the crossover, the proposed crossover configuration is subject to the approval of the City's Verge Control Business Unit. A "Crossover Installation Application" is required to be submitted and approved prior to the commencement of the crossover installation.
6. With respect to the Advanced Trees, an Advanced Tree is defined in Local Planning Policy 6.11 Trees and Development as: *a tree which requires planting in at least a 100 litre container or greater size and which is at least 2 metres in height and at least 2 years of age.*
7. All street trees adjoining the subject land that are not conditioned for removal are to be retained and protected throughout the duration of the development. Should these trees die, decline, be damaged or are removed, charges will apply as per the City's Street and Reserve Tree Policy. Part of or all of your Verge Bond may be retained to cover the associated costs and further penalties and/or legal action may occur.



8. The City of Stirling's Environmental Health Business Unit provides the following advice:
 - Compliance with the *Health (Public Buildings) Regulations 1992*. In accordance with the *Health (Public Buildings) Regulations 1992*, the proprietor is to submit an application to construct a public building on a Form 1, application for certificate of approval on a Form 2 & certificate of electrical compliance on a Form 5 with scaled floor plans 1:100.
 - The City of Stirling's Environmental Health Business Unit is to be contacted to conduct your public building inspection.
 - Initial plans indicate that the various doors open inwards. Please note that all designated emergency exit doors are to have the doors opening towards egress.
 - Any outside lighting should meet Australia Standard AS 4282-1997 for the control of obstructive effects of outdoor lighting and must not spill into any residential premises.
9. For all proposed works within the Mirrabooka Avenue road reserve relating to the subject development, a separate written approval is required from the City. Detailed civil engineering construction plans must be submitted by a suitably qualified person, for approval to the Manager of Engineering Services or their representative. Written approval must be obtained from the City, prior to any work occurring within the road reserve.
10. A bond shall be paid for all construction works within the road reserve, prior to commencement of the works. The bond shall be determined by the City's Engineer Subdivisions and Development Works and will be based on the approved civil engineering construction plans. The bond will be returned once all works within the road reserve have been completed in accordance with the approved civil engineering construction plans and to the satisfaction of the City's Manager Engineering Services.
11. Upon completion of works and prior to occupation of any part of the development, the City is to be paid an inspection fee for the construction of all roads and associated drainage works, in accordance with the approved civil engineering construction plans and based on the following:
 - Where the person has not engaged a consulting engineer to design and supervise the construction, the amount is to be 3% of the cost of the construction as estimated by the City.
 - Where the person has engaged a consulting engineer to design and supervise the construction, the amount is to be 1½% of the cost of the construction as estimated by the City.
12. Upon completion of works and prior to occupation of any part of the development, a payment to the City of a 12 months defects liability period retention bond of 5% is required for the construction of all roads and associated drainage works, as estimated by the City. The 12 months defects liability period will commence from the date of practical completion, and the bond will be returned upon successful completion of any defects that may have arisen during that period.
13. Upon completion of works, the City is to be provided with "as constructed" transparencies and digital copies in 'dwg' format, for works within the road reserve.



14. The Department of Planning, Lands and Heritage advises that access points to the site should be reduced over time where practical.

The Report Recommendation was put and CARRIED UNANIMOUSLY.

REASON: The JDAP supported the proposal and are of the opinion that the development is consistent and compliant with the zoning and planning framework, the building design in terms of material and scale is in keeping with the existing campus infrastructure and away for the surrounding residents, and scale is sympathetic to other buildings on this site including 2 storeys. Modifications and additional parking arrangements address traffic circulation, movement, separation of activities and safety on site. Significant on-site parking is provided above what is required for the campus, which enables new parking areas to cater for staff, and student parking. The internal driveways configuration will improve traffic flow associated with the peak school pickup and drop-off timeframes.

