



Minutes of the Metro South-West Joint Development Assessment Panel

Meeting Date and Time: 13 September 2017; 10:00am
Meeting Number: MSWJDAP/140
Meeting Venue: Shire of Murray Council Chambers
1915 Pinjarra Road
Pinjarra

Attendance

DAP Members

Mr Ian Birch (Presiding Member)
Mr Tony Arias (Deputy Presiding Member)
Mr Dominic Snellgrove (Alternate Specialist Member)
Cr Casey Rose (Local Government Member, Shire of Murray)
Cr David Bolt (Local Government Member, Shire of Murray)

Officers in attendance

Mr Rhys Bloxsidge (Shire of Murray)
Mr Rod Peake (Shire of Murray)
Mr Alan Smith (Shire of Murray)
Mr Cameron Bulstrode (Department of Planning, Lands and Heritage)

Local Government Minute Secretary

Ms Mary-Ann Toner (Shire of Murray)

Applicants and Submitters

Mr Kevin Broughton (Insite Planning)
Mr Luke Saraceni (Saracen Properties)
Mr Paul Michael (Saracen Properties)
Mr Behnam Bordbar (Transcore)

Members of the Public / Media

Nil

1. Declaration of Opening

The Presiding Member, Mr Ian Birch declared the meeting open at 9:57am on 13 September 2017 and acknowledged the past and present traditional owners and custodians 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 2017 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.



The Presiding Member advised that in accordance with Section 5.16 of the DAP Standing Orders 2017; No Recording of Meeting, 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.

2. Apologies

Mr Peter Addison (Specialist Member)

3. Members on Leave of absence

Panel member, Mr Peter Addison has been granted leave of absence by the Director General for the period of 3 July 2017 to 1 November 2017 inclusive.

4. Noting of minutes

Minutes of the Metro South-West JDAP meeting no.139 held on 25 August 2017 were noted by DAP members.

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of interests

DAP member, Mr Tony Arias, declared an impartiality interest in item 8.1a and item 8.1b. Mr Arias undertook consultancy work for one of the applicants (Mr Luke Saraceni) in 2008/2009. No consultancy or association since 2009.

DAP member, Mr Dominic Snellgrove, declared an impartiality interest in item 8.1a and item 8.1b. Mr Snellgrove's company (Cameron Chisholm Nicol) were engaged by the proponent (Saracen Properties) approximately 3 years ago to provide design consultancy services on a multi residential project. No engagement since that project.

In accordance with section 4.6.1 and 4.6.2 of the DAP Standing Orders 2017, the Presiding Member determined that the members listed above, who have disclosed an impartiality interest, are permitted to participate in discussion and voting on the items.

7. Deputations and presentations

7.1 Mr Behnam Bordbar (Transcore) addressed the DAP in support of the application at Item 8.1a and Item 8.1b.

7.2 Mr Kevin Broughton (Insite Planning) addressed the DAP in support of the application at Item 8.1a and Item 8.1b. Mr Kevin Broughton and Mr Luke Saraceni answered questions from the panel.

7.3 Mr Luke Saraceni (Saracen Properties) addressed the DAP in support of the application at Item 8.1a and Item 8.1b. Mr Kevin Broughton and Mr Luke Saraceni answered questions from the panel.



7.4 Mr Rhys Bloxside, Mr Rod Peake, Mr Alan Smith (Shire of Murray) and Mr Cameron Bulstrode (Department of Planning, Lands and Heritage) answered questions from the panel.

