



Metro Inner-North Joint Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 20 July 2022; 9.00am
Meeting Number: MINJDAP/145
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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Attendance

DAP Members

Ms Francesca Lefante (Presiding Member)
Ms Lee O'Donohue (Deputy Presiding Member)
Mr John Syme (Third Specialist Member)
Cr Suzanne Migdale (Local Government Member, City of Stirling)
Cr Felicity Farrelly (Local Government Member, City of Stirling)

Officers in attendance

Ms Giovanna Lumbaca (City of Stirling)
Mr Russell Jackson (City of Stirling)
Ms Karina Bowater (City of Stirling)
Mr Michael Ball (City of Stirling)

Minute Secretary

Ms Ashlee Kelly (DAP Secretariat)

Applicants and Submitters

Mr Jarrod Ross (Taylor Burrell Barnett)
Ms Shea Hatch (UDLA)
Mr Judd Dyer (Hesperia)
Mr Chris Bitmead (TABEC)
Mr Stephen Shircore (Meyer Shircore & Associates Architects)
Mr Sam Laybutt (Stantec)
Mr Simon Gregg (Emerge Associates)
Mr Sasha Martens (Hyd2o Hyrdology)

Members of the Public / Media

There were 2 members of the public in attendance.

Ms Tyler Brown from PerthNow and Ms Nadia Budihardjo was in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.02am on 20 July 2022 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 (Zoom). Members were reminded to announce their name and title prior to speaking.

2. Apologies

Nil

3. Members on Leave of Absence

Nil

4. Noting of Minutes

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

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of Interests

Nil

7. Deputations and Presentations

7.1 Mr Jarrod Ross (Taylor Burrell Barnett) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

7.2 Ms Shea Hatch (UDLA) responded to questions from the panel in relation to the application at Item 8.1.

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



8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Lot 820 (501) Alexander Drive, Mirrabooka

Development Description: Two (2) Drive-Through Fast Food outlets, one (1) Service Station and 15 Showrooms
Applicant: Taylor Burrell Barnett
Owner: Atlas Brick Pty Ltd
Responsible Authority: City of Stirling
DAP File No: DAP/22/02174

REPORT RECOMMENDATION

Moved by: Cr Suzanne Migdale

Seconded by: Mr John Syme

With the agreement of the mover and seconder the following amendments were made to the report recommendation:

- (i) *That Condition No. 4a be deleted and the remaining conditions be renumbered accordingly.*

REASON: The two pylon sizes are appropriate for the site given the lot size, frontage surrounding landuse and site context.

- (ii) *That Condition No. 7 be amended to read as follows:*

Fuel tanker delivery times are to be scheduled between the hours of ~~9:30pm~~ 8.00pm to 6:00am, subject to acoustic verification, unless otherwise approved by the City of Stirling.

REASON: To provide suitable delivery times to the site given the peak parking and usage demands of the site.

That the Metro Inner-North JDAP resolves to:

Approve DAP Application reference DAP/22/02174 as detailed on the DAP Form 1 dated 21 January 2022 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 Stirling Local Planning Scheme No. 3, for the proposed Two (2) Drive-Through Fast Food Outlets, One (1) Service Station and 15 Showrooms at Lot 820, House Number 501, Alexander Drive, 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. The plans approved as part of this application form part of the development approval issued and are listed below:

Drawing Title	Date	Sheet Number	Drawn By
Cover Sheet	20 June 2022	0	Meyer Shircore Architects
Location Plan	20 June 2022	1	Meyer Shircore Architects
Proposed Development Plan	20 June 2022	2	Meyer Shircore Architects
Site Survey	20 June 2022	3	Meyer Shircore Architects
Site Plan	20 June 2022	4	Meyer Shircore Architects
Parking Layout Plan	20 June 2022	5	Meyer Shircore Architects
Perspectives 1	20 June 2022	6	Meyer Shircore Architects
Perspectives 2	20 June 2022	7	Meyer Shircore Architects
Building 1 - Floor Plan	20 June 2022	8	Meyer Shircore Architects
Building 1 - Roof Plan	20 June 2022	9	Meyer Shircore Architects
Building 1 - Elevations	20 June 2022	10	Meyer Shircore Architects
Building 1 -Perspectives	20 June 2022	11	Meyer Shircore Architects
Building 2 - Floor Plan	20 June 2022	12	Meyer Shircore Architects
Building 2 - Roof Plan	20 June 2022	13	Meyer Shircore Architects
Building 2 - Elevations	20 June 2022	14	Meyer Shircore Architects
Building 2 -Perspectives	20 June 2022	15	Meyer Shircore Architects
Building 3 - Floor Plan and Elevations	20 June 2022	16	Meyer Shircore Architects
Building 3 - Roof Plan	20 June 2022	17	Meyer Shircore Architects
Building 3 - Perspectives	20 June 2022	18	Meyer Shircore Architects
Building 4 - Floor Plan and Elevations	20 June 2022	19	Meyer Shircore Architects
Building 4 - Roof Plan	20 June 2022	20	Meyer Shircore Architects
Building 4 - Perspectives	20 June 2022	21	Meyer Shircore Architects
Building 5 - Floor Plan and Elevations	20 June 2022	22	Meyer Shircore Architects
Building 5 - Roof Plan	20 June 2022	23	Meyer Shircore Architects
Building 5 - Perspectives	20 June 2022	24	Meyer Shircore Architects
Building 6 - Floor Plan and Elevations	20 June 2022	25	Meyer Shircore Architects
Building 6 - Roof Plan	20 June 2022	26	Meyer Shircore Architects
Building 6 - Perspectives	20 June 2022	27	Meyer Shircore Architects
Building 7 - Site Plan	20 June 2022	28	Meyer Shircore Architects
Building 7 - Roof Plan	20 June 2022	29	Meyer Shircore Architects
Building 7 - Elevations	20 June 2022	30	Meyer Shircore Architects
Building 7 - Perspectives	20 June 2022	31	Meyer Shircore Architects
Centre Signage Plan	20 June 2022	32	Meyer Shircore Architects
Centre Perspectives 1	20 June 2022	33	Meyer Shircore Architects
Centre Perspectives 2	20 June 2022	34	Meyer Shircore Architects
Centre Perspectives 3	20 June 2022	35	Meyer Shircore Architects
Centre Perspectives 4	20 June 2022	36	Meyer Shircore Architects



Development

4. The development shall comply with all details and amendments to the approved plans, as follows:
 - a. Ramp grades for the service vehicle accessway are to comply with Australian Standards AS2890.2 – Clause 3.4.4 and Table 3.2.
 - b. Speed bumps are to be provided within the parking area to comply with Australian Standards AS2890.1 Clause 2.3.3 and 4.9.
 - c. The removal of the car parking bay at the south-west corner of proposed Tenancy 10 and replacement with a protection island.
 - d. The paving of the Landscaping Island between Building 4 and the Drive-Through Fast Food Outlet.
 - e. The proposed Monolith Signs are to have a maximum depth of 0.5m in accordance with Local Planning Policy 6.1 – Advertising Signs.

Amended plans addressing the above modifications are to be submitted to the satisfaction of the City of Stirling prior to the lodgement of a Building Permit application. The Building Permit application is to incorporate these modifications.

5. Prior to the commencement of development, a Site Management Plan shall be submitted to the City of Stirling for approval. The Site Management Plan shall include specific details on the management of aspects such as, (but is not limited to), dust, noise, vibration, odours, waste management, contractor parking, traffic, on-site and street tree protection zones, storage of materials and site safety / security, staging of the development, road upgrade works and any other relevant matters to the satisfaction of the City of Stirling. The Site Management Plan is to be complied with for the duration of the construction of the development.
6. As part of the Building Permit submission, the development is to address the recommendations and control measures of the Bushfire Management Plan prepared by Emerge Associates dated June 2022, to the satisfaction of the City of Stirling. The Bushfire Management Plan shall be complied with for the duration of the development.
7. Fuel tanker delivery times are to be scheduled between the hours of 8.00pm to 6:00am, subject to acoustic verification, unless otherwise approved by the City of Stirling.