8.2a No.88 (Lot 10) Roberts Street, Osborne Park

| | |
|--------------------------|-----------------------------------|
| Development Description: | 11 Warehouses and 1 Office |
| Applicant: | Dynamic Planning and Developments |
| Owner: | Jeolla Pty Ltd |
| Responsible Authority: | City of Stirling |
| DAP File No: | DAP/21/02010 |

REPORT RECOMMENDATION

Moved by: Cr Suzanne Migdale

Seconded by: Ms Lee O'Donohue

That the Metro Inner-North JDAP resolves to:

Approve DAP Application reference DAP/21/02010 as detailed on the DAP Form 1 dated 27 May 2021 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 City of Stirling Local Planning Scheme No. 3, for the proposed 11 Warehouses and One (1) Office at Lot 10, House Number 88, Roberts Street, Osborne Park, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.



2. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City. The plans approved as part of this application form part of the development approval issued and are listed below:

| Drawing Title | Date | Drawing Number | Revision | Drawn By |
|-----------------------------------|------------|----------------|----------|----------|
| Existing Contour & Feature Survey | 4 May 2021 | A00 | A | Mporium |
| Proposed Site & Floor Plan | 4 May 2021 | A01 | B | Mporium |
| First Floor Plans & Details | 4 May 2021 | A02 | A | Mporium |
| Elevations | 4 May 2021 | A03 | A | Mporium |
| Elevations | 4 May 2021 | A04 | A | Mporium |
| Elevations | 4 May 2021 | A05 | A | Mporium |

3. Prior to the submission of the Building Permit, an amended Site & Floor Plan is to be submitted to the City's satisfaction, to address the following:
- The embayed car parking bays on Roberts Street are to be removed;
 - A pedestrian footpath is to be shown with a minimum width of 1.8m, adjacent to the subject site within the Roberts Street road reserve; and
 - The four (4) street trees are to be relocated within the revised Roberts Street road reserve layout as a result of condition 3(a) and (b).

Engineering

- Prior to the occupation of the development, a minimum 1.8m wide pedestrian footpath is to be installed at the landowner's expense, adjacent to the subject site within the Roberts Street road reserve, to the satisfaction of the City of Stirling.
- Prior to the occupation of the development, a minimum 1.8m wide pedestrian footpath is to be installed at the landowner's expense, adjacent to the subject site within the Edwards Street road reserve, to the satisfaction of the City of Stirling.
- The canopy extending into the Roberts Street road reserve is to be a minimum of 2.5m in width, as measured from the edge of the building into the public realm, to provide effective weather protection over the footpath.
- All weather protection canopies shall be minimum height of 3.0 metres and a maximum height of 3.6 metres when measured from the pavement, to the satisfaction of the City of Stirling.
- Prior to the commencement of works, detailed civil engineering construction drawings of Edward Street and Roberts Street are to be submitted to the City of Stirling for written approval. The detailed civil engineering construction drawings are to include, but are not limited to, the following:
 - The embayed parking bays on Edward Street
 - The minimum 1.8m footpath on Edward Street;
 - The minimum 1.8m footpath on Roberts Street; and
 - The eight (8) new street tree planting locations on both Edward Street and Roberts Street.

The works within the Edward Street and Roberts Street road reserves shall be at the landowner's expense and shall be undertaken in accordance with the design approved by the City of Stirling.



9. Stormwater and drainage from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve, to the satisfaction of the City of Stirling. The stormwater design must cater for the 1 year 60-minute storm event, (first 15 minutes of runoff). Storage is required for 55.5 cubic metres of stormwater and drainage.
10. Crossover/s shall be designed and constructed in accordance with the City's Local Planning Policy 6.7 - Parking and Access. Crossovers are to be installed prior to occupancy or use of the development, to the satisfaction of the City of Stirling.
11. Vehicular parking, manoeuvring and circulation areas indicated on the approved plan being sealed and drained to the satisfaction of the City of Stirling and the parking spaces being marked out and maintained in good repair.
12. Prior to the occupation of the development, the redundant crossovers shall be removed and the kerbing and road reserve reinstated at the landowner's expense in accordance with the City's Local Planning Policy 6.7 – Parking and Access.
13. The threshold levels of all doorways fronting Edward Street and Roberts Street are to match the adjacent verge footpath levels at the doorways, to the satisfaction of the City of Stirling.
14. Doors are not to open into the road reserve / verge.