8. Form 1 - Responsible Authority Reports – DAP Applications

8.1a Property Location: Lot 102 (50) Beacham Road, Ravenswood
Application Details: Combination of fuel sales and convenience retail and three takeaway food outlets
Applicant: Mr Kevin Broughton, Insite Planning
Owner: Stelisa Pty Ltd
Responsible authority: Shire of Murray
DAP File No: DAP/17/01226

REPORT RECOMMENDATION

Moved by: Cr David Bolt

Seconded by: Cr Casey Rose

That the Metro South-West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/17/01226 is appropriate for consideration as an unlisted land use (combination of fuel sales and convenience retail) and takeaway food outlets and is compatible with the objectives of the zoning table in accordance with Town Planning Scheme No. 4 of the Shire of Murray.
2. **Approve** DAP Application reference DAP/17/01226 and accompanying plans A.002 (Revision 6, dated 17 August 2017), DA102 (dated 13 December 2016) and DA103 (dated 13 December 2016) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the Shire of Murray Town Planning Scheme No. 4, subject to the following conditions:

Conditions

General

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
2. The development shall be constructed in accordance with the approved plans outlined in part 2 of the Officer Recommendation and any modifications required to be undertaken by the conditions below.
3. Prior to the lodgement of a building permit application, the elevation and floor plans (DA102 and DA103) shall be modified so as to be consistent with the approved site plan where necessary.
4. The development shall be connected to the reticulated sewer and water networks prior to commencement of any of the approved uses.
5. Prior to the commencement of site works, an acid-sulphate soils self-



assessment form and, if required as a result of the self-assessment, an acid sulphate soils report and an acid sulphate soils management plan shall be prepared and approved by the Department of Biodiversity, Conservation and Attractions. Where an acid sulphate soils management plan is required to be prepared, all site works shall be carried out in accordance with the approved plan.

6. Finished floor and surface levels of the development shall be at an appropriate level so as to ensure adequate protection from major storm events to the satisfaction of the local government.
7. The internal fencing shown on the approved elevation plans does not form part of this approval and shall not be constructed unless otherwise approved in writing by the local government.

Waste Management

8. Prior to lodgement of a building permit application, a waste management plan shall be prepared to the satisfaction of the local government demonstrating how the bin service yard will be designed, accessed and screened. The approved waste management plan shall be implemented prior to the commencement of any of the approved uses.
9. No bins, waste and other storage materials are permitted outside the bin service yard.

Construction Management

10. Prior to commencement of site works, a construction management plan shall be prepared to the satisfaction of the local government addressing the following:
 - i. Access to and from the site;
 - ii. The delivery of materials and equipment to the site;
 - iii. The storage of materials and equipment on the site;
 - iv. The parking arrangements for contractors and subcontractors;
 - v. Management of construction waste;
 - vi. Dust control;
 - vii. Hours during which onsite construction works are to be limited; and
 - viii. Other matters that have the potential to impact nearby properties.

The approved construction management plan shall be implemented at all times during site works.

Land Use

11. The buildings marked on the approved site plan as "Take-away" shall only be used as "take-away food outlets" as defined in the Shire of Murray Town Planning Scheme No. 4 unless otherwise approved in writing by the local government.
12. The building marked as "Service Station Building" on the approved site plan shall only be used for fuel sales and convenience retail unless otherwise approved in writing by the local government.