Legal

8. Prior to the occupation of the development, a notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on Certificates of Title of the development. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state:

“The land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is/may be subject to a Bushfire Attack Level (BAL) report. Additional planning and building requirements may apply to development on this land”.



9. Prior to the occupation of any portion of the development, the practical completion of any road works that require road widenings, the landowner shall cede to the crown free of cost without compensation for the purposes of a public road, any road widening shown on designs approved by the City of Stirling.

Off-Site Engineering

10. The road geometry, and all infrastructure and services (including signal box) for the signalised intersection designs, as shown on Dwg No. 2470-00-SK33 – Option 5A (Rev B) Issue D dated 2 May 2022, shall be provided by the landowner to the satisfaction of the City, with all upgrades contained within the existing road reserves and/or development site.
11. The landowner shall be responsible for the all costs involved in the design, construction and upgrade of intersections and access to the development site as shown on Dwg No. 2470-00-SK33 – Option 5A (Rev B) Issue D dated 2 May 2022. This includes signing, road markings, relocation of services, street lighting, roadside furniture, and Main Roads WA costs involved in the checking of the design and construction drawings and any site inspections.
12. Prior to submission of a Building Permit, the landowner is to submit a preliminary intersection design (15% concept) for the upgrading of the intersections shown on Dwg No. 2470-00-SK33 – Option 5A (Rev B) Issue D dated 2 May 2022, to the requirements of Main Roads WA, and to the satisfaction of the City of Stirling.
13. Prior to commencement of development, a Traffic Management Plan addressing the management of traffic during the construction of the development is to be prepared in consultation with Main Roads WA and submitted to the satisfaction of the City of Stirling. The Plan is to be implemented throughout the construction of the development.
14. The crossover shall be designed and constructed in accordance with the City of Stirling's Local Planning Policy 6.7 – Parking and Access, to the satisfaction of the City of Stirling. Crossovers are to be installed prior to the occupation of the development.

On-Site Engineering

15. As part of the Building Permit submission, engineering drawings and specifications are to be submitted to and approved by the City of Stirling generally in accordance with the Urban Water Management Plan prepared by Hyd2o dated 21 June 2022. Works are to be undertaken in accordance with the approved engineering drawings and specifications of the approved development plans, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system.



16. As part of the Building Permit application, certification is to be submitted confirming the design of all on-site parking bays and associated access and on-site commercial vehicle manoeuvring all are compliant with the Australian Standards AS/NZS 2890.1, AS 2890.2 and AS/NZS 2890.6.3, to the satisfaction of the City of Stirling. 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).
17. Prior to the occupation of the development, all on-site car parking bays and related accessways shall be constructed and thereafter maintained in accordance with Australian Standard AS/NZS 2890.1, AS 2890.2 and AS/NZS 2890.6.3, to the satisfaction of the City of Stirling.
18. As part of the Building Permit submission, the location and number of bicycle parking bays and End of Journey Facilities is to be provided in accordance with the provisions of Local Planning Policy 6.2 – Bicycle Parking, to the satisfaction of the City of Stirling. Bicycle parking bays and End of Journey Facilities are to be installed prior to the occupation of the development, unless otherwise agreed with the City of Stirling.
19. 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).
20. 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.
21. No walls, letterboxes or fences above 0.75 metres in height to be constructed within the 1.5 metres of where;
 - a. walls, letterboxes or fences adjoin vehicular access points to the site, or
 - b. a driveway meets a public street, or
 - c. two streets intersect, or
 - d. driveway meets a right of way, orunless further approval of Council is obtained.

Environmental

22. Prior to the submission of a Building Permit, investigation and appropriate risk assessments for soil, groundwater and landfill gas contamination are to be carried out at Lot 820 to determine if remediation and/or landfill gas mitigation design is required to the satisfaction of the City of Stirling on advice from the Department of Water and Environmental Regulation.
23. Unless demonstrated as unnecessary by a qualified expert, remediation, including validation of remediation, of any contamination identified shall be completed prior to the occupation of any portion of the development at Lot 820 to the satisfaction of the City of Stirling on advice from the Department of Water and Environmental Regulation, to ensure that the site is suitable for the proposed use.