Landscaping

15. Prior to the occupation of the development, all landscaped areas in accordance with the approved plan are to be planted, reticulated, mulched and maintained thereafter, to the satisfaction of the City of Stirling.
16. Prior to occupation of the development, four (4) new trees, of a species suitable to the City, must be planted on-site in the area indicated on the approved plan and be thereafter maintained. The trees must be provided with a minimum nine (9) square metres of soil space and a minimum dimension of two (2) metres at ground level free of intrusions, to the satisfaction of the City of Stirling.
17. The removal of the two (2) street trees within the Edward Street road reserve, as indicated on the approved plan, and the planting of the eight (8) new street trees on the Roberts and Edward Street verges will be undertaken by the City upon payment of the associated contribution costs by the landowner, as outlined in the City's Street and Reserve Tree Policy. The associated costs are to be paid by the owner prior to commencement of development and are a 90% contribution of the total. The new street trees will be scheduled for planting in the next available planting season after the completion of the development.
18. The planting numbers on-site are to be increased to a density of 400mm spacing for Lomandra 'little con' and 600mm spacing for Poa 'elksdale', or an alternative plant species to the satisfaction of the City of Stirling.



Parking

19. Prior to the occupation of the development, a minimum of eight (8) bicycle parking bays shall be provided on-site. The design and construction of the bicycle bays shall be in accordance with Australian Standards AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking, to the satisfaction of the City of Stirling.
20. Prior to the occupation of the development, a minimum of one (1) shower per tenancy is to be provided on-site, in a location that is to the satisfaction of the City of Stirling. The end of trip bicycle parking facilities are to include a minimum of eight (8) lockers, which are to be well ventilated and be of a size sufficient to allow the storage of cycle attire and equipment, to the satisfaction of the City of Stirling.
21. Prior to the occupation of the development, 40 car parking bays, related manoeuvring and circulation areas as shown on the approved plans shall be constructed and thereafter maintained in accordance with AS/NZS2890.1:2004.
22. All on-site parking to be available during business hours for all customers and staff, to the satisfaction of the City of Stirling.

General

23. A Site Management Plan is to be submitted and approved by the City of Stirling prior to the commencement of any site works. The Site Management Plan is to include details of measures to be implemented with respect to the control of dust, waste management, parking, storage of materials, traffic, on-site and street tree protection zones, noise and vibration from the subject site during the construction phase.
24. Prior to the lodgement of a Building Permit, a schedule of colours, materials and finishes of the development, generally in accordance with the annotated plans which forms part of this approval, is to be submitted to the satisfaction of the City of Stirling.
25. External lighting shall be positioned so as not to adversely affect the amenity of the locality in accordance with Australian Standard AS/NZ 4282-1997, to the satisfaction of the City of Stirling.
26. Prior to the submission of a Building Permit, a Lighting Plan is to be submitted to the City with provision of lighting to parking areas, service areas, under awnings, over footpaths and over entry points, to the satisfaction of the City of Stirling.
27. All air-conditioning units, ducts and other services shall be screened from view and are to be located away from the primary street, to the satisfaction of the City of Stirling.
28. No goods or materials are to be stored, either temporarily or permanently, in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards, where provided.



29. Collection and disposal of waste shall be managed in accordance with the City of Stirling Waste Management Local Law 2010, to the satisfaction of the City of Stirling.
30. The development is required to be connected to sewer.
31. All signage is to be in strict accordance with the City of Stirling Local Planning Policy 6.1 – Advertising Signs, unless further approval is obtained.
32. Unless otherwise agreed or further approval is obtained, the incidental land uses shall be incidental to the predominant warehouse use of units 1, 6, 7, 8, 9, 10 and 11, shall not be sub-let and the internal land use configuration is not to be altered, as listed below:

| Tenancy | Predominant Land Use | Incidental Land Use/s |
|---------|----------------------|-----------------------|
| Unit 1 | Warehouse | Office |
| Unit 6 | Warehouse | Storage |
| Unit 7 | Warehouse | Office |
| Unit 8 | Warehouse | Showroom |
| Unit 9 | Warehouse | Showroom |
| Unit 10 | Warehouse | Office and Storage |
| Unit 11 | Warehouse | Office |