Street Network and Access

13. Prior to the lodgement of a building permit application, a traffic management plan shall be prepared to the satisfaction of the local government. The traffic management plan shall address vehicular and pedestrian safety within the site and ensure adequate separation and demarcation between light and heavy vehicles through line markings, kerbs and signage. The traffic management plan shall be implemented prior to commencement of any of the approved uses.
14. The parking bays and driveways are to be designed in accordance with the Australian Standard for Off Street Parking (AS 2890). Such areas shall be constructed, kerbed, drained and line-marked prior to commencement of any of the approved uses. The treatment of driveways within the site shall have regard to the approved traffic management plan required by the condition above.
15. Prior to the commencement of any of the approved uses, the portion of Beacham Road abutting the development site shall be upgraded and drained to a suitable industrial standard that can accommodate industrial vehicles at the landowner/applicant's cost to the satisfaction of the local government.
16. Crossovers to the development site shall be designed and constructed to the satisfaction of the local government on the advice of Main Roads WA generally consistent with the approved site plan and associated swept path plans (t16.312.sk05a and t16.312.sk06a).
17. Prior to the lodgement of a building permit application, the approved site plan shall be modified to show a shared path in Beacham Road adjacent to the development site. The shared path shall be constructed at the landowner/applicant's cost to the satisfaction of the local government.
18. Prior to the lodgement of a building permit application, the approved site plan shall be modified to show an appropriate pedestrian/cycle link between the shared path required by the condition above and the building marked as "Service Station Building" on the approved site plan to the satisfaction of the local government.
19. Prior to the lodgement of a building permit application, the approved site plan shall be modified so that the concrete footpath between car parking bay no. 28 and the front of the tenancy marked as "Take-away Option 2" is continuous.
20. No staff shall be permitted to park in any of the car parking bays numbered 1 through to 13.
21. Prior to commencement of any of the approved uses, a notification, pursuant to section 70A of the *Transfer of Land Act 1893* is to be placed on the certificate of title of the lot. The notification is to state as follows:

"Use of Beacham Road by Restricted Access Vehicles is subject to local government approval. The Shire reserves the right to amend any such approval should traffic safety or alternative transport options arise that align with better management of Restricted Access Vehicles using the site and surrounding road network."



22. Prior to commencement of any of the approved uses, a notification, pursuant to section 70A of the *Transfer of Land Act 1893* is to be placed on the certificate of title of the lot. The notification is to state as follows:

“Access to the existing Beacham Road from the current Primary Regional Road network (Pinjarra Road) is subject to change (which may include restricted or closed access) when Beacham Road is realigned to suit the future Primary Regional Road network.”

23. The air and water unit adjacent to car parking bay no. 13 shall be relocated to the car parking area adjacent to Pinjarra Road to the satisfaction of the local government.

Landscaping

24. Prior to the lodgement of a building permit application, details for the onsite and verge landscaping areas depicted on the approved site plan shall be approved by the local government and shall include the following:

- i. The location, number, size and species of proposed trees and shrubs;
- ii. Any lawns to be established;
- iii. Areas of irrigation;
- iv. How the landscaping will be maintained for its lifespan following establishment.
- v. Kerbing of landscaping areas; and
- vi. Placement of bollards in landscaping areas to prevent unauthorised vehicular access across the verge to Pinjarra Road.

The approved landscaping plan shall be implemented prior to commencement of any of the approved uses and thereafter maintained in a healthy condition to the satisfaction of the local government.

Drainage

25. Prior to the lodgement of a building permit application, a drainage management plan shall be prepared to the satisfaction of the local government. The drainage management plan shall address the local government’s Water Sensitive Urban Design Local Planning Policy and the Department of Water’s Water Quality Protection Notes 49 *Service stations* and 62 *Tanks for underground chemical storage*. The approved drainage management plan shall be implemented prior to commencement of any of the approved uses.
26. Stormwater that has the potential to be contaminated shall pass through a well-maintained litter and silt trap, then an appropriately designed and regularly maintained fuel and oil trap. Details addressing this condition shall be contained within the drainage management plan required by the condition above.

Spill Management

27. Prior to any petroleum being stored in the underground tanks, an emergency response plan shall be prepared to the satisfaction of the local government on advice from the Department of Water. The emergency response plan shall



address the Department of Water's Water Quality Protection Note 10
Contaminated spills – emergency response.

Signage, Colours and Materials

28. Signage does not form part of this approval. Prior to the installation and/or erection of any signs on the site, the prior written approval is required from the local government.
29. Prior to the lodgement of a building permit application, a building material and colour schedule for the external facades shall be submitted for approval by the local government. The approved schedule shall be implemented prior to commencement of any of the approved uses.

