



## Minutes of the Metro North West Joint Development Assessment Panel

**Meeting Date and Time:** 11 June 2018; 9:00am  
**Meeting Number:** MNWJDAP/215  
**Meeting Venue:** Department of Planning, Lands and Heritage  
140 William Street, Perth

### Attendance

#### DAP Members

Ms Karen Hyde (Presiding Member)  
Mr Ray Haeren (Deputy Presiding Member)  
Mr Jason Hick (A/Specialist Member)

#### *Item 8.1*

Cr Christine Hamilton-Prime (Local Government Member, City of Joondalup)  
Cr Philippa Taylor (Local Government Member, City of Joondalup)

#### *Item 8.2*

Cr Giovanni Italiano (Local Government Member, City of Stirling)  
Cr Bianca Sandri (Local Government Member, City of Stirling)

#### Officers in attendance

#### *Item 8.1*

Mr Blake Eldridge (City of Joondalup)  
Mr Chris Leigh (City of Joondalup)

#### *Item 8.2*

Ms Kate Miller (City of Stirling)  
Ms Giovanna Lumbaca (City of Stirling)  
Mr Greg Bowering (City of Stirling)

#### Minute Secretary

Ms Zoe Hendry (Department of Planning, Lands and Heritage)

#### Applicants and Submitters

#### *Item 8.1*

Mr Sean Fairfoul (Rowe Group)

#### *Item 8.2*

Mr Neil Teo (Dynamic Planning and Developments)  
Mr Reegan Cake (Dynamic Planning and Developments)  
Mr Behnam Bordbar (Transcore)  
Mr Robin White (Transcore)

#### Members of the Public / Media

There was 3 member of the public in attendance.



## 1. Declaration of Opening

The Presiding Member declared the meeting open at 9.02am on 11 June 2018 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 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 John Syme (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 Ray Haeren, declared an Impartiality Interest in item 8.1. Mr Haeren is a director and employee of Urbis. Vicinity are a client of Urbis, however Mr Haeren and Urbis have not acted in any capacity for this site or on this application.

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



## 7. Deputations and Presentations

- 7.1 Mr Sean Fairfoul (Rowe Group) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.
- 7.2 Mr Chris Leigh (City of Joondalup) addressed the DAP in relation to the application at Item 8.1.

***The presentations at Items 7.1 - 7.2 were heard prior to the application at Item 8.1.***

- 7.3 Mr Neil Teo (Dynamic Planning and Developments) addressed the DAP in support of the application at Item 8.2 and responded to questions from the panel.
- 7.4 Mr Behnam Bordbar (Transcore) addressed the DAP in support of the application at Item 8.2.
- 7.5 Mr Greg Bowering (City of Stirling) addressed the DAP in relation to the application at Item 8.2 and responded to questions from the panel.

***The presentations at Items 7.3 - 7.5 were heard prior to the application at Item 8.2.***

## 8. Form 1 – Responsible Authority Reports – DAP Applications

- |                          |  |
|--------------------------|--|
| 8.1 Property Location:   | Lot 1002 Beach Road, Warwick               |
| Development Description: | Re-configuration & addition of supermarket |
| Applicant:               | Mr Sean Fairfoul (Rowe Group)              |
| Owner:                   | Vicinity Custodian Pty Ltd                 |
| Responsible Authority:   | City of Joondalup                          |
| DAP File No:             | DAP/18/01396                               |

### REPORT RECOMMENDATION

**Moved by:** Cr Philippa Taylor      **Seconded by:** Cr Christine Hamilton-Prime

That the Metro North West Joint Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/18/01396 and accompanying plans Attachment 2 in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of Clause 3.7.2 and clause 4.5.1 of the City of Joondalup District Planning Scheme No. 2, subject to the following conditions as follows:

### 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. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
3. A full schedule of colours and materials for all exterior parts to the development (including any retaining walls) shall be submitted to and approved by the City prior to the commencement of development. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.
4. All development shall be contained within the property boundaries.
5. Any proposed building plant and equipment, including air conditioning units, piping, ducting and water tanks shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings. Details shall be submitted to and approved by the City prior to the commencement of development. Development shall be in accordance with these approved details.
6. The vehicle bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Commercial Vehicle Facilities (AS2890.2:2002), prior to the occupation of the development. These bays, driveways and access points are to be thereafter maintained to the satisfaction of the City.
7. Detailed landscaping plans shall be submitted to and approved by the City prior to the commencement of development. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and shall:
  - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
  - Provide new/replacement trees as indicated on the landscape concept plan.
  - Show spot levels and/or contours of the site;
  - Indicate natural vegetation to be retained and the proposed manner in which this will be managed in accordance with the submitted landscape concept plan;
  - Be based on water sensitive urban design principles to the satisfaction of the City;
  - Be based on Designing out Crime principles to the satisfaction of the City; and
  - Show all irrigation design details.
8. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.



## AMENDING MOTION

**Moved by:** Ms Karen Hyde

**Seconded by:** Mr Ray Haeren

That Condition 7 be amended to read as follows:

7. *Detailed landscaping plans shall be submitted to and approved by the City prior to the commencement of earthworks. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and shall:*
- *Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;*
  - *Provide new/replacement trees as indicated on the landscape concept plan.*
  - *Show spot levels and/or contours of the site;*
  - *Indicate natural vegetation to be retained and the proposed manner in which this will be managed in accordance with the submitted landscape concept plan;*
  - *Be based on water sensitive urban design principles to the satisfaction of the City;*
  - *Be based on Designing out Crime principles to the satisfaction of the City;*  
*and*
  - *Show all irrigation design details.*

**REASON:** To allow the applicant to carry out internal servicing immediately and maintaining the need to ensure appropriate bush land clearance prior to the approval of the landscape plans.

That new advice Note (No.1) be added to read as follows:

*In relation to condition 7, that the liaison between the applicant and the city will relate to maximising retention of substantial trees and ensuring an aesthetic outcome. The replacement species selection shall be of a low level ground cover.*

**REASON:** To ensure the general information required of the landscape plans is clarified.

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

## REPORT RECOMMENDATION (AS AMENDED)

That the Metro North West Joint Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/18/01396 and accompanying plans Attachment 2 in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of Clause 3.7.2 and clause 4.5.1 of the City of Joondalup District Planning Scheme No. 2, subject to the following conditions as follows:

### 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. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
3. A full schedule of colours and materials for all exterior parts to the development (including any retaining walls) shall be submitted to and approved by the City prior to the commencement of development. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.
4. All development shall be contained within the property boundaries.
5. Any proposed building plant and equipment, including air conditioning units, piping, ducting and water tanks shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings. Details shall be submitted to and approved by the City prior to the commencement of development. Development shall be in accordance with these approved details.
6. The vehicle bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Commercial Vehicle Facilities (AS2890.2:2002), prior to the occupation of the development. These bays, driveways and access points are to be thereafter maintained to the satisfaction of the City.
7. Detailed landscaping plans shall be submitted to and approved by the City prior to the commencement of earthworks. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and shall:
  - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
  - Provide new/replacement trees as indicated on the landscape concept plan.
  - Show spot levels and/or contours of the site;
  - Indicate natural vegetation to be retained and the proposed manner in which this will be managed in accordance with the submitted landscape concept plan;
  - Be based on water sensitive urban design principles to the satisfaction of the City;
  - Be based on Designing out Crime principles to the satisfaction of the City; and
  - Show all irrigation design details.
8. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.

#### **Advice Note**

1. In relation to condition 7, that the liaison between the applicant and the city will relate to maximising retention of substantial trees and ensuring an aesthetic outcome. The replacement species selection shall be of a low level ground cover.