Advice Notes

1. Where the approved development has not substantially commenced within a period of four years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
2. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention
3. If an applicant is aggrieved by this determination there is a right of appeal under Part 14 of the *Planning and Development Act 2005*. An appeal must be lodged within 28 days of the determination with the State Administrative Tribunal.
4. Noisy Construction Work outside the period 7.00 am to 7.00 pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless a Noise Management Plan for the construction site has been approved in writing by the City of Stirling.
5. The applicant is advised that any future strata title of the property must be consistent with this approval and the lot sizes demonstrated in the application.
6. The applicant is advised that the subject site is located in a Metropolitan Region Scheme Clause 32 area. Separate approval by the Western Australian Planning Commission is also required to be obtained under the Metropolitan Region Scheme prior to commencement of development.



7. Hydrocarbon-impacted soils were found present beneath the former wash down area located in the existing building near the southern boundary of the site. A site-specific health and safety plan is recommended to be developed and implemented to address the risks to the health of any workers undertaking intrusive works in this area.

Engineering

8. The proposed crossover configuration is subject to the approval of the City's Verge Control Business Unit. A "Crossover Installation Application" is required to be submitted and approved prior to the commencement of the crossover installation.
9. Prior to the occupation of the development, the City of Stirling is to be provided with "as constructed" copies in '.dwg' format, of all road and drainage modification works.
10. Prior to the occupation of the development, a payment is to be made to the City of Stirling of an inspection fee equivalent to 1½% of the tendered cost of construction works within the road reserve.
11. Prior to the occupation of the development, a payment to the City of Stirling of a 12 months defects liability period retention bond of 5% is required for the construction of all roads and associated drainage works, as estimated by the City.
12. For all proposed works within the road reserve, detailed engineering construction plans are to be submitted and approved by the City prior to works commencing on site. All relevant fees and bonds are to be paid by the owner, prior to the commencement of construction, to the satisfaction of the City of Stirling.
13. In relation to the bond for works within the road reserve, the 12 months defects liability period will commence from the date of practical completion, and the bond will be returned upon successful completion of any defects that may have arisen during that period.

Landscaping

14. With regards to the condition requiring planting, reticulation, mulching and maintenance of the landscaped areas shown on the approved plans, a minimum depth of 75mm of mulch (gravel not permitted) is to be applied to all landscaping beds.
15. All street trees adjoining the subject land as shown on the submitted plans are to be retained and protected unless otherwise approved by the City of Stirling. It is the responsibility of the Applicant to ensure that the site survey plan is correct as any inaccuracy of the plans will not be considered justification for the removal of trees in the event that their positions are incorrectly shown. The removal of street trees without the written approval of the City is an offence.



16. With regards to the condition relating to the removal of the two (2) existing street trees and the provision of eight (8) new street trees, the associated contribution costs for this development are as follows:
- i) Helliwell value of the two (2) street trees to be removed: \$1,548.00
 - ii) Tree removal costs: Nil
 - iii) Cost of Eight (8) new trees: \$6,880.00 (GST exempt)
 - iv) Total for the associated works: \$8,428.00
 - v) Contribution payment required: \$7,585.20 (90% of the total including GST).
- Tree species will be chosen by the City to reflect the surrounding streetscape. Costs include 2 years of watering and the provision that the City will replace the tree should it be damaged or die during that period. The City will invoice the cost of the tree/s upon lodgement of a building permit. The Applicant may undertake the tree removal works during the course of the works on site, negating any tree removal costs.

