



Metro Outer Joint Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 22 March 2023; 9:30am
Meeting Number: MOJDAP/236
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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Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



Attendance

DAP Members

Mr Eugene Koltasz (Presiding Member)
Ms Karen Hyde (Deputy Presiding Member)
Mr John Syme (A/Third Specialist Member)

Item 8.1

Mayor Rhys Williams (Local Government Member, City of Mandurah)
Deputy Mayor Caroline Knight (Local Government Member, City of Mandurah)

Item 8.2

Cr Mel Congerton (Local Government Member, City of Swan)
Cr Rod Henderson (Local Government Member, City of Swan)

Officers in attendance

Item 8.1

Mr Aaron Lucas (City of Mandurah)
Ms Danni Briggs (City of Mandurah)

Item 8.2

Mr Phil Russell (City of Swan)

Minute Secretary

Mr Stephen Haimes (DAP Secretariat)

Applicants and Submitters

Item 8.1

Mr Tim Parker (Hatch RobertsDay)
Mr Bill Watkins (Peet Limited)
Mr Paul Evans (Buchan)
Mr Andre Jones (Buchan)

Item 8.2

Ms Kate Bainbridge (Urbis)
Mr Kris Nolan (Urbis)
Ms Anita Elson (Taylor Robinson Chaney Broderick)
Ms Alicia Jones (Woolworths)
Mr Blair Hallion (Woolworths)

Members of the Public / Media

There were 2 members of the public in attendance.

Mr Nadia Budihardjo from Business News was in attendance.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:32am on 22 March 2023 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

Mr Jason Hick (Third Specialist 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

DAP Member, Mr Jason Hick, declared an Indirect Pecuniary Interest in item 8.1 and 8.2. Mr Hick works for Emerge, who have provided services for the application owner of Item 8.1, Peet Limited, on other projects and who have provided landscaping services in support of the application of Item 8.2.

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 Indirect Pecuniary Interest, was not permitted to participate in the discussion and voting on the items.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



In accordance with section 2.4.9 of the DAP Code of Conduct 2017, DAP Member, Cr Rod Henderson and Cr Mel Congerton, declared that they participated in a prior Council meeting in relation to the application at item 8.2. However, under section 2.1.2 of the DAP Code of Conduct 2017, Cr Congerton and Cr Henderson acknowledged that they not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.

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

7. Deputations and Presentations

- 7.1 Mr Tim Parker (Hatch RobertsDay) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.2 Mr Bill Watkins (Peet Limited) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.3 The City of Mandurah addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

The presentations at Items 7.1-7.3 were heard prior to the application at Item 8.1.

- 7.4 Kate Bainbridge (Urbis) addressed the DAP in support of the recommendation for the application at Item 8.2 and responded to questions from the panel.
- 7.5 Ms Anita Elson (Taylor Robinson Chaney Broderick) addressed the DAP in support of the recommendation for the application at Item 8.2 and responded to questions from the panel.
- 7.6 The City of Swan addressed the DAP in relation to the application at Item 8.2 and responded to questions from the panel.

The presentations at Items 7.4-7.6 were heard prior to the application at Item 8.2.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Lot 9124 Cobaki Brace, Lakelands

Development Description: Proposed Bulky Goods Showrooms
Applicant: Hatch RobertsDay
Owner: Peet Limited
Responsible Authority: City of Mandurah
DAP File No: DAP/22/02394

REPORT RECOMMENDATION

Moved by: Cr Caroline Knight

Seconded by: Mayor Rhys Williams

With the agreement of the mover and the seconder, the following change was made:

That Condition No. 12 be amended to read as follows:

Prior to occupancy, the external facades of the proposed showrooms and acoustic walls shall be painted ~~with anti-graffiti coating to a minimum height of 3m to the satisfaction of the City of Mandurah~~ and with anti-graffiti coating to a minimum height of 3m.

REASON: To provide anti-graffiti protection to the painted walls.

That the Metro Outer JDAP resolves to:

1. **Approve** DAP Application reference DAP/22/02394 and accompanying plans (DA101, DA401-Rev A, DA402-Rev A and DA901) 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 Mandurah Local Planning Scheme No. 12, subject to the following conditions:

Conditions

1. 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.
2. The development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the City of Mandurah, including the following modifications illustrated in red ink:
 - (a) Height of the corner features on plans DA401 and DA402 reduced to 10m, measured from the finished floor level.
 - (b) Acoustic wall adjacent to the pedestrian accessway does not form part of this approval and shall be finalised at subdivision stage.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