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

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

*Cr Christine Hamilton-Prime and Cr Philippa Taylor (City of Joondalup) left the panel at 9:21am.*

*Cr Bianca Sandri and Cr Giovanni Italiano (City of Stirling) joined the panel at 9:21am*

**8.2** Property Location: Lot 3 (104) Erindale Road, Balcatta  
Development Description: Service Station and Accompanying Take Away  
Applicant: Mr Neil Teo (Dynamic Planning and Developments)  
Owner: Joyress Pty Ltd  
Responsible Authority: City of Stirling  
DAP File No: DAP/17/01350

## REPORT RECOMMENDATION

**Moved by:** Cr Bianca Sandri

**Seconded by:** Cr Giovanni Italiano

That the Metro North-West JDAP resolves to:

**Approve** DAP Application reference DAP/17/01350 and accompanying plans (Attachment 1) for a Mixed Use Commercial Development - Service Station and Accompanying Take Away at Lot 3, House Number 104 Erindale Road, Balcatta, in accordance with *Schedule 2, Clause 68 (2) of the Planning and Development (Local Planning Scheme) Regulations 2015* subject to the following conditions:

### Conditions

1. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City. The plans approved as part of this application form part of the planning approval issued.
2. Revised development plans, to the satisfaction of the City of Stirling shall be submitted to address the following:
  - a) Reduced gross floor area of 50m<sup>2</sup> and provide an additional 50m<sup>2</sup> of landscaping so as to satisfy the objectives of Local Planning Policy 6.6 – Landscaping and requirements of Local Planning Policy 6.7 – Parking and Access;
  - b) The blade walls and associated signs attached to the Service Station and Fast Food Outlet abutting Balcatta Road are to be removed so as to satisfy the objectives of Local Planning Policy 6.1 – Advertising Signs;
  - c) The Created Roof signs attached to the Fast Food Outlets are to be no greater than 3.0m<sup>2</sup> in area so as to satisfy the requirements of Local Planning Policy 6.1 - Advertising Signs;
  - d) The Ground Based directional sign associated with the Service Station is to be removed so as to satisfy the objectives of Local Planning Policy 6.1 – Advertising Signs;



- e) The Ground Based direction signs associated with the Drive Through Fast Food Outlet are to be no higher than 1.2 metres so as to satisfy the requirements of Local Planning Policy 6.1 – Advertising Signs
- f) The Monolith sign located on Balcatta Road is to be no higher than 6.0m and no wider than 2.0m so as to satisfy the objectives of Local Planning Policy 6.1 – Advertising Signs.

The revised plans are to be provided to the City at or before the time an application is made for a building permit.

- 3. Prior to the commencement of the approved uses 51 car parking bays and related access ways as shown on the approved plans shall be constructed and thereafter maintained in accordance with the relevant Australian Standards for off street parking.
- 4. The development shall be provided with one disabled car bay on site and be provided in compliance with the requirements of Australian Standards AS 2890 – Parking Facilities Part 1: Off-street car parking.
- 5. The proposed crossover/s shall be designed and constructed in accordance with the City of Stirling's Crossover Policy to the satisfaction of the City of Stirling.
- 6. Any existing crossovers not included as part of the proposed development on the approved plan are to be removed. New kerbing and verge to be reinstated to the satisfaction of the City of Stirling.
- 7. The illumination of the proposed signage shall not flash, pulsate, chase, or otherwise cause a nuisance to an adjoining site or the local area to the satisfaction of the City of Stirling.
- 8. Prior to the occupation of the development, nine (9) advanced trees must be planted on site in the area indicated on the development plans and be maintained thereafter.
- 9. The trees *Lagerstroemia Indica* and *Corymbia Ficifolia* (of regular sized varieties, rather than the proposed dwarf varieties) shall be planted.
- 10. One (1) additional shade tree is required on site along the Balcatta Road frontage in accordance with Local Planning Policy 6.6 – Landscaping.
- 11. All signs are to be related to the services and products available from the premises.
- 12. Stormwater from all roofed and paved areas to be collected and contained on site.
- 13. Pedestrian pathways providing wheelchair accessibility connecting all entries to buildings with the public footpath and car parking areas, to comply with Australian Standards AS/NZS1428.1-2009 (Design for access and mobility – General requirements for access – New building work).