AMENDING MOTION 1

Moved by: Ms Francesca Lefante

Seconded by: Cr Suzanne Migdale

That a new condition no. 4 be added, and remaining conditions be renumbered, to read as follows:

Prior to the submission of a building permit, amended plans are to be submitted to the City's satisfaction demonstration the ground and upper floors to unit 7-11 to be setback nil to Roberts Street.

REASON: To remove the isolated portion of land along Roberts Street, and the provision of amended plans with the building on the boundary, as contained in the Herdsman Glendalough Development Plan

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION 2

Moved by: Ms Francesca Lefante

Seconded by: Cr Elizabeth Re

That condition no. 16 (now condition 17) be amended to read as follows:

Prior to occupation of the development, four (4) new **advanced** trees, of a species suitable to the City, must be planted on-site in the area indicated on the approved plan and be thereafter maintained. ~~The trees must be provided with a minimum nine (9) square metres of soil space and a minimum dimension of two (2) metres at ground level free of intrusions, to the satisfaction of the City of Stirling.~~ The trees must be provided with appropriate protection measures to ensure their health and longevity, to the satisfaction of the City of Stirling.

REASON: To provide suitable sized trees with barriers to protect growth given the location adjoining parking spaces and vehicle access.

The Amending Motion was put and CARRIED UNANIMOUSLY.



AMENDING MOTION 3

Moved by: Ms Francesca Lefante

Seconded by: Cr Elizabeth Re

That condition no. 20 (now condition 21) be amended to read as follows:

*Prior to the occupation of the development, a minimum of one (1) shower per tenancy is to be provided on-site, in a location that is to the satisfaction of the City of Stirling. The end of trip bicycle parking facilities are to include ~~a minimum of eight (8) lockers~~ **one (1) locker provided within each tenancy**, which are to be well ventilated and be of a size sufficient to allow the storage of cycle attire and equipment, to the satisfaction of the City of Stirling.*

REASON: To include the facilities in each tenancy as part of the other end of trip facilities.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro Inner-North JDAP resolves to:

Approve DAP Application reference DAP/21/02010 as detailed on the DAP Form 1 dated 27 May 2021 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 City of Stirling Local Planning Scheme No. 3, for the proposed 11 Warehouses and One (1) Office at Lot 10, House Number 88, Roberts Street, Osborne Park, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City. The plans approved as part of this application form part of the development approval issued and are listed below:

| Drawing Title | Date | Drawing Number | Revision | Drawn By |
|-----------------------------------|------------|----------------|----------|----------|
| Existing Contour & Feature Survey | 4 May 2021 | A00 | A | Mporium |
| Proposed Site & Floor Plan | 4 May 2021 | A01 | B | Mporium |
| First Floor Plans & Details | 4 May 2021 | A02 | A | Mporium |
| Elevations | 4 May 2021 | A03 | A | Mporium |
| Elevations | 4 May 2021 | A04 | A | Mporium |
| Elevations | 4 May 2021 | A05 | A | Mporium |



3. Prior to the submission of the Building Permit, an amended Site & Floor Plan is to be submitted to the City's satisfaction, to address the following:
 - a. The embayed car parking bays on Roberts Street are to be removed;
 - b. A pedestrian footpath is to be shown with a minimum width of 1.8m, adjacent to the subject site within the Roberts Street road reserve; and
 - c. The four (4) street trees are to be relocated within the revised Roberts Street road reserve layout as a result of condition 3(a) and (b).
4. Prior to the submission of a building permit, amended plans are to be submitted to the City's satisfaction demonstration the ground and upper floors to unit 7-11 to be setback nil to Roberts Street.