Advice Notes

1. Under the Shire of Murray Town Planning Scheme No. 4, a 'takeaway food outlet' means *"land and buildings which are used for the preparation and sale of food and refreshments to the public at large for consumption otherwise than on the premises concerned"*.
2. The underground petroleum storage tanks must be designed, installed and operated in accordance with Australian Standard AS 4898:2008 *The design, Installation and Operation of Underground Petroleum Storage Systems* and require licensing from the Department of Mines, Industry Regulation and Safety.
3. Prior to any use of Beacham Road by Restricted Access Vehicles, the landowner/applicant is advised that application will need to be made.

AMENDING MOTION

Moved by: Mr Ian Birch

Seconded by: Mr Tony Arias

To reword Condition 4 to read as follows:

Prior to commencement of any of the approved uses, the development shall be connected to a suitable on-site wastewater treatment system with nutrient retentive qualities to the satisfaction of the local government on the advice of the Department of Health and connected to the reticulated water network.

REASON: On advice from the shire, it has become evident that sewer connection to the site is not available and that a suitable alternate means of waste water disposal will have to be installed.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Mr Tony Arias

Seconded by: Mr Dominic Snellgrove

To delete Conditions 21 and 22 and include as Advice Notes, and remaining conditions renumbered accordingly.



REASON: Notifications pursuant to section 70A of the *Transfer of Land Act 1893* were not considered paramount to this application as potential future road planning is signalled in the Peel Region Scheme.

The Amending Motion was put and CARRIED (3/2).

For: Mr Ian Birch
Mr Tony Arias
Mr Dominic Snellgrove

Against: Cr David Bolt
Cr Casey Rose

REPORT RECOMMENDATION (AS AMENDED)

That the Metro South-West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/17/01226 is appropriate for consideration as an unlisted land use (combination of fuel sales and convenience retail) and takeaway food outlets and is compatible with the objectives of the zoning table in accordance with Town Planning Scheme No. 4 of the Shire of Murray.
2. **Approve** DAP Application reference DAP/17/01226 and accompanying plans A.002 (Revision 6, dated 17 August 2017), DA102 (dated 13 December 2016) and DA103 (dated 13 December 2016) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the Shire of Murray Town Planning Scheme No. 4, subject to the following conditions:

Conditions

General

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
2. The development shall be constructed in accordance with the approved plans outlined in part 2 of the Officer Recommendation and any modifications required to be undertaken by the conditions below.
3. Prior to the lodgement of a building permit application, the elevation and floor plans (DA102 and DA103) shall be modified so as to be consistent with the approved site plan where necessary.
4. Prior to commencement of any of the approved uses, the development shall be connected to a suitable on-site wastewater treatment system with nutrient retentive qualities to the satisfaction of the local government on the advice of the Department of Health and connected to the reticulated water network.
5. Prior to the commencement of site works, an acid-sulphate soils self-assessment form and, if required as a result of the self-assessment, an acid



sulphate soils report and an acid sulphate soils management plan shall be prepared and approved by the Department of Biodiversity, Conservation and Attractions. Where an acid sulphate soils management plan is required to be prepared, all site works shall be carried out in accordance with the approved plan.

6. Finished floor and surface levels of the development shall be at an appropriate level so as to ensure adequate protection from major storm events to the satisfaction of the local government.
7. The internal fencing shown on the approved elevation plans does not form part of this approval and shall not be constructed unless otherwise approved in writing by the local government.

Waste Management

8. Prior to lodgement of a building permit application, a waste management plan shall be prepared to the satisfaction of the local government demonstrating how the bin service yard will be designed, accessed and screened. The approved waste management plan shall be implemented prior to the commencement of any of the approved uses.
9. No bins, waste and other storage materials are permitted outside the bin service yard.