14. A minimum of eight (8) bicycle parking bays shall be provided on site prior to occupation of the development. The design and construction of the bike bays shall be in accordance with Australian Standards AS 2890.3-1993 Parking Facilities Part 3: Bicycle Parking.
15. Lighting to be provided under all awnings, in all parking areas, service areas, of all footpaths, of all entry points and of key elements and features of the building and landscaping.
16. Any outside lighting to comply with Australian Standards AS 4282-1997 for the control of obstructive effects of outdoor lighting and must not spill into any adjacent residential premises.
17. All ground floor external walls and retaining walls are to be treated with an anti-graffiti coating to reduce the likelihood of graffiti and improve ease of graffiti removal.
18. No goods or materials being stored, either temporarily or permanently, in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards, where provided.
19. A Site Management Plan shall be submitted to the City of Stirling prior to commencement of works. The Site Management Plan shall address dust, noise, waste management, storage of materials, traffic and site safety/security. The Site Management Plan is to be complied with for the duration of the construction of the development.

#### **Advice Notes**

1. All street trees adjoining the subject land that are not conditioned for removal are to be retained and protected throughout the duration of the development. Should these trees die, decline, be damaged or are removed, charges will apply as per the City's Street and Reserve Tree Policy. Part of or all of your Verge Bond may be retained to cover the associated costs and further penalties and/or legal action may occur.
2. With respect to the Advanced Trees, an Advanced Tree is defined in Local Planning Policy 6.11 as: a tree which requires planting in at least a 90 litre container or greater size and which is at least 2 metres in height and at least 2 years of age.
3. All works within the road reserve require separate approval through the City's Engineering Design Business Unit.
4. All construction works to comply with the requirements of the Environmental Protection Act 1986 and the Environmental Protection (Noise) Regulations 1997.
5. The level of noise emanating from all fixed plant and equipment installed at the premises not to exceed that prescribed in the Environmental Protection Act 1986 and Environmental Protection (Noise) Regulations 1997.
6. Delivery times to be restricted between 7.00am and 7.00pm Monday to Saturday and not on a Sunday or Public Holiday.



7. Full plans and specifications of the food premises are to be submitted with the building licence for a separate Health assessment and approval. The application must be in accordance with the Food Act 2008 and the Australia New Zealand Food Standards Code following details will be required to support the application:
  - a) Two copies of scale floor plans showing the position of all fixtures and equipment (scale 1:50);
  - b) Two copies of scaled sectional elevation plans showing the position of all fixtures and equipment;
  - c) Finishes of every wall, floor and ceiling;
  - d) Indication of hot and cold water supply and waste water services;
  - e) Mechanical exhaust ventilation;
  - f) Location of all sinks including hand washbasins;
  - g) Grease trap – where applicable and in accordance with Water Corporation (Trade Waste Section) requirements;
  - h) Bin storage enclosure with wash down facilities.
8. Any fixtures like coffee machines must be connected to sewer.
9. The design and construction of the all food premises must provide adequate space for which the premises is used.
10. Details of the level and type of food preparation are to be provided.
11. The designated hand wash basin/s must be a minimum of 11L in capacity and is requires to have an instant supply of warm water through a single outlet at all times.
12. Sufficient hand wash basin/s are required to be installed in each food premises.
13. An Environmental Health Officer is to be contacted to arrange a final inspection prior to commencement of trade.
14. The Food premises must complete a Food Premises Notification-Registration Form and return to the City.
15. The bin enclosure is required to comply with the requirements of the City's Waste Management Local Law 2010 and must be large enough to handle the waste produced from the premises.
16. Waste collections to be restricted between 7.00am and 7.00pm Monday to Saturday or 9.00am and 7.00pm on Sundays and Public Holiday.
17. Any outside lighting to meet Australian Standards AS 4282-1997 for the control of obstructive effects of outdoor lighting and must not spill into any residential premises.
18. Ensure that all aspects of the City's Local Law relating to the Prevention and Abatement of Dust and Liquid Waste are complied with both during and after demolition.



## AMENDING MOTION

**Moved by:** Cr Bianca Sandri

**Seconded by:** Cr Giovanni Italiano

That conditions 2a, 2d and 2f be deleted and remaining conditions be renumbered accordingly.