3. All uncovered car parking bays to be in accordance with Australian Standard AS2890.1. Any bays adjacent to kerbs or for those bays that are to be used for disabled parking, shall be in accordance with Australian Standards AS1428.1

Prior to Construction

4. Prior to the commencement of site works, a detailed stormwater plan must be submitted to and approved by the City of Mandurah showing all stormwater from roofed and paved areas being collected and disposed of on-site in accordance with water sensitive design principles.
5. Prior to the commencement of site works, a Construction Management Plan shall be submitted to and approved by the City of Mandurah. The Plan must detail how the site will be managed during and after works are completed, in order to minimise issues associated with dust/sand, erosion, noise, vibration, traffic and general construction issues. The approved plan must thereafter be implemented to the satisfaction of the City of Mandurah.

Prior to Occupation

6. The approved Landscape Plan dated 1 March 2023 (Rev C) shall be fully implemented prior to occupation and thereafter maintained, to the satisfaction of the City of Mandurah.
7. Prior to occupation of the development, a detailed design of the Public Access Way (PAW) shall be submitted to and approved in writing by the City of Mandurah. The PAW shall incorporate trees, footpaths, seating and lighting in accordance with section 5.8(b) of the Lakelands Town Centre Precinct Structure Plan.
8. Additional marking/signage to be installed to reiterate pedestrian priority across the service laneway, to the specification and satisfaction of the City of Mandurah.
9. Prior to the commencement of the use, vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed, drained, kerbed, marked (including loading and disabled bays), and thereafter maintained to the specification and satisfaction of the City of Mandurah.
10. The approved Waste Management Plan dated 17 November 2022 shall be fully implemented prior to occupation and thereafter maintained to the satisfaction of the City of Mandurah. The bin storage area shall be constructed to the minimum specifications for a suitable enclosure under the *Waste Management Amendment Local Law 2012*.
11. Prior to occupancy, an acoustic wall shall be installed in accordance with the Environmental Noise Assessment by Lloyd George Acoustics, Report 20045491-03 (dated 19 January 2023), to the specification of the City of Mandurah. Detailed specification of the wall shall be submitted to and approved in writing by the City.
12. Prior to occupancy, the external facades of the proposed showrooms and acoustic walls shall be painted to the satisfaction of the City of Mandurah and with anti-graffiti coating to a minimum height of 3m.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



Ongoing Conditions

13. The conclusions and recommendations made in the Environmental Noise Assessment by Lloyd George Acoustics, Report 20045491-03 (dated 19 January 2023), shall be fully implemented to the satisfaction of the City of Mandurah.
14. Delivery vehicles must not enter the site or be operated on site prior to 7.00am and after 7pm Monday to Friday, unless otherwise approved by the City of Mandurah.
15. Rubbish collection vehicles, forklifts and similar equipment shall not enter the site or be operated on site outside of 7am to 7pm Monday to Saturday and 9am and 7pm Sundays and Public Holidays, unless otherwise approved by the City of Mandurah.
16. Security, building, signage and carpark lighting must be located, designed and installed to prevent excess light spillage from the development and must comply with AS4282 Control of the Obtrusive Effects of Outdoor Lighting and other relevant lighting standards.
17. Window signage, heavy tinting and imagery are limited to 25% of the total glass area of the elevation for the entire development unless otherwise approved by the City of Mandurah.
18. Painting, heavy tinting or otherwise obscuring of the shop front is not permitted to ensure interaction between the car parking area / street and shop floor is maintained unless otherwise approved by the City of Mandurah.

Advice Notes

1. Prior to any work commencing, an application for a building permit is to be submitted to and approved by the City of Mandurah.

AMENDING MOTION 1

Moved by: Mr John Syme

Seconded by: Cr Rhys Williams

That Condition No. 7 be amended with additional text to read as follows:

Prior to occupation of the development, a detailed design of the Public Access Way (PAW) shall be submitted to and approved in writing by the City of Mandurah. The PAW shall incorporate trees, footpaths, seating and lighting in accordance with section 5.8(b) of the Lakelands Town Centre Precinct Structure Plan. ***The PAW will be a minimum width of 10m between the southern driveway and Cobaki Brace. The PAW design, including the link from the southern driveway to the café and main carpark, shall be assessed by a qualified and experienced CPTED practitioner.***

The Amending Motion was put and CARRIED UNANIMOUSLY.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



REASON: The Panel considered that appropriate CPTED measures could be best provided and most safely secured with a PAW width of 10 m in the section from Cobaki Brace and that a CPTED assessment is required for the whole of the pedestrian movement way from the café and main carpark to Cobaki Brace, with appropriate measures reflected in the detailed design and installed on site.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro Outer JDAP resolves to:

1. **Approve** DAP Application reference DAP/22/02394 and accompanying plans (DA101, DA401-Rev A, DA402-Rev A and DA901) 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 Mandurah Local Planning Scheme No. 12, subject to the following conditions:

Conditions

1. 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.
2. The development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the City of Mandurah, including the following modifications illustrated in red ink:
 - (a) Height of the corner features on plans DA401 and DA402 reduced to 10m, measured from the finished floor level.
 - (b) Acoustic wall adjacent to the pedestrian accessway does not form part of this approval and shall be finalised at subdivision stage.
3. All uncovered car parking bays to be in accordance with Australian Standard AS2890.1. Any bays adjacent to kerbs or for those bays that are to be used for disabled parking, shall be in accordance with Australian Standards AS1428.1

Prior to Construction

4. Prior to the commencement of site works, a detailed stormwater plan must be submitted to and approved by the City of Mandurah showing all stormwater from roofed and paved areas being collected and disposed of on-site in accordance with water sensitive design principles.
5. Prior to the commencement of site works, a Construction Management Plan shall be submitted to and approved by the City of Mandurah. The Plan must detail how the site will be managed during and after works are completed, in order to minimise issues associated with dust/sand, erosion, noise, vibration, traffic and general construction issues. The approved plan must thereafter be implemented to the satisfaction of the City of Mandurah.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



Prior to Occupation

6. The approved Landscape Plan dated 1 March 2023 (Rev C) shall be fully implemented prior to occupation and thereafter maintained, to the satisfaction of the City of Mandurah.
7. Prior to occupation of the development, a detailed design of the Public Access Way (PAW) shall be submitted to and approved in writing by the City of Mandurah. The PAW shall incorporate trees, footpaths, seating and lighting in accordance with section 5.8(b) of the Lakelands Town Centre Precinct Structure Plan. The PAW will be a minimum width of 10m between the southern driveway and Cobaki Brace. The PAW design, including the link from the southern driveway to the café and main carpark, shall be assessed by a qualified and experienced CPTED practitioner.
8. The PAW will be a minimum width of 10m between the southern driveway and Cobaki Brace. The PAW design, including the link from the southern driveway to the café and main carpark, shall be assessed by a qualified and experienced CPTED practitioner.
9. Additional marking/signage to be installed to reiterate pedestrian priority across the service laneway, to the specification and satisfaction of the City of Mandurah.
10. Prior to the commencement of the use, vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed, drained, kerbed, marked (including loading and disabled bays), and thereafter maintained to the specification and satisfaction of the City of Mandurah.
11. The approved Waste Management Plan dated 17 November 2022 shall be fully implemented prior to occupation and thereafter maintained to the satisfaction of the City of Mandurah. The bin storage area shall be constructed to the minimum specifications for a suitable enclosure under the *Waste Management Amendment Local Law 2012*.
12. Prior to occupancy, an acoustic wall shall be installed in accordance with the Environmental Noise Assessment by Lloyd George Acoustics, Report 20045491-03 (dated 19 January 2023), to the specification of the City of Mandurah. Detailed specification of the wall shall be submitted to and approved in writing by the City.
13. Prior to occupancy, the external facades of the proposed showrooms and acoustic walls shall be painted to the satisfaction of the City of Mandurah and with anti-graffiti coating to a minimum height of 3m.

Ongoing Conditions

14. The conclusions and recommendations made in the Environmental Noise Assessment by Lloyd George Acoustics, Report 20045491-03 (dated 19 January 2023), shall be fully implemented to the satisfaction of the City of Mandurah.
15. Delivery vehicles must not enter the site or be operated on site prior to 7.00am and after 7pm Monday to Friday, unless otherwise approved by the City of Mandurah.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



16. Rubbish collection vehicles, forklifts and similar equipment shall not enter the site or be operated on site outside of 7am to 7pm Monday to Saturday and 9am and 7pm Sundays and Public Holidays, unless otherwise approved by the City of Mandurah.
17. Security, building, signage and carpark lighting must be located, designed and installed to prevent excess light spillage from the development and must comply with AS4282 Control of the Obtrusive Effects of Outdoor Lighting and other relevant lighting standards.
18. Window signage, heavy tinting and imagery are limited to 25% of the total glass area of the elevation for the entire development unless otherwise approved by the City of Mandurah.
19. Painting, heavy tinting or otherwise obscuring of the shop front is not permitted to ensure interaction between the car parking area / street and shop floor is maintained unless otherwise approved by the City of Mandurah.

Advice Notes

1. Prior to any work commencing, an application for a building permit is to be submitted to and approved by the City of Mandurah.

