



Kimberley/Pilbara/Gascoyne Joint Development Assessment Panel Minutes

Meeting Date and Time: 16 May 2019, 10.00am
Meeting Number: KPGJDAP/19
Meeting Venue: Department of Planning, Lands and Heritage
140 William Street, Perth

Attendance

DAP Members

Mr Eugene Koltasz (Presiding Member)
Ms Samantha Thompson (Deputy Presiding Member)
Mr Patrick Dick (Specialist Member)
Cr Grant Cucel (Local Government Member, City of Karratha) – *via teleconference*
Cr Evette Smeathers (Local Government Member, City of Karratha) – *via teleconference*

Officers in attendance

Mr Chris Sayer (City of Karratha) – *via teleconference*
Mr Ryan Hall (City of Karratha) – *via teleconference*

Minute Secretary

Ms Ashlee Kelly (DAP Secretariat)

Applicants and Submitters

Mr Robert Dye (Emirge)
Mr Sean Todd (Pilbara Motor Group)

Members of the Public / Media

Nil

1. Declaration of Opening

The Presiding Member declared the meeting open at 10.01am on 16 May 2019 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

Nil

3. Members on Leave of Absence

Nil

4. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of Interests

Nil

7. Deputations and Presentations

Nil

8. Form 1 – Responsible Authority Reports – DAP Application

8.1	Property Location:	Lot 7 Corringer Avenue, Gap Ridge
	Development Description:	Proposed Motor Vehicle Sales and Repair
	Applicant:	Emirge
	Owner:	Largestar Investments ATF Watson Trust
	Responsible Authority:	City of Karratha
	DAP File No:	DAP/19/01590

REPORT RECOMMENDATION

Moved by: Cr Grant Cucel

Seconded by: Cr Evette Smeathers

That the Kimberley, Pilbara, Gascoyne JDAP resolves to:

Approve DAP Application reference DAP/19/01590 and accompanying plans:

- a) Site Plan: Revision G: Date 1/5/19: Sheet DA01 (Attachment 4)
- b) Ground Floor Plan: Revision G: Date 1/5/19: Sheet DA02 (Attachment 4)
- c) First Floor Plan: Revision G: Date 1/5/19: Sheet DA03 (Attachment 4)
- d) Elevation Plans: Revision G: Date 1/5/19: Sheet DA04 (Attachment 4)
- e) Stormwater Management Plan: Drawing NO.PC19018-C1-325: Rev A: Date March 19 (Attachment 5)



- f) ARB Title: Signage External Pylon: Version 3: Date 14/12/17 (Attachment 6)
- g) Nissan Generic Signage: Diagram 1 – Sign Arrangement: BSG038B_c: Rev0: Date 23-Jun17 (Attachment 6)
- h) Holden New Image – 6.5m Pylon: Drawing Type – Construction: Drawing
- i) No.GMH00223-01: Issue A (Attachment 6)
- j) Isuzu 7m Pylon: Date Drawn: 19/2/14: Rev 3 (Attachment 6)
- k) Drawing Title – 6.8m Toyota Pylon: Date 30/3/16: Drawing NO.3210-1bpl
- l) (Attachment 6)
- m) Site Safety & Environmental Management Plan – Dated 29/9/18 (Attachment 7)
- n) Cyclone Management Plan – 29/9/2015 (Attachment 8)

in accordance with Clause 68 of Schedule 2 (Deemed Provisions) *and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Karratha Local Planning Scheme No.8, subject to the following conditions:

Conditions

1. Prior to occupation of the development, detailed landscaping and reticulation plans for the site and the Corringer Avenue road reserve are to be submitted to and endorsed by the City of Karratha.
2. Prior to occupation of the development, landscaping and reticulation is to be installed in accordance with the endorsed landscaping and reticulation plans and is to be maintained to the satisfaction of the City of Karratha at all times.
3. Prior to works beginning on site, revised plans detailing vehicle turning movements, crossover widths, access ways and parking areas to ensure safe traffic movements to and from Corringer Road and the internal access way within the easement for right of carriageway purposes are to be submitted to and approved by the City of Karratha.
4. Prior to occupation of the development, the chevron hazard signage shown on the approved site plan is to be installed and maintained at all times until the internal access way is to be connected to approved development on the adjoining Lot 8 on Deposited Plan 408287, whereby the chevron hazard signage must be removed to allow for vehicle movement between Lot 7 Corringer Avenue and Lot 8 on Deposited Plan 408287.
5. All sealed car parking, vehicle access and manoeuvring areas are to be maintained to the satisfaction of the City of Karratha at all times.
6. Prior to occupation of the development, stormwater management is to be implemented and installed in accordance with the approved plans and shall be maintained at all times to the satisfaction of the City of Karratha.
7. All stormwater shall be discharged in a manner that avoids discharge onto the adjoining properties to the satisfaction of the City of Karratha.
8. The approved signs shall not contain any flashing or moving light at any time and shall be maintained in a good condition at all times.