Construction Management

10. Prior to commencement of site works, a construction management plan shall be prepared to the satisfaction of the local government addressing the following:
 - i. Access to and from the site;
 - ii. The delivery of materials and equipment to the site;
 - iii. The storage of materials and equipment on the site;
 - iv. The parking arrangements for contractors and subcontractors;
 - v. Management of construction waste;
 - vi. Dust control;
 - vii. Hours during which onsite construction works are to be limited; and
 - viii. Other matters that have the potential to impact nearby properties.

The approved construction management plan shall be implemented at all times during site works.

Land Use

11. The buildings marked on the approved site plan as "Take-away" shall only be used as "take-away food outlets" as defined in the Shire of Murray Town Planning Scheme No. 4 unless otherwise approved in writing by the local government.
12. The building marked as "Service Station Building" on the approved site plan shall only be used for fuel sales and convenience retail unless otherwise approved in writing by the local government.



Street Network and Access

13. Prior to the lodgement of a building permit application, a traffic management plan shall be prepared to the satisfaction of the local government. The traffic management plan shall address vehicular and pedestrian safety within the site and ensure adequate separation and demarcation between light and heavy vehicles through line markings, kerbs and signage. The traffic management plan shall be implemented prior to commencement of any of the approved uses.
14. The parking bays and driveways are to be designed in accordance with the Australian Standard for Off Street Parking (AS 2890). Such areas shall be constructed, kerbed, drained and line-marked prior to commencement of any of the approved uses. The treatment of driveways within the site shall have regard to the approved traffic management plan required by the condition above.
15. Prior to the commencement of any of the approved uses, the portion of Beacham Road abutting the development site shall be upgraded and drained to a suitable industrial standard that can accommodate industrial vehicles at the landowner/applicant's cost to the satisfaction of the local government.
16. Crossovers to the development site shall be designed and constructed to the satisfaction of the local government on the advice of Main Roads WA generally consistent with the approved site plan and associated swept path plans (t16.312.sk05a and t16.312.sk06a).
17. Prior to the lodgement of a building permit application, the approved site plan shall be modified to show a shared path in Beacham Road adjacent to the development site. The shared path shall be constructed at the landowner/applicant's cost to the satisfaction of the local government.
18. Prior to the lodgement of a building permit application, the approved site plan shall be modified to show an appropriate pedestrian/cycle link between the shared path required by the condition above and the building marked as "Service Station Building" on the approved site plan to the satisfaction of the local government.
19. Prior to the lodgement of a building permit application, the approved site plan shall be modified so that the concrete footpath between car parking bay no. 28 and the front of the tenancy marked as "Take-away Option 2" is continuous.
20. No staff shall be permitted to park in any of the car parking bays numbered 1 through to 13.
21. The air and water unit adjacent to car parking bay no. 13 shall be relocated to the car parking area adjacent to Pinjarra Road to the satisfaction of the local government.

Landscaping

22. Prior to the lodgement of a building permit application, details for the onsite and verge landscaping areas depicted on the approved site plan shall be



approved by the local government and shall include the following:

- i. The location, number, size and species of proposed trees and shrubs;
- ii. Any lawns to be established;
- iii. Areas of irrigation;
- iv. How the landscaping will be maintained for its lifespan following establishment.
- v. Kerbing of landscaping areas; and
- vi. Placement of bollards in landscaping areas to prevent unauthorised vehicular access across the verge to Pinjarra Road.

The approved landscaping plan shall be implemented prior to commencement of any of the approved uses and thereafter maintained in a healthy condition to the satisfaction of the local government.

Drainage

23. Prior to the lodgement of a building permit application, a drainage management plan shall be prepared to the satisfaction of the local government. The drainage management plan shall address the local government's Water Sensitive Urban Design Local Planning Policy and the Department of Water's Water Quality Protection Notes 49 *Service stations* and 62 *Tanks for underground chemical storage*. The approved drainage management plan shall be implemented prior to commencement of any of the approved uses.
24. Stormwater that has the potential to be contaminated shall pass through a well-maintained litter and silt trap, then an appropriately designed and regularly maintained fuel and oil trap. Details addressing this condition shall be contained within the drainage management plan required by the condition above.

Spill Management

25. Prior to any petroleum being stored in the underground tanks, an emergency response plan shall be prepared to the satisfaction of the local government on advice from the Department of Water. The emergency response plan shall address the Department of Water's Water Quality Protection Note 10 *Contaminated spills – emergency response*.

Signage, Colours and Materials

26. Signage does not form part of this approval. Prior to the installation and/or erection of any signs on the site, the prior written approval is required from the local government.
27. Prior to the lodgement of a building permit application, a building material and colour schedule for the external facades shall be submitted for approval by the local government. The approved schedule shall be implemented prior to commencement of any of the approved uses.

Advice Notes

1. Under the Shire of Murray Town Planning Scheme No. 4, a 'takeaway food



outlet' means "land and buildings which are used for the preparation and sale of food and refreshments to the public at large for consumption otherwise than on the premises concerned".

2. The underground petroleum storage tanks must be designed, installed and operated in accordance with Australian Standard AS 4898:2008 *The design, Installation and Operation of Underground Petroleum Storage Systems* and require licensing from the Department of Mines, Industry Regulation and Safety.
3. Prior to any use of Beacham Road by Restricted Access Vehicles, the landowner/applicant is advised that application will need to be made.
4. Prior to commencement of any of the approved uses, a notification, pursuant to section 70A of the *Transfer of Land Act 1893* is to be placed on the certificate of title of the lot. The notification is to state as follows:

"Use of Beacham Road by Restricted Access Vehicles is subject to local government approval. The Shire reserves the right to amend any such approval should traffic safety or alternative transport options arise that align with better management of Restricted Access Vehicles using the site and surrounding road network."

5. Prior to commencement of any of the approved uses, a notification, pursuant to section 70A of the *Transfer of Land Act 1893* is to be placed on the certificate of title of the lot. The notification is to state as follows:

"Access to the existing Beacham Road from the current Primary Regional Road network (Pinjarra Road) is subject to change (which may include restricted or closed access) when Beacham Road is realigned to suit the future Primary Regional Road network."

REASON: In accordance with details contained in the Responsible Authority Report and Amending Motions.

The Report Recommendation (as amended) was put and CARRIED (3/2).

For: Mr Ian Birch
Mr Tony Arias
Mr Dominic Snellgrove

Against: Cr David Bolt
Cr Casey Rose

8.1b Property Location: Lot 102 (50) Beacham Road, Ravenswood
Application Details: Combination of fuel sales and convenience retail (use not listed under the Shire of Murray Town Planning Scheme No.4) and three takeaway food outlets (discretionary use under the Industrial Development zone of Scheme No.4).
Applicant: Mr Kevin Broughton, Insite Planning
Owner: Stelisa Pty Ltd
Responsible authority: Western Australian Planning Commission
DAP File No: DAP/17/01226



REPORT RECOMMENDATION

Moved by: Mr Tony Arias

Seconded by: Mr Dominic Snellgrove

That the Metro South-West JDAP resolves to:

1. **Approve** DAP Application reference DAP/17/01226 and accompanying plans A.002 (Revision 6, dated 17 August 2017), DA102 (Revision A – 13 December 2016) and DA103 (Revision A – 13 December 2016) in accordance with the provisions of the Peel Region Scheme, subject to the following conditions:

Conditions

1. Prior to the lodgement of a building permit application, the floor and elevation plans (DA102 and DA103) shall be modified so as to be consistent with the approved site plan (A.002 – Revision 6) where necessary.
2. The Beacham Road/Pinjarra Road intersection being upgraded at the full cost of the landowner/applicant, and to the specifications and satisfaction of Main Roads WA by:
 - i) the construction of a 70-metre left-turn ‘Short Auxiliary Lane’ into Beacham Road;
 - ii) the construction of a right-turn ‘truck bulge/waiting bay’ in the Pinjarra Road median area;
 - iii) widening of road pavement to facilitate access/egress for ‘B-Double’-heavy vehicles;
 - iv) installation/upgrading of kerbing; and
 - v) upgrading of drainage associated with the above listed road intersection improvements.
3. Signage for the proposed development does not form part of this approval.

Advice Notes:

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period the approval shall lapse and be of no further effect.
2. In respect to the condition requiring the upgrading of the Beacham Road/Pinjarra Road intersection, design details of the proposed road works shall be submitted to MRWA for approval prior to commencement of any works. MRWA has also advised that the landowner/applicant should obtain any regulatory permits required for the clearing of remnant vegetation associated with the upgrading of the Beacham Road/ Pinjarra Road intersection.
3. MRWA advises that a separate application for development approval should be made for any proposed commercial signage along Pinjarra Road.



AMENDING MOTION

Moved by: Cr David Bolt

Seconded by: Mr Tony Arias

To amend Condition 2 to read as follows:

The Beacham Road/Pinjarra Road intersection being upgraded at the full cost of the landowner/applicant, and to the specifications of Main Roads WA and to the satisfaction of the WAPC.

- i) the construction of a 70-metre left-turn 'Short Auxiliary Lane' into Beacham Road;*
- ii) the construction of a right-turn 'truck bulge/waiting bay' in the Pinjarra Road median area;*
- iii) widening of road pavement to facilitate access/egress for 'B-Double'-heavy vehicles;*
- iv) installation/upgrading of kerbing; and*
- v) upgrading of drainage associated with the above listed road intersection improvements.*

REASON: The WAPC must be the clearing authority for conditions. A condition must not leave open a requirement to obtain further future approval from a third party.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro South-West JDAP resolves to:

1. **Approve** DAP Application reference DAP/17/01226 and accompanying plans A.002 (Revision 6, dated 17 August 2017), DA102 (Revision A – 13 December 2016) and DA103 (Revision A – 13 December 2016) in accordance with the provisions of the Peel Region Scheme, subject to the following conditions:

Conditions

1. Prior to the lodgement of a building permit application, the floor and elevation plans (DA102 and DA103) shall be modified so as to be consistent with the approved site plan (A.002 – Revision 6) where necessary.
2. The Beacham Road/Pinjarra Road intersection being upgraded at the full cost of the landowner/applicant, and to the specifications of Main Roads WA and to the satisfaction of the WAPC.
 - i) the construction of a 70-metre left-turn 'Short Auxiliary Lane' into Beacham Road;
 - ii) the construction of a right-turn 'truck bulge/waiting bay' in the Pinjarra Road median area;
 - iii) widening of road pavement to facilitate access/egress for 'B-Double'-heavy vehicles;
 - iv) installation/upgrading of kerbing; and
 - v) upgrading of drainage associated with the above listed road intersection improvements.



3. Signage for the proposed development does not form part of this approval.

Advice Notes:

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period the approval shall lapse and be of no further effect.
2. In respect to the condition requiring the upgrading of the Beacham Road/Pinjarra Road intersection, design details of the proposed road works shall be submitted to MRWA for approval prior to commencement of any works. MRWA has also advised that the landowner/applicant should obtain any regulatory permits required for the clearing of remnant vegetation associated with the upgrading of the Beacham Road/ Pinjarra Road intersection.
3. MRWA advises that a separate application for development approval should be made for any proposed commercial signage along Pinjarra Road.

REASON: In accordance with details contained in the Responsible Authority Report and Amending Motion.

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

9. **Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval**

Nil

10. **Appeals to the State Administrative Tribunal**

Nil

11. **General Business / Meeting Close**

The Presiding Member reminded the meeting that in accordance with Section 7.3 of DAP Standing Order 2017 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.

There being no further business, the presiding member declared the meeting closed at 11:02 am.