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

REASON: The Panel was satisfied that the proposed development was generally in keeping with the Lakelands Town Centre Precinct Structure Plan and Council's Policies.

The Panel however was concerned at the width of the proposed PAW linking the development to Cobaki Brace. It therefore imposed the condition requiring that the PAW be widened to 10 metres and that the pedestrian link from the proposed café and Cobaki Brace be the subject of a CPTED assessment, following which appropriate measures recommended from the assessment are incorporated into the construction of the PAW link.

The panel also considered that the building external walls should be painted and a separate condition was also imposed.

Mayor Rhys Williams and Cr Caroline Knight (Local Government Members, City of Mandurah) left the panel at 10:07am.

Cr Rod Henderson and Cr Mel Congerton (Local Government Members, City of Swan) joined the panel at 10:07am.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



8.2 No.2510 (Lot 1354) Great Northern Highway, Bullsbrook

Development Description: Mixed Commercial Development (Shopping Centre)
Applicant: Urbis Pty Ltd
Owner: Amex Bullsbrook Pty Ltd
Responsible Authority: City of Swan
DAP File No: DAP/22/02400

REPORT RECOMMENDATION

Moved by: Cr Mel Congerton

Seconded by: Cr Rod Henderson

With the agreement of the mover and seconder, the following changes were made:

- i) That Conditions 2, 3, 4, 5, 6, 13, 14, 16, 19 and 22 be amended to change the reference of landowner/applicant to **landowner/proponent**:

REASON: To ensure that the landowner and/or proponent for the development are also responsible to clear the conditions not the applicant who in this application is the architect.

- ii) That Condition No. 10 be amended to read as follows:

*The operational measures identified in Section 4 of the Stantec Acoustics Report (Ref 301251191), which forms part of this approval, shall be implemented for the life of the development; to the satisfaction of the City of Swan, **unless otherwise approved by the City of Swan.***

REASON: To provide flexibility in the condition for the proponents to make future changes to plant and equipment during the life of the project as a result of new and improved technological changes in a more timely manner direct with Council approval without having to lodge new JDAP applications.

That the Metro Outer Joint Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/22/02400 and Accompanying Plans in accordance with clause 26 of the Metropolitan Region Scheme, clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and clause 10.3 of the City of Swan Local Planning Scheme No.17 subject to the following conditions:

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



Conditions:

1. The approval for a Shopping Centre encompasses the following land uses as defined in the City of Swan Local Planning Scheme No.17:
 - Consulting Rooms
 - Fast Food Outlet
 - Medical Centre
 - Office
 - Restaurant
 - Shop
 - Recreation – Private
2. Where the development subject of this approval is commenced prior to the Western Australian Planning Commission endorsing a Deposited Plan for Subdivision Application No.161872, the landowner/proponent shall make a cost contribution in accordance with the Development Contribution Plan applicable to the land pursuant to the City of Swan Local Planning Scheme No.17.

Parking and Access

3. Prior to commencement of operation of the development, the landowner/proponent shall make arrangements to the satisfaction of the City of Swan for the provision of the local roads necessary to service the development site as subject to Western Australian Planning Commission Subdivision Application No.161872.
4. Prior to commencement of operation of the development, the landowner/proponent shall make arrangements to the satisfaction of the City of Swan, on advice of Main Roads Western Australia, for construction of the intersection of the local road which will connect the development to Great Northern Highway.
5. Prior to commencement of operation of the development, the landowner/proponent is to remove the existing crossover between Lot 1354 (parent lot) and Great Northern Highway and reinstate the road verge to the satisfaction of Main Roads Western Australia.
6. Prior to works commencing onsite, the landowner/proponent is to submit a Construction Traffic Management Plan to the satisfaction of the City of Swan on advice from Main Roads Western Australia. Construction traffic is to access and egress the development site in accordance with the approved Construction Traffic Management Plan.
7. Prior to commencement of operation of the development, 401 car parking bays and 12 bicycle parking bays shall be provided in accordance with the approved plans. The design of vehicle parking bays and bicycle parking bays and access ways must comply, respectively with AS/NZ 2890.1 (as amended) and AS 2890.3:2015. Accessible parking bays must comply with AS/NZ 2890.6 (as amended).
8. Vehicle parking, access and circulation areas must be sealed, kerbed, drained and maintained to the satisfaction of the City of Swan, in accordance with the approved plans.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



9. No goods or materials are to be stored, either temporarily or permanently in the parking or landscaping areas or within access driveways.