Advice Notes

- a) Where an approval has lapsed, development must not be carried out without



further approval having first being sought and obtained.

- b) Should the approval holder be aggrieved by this decision, or any of the conditions imposed, there is a right of review under the Planning and Development Act 2005. An application for review must be submitted in accordance with Part XIV of the Planning and Development Act 2005 within 28 days of the date of this decision to the State Administrative Tribunal, GPO Box U1991, Perth, WA 6845. Further information regarding this right of review is available on the SAT website www.sat.justice.wa.gov.au or by phoning 1300 306 017.
- c) It is the responsibility of the applicant to ensure that building setbacks correspond with the legal description of the land. This may necessitate resurveying and re-pegging the site. The City of Karratha will take no responsibility for incorrectly located buildings.
- d) It is the responsibility of the applicant/owner to search the title of the property to ascertain the presence of any easements and/or restrictive covenants that may apply.
- e) Should the proponent be providing a temporary lunch room and ablutions for the construction phase, these must either be plumbed directly to the public sewer (this is subject to Water Corporation approval) or conveyed to underslung holding tank(s). If the holding tank(s) option is preferred, then an application to install an apparatus for the treatment of effluent must be submitted to the City.
- f) Storage on and disposal of solid waste from the site is to comply with the City of Karratha Animals, Environment and Nuisance Local Law 2012.
- g) It is recommended the proponent seek advice from the Water Corporation regarding what approvals are required to connect to the Water Corporation's reticulated sewer system and in regard to any Trade Waste Permits that may be required.

AMENDING MOTION

Moved by: Mr Eugene Koltasz

Seconded by: Cr Grant Cucel

That a new Condition 1 be added to read as follows and the remaining conditions to be renumbered accordingly:

This decision constitutes development 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.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To include condition relating to period of validity of approval.

REPORT RECOMMENDATION (AS AMENDED)

That the Kimberley, Pilbara, Gascoyne JDAP resolves to:



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in accordance with Clause 68 of Schedule 2 (Deemed Provisions) *and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Karratha Local Planning Scheme No.8, subject to the following conditions:

Conditions

1. This decision constitutes development 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. Prior to occupation of the development, detailed landscaping and reticulation plans for the site and the Corringer Avenue road reserve are to be submitted to and endorsed by the City of Karratha.
3. Prior to occupation of the development, landscaping and reticulation is to be installed in accordance with the endorsed landscaping and reticulation plans and is to be maintained to the satisfaction of the City of Karratha at all times.
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6. All sealed car parking, vehicle access and manoeuvring areas are to be maintained to the satisfaction of the City of Karratha at all times.



7. Prior to occupation of the development, stormwater management is to be implemented and installed in accordance with the approved plans and shall be maintained at all times to the satisfaction of the City of Karratha.
8. All stormwater shall be discharged in a manner that avoids discharge onto the adjoining properties to the satisfaction of the City of Karratha.
9. The approved signs shall not contain any flashing or moving light at any time and shall be maintained in a good condition at all times.

Advice Notes

- a) Where an approval has lapsed, development must not be carried out without further approval having first being sought and obtained.
- b) Should the approval holder be aggrieved by this decision, or any of the conditions imposed, there is a right of review under the Planning and Development Act 2005. An application for review must be submitted in accordance with Part XIV of the Planning and Development Act 2005 within 28 days of the date of this decision to the State Administrative Tribunal, GPO Box U1991, Perth, WA 6845. Further information regarding this right of review is available on the SAT website www.sat.justice.wa.gov.au or by phoning 1300 306 017.
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- f) Storage on and disposal of solid waste from the site is to comply with the City of Karratha Animals, Environment and Nuisance Local Law 2012.
- g) It is recommended the proponent seek advice from the Water Corporation regarding what approvals are required to connect to the Water Corporation's reticulated sewer system and in regard to any Trade Waste Permits that may be required.

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 the DAP Standing Orders 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 10.06am.

A handwritten signature in cursive script that reads "Eugene Koltasz".