Engineering

5. Prior to the occupation of the development, a minimum 1.8m wide pedestrian footpath is to be installed at the landowner's expense, adjacent to the subject site within the Roberts Street road reserve, to the satisfaction of the City of Stirling.
6. Prior to the occupation of the development, a minimum 1.8m wide pedestrian footpath is to be installed at the landowner's expense, adjacent to the subject site within the Edwards Street road reserve, to the satisfaction of the City of Stirling.
7. The canopy extending into the Roberts Street road reserve is to be a minimum of 2.5m in width, as measured from the edge of the building into the public realm, to provide effective weather protection over the footpath.
8. All weather protection canopies shall be minimum height of 3.0 metres and a maximum height of 3.6 metres when measured from the pavement, to the satisfaction of the City of Stirling.
9. Prior to the commencement of works, detailed civil engineering construction drawings of Edward Street and Roberts Street are to be submitted to the City of Stirling for written approval. The detailed civil engineering construction drawings are to include, but are not limited to, the following :
 - a. The embayed parking bays on Edward Street
 - b. The minimum 1.8m footpath on Edward Street;
 - c. The minimum 1.8m footpath on Roberts Street; and
 - d. The eight (8) new street tree planting locations on both Edward Street and Roberts Street.The works within the Edward Street and Roberts Street road reserves shall be at the landowner's expense and shall be undertaken in accordance with the design approved by the City of Stirling.
10. Stormwater and drainage from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve, to the satisfaction of the City of Stirling. The stormwater design must cater for the 1 year 60-minute storm event, (first 15 minutes of runoff). Storage is required for 55.5 cubic metres of stormwater and drainage.
11. Crossover/s shall be designed and constructed in accordance with the City's Local Planning Policy 6.7 - Parking and Access. Crossovers are to be installed prior to occupancy or use of the development, to the satisfaction of the City of Stirling.



12. Vehicular parking, manoeuvring and circulation areas indicated on the approved plan being sealed and drained to the satisfaction of the City of Stirling and the parking spaces being marked out and maintained in good repair.
13. Prior to the occupation of the development, the redundant crossovers shall be removed and the kerbing and road reserve reinstated at the landowner's expense in accordance with the City's Local Planning Policy 6.7 – Parking and Access.
14. The threshold levels of all doorways fronting Edward Street and Roberts Street are to match the adjacent verge footpath levels at the doorways, to the satisfaction of the City of Stirling.
15. Doors are not to open into the road reserve / verge.

Landscaping

16. Prior to the occupation of the development, all landscaped areas in accordance with the approved plan are to be planted, reticulated, mulched and maintained thereafter, to the satisfaction of the City of Stirling.
17. Prior to occupation of the development, four (4) new advanced trees, of a species suitable to the City, must be planted on-site in the area indicated on the approved plan and be thereafter maintained. The trees must be provided with appropriate protection measures to ensure their health and longevity, to the satisfaction of the City of Stirling
18. The removal of the two (2) street trees within the Edward Street road reserve, as indicated on the approved plan, and the planting of the eight (8) new street trees on the Roberts and Edward Street verges will be undertaken by the City upon payment of the associated contribution costs by the landowner, as outlined in the City's Street and Reserve Tree Policy. The associated costs are to be paid by the owner prior to commencement of development and are a 90% contribution of the total. The new street trees will be scheduled for planting in the next available planting season after the completion of the development.
19. The planting numbers on-site are to be increased to a density of 400mm spacing for Lomandra 'little con' and 600mm spacing for Poa 'elksdale', or an alternative plant species to the satisfaction of the City of Stirling.

Parking

20. Prior to the occupation of the development, a minimum of eight (8) bicycle parking bays shall be provided on-site. The design and construction of the bicycle bays shall be in accordance with Australian Standards AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking, to the satisfaction of the City of Stirling.
21. Prior to the occupation of the development, a minimum of one (1) shower per tenancy is to be provided on-site, in a location that is to the satisfaction of the City of Stirling. The end of trip bicycle parking facilities are to include one (1) locker provided within each tenancy, which are to be well ventilated and be of a size sufficient to allow the storage of cycle attire and equipment, to the satisfaction of the City of Stirling.



22. Prior to the occupation of the development, 40 car parking bays, related manoeuvring and circulation areas as shown on the approved plans shall be constructed and thereafter maintained in accordance with AS/NZS2890.1:2004.
23. All on-site parking to be available during business hours for all customers and staff, to the satisfaction of the City of Stirling.

