



Metro Inner-South Joint Development Assessment Panel Minutes

Meeting Date and Time: Monday, 25 January 2021; 9:30am
Meeting Number: MISJDAP/33
Meeting Venue: City of Canning
1317 Albany Highway, Cannington

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Attendance

DAP Members

Mr Clayton Higham (Presiding Member)
Ms Lee O'Donohue (A/Deputy Presiding Member)
Cr Jesse Jacobs (Local Government Member, City of Canning)
Cr Sara Saberi (Local Government Member, City of Canning)

Officers in attendance

Mr Mark Rossi (City of Canning)
Ms Zoe Lavranos (City of Canning)

Minute Secretary

Ms Barbara Rankin (City of Canning)
Ms Karen Farrington (City of Canning)

Applicants and Submitters

Ms Kasey Venter (Elite Compliance Pty Ltd)

Members of the Public / Media

There was 1 member of the public in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.30am on 25 January 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 the meeting is being audio recorded in accordance with Section 5.16 of the DAP Standing Orders 2017 which states 'A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.' The Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

2. Apologies

Ms Rachel Chapman (Deputy Presiding Member)
Mr Peter Lee (Third Special Member)
Ms Diana Goldswain (A/Third Special 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

All members declared that they had duly considered the documents.

6. Disclosure of Interests

Nil

7. Deputations and Presentations

7.1 Ms Kasey Venter (Elite Compliance Pty Ltd) 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 Canning 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 4351 McDowell Street (Lot 3), Welshpool

Development Description:	Addition / Alterations to Industrial Site
Applicant:	Kasey Venter; Elite Compliance
Owner:	Barrett Burston Malting Company WA Pty Ltd
Responsible Authority:	City of Canning
DAP File No:	DAP/20/01864

REPORT RECOMMENDATION

Moved by: Cr Jesse Jacobs

Seconded by: Ms Lee O'Donohue

That the Metro Inner-South Joint Development Assessment Panel resolves to:

1. DAP/20/01864 is appropriate for consideration as a "General Industry" land use and compatible with the objectives of the zoning table in accordance with Clause 3.1 of the *City of Canning Local Planning Scheme No. 42* in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/20/01864 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*,



and the provisions of Clause 4.17 of the City of Canning *Local Planning Scheme No. 42*, 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 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 stamped approved plans.
4. Prior to occupation or use of the development, the proposed car parking spaces together with their access aisles are to be constructed, line marked and thereafter maintained to the satisfaction of the City.
5. Prior to occupation or use of the development, twelve (12) bicycle parking bays are to be installed and thereafter maintained in accordance with *Australian Standard AS2890.3* and Council specifications to the satisfaction of the City.
6. Prior to occupation or use of the development, two (2) male and two (2) female showers (or 2 unisex showers) with twelve (12) lockers shall be installed and thereafter maintained in accordance with the relevant *Australian Standards* and Council specifications.
7. Prior to the submission of an application for a Building Permit, a landscaping plan shall be submitted and approved by the City. The approved Plan is to be implemented in its entirety prior to the occupation or use of the development and thereafter maintained to the satisfaction of the City.
8. Prior to the submission of an application for a Building Permit, the land owner is to pay the City for the cost of the:
 - a) Removal of the street tree adjacent to the southern boundary; and
 - b) Provision and installation of a new replacement street tree in an alternative location on the verge abutting the subject property.
9. Notwithstanding Condition 5 above, all other street tree(s) within the verges adjoining the development site shall be retained, (unless written approval has been granted by the City of Canning for their removal) and shall have measures consistent with AS 4970-2009 undertaken to ensure its/their protection during construction of the subject development to the satisfaction of the City.
10. Prior to the submission of an application for a Building Permit, a stormwater management plan shall be submitted and approved by the City. The Plan shall identify whether the existing drainage system will be used, whether there is sufficient capacity to provide for the proposed works or identify additional capacity where inadequate. Where additional works are identified in the approved Plan they shall



be implemented prior to the occupation or use of the development to the satisfaction to the City.

11. All proposed structures are to be connected to the Ministers sewer to the satisfaction of the City of Canning.
12. Prior to occupation of use of the development an odour management plan, prepared in consultation with an accredited odour consultant, is to be submitted and approved by the City. The approved Plan is to be implemented in its entirety thereafter.
13. A suitable bin enclosure for the storage and cleaning of receptacles on the premises is to be provided to the satisfaction of the City.

Advice Notes

1. The proposed development is to comply with the provisions of the *Building Act 2011*, the *Building Code of Australia* and any other requirements of the City's Building Department.
2. This approval does not authorise the commencement of any building works. The applicant is advised that a Building Permit Approval must be obtained prior to the commencement of any works. To obtain a Building Permit Approval it will be necessary to submit documentation in compliance with the Building Regulations, including plans incorporating all conditions of this approval, specifications and structural drawings.
3. This approval does not authorise the demolition of the existing buildings on site. A demolition licence must be obtained from the City prior to the removal/ demolition of the existing buildings.
4. This Development Application does not authorise construction of a crossover. An application to construct a crossover must be made to the City on the prescribed form, accompanied by a site plan clearly showing the design, dimensions and specifications of the proposed crossover and an application fee. Please go to the City's website for more information, or contact the City's Development Engineer.
5. With respect to Condition (4), construction of the car parking bays requires paving, sealing, marking and draining to the satisfaction of the City.
6. With respect to Condition (7) the Landscaping Plan should identify compliance with the provision of significant trees as per City's *Local Planning Policy LP.09 – Tree Planting and Development*.
7. With respect to Condition (11); please contact the Water Corporation on 131395 for information on discharging liquid wastes to sewer.
8. With respect to Condition (12), the odour management plan is to identify all odour sources, with the potential to adversely impact surrounding businesses, and describe the proposed mitigation measures to minimise as far as is reasonably practicable any emission of odour. The management plan must be prepared in consultation with an accredited odour consultant, with experience in odour management and emission mitigation. The plan must also identify any aspect of the



waste water treatment system that has the potential to generate odours and in this regard must include an assessment of system cleaning, failures, solids or sludge storage removals etc.

9. With respect to Condition (13); a suitable bin enclosure shall be provided with a water supply; have impervious walls and floor, a floor graded to a floor waste gully connected to sewer, have a gate and be of sufficient size to accommodate all receptacles used on the premises, but in any event having a floor area not less than a size approved by the Manager of Waste Services or an Environmental Health Officer.
10. All hydrocarbons, oils, paints and chemical liquids which are stored onsite shall be stored in such a way as to prevent accidental spillage entering the environment and onsite stormwater drainage networks.
11. The premises is to be operated in Compliance with *Food Act 2008, the Food Regulations 2009, the Australia New Zealand Food Standards Code* and the *Australian Standard AS4674:2004 Design, construction and fit-out of food premises*.
12. The premises is to be operated in compliance with the *Environmental Protection Act 1986, Environmental Protection (Unauthorised Discharges) Regulations 2004* and *Environmental Protection (Noise) Regulations 1997*. Note if in connection with a business or a commercial activity, a material listed in Schedule 1 of the *Environmental Protection (Unauthorised Discharges) Regulations 2004* is discharged into the environment, an offence is committed. Please see www.slp.wa.gov.au for further information.
13. The applicant or responsible contractor is advised to lodge an online application to Perth Airport's Protected Airspace Assessment Tool (PAAT) prior to the erection on the subject site of a crane, concrete pump or other construction equipment at height. Applications are to be made online at <https://paat.perthairport.com.au/>. Queries can be directed to Perth Airport's airspace line on 6278 8122.
14. If the development will result in a plume from the stack the proponent must make an assessment of the plume exit velocity and, if it exceeds 4.3m/s, complete CASA FORM 1247 and submit it to oar@casa.gov.au, copying in airspace.protection@casa.wa.gov.au
15. CASA Advisory Circular 139-05 can be consulted for further information. Both the Circular and Form 1247 are available at the CASA website.
16. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005 Part 14*. An application must be made within 28 days of the determination.



AMENDING MOTION

Moved by: Mr Clayton Higham

Seconded by: Cr Sara Saberi

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

- (i) That condition no. 5 be amended to read as follows:

Prior to occupation or use of the development, twelve (12) bicycle parking bays are to be installed and thereafter maintained in accordance with *Australian Standard AS2890.3* ~~and Council specifications~~ to the satisfaction of the City.

REASON: To provide clarity that the Australian Standards would be enough to cover all requirements.

- (ii) That condition no. 6 be amended to read as follows:

Prior to occupation or use of the development, two (2) male and two (2) female showers (or 2 unisex showers) with twelve (12) lockers shall be installed and thereafter maintained in accordance with the relevant *Australian Standards*. ~~and Council specifications.~~

REASON: To provide clarity that the Australian Standards would be enough to cover all requirements.

- (iii) That condition no. 9 be amended to read as follows:

Notwithstanding Condition ~~5~~ **8** above, all other street tree(s) within the verges adjoining the development site shall be retained, (unless written approval has been granted by the City of Canning for their removal) and shall have measures consistent with AS 4970-2009 undertaken to ensure its/their protection during construction of the subject development to the satisfaction of the City.

REASON: Correction of a typographical error within condition No. 9 referring to the correct condition.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro Inner-South Joint Development Assessment Panel resolves to:

1. DAP/20/01864 is appropriate for consideration as a "General Industry" land use and compatible with the objectives of the zoning table in accordance with Clause 3.1 of the *City of Canning Local Planning Scheme No. 42* in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/20/01864 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*,



and the provisions of Clause 4.17 of the City of Canning *Local Planning Scheme No. 42*, 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 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 stamped approved plans.
4. Prior to occupation or use of the development, the proposed car parking spaces together with their access aisles are to be constructed, line marked and thereafter maintained to the satisfaction of the City.
5. Prior to occupation or use of the development, twelve (12) bicycle parking bays are to be installed and thereafter maintained in accordance with *Australian Standard AS2890.3* to the satisfaction of the City.
6. Prior to occupation or use of the development, two (2) male and two (2) female showers (or 2 unisex showers) with twelve (12) lockers shall be installed and thereafter maintained in accordance with the relevant *Australian Standards*.
7. Prior to the submission of an application for a Building Permit, a landscaping plan shall be submitted and approved by the City. The approved Plan is to be implemented in its entirety prior to the occupation or use of the development and thereafter maintained to the satisfaction of the City.
8. Prior to the submission of an application for a Building Permit, the land owner is to pay the City for the cost of the:
 - a) Removal of the street tree adjacent to the southern boundary; and
 - b) Provision and installation of a new replacement street tree in an alternative location on the verge abutting the subject property.
9. Notwithstanding Condition 8 above, all other street tree(s) within the verges adjoining the development site shall be retained, (unless written approval has been granted by the City of Canning for their removal) and shall have measures consistent with AS 4970-2009 undertaken to ensure its/their protection during construction of the subject development to the satisfaction of the City.
10. Prior to the submission of an application for a Building Permit, a stormwater management plan shall be submitted and approved by the City. The Plan shall identify whether the existing drainage system will be used, whether there is sufficient capacity to provide for the proposed works or identify additional capacity where inadequate. Where additional works are identified in the approved Plan they shall be implemented prior to the occupation or use of the development to the satisfaction to the City.



11. All proposed structures are to be connected to the Ministers sewer to the satisfaction of the City of Canning.
12. Prior to occupation of use of the development an odour management plan, prepared in consultation with an accredited odour consultant, is to be submitted and approved by the City. The approved Plan is to be implemented in its entirety thereafter.
13. A suitable bin enclosure for the storage and cleaning of receptacles on the premises is to be provided to the satisfaction of the City.

Advice Notes

1. The proposed development is to comply with the provisions of the *Building Act 2011*, the *Building Code of Australia* and any other requirements of the City's Building Department.
2. This approval does not authorise the commencement of any building works. The applicant is advised that a Building Permit Approval must be obtained prior to the commencement of any works. To obtain a Building Permit Approval it will be necessary to submit documentation in compliance with the Building Regulations, including plans incorporating all conditions of this approval, specifications and structural drawings.
3. This approval does not authorise the demolition of the existing buildings on site. A demolition licence must be obtained from the City prior to the removal/ demolition of the existing buildings.
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7. With respect to Condition (11); please contact the Water Corporation on 131395 for information on discharging liquid wastes to sewer.
8. With respect to Condition (12), the odour management plan is to identify all odour sources, with the potential to adversely impact surrounding businesses, and describe the proposed mitigation measures to minimise as far as is reasonably practicable any emission of odour. The management plan must be prepared in consultation with an accredited odour consultant, with experience in odour management and emission mitigation. The plan must also identify any aspect of the waste water treatment system that has the potential to generate odours and in this



regard must include an assessment of system cleaning, failures, solids or sludge storage removals etc.

9. With respect to Condition (13); a suitable bin enclosure shall be provided with a water supply; have impervious walls and floor, a floor graded to a floor waste gully connected to sewer, have a gate and be of sufficient size to accommodate all receptacles used on the premises, but in any event having a floor area not less than a size approved by the Manager of Waste Services or an Environmental Health Officer.
10. All hydrocarbons, oils, paints and chemical liquids which are stored onsite shall be stored in such a way as to prevent accidental spillage entering the environment and onsite stormwater drainage networks.
11. The premises is to be operated in Compliance with *Food Act 2008, the Food Regulations 2009, the Australia New Zealand Food Standards Code* and the *Australian Standard AS4674:2004 Design, construction and fit-out of food premises*.
12. The premises is to be operated in compliance with the *Environmental Protection Act 1986, Environmental Protection (Unauthorised Discharges) Regulations 2004* and *Environmental Protection (Noise) Regulations 1997*. Note if in connection with a business or a commercial activity, a material listed in Schedule 1 of the *Environmental Protection (Unauthorised Discharges) Regulations 2004* is discharged into the environment, an offence is committed. Please see www.slp.wa.gov.au for further information.
13. The applicant or responsible contractor is advised to lodge an online application to Perth Airport's Protected Airspace Assessment Tool (PAAT) prior to the erection on the subject site of a crane, concrete pump or other construction equipment at height. Applications are to be made online at <https://paat.perthairport.com.au/>. Queries can be directed to Perth Airport's airspace line on 6278 8122.
14. If the development will result in a plume from the stack the proponent must make an assessment of the plume exit velocity and, if it exceeds 4.3m/s, complete CASA FORM 1247 and submit it to oar@casa.gov.au, copying in airspace.protection@casa.wa.gov.au
15. CASA Advisory Circular 139-05 can be consulted for further information. Both the Circular and Form 1247 are available at the CASA website.
16. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005 Part 14*. An application must be made within 28 days of the determination.

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

REASON: The Panel recognised that this is an important contribution for The City from now and into the future of WA and Welshpool.



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

Nil

10. State Administrative Tribunal Applications and Supreme Court Appeals

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/17/01320 DR184/2020	City of Melville	No. 18A (Lot 899) and No. 18B (Lot 898) Tweeddale Road Applecross	Ten (10) Multiple Dwellings	12/08/2020
DAP/20/01800 DR 244/2020	City of Belmont	Knutsford Avenue, 281 and 283 (Lots 136 and 135), Kewdale	Grouped Dwellings (Townhouses)	04/11/2020

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 9.43am.