**REASON:** These aspects of the condition were not regarded as appropriate for this development application.

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

## AMENDING MOTION

**Moved by:** Mr Ray Haeren

**Seconded by:** Ms Karen Hyde

To amend 2e (now 2c) to read:

*The Ground Based direction signs associated with the Service Station and Drive Through Fast Food Outlet are to be no higher than 1.2 metres so as to satisfy the requirements of Local Planning Policy 6.1 - Advertising Signs.*

**REASON:** To clarify that the condition relates to the service station and Drive Through Fast Food.

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

## REPORT RECOMMENDATION (AS AMENDED)

That the Metro North-West JDAP resolves to:

**Approve** DAP Application reference DAP/17/01350 and accompanying plans (Attachment 1) for a Mixed Use Commercial Development - Service Station and Accompanying Take Away at Lot 3, House Number 104 Erindale Road, Balcatta, in accordance with *Schedule 2, Clause 68 (2) of the Planning and Development (Local Planning Scheme) Regulations 2015* subject to the following conditions:

### Conditions

1. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City. The plans approved as part of this application form part of the planning approval issued.
2. Revised development plans, to the satisfaction of the City of Stirling shall be submitted to address the following:
  - a) The blade walls and associated signs attached to the Service Station and Fast Food Outlet abutting Balcatta Road are to be removed so as to satisfy the objectives of Local Planning Policy 6.1 – Advertising Signs;
  - b) The Created Roof signs attached to the Fast Food Outlets are to be no greater than 3.0m<sup>2</sup> in area so as to satisfy the requirements of Local Planning Policy 6.1 - Advertising Signs;



- c) The Ground Based direction signs associated with the Service Station and Drive Through Fast Food Outlet are to be no higher than 1.2 metres so as to satisfy the requirements of Local Planning Policy 6.1 – Advertising Signs

The revised plans are to be provided to the City at or before the time an application is made for a building permit.

3. Prior to the commencement of the approved uses 51 car parking bays and related access ways as shown on the approved plans shall be constructed and thereafter maintained in accordance with the relevant Australian Standards for off street parking.
4. The development shall be provided with one disabled car bay on site and be provided in compliance with the requirements of Australian Standards AS 2890 – Parking Facilities Part 1: Off-street car parking.
5. The proposed crossover/s shall be designed and constructed in accordance with the City of Stirling's Crossover Policy to the satisfaction of the City of Stirling.
6. Any existing crossovers not included as part of the proposed development on the approved plan are to be removed. New kerbing and verge to be reinstated to the satisfaction of the City of Stirling.
7. The illumination of the proposed signage shall not flash, pulsate, chase, or otherwise cause a nuisance to an adjoining site or the local area to the satisfaction of the City of Stirling.
8. Prior to the occupation of the development, nine (9) advanced trees must be planted on site in the area indicated on the development plans and be maintained thereafter.
9. The trees *Lagerstroemia Indica* and *Corymbia Ficifolia* (of regular sized varieties, rather than the proposed dwarf varieties) shall be planted.
10. One (1) additional shade tree is required on site along the Balcatta Road frontage in accordance with Local Planning Policy 6.6 – Landscaping.
11. All signs are to be related to the services and products available from the premises.
12. Stormwater from all roofed and paved areas to be collected and contained on site.
13. Pedestrian pathways providing wheelchair accessibility connecting all entries to buildings with the public footpath and car parking areas, to comply with Australian Standards AS/NZS1428.1-2009 (Design for access and mobility – General requirements for access – New building work).
14. A minimum of eight (8) bicycle parking bays shall be provided on site prior to occupation of the development. The design and construction of the bike bays shall be in accordance with Australian Standards AS 2890.3-1993 Parking Facilities Part 3: Bicycle Parking.



15. Lighting to be provided under all awnings, in all parking areas, service areas, of all footpaths, of all entry points and of key elements and features of the building and landscaping.
16. Any outside lighting to comply with Australian Standards AS 4282-1997 for the control of obstructive effects of outdoor lighting and must not spill into any adjacent residential premises.
17. All ground floor external walls and retaining walls are to be treated with an anti-graffiti coating to reduce the likelihood of graffiti and improve ease of graffiti removal.
18. No goods or materials being stored, either temporarily or permanently, in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards, where provided.
19. A Site Management Plan shall be submitted to the City of Stirling prior to commencement of works. The Site Management Plan shall address dust, noise, waste management, storage of materials, traffic and site safety/security. The Site Management Plan is to be complied with for the duration of the construction of the development.