General

24. A Site Management Plan is to be submitted and approved by the City of Stirling prior to the commencement of any site works. The Site Management Plan is to include details of measures to be implemented with respect to the control of dust, waste management, parking, storage of materials, traffic, on-site and street tree protection zones, noise and vibration from the subject site during the construction phase.
25. Prior to the lodgement of a Building Permit, a schedule of colours, materials and finishes of the development, generally in accordance with the annotated plans which forms part of this approval, is to be submitted to the satisfaction of the City of Stirling.
26. External lighting shall be positioned so as not to adversely affect the amenity of the locality in accordance with Australian Standard AS/NZ 4282-1997, to the satisfaction of the City of Stirling.
27. Prior to the submission of a Building Permit, a Lighting Plan is to be submitted to the City with provision of lighting to parking areas, service areas, under awnings, over footpaths and over entry points, to the satisfaction of the City of Stirling.
28. All air-conditioning units, ducts and other services shall be screened from view and are to be located away from the primary street, to the satisfaction of the City of Stirling.
29. No goods or materials are to be stored, either temporarily or permanently, in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards, where provided.
30. Collection and disposal of waste shall be managed in accordance with the City of Stirling Waste Management Local Law 2010, to the satisfaction of the City of Stirling.
31. The development is required to be connected to sewer.
32. All signage is to be in strict accordance with the City of Stirling Local Planning Policy 6.1 – Advertising Signs, unless further approval is obtained.



33. Unless otherwise agreed or further approval is obtained, the incidental land uses shall be incidental to the predominant warehouse use of units 1, 6, 7, 8, 9, 10 and 11, shall not be sub-let and the internal land use configuration is not to be altered, as listed below:

| Tenancy | Predominant Land Use | Incidental Land Use/s |
|---------|----------------------|-----------------------|
| Unit 1 | Warehouse | Office |
| Unit 6 | Warehouse | Storage |
| Unit 7 | Warehouse | Office |
| Unit 8 | Warehouse | Showroom |
| Unit 9 | Warehouse | Showroom |
| Unit 10 | Warehouse | Office and Storage |
| Unit 11 | Warehouse | Office |

Advice Notes

1. Where the approved development has not substantially commenced within a period of four years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
2. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention
3. If an applicant is aggrieved by this determination there is a right of appeal under Part 14 of the *Planning and Development Act 2005*. An appeal must be lodged within 28 days of the determination with the State Administrative Tribunal.
4. Noisy Construction Work outside the period 7.00 am to 7.00 pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless a Noise Management Plan for the construction site has been approved in writing by the City of Stirling.
5. The applicant is advised that any future strata title of the property must be consistent with this approval and the lot sizes demonstrated in the application.
6. The applicant is advised that the subject site is located in a Metropolitan Region Scheme Clause 32 area. Separate approval by the Western Australian Planning Commission is also required to be obtained under the Metropolitan Region Scheme prior to commencement of development.
7. Hydrocarbon-impacted soils were found present beneath the former wash down area located in the existing building near the southern boundary of the site. A site-specific health and safety plan is recommended to be developed and implemented to address the risks to the health of any workers undertaking intrusive works in this area.



Engineering

8. The proposed crossover configuration is subject to the approval of the City's Verge Control Business Unit. A "Crossover Installation Application" is required to be submitted and approved prior to the commencement of the crossover installation.
9. Prior to the occupation of the development, the City of Stirling is to be provided with "as constructed" copies in '.dwg' format, of all road and drainage modification works.
10. Prior to the occupation of the development, a payment is to be made to the City of Stirling of an inspection fee equivalent to 1½% of the tendered cost of construction works within the road reserve.
11. Prior to the occupation of the development, a payment to the City of Stirling of a 12 months defects liability period retention bond of 5% is required for the construction of all roads and associated drainage works, as estimated by the City.
12. For all proposed works within the road reserve, detailed engineering construction plans are to be submitted and approved by the City prior to works commencing on site. All relevant fees and bonds are to be paid by the owner, prior to the commencement of construction, to the satisfaction of the City of Stirling.
13. In relation to the bond for works within the road reserve, the 12 months defects liability period will commence from the date of practical completion, and the bond will be returned upon successful completion of any defects that may have arisen during that period.