Operation

10. The operational measures identified in Section 4 of the Stantec Acoustics Report (Ref 301251191), which forms part of this approval, shall be implemented for the life of the development to the satisfaction of the City of Swan unless otherwise approved by the City of Swan.
11. On-site waste collection is to comply with the Waste Management Plan prepared by Talis Consultants dated 1 December 2022 unless otherwise approved by the City of Swan.
12. Waste collection is to be limited to between 7.00am and 7.00pm - Monday to Saturday and between 9.00am and 7.00pm on Sundays and Public Holidays unless further evidence, to the satisfaction of the City of Swan, is provided that compliance can be achieved with *Environmental Protection (Noise) Regulations 1997* outside of those times.
13. Prior to the commencement of operation of the development, the landowner/proponent is to submit, to the satisfaction of the City of Swan, a Delivery Management Plan. Service deliveries to the Shopping Centre shall be in accordance with the approved Delivery Management Plan.
14. Prior to works commencing onsite, the applicant/owner is to submit, to the satisfaction of the City of Swan, a Landscape Plan detailing provision of locally native plant species, quantities and planting densities for the landscaped areas depicted on the approved plans.
15. Prior to commencement of operation of the development all landscaping subject of the approved Landscape Plan shall be installed. Landscaping shall be maintained thereafter to the satisfaction of the City of Swan.

Signage

16. Prior to the installation of any signage, the landowner/proponent shall submit to the satisfaction of the City of Swan a Signage Strategy outlining the proposed type, size and location of all signage for the approved development.
17. All signage installed is to be in accordance with the approved Signage Strategy.
18. No bunting is to be erected on the site (including streamers, streamer strips, banner strips or decorations of similar kind).

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



Public Art

19. Prior to the occupation of the development, the landowner/proponent must contribute a sum of 1% of the total development construction value toward Public Art in accordance with the City of Swan Local Planning Policy for the Provision of Public Art (POL-LP-1.10), by either:
- a) payment to the City of Swan a cash-in-lieu amount equal to the sum of the 1% contribution amount (\$180,000). This must be paid to the City of Swan prior to the date specified in an invoice issued by the City of Swan, or prior to the issuance of a building permit for the approved development, whichever occurs first; or
 - b) provision of Public Art on-site to a minimum value of the 1% contribution amount (\$180,000). The following is required for the provision of Public Art on-site:
 - i. the landowner or applicant on behalf of the landowner must seek approval from the City of Swan for a specific Public Art work including the artist proposed to undertake the work to the satisfaction of the City in accordance with POL-LP-1.10 and the Developers' Handbook for Public Art (as amended). The City of Swan may apply further conditions in regard to the proposed Public Art;
 - ii. no part of the approved development may be occupied or used until the Public Art has been installed in accordance with the approval granted by the City of Swan; and,
 - iii. the approved Public Art must be maintained in compliance with the approval granted by the City of Swan and any conditions thereof, to the satisfaction of the City of Swan.

General

20. The colours, materials and finishes of the approved development shall be in accordance with the details and annotations as depicted on the approved plans.
21. All building works to be carried out under this development approval are required to be contained within the boundaries of the subject lot.
22. Prior to application for a building permit the landowner/proponent is to submit to the satisfaction of the City of Swan, a Stormwater Management Plan. The approved Stormwater Management Plan shall not entail the discharge of stormwater drainage from the approved development onto the Great Northern Highway road reserve and the works therein shall be installed and maintained to the satisfaction of the City of Swan.
23. The development shall be connected to the reticulated sewerage system.
24. External lighting shall comply with the requirements of AS 4282 – Control of Obtrusive Effects of Outdoor Lighting and shall address the requirements of the Civil Aviation Safety Authority Manual of Standards Part 139 Aerodromes.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



The Report Recommendation was put and CARRIED UNANIMOUSLY.

REASON: The Panel was satisfied that the proposed development of the Mixed Commercial Development addresses the Design Principles of SPP 7 and the Kingsford Town Centre Precinct Plan. It was also satisfied that the traffic generated will not adversely affect the surrounding road network and that parking required can be accommodated on site.

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/18/01543 DR 75/2022	City of Joondalup	Lot 649 (98) O'Mara Boulevard, Iluka	Commercial development	02/05/2022
DAP/22/02159 DR163/2022	Shire of Murray	No. 630 (Lot 137) Pinjarra Road, Furnissdale	Proposed Petrol Filling Station	28/09/2022
DAP/21/02036 DR236/2022	City of Swan	Lot 97 (31) & 817 (47) Lakes Road, Hazelmere	Proposed Construction of a Logistics Depot with Ancillary Office Area	23/12/2022

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 10:18am.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP