



Metro South-West Joint Development Assessment Panel Minutes

Meeting Date and Time: 19/09/2019; 10:00am
Meeting Number: MSWJDAP/192
Meeting Venue: Shire of Murray, Council Chambers
1915 Pinjarra Road, Pinjarra

Attendance

DAP Members

Mr Tony Arias (Presiding Member)
Mr Clayton Higham (A/Deputy Presiding Member)
Mr Andrew Macliver (Specialist Member)
Cr David Bolt (Local Government Member, Shire of Murray)
Cr Casey Rose (Local Government Member, Shire of Murray)

Officers in attendance

Mr Rhys Bloxside (Shire of Murray)

Minute Secretary

Ms Mary-Ann Toner (Shire of Murray)

Applicants and Submitters

Mr Leroy Amprimo (Western Power)
Mr Andrew Boots (Western Power)

Members of the Public / Media

There were two members of the public in attendance.

1. Declaration of Opening

The Presiding Member declared the meeting open at 10:01am on 19 September 2019 and acknowledged the traditional owners and pay 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 2017 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Mr Tony Arias
Presiding Member, Metro South-West



The Presiding Member advised that 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 meeting would not be recorded.

2. Apologies

Ms Lee O'Donohue (Deputy Presiding Member)

3. Members on Leave of Absence

Panel member, Ms Lee O'Donohue has been granted leave of absence by the Director General for the period of 5 September 2019 to 19 September 2019 inclusive.

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 Andrew Boots (Western Power) addressed the DAP for the application at Item 8.1 and responded to questions from the panel.

8. Form 1 – Responsible Authority Reports – DAP Application

8.1 Property Location:	Lot 2 Munday Avenue, Pinjarra
Development Description:	General Industry
Applicant:	Western Power
Owner:	Western Australian Land Authority (trading as LandCorp)
Responsible Authority:	Shire of Murray
DAP File No:	DAP/19/01649



REPORT RECOMMENDATION

Moved by: Cr David Bolt

Seconded by: Cr Casey Rose

That the Metro South-West JDAP resolves to:

1. **Approve** DAP Application reference DAP/19/01649 and accompanying plans A1.0.01 Revision 2, A2.1.01 Revision 2, A2.2.01 Revision 1, A2.3.01 Revision 2, A5.0.01 Revision 1, A5.0.02 Revision 1, A5.0.03 Revision 1, A5.0.04 Revision 1, A5.1.01 Revision 2, A5.1.02 Revision 1, A5.2.01 Revision 1, A5.2.02 Revision 1, A5.3.01 Revision 2, 001 Revision 1, CI-520-DR-P1 Revision 1, A0.0.01 Revision 0, A0.0.02 Revision 0, A0.0.03 Revision 0 and A-SCH-01 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 Shire of Murray Town Planning Scheme No.4 and Peel Region Scheme, subject to the following conditions:

Conditions

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 and any modifications required to be undertaken by the conditions of approval outlined below.
3. Prior to the commencement of site works, a construction management plan shall be prepared to the satisfaction of the local government addressing the following:
 - a. access to and from the site;
 - b. the delivery of materials and equipment to the site;
 - c. the storage of materials and equipment on the site;
 - d. the parking arrangements for contractors and subcontractors;
 - e. management of waste construction;
 - f. dust control;
 - g. hours during which onsite construction works are to be limited; and
 - h. other matters that have the potential to impact nearby properties.
4. Crossovers shall be designed or constructed in accordance with the Pinjarra Industrial Estate Design Guidelines Local Planning Policy to the satisfaction of the local government.
5. The internal parking bays and trafficable areas shall be designed and constructed in accordance with the Australian Standard for Off Street Parking (AS 2890). Such areas shall be constructed, drained, kerbed and line-marked prior to commencement of use and thereafter maintained to a high standard of repair.



6. The approved landscaping plan shall be modified to the satisfaction of the local government to include landscaping strips along a forward section of each side boundary (i.e. between the front boundary and the building line) and a minimum of seven trees evenly spaced within the verge area abutting the site.
7. Prior to commencement of use, an approved stormwater management plan is to be implemented to the satisfaction of the local government.
8. Prior to the commencement of use, any vehicular wash down areas are to be connected to a silt/fuel/oil trap to ensure detergent or solvent contaminated water is not discharged into the ground. The surfaces of vehicular wash down and servicing areas are to be impermeable hardstand and contoured to direct contaminated water to the silt/fuel/oil trap.
9. All fencing across the front boundary and within 25 metres of the front boundary shall be powder coated in black and designed in accordance with the Pinjarra Industrial Estate Design Guidelines Local Planning Policy.
10. All open storage areas, including areas marked on the approved site plan as 'poles stores', 'trailer parking', 'fire fighting plant', and 'pole top rescue' shall be neatly organised at all times to the satisfaction of the local government.
11. No bins or waste are permitted to be stored outside the waste storage area marked on the approved site plan.
12. All internal and external lighting shall be timer and/or motion controlled where practicable to the satisfaction of the local government.
13. All roof mounted plant and equipment such as air conditioners and compressors shall be screened from view from the street or otherwise integrated with the building to the satisfaction of the local government.

Advice Notes

1. In regard to condition 6 regarding the modification of the approved landscaping plan, the required modifications may impact the approved site and therefore a fresh site plan may need to be submitted with any building permit application.
2. The approved plans do not include any proposals for signage. A separate planning application is required to be made prior to any signage being erected or installed.



AMENDING MOTION

Moved by: Mr Clayton Higham

Seconded by: Cr David Bolt

That a new condition (No.14) be added to read as follows:

The façade of the fleet workshop facing Munday Avenue shall be modified to incorporate additional design or architectural features that improve its visual amenity to the satisfaction of the Local Government.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To improve the visual amenity of the frontage of Munday Avenue as per Pinjarra Industrial Estate Design Guidelines.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro South-West JDAP resolves to:

- 1. Approve** DAP Application reference DAP/19/01649 and accompanying plans A1.0.01 Revision 2, A2.1.01 Revision 2, A2.2.01 Revision 1, A2.3.01 Revision 2, A5.0.01 Revision 1, A5.0.02 Revision 1, A5.0.03 Revision 1, A5.0.04 Revision 1, A5.1.01 Revision 2, A5.1.02 Revision 1, A5.2.01 Revision 1, A5.2.02 Revision 1, A5.3.01 Revision 2, 001 Revision 1, CI-520-DR-P1 Revision 1, A0.0.01 Revision 0, A0.0.02 Revision 0, A0.0.03 Revision 0 and A-SCH-01 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 Shire of Murray Town Planning Scheme No.4 and Peel Region Scheme, subject to the following conditions:

Conditions

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 and any modifications required to be undertaken by the conditions of approval outlined below.
3. Prior to the commencement of site works, a construction management plan shall be prepared to the satisfaction of the local government addressing the following:
 - a. access to and from the site;
 - b. the delivery of materials and equipment to the site;
 - c. the storage of materials and equipment on the site;
 - d. the parking arrangements for contractors and subcontractors;
 - e. management of waste construction;
 - f. dust control;
 - g. hours during which onsite construction works are to be limited; and



- h. other matters that have the potential to impact nearby properties.
4. Crossovers shall be designed or constructed in accordance with the Pinjarra Industrial Estate Design Guidelines Local Planning Policy to the satisfaction of the local government.
 5. The internal parking bays and trafficable areas shall be designed and constructed in accordance with the Australian Standard for Off Street Parking (AS 2890). Such areas shall be constructed, drained, kerbed and line-marked prior to commencement of use and thereafter maintained to a high standard of repair.
 6. The approved landscaping plan shall be modified to the satisfaction of the local government to include landscaping strips along a forward section of each side boundary (i.e. between the front boundary and the building line) and a minimum of seven trees evenly spaced within the verge area abutting the site.
 7. Prior to commencement of use, an approved stormwater management plan is to be implemented to the satisfaction of the local government.
 8. Prior to the commencement of use, any vehicular wash down areas are to be connected to a silt/fuel/oil trap to ensure detergent or solvent contaminated water is not discharged into the ground. The surfaces of vehicular wash down and servicing areas are to be impermeable hardstand and contoured to direct contaminated water to the silt/fuel/oil trap.
 9. All fencing across the front boundary and within 25 metres of the front boundary shall be powder coated in black and designed in accordance with the Pinjarra Industrial Estate Design Guidelines Local Planning Policy.
 10. All open storage areas, including areas marked on the approved site plan as 'poles stores', 'trailer parking', 'fire fighting plant', and 'pole top rescue' shall be neatly organised at all times to the satisfaction of the local government.
 11. No bins or waste are permitted to be stored outside the waste storage area marked on the approved site plan.
 12. All internal and external lighting shall be timer and/or motion controlled where practicable to the satisfaction of the local government.
 13. All roof mounted plant and equipment such as air conditioners and compressors shall be screened from view from the street or otherwise integrated with the building to the satisfaction of the local government.
 14. The façade of the fleet workshop facing Munday Avenue shall be modified to incorporate additional design or architectural features that improve its visual amenity to the satisfaction of the Local Government.



Advice Notes

1. In regard to condition 6 regarding the modification of the approved landscaping plan, the required modifications may impact the approved site and therefore a fresh site plan may need to be submitted with any building permit application.
2. The approved plans do not include any proposals for signage. A separate planning application is required to be made prior to any signage being erected or installed.

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

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

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 announced 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 10:29am.