24. Unless demonstrated as unnecessary by a qualified expert, the design of management measures for the mitigation of landfill gas and aesthetic odour risks, including relevant building design features, is to be submitted as part of the Building Permit application to the satisfaction of the City of Stirling on advice from the Department of Water and Environmental Regulation.
25. Prior to the occupation of any component of the development, the installation, testing and validation of landfill gas mitigation design features shall be completed to the satisfaction of the City of Stirling, on advice from the Department of Water and Environmental Regulation, to ensure that any portion of the development is safe for use.
26. Any outside lighting to comply with Australian Standards AS4282-1997 for the control of obstructive effects of outdoor lighting and must not spill into any adjacent residential properties.
27. Prior to the commencement of development, an Acoustic Report addressing the *Environmental Protection (Noise) Regulations 1997* is to be provided to the City of Stirling to address matters including, but not limited to:
 - a. 24-hour Service Station and Drive-Through Fast Food Outlet (if proposed).
 - b. Waste management operations.
 - c. Loading and truck deliveries at night and early mornings.
28. The development is required to be connected to sewer.

Landscaping

29. Prior to the commencement of development, Detailed Landscaping Plans generally in accordance with the Landscaping Plans prepared by UDLA received on 20 June 2022 shall be submitted to and approved by the City of Stirling. The Detailed Landscaping Plans shall include the following information:
 - a. Site boundaries;
 - b. Location of buildings, car parks, retaining walls, fencing and paving;
 - c. Sufficient construction details to clearly define the method of construction and materials use;
 - d. Species key showing species and number or symbol showing the location of species;
 - e. Planting bed clearly identified and species noted;
 - f. Identification of hard landscape materials (e.g. specify if paving is to be brick or concrete slabs etc.);
 - g. Existing vegetation (species and location), including those proposed to be removed and those species that are capable of retention;
 - h. Street frontages and road names;
 - i. Depth and extent of mulching to be used; and
 - j. Model number and manufacturers details for all landscape furniture.
30. All landscaped areas are to be planted and reticulated prior to the occupation of the development and maintained thereafter in accordance with the City's Local Planning Policy 6.6 – Landscaping.



31. Prior to the occupation of the development, a minimum of 172 Advanced Trees must be planted on site in the area indicated on the approved plan and be thereafter maintained, in accordance with the City's Local Planning Policy 6.6 – Landscaping. The Advanced 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.
32. Prior to the occupation of the development, a minimum of 169 trees are to be installed within the car parking area and be thereafter maintained, in accordance with the City's Local Planning Policy 6.6 – Landscaping.
33. The removal of the street trees as indicated on the approved plans and the listing of its replacement will be undertaken by the City upon payment of the associated contribution costs 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 replacement tree(s) will be scheduled for planting in the next available planting season after the completion of the development.

General

34. Prior to the commencement of development, a report is to be provided outlining the intended environmentally sustainable design approach for the detailed design of the development, in accordance with Principle 5 - Sustainability of State Planning Policy 7.0 - Design of the Built Environment and Local Planning Policy 4.4 – Mixed Business Design Guidelines, to the satisfaction of the City.
35. The development shall comply with the Waste Management Plan prepared by Stantec dated 16 June 2022. The Waste Management Plan shall be complied with for the duration of the development, unless otherwise approved by the City of Stirling.
36. All blank expanses of ground floor external walls are to be treated with an anti-graffiti coating or an alternative material/finish, to reduce the likelihood of and improve ease of graffiti removal, to the satisfaction of the City of Stirling.
37. 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.
38. 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.
39. All signage is to be located wholly within the exclusive lot boundaries of the development site, following any road widening.
40. Any proposed illumination of signage must not exceed 300cd.m² (candela per square metre) between sunset and sunrise.
41. Signage must not flash, pulsate or chase, to the satisfaction of the City of Stirling.
42. Signage must not contain fluorescent, reflective or retro reflective colours or materials.



43. Signage shall not contain any discriminatory or offensive material and shall relate to the services and products available on-site only.
44. Unless otherwise included as part of the Waste Management Plan and associated Acoustic Reports, delivery and service vehicles are not permitted to enter the site outside the hours 7.00am to 7.00pm Monday to Saturday and 9.00am to 5.00pm Sundays and public holidays.
45. Prior to the occupation of the development, architectural lighting of the building and lighting under all awnings, parking areas, service areas, footpaths and entry and exit points is to be provided.
46. As part of the Building Permit submission, final details of the proposed materials, colours and finishes of the proposed development to be submitted to and approved by the City of Stirling.

Advice Notes

Development

1. Where, in the opinion of the City of Stirling, achieving compliance with the conditions of approval require significant modifications to the approved plans, a Form 2 application will be required for consideration in accordance with Clause 77 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
2. Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Planning and Development (Development Assessment Panels) Regulations 2011*.
3. In regard to the approved land uses, any proposal to change the land use may require further approval in accordance with the City of Stirling Local Planning Scheme No.3 and the *Planning and Development (Local Planning Schemes) Regulations 2015*.
4. 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 to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development.

Off-Site Engineering

5. Any third party land acquisitions required to facilitate the access arrangements and road upgrades as shown on Dwg No. 2470-00-SK33 –Option 5A (Rev B) Issue D dated 2 May 2022 will be at the responsibility and cost of the landowner.
6. This approval does not permit the traffic signal phasing at the intersection of Alexander Drive / Victoria Drive to be adjusted in favour of the proposed development.



7. Approval for the traffic signal phasing at the signalised intersection of Alexander Drive / Truganina Road will be subject to Main Roads' Traffic Signals Approval Process (TSAP).
8. Proposed crossover configurations are subject to the approval of the City of Stirling Verge Control and Swimming Pool Business Unit. A 'Crossover Installation Application' is required to be submitted and approved prior to the commencement of the crossover installation.

Environmental

9. Investigations, risk assessments and remediation are to be carried out in compliance with the Contaminated Sites Act 2003 and current Department of Water and Environmental Regulation contaminated sites guidelines. (Department of Water and Environmental Regulation).
10. In accordance with regulation 31(1)(c) of the *Contaminated Sites Regulations* 2006, a mandatory auditor's report, prepared by an accredited contaminated sites auditor, will need to be submitted to the Department of Water and Environmental Regulation as evidence of compliance with the relevant conditions. A current list of accredited auditors is available from www.dwer.wa.gov.au.
11. Compliance with Health Local Law 2009, odour nuisance provisions:
 - a. Further confirmation or detailed odour assessment be achieved beyond current site excavation observations in the remediation plan and the results any of reporting be provided to the City at relevant stages of development.
 - b. If required consideration should be given towards design and orientation of building ventilation systems for the purpose of minimising potential future odour or gaseous emissions from the lots including but limited to:
 - i. Permanent passive ventilation of building air spaces and voids.
 - ii. Orientation of air-conditioning system air intake points away from prevailing wind direction of odour sources.
 - iii. Use of additional odour filtration systems or similar methods within air-conditioning systems.
 - iv. Any ongoing testing and monitoring of the buildings.
12. Compliance with Prevention and Abatement of Dust and Liquid Waste Local Law 2002:
 - a. Stored piled soil and other materials and large land areas left for longer periods are prone to dust lift-off and will require greater than water treatment methods only such as the use of hydromulch or similar performance treatment. The remediation plan is to adopt this and reflected in the proposed Construction Environmental Management Plan (CEMP), which is to be submitted to the City for review.
13. All construction works to comply with the requirements of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*. Noisy construction work outside the period 7:00am to 7:00pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless an approved Noise Management Plan for the construction site has been issued.



14. The proposal should comply with the *Environmental Protection (Noise) Regulations 1997* in terms of all mechanical plant, air-conditioners, exhaust systems, car parking facilities, drive-through service activities, vehicle loading and waste management activities
15. All food premises activities are to comply with the *Food Act 2008*, Australian New Zealand Food Standards Code and City of Stirling Food Business Guide Design Construction Operation.

A Food Business Notification form is to be submitted for each premises with supporting plans and specifications of the food handling facilities for approval at the Building Permit Application Panels stage or prior to installation and operation.

General considerations including but not limited to:

- a. Provision for food premises exhaust air discharge outlets above roof height of buildings and any surrounding residential uses to prevent nuisances and compliance with AS1668.2 provisions.
 - b. Grease traps provided where required by the Water Corporation of WA, which are to be located externally of food premises unless positioned within enclosed and ventilated rooms that do not require service access via a food handling area.
16. All premises where public building uses occur (cinema, function, tavern, entertainment, gaming, gym and similar) are to comply with the *Health (Public Building) Regulations 1992* and, requirements above the Building Code - National Construction Code provisions:
 - a. All stairways and steps leading from public building areas are to have:
 - i. Where greater than 50 persons occupy premises not less than two exits shall be provided.
 - ii. Treads not less than 280 mm wide and risers not exceeding 180 mm in height.
 - iii. Handrails fitted on both sides of stair ways.
 - b. Prior to operation of the public building a Form 2 application is to be made for a Certificate of Approval; a Form 5 Certificate of Electrical Compliance completed; and an evacuation procedure and plan provided.
 17. Sufficient bin enclosures are to be provided for the various premises, which are required to comply with the requirements of the City's Waste Management Local Law 2010 including but not limited to:
 - a. Sufficient bin enclosure space combined or separate for each tenancy where relevant.
 - b. Floors sealed and drained to sewer outlets.
 - c. Tap and water supply within bin enclosures for washing bins.
 - d. Suitable fence screening and access for servicing.
 18. The land or a portion of the land subject of this approval has been identified as potentially being in an area affected by acid sulphate soils and, as such, it is your responsibility to ensure that all building works comply with WAPC Bulletin 64. For more information contact the Department of Water and Environmental Regulation on (08) 6364 7000.



Landscaping

19. An Advanced Tree is defined in Local Planning Policy 6.11 as “a tree which requires planting in at least a 90 litre contained or greater size and which is at least two (2) metres in height and at least two (2) years of age”.
20. The associated cost contribution for the removal of the 14 street trees for this development is estimated as follows:
 - a. Heliwell value of the tree: \$50,075.52
 - b. Tree removal costs: \$5,320.00
 - c. Tree Replacement costs: \$9,170.00
 - d. Total Cost: \$64,565.52
 - e. Contribution payment required: \$58,108.96

The cost contribution is to be confirmed with the City's Parks and Sustainability Business Unit prior to payment.

The Report Recommendation was put and CARRIED UNANIMOUSLY.

REASON: The proposal is consistent with the planning framework. Panel Member were of the opinion that the site is configured was appropriate with the character, context and land uses in the immediate area. The buildings are well designed, with the street frontage complemented by extensive landscaping. Vehicles access and parking comply with technical considerations, including Main Roads support for the intersection configuration. The proposal is considered appropriate is acceptable. On balance the JDAP supported the proposal consistent with the recommendation and reasons outlined in 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/21/02136 DR60/2022	City of Nedlands	No. 43 Esplanade, Nedlands	Proposed Mixed Use Development - One consulting room and three multiple dwellings	01/04/2022
DAP/18/01491 DR61/2022	City of Vincent	No. 636-640 Newcastle Street, Leederville	Mixed Use Development comprising of 32 Multiple Dwellings, 10 Offices, One Restaurant/Café and One Shop	04/04/2022

The Presiding Member noted the following Supreme Court Appeal –

Current Supreme Court Appeals				
File No.	LG Name	Property Location	Application Description	Date Lodged
DAP/19/01722 CIV 2311 of 2021	City of Stirling	Lot 1 (331) West Coast Drive, Trigg	Mixed Use Development – Six (6) Multiple Dwellings and One (1) Commercial Tenancy	7 April 2022

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 9.46am.