#### **Advice Notes**

1. All street trees adjoining the subject land that are not conditioned for removal are to be retained and protected throughout the duration of the development. Should these trees die, decline, be damaged or are removed, charges will apply as per the City's Street and Reserve Tree Policy. Part of or all of your Verge Bond may be retained to cover the associated costs and further penalties and/or legal action may occur.
2. With respect to the Advanced Trees, an Advanced Tree is defined in Local Planning Policy 6.11 as: a tree which requires planting in at least a 90 litre container or greater size and which is at least 2 metres in height and at least 2 years of age.
3. All works within the road reserve require separate approval through the City's Engineering Design Business Unit.
4. All construction works to comply with the requirements of the Environmental Protection Act 1986 and the Environmental Protection (Noise) Regulations 1997.
5. The level of noise emanating from all fixed plant and equipment installed at the premises not to exceed that prescribed in the Environmental Protection Act 1986 and Environmental Protection (Noise) Regulations 1997.
6. Delivery times to be restricted between 7.00am and 7.00pm Monday to Saturday and not on a Sunday or Public Holiday.
7. Full plans and specifications of the food premises are to be submitted with the building licence for a separate Health assessment and approval. The application must be in accordance with the Food Act 2008 and the Australia



New Zealand Food Standards Code following details will be required to support the application:

- a) Two copies of scale floor plans showing the position of all fixtures and equipment (scale 1:50);
  - b) Two copies of scaled sectional elevation plans showing the position of all fixtures and equipment;
  - c) Finishes of every wall, floor and ceiling;
  - d) Indication of hot and cold water supply and waste water services;
  - e) Mechanical exhaust ventilation;
  - f) Location of all sinks including hand washbasins;
  - g) Grease trap – where applicable and in accordance with Water Corporation (Trade Waste Section) requirements;
  - h) Bin storage enclosure with wash down facilities.
8. Any fixtures like coffee machines must be connected to sewer.
  9. The design and construction of the all food premises must provide adequate space for which the premises is used.
  10. Details of the level and type of food preparation are to be provided.
  11. The designated hand wash basin/s must be a minimum of 11L in capacity and is requires to have an instant supply of warm water through a single outlet at all times.
  12. Sufficient hand wash basin/s are required to be installed in each food premises.
  13. An Environmental Health Officer is to be contacted to arrange a final inspection prior to commencement of trade.
  14. The Food premises must complete a Food Premises Notification-Registration Form and return to the City.
  15. The bin enclosure is required to comply with the requirements of the City's Waste Management Local Law 2010 and must be large enough to handle the waste produced from the premises.
  16. Waste collections to be restricted between 7.00am and 7.00pm Monday to Saturday or 9.00am and 7.00pm on Sundays and Public Holiday.
  17. Any outside lighting to meet Australian Standards AS 4282-1997 for the control of obstructive effects of outdoor lighting and must not spill into any residential premises.
  18. Ensure that all aspects of the City's Local Law relating to the Prevention and Abatement of Dust and Liquid Waste are complied with both during and after demolition.

**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**

The Presiding Member noted the following State Administrative Tribunal Applications -

Current Applications		
LG Name	Property Location	Application Description
City of Stirling	Lots 32, 105 and 400 Tenth Avenue and Lot 33 Eleventh Avenue, Inglewood	ALDI Shop and Associated Parking
City of Stirling	Lot 18 (6) Wanneroo Road, Yokine	Extension to the Shopping Centre (Dog Swamp)
City of Stirling	Lot 356 (152) Scarborough Beach Road, Scarborough	Mixed Use Development
City of Stirling	Lot 14691 (2) Plantation Street, Menora	Retirement Complex
City of Wanneroo	Lot 140 (81) Ghost Gum Boulevard, Banksia Grove	Motor Vehicle Repair

**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 9.54am.

*Karen Hyde*