Landscaping

14. With regards to the condition requiring planting, reticulation, mulching and maintenance of the landscaped areas shown on the approved plans, a minimum depth of 75mm of mulch (gravel not permitted) is to be applied to all landscaping beds.
15. All street trees adjoining the subject land as shown on the submitted plans are to be retained and protected unless otherwise approved by the City of Stirling. It is the responsibility of the Applicant to ensure that the site survey plan is correct as any inaccuracy of the plans will not be considered justification for the removal of trees in the event that their positions are incorrectly shown. The removal of street trees without the written approval of the City is an offence.



16. With regards to the condition relating to the removal of the two (2) existing street trees and the provision of eight (8) new street trees, the associated contribution costs for this development are as follows:
- ii) Helliwell value of the two (2) street trees to be removed: \$1,548.00
 - ii) Tree removal costs: Nil
 - iii) Cost of Eight (8) new trees: \$6,880.00 (GST exempt)
 - iv) Total for the associated works: \$8,428.00
 - v) Contribution payment required: \$7,585.20 (90% of the total including GST).
- Tree species will be chosen by the City to reflect the surrounding streetscape. Costs include 2 years of watering and the provision that the City will replace the tree should it be damaged or die during that period. The City will invoice the cost of the tree/s upon lodgement of a building permit. The Applicant may undertake the tree removal works during the course of the works on site, negating any tree removal costs.

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

REASON: The JDAP supported the proposal, which is considered to be consistent with planning framework and intent of draft Herdsman Glendalough Local Development Plan an Structure Plan The proposal is well-designed corner development, the inclusion of a courtyard and retention of the large Ficus tree are considered positive contribution to the area. The design, scale material and finishes are supported, the façade design and setbacks are appropriate within its context of the planning framework to include street activation and pedestrian movement. Minor modifications to the conditions provided clarity relating to the street interface, landscaping and end of trip facilities.

8.2b No.88 (Lot 10) Roberts Street, Osborne Park

Development Description: Warehouse and Office Development
Applicant: Dynamic Planning and Developments
Owner: Jeolla Pty Ltd
Responsible Authority: Western Australian Planning Commission
DAP File No: DAP/21/02010

REPORT RECOMMENDATION

Moved by: Cr Suzanne Migdale

Seconded by: Ms Lee O'Donohue

That the Inner-North Joint Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/21/02010 and accompanying plans date stamped 14 June 2021 by the Department of Planning, Lands and Heritage, on behalf of the Western Australian Planning Commission, in accordance with the provisions of Clause 30(1) of the Metropolitan Region Scheme, subject to the following condition:



Condition(s)

1. This decision constitutes planning approval only and is valid for a period of **four** years from the date of approval, which is inclusive of the automatic two-year extension of time provided for under the *COVID-19 Response and Economic Recovery Omnibus Act 2020*. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

Advice Notes

1. The Department of Water and Environmental Regulation advises the landowner/applicant that hydrocarbon-impacted soils were found beneath the former wash down area located in the existing building, near the southern boundary of the site. A site-specific health and safety plan is recommended to be developed and implemented to address the risks to the health of any workers undertaking intrusive works in this area.

The Report Recommendation was put and CARRIED UNANIMOUSLY.

REASON: The JDAP supported the proposal, consistent with planning framework for the reasons contained within the RAR.

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 |
| DAP/19/01651 DR160/2020 | City of Nedlands | Lot 1 (80) Stirling Highway, Lots 21-23 (2, 4 & 6) Florence Road and Lots 33 & 33 (9&7) Stanley Street, Nedlands | Shopping Centre | 21/07/2020 |
| DAP/19/01722 DR155/2020 | City of Stirling | Lot 1 (331) West Coast Drive, Trigg | 4 Storey Mixed Use Development | 16/07/2020 |



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 10.52am.