



Minutes of the Mid-West/Wheatbelt Joint Development Assessment Panel

Meeting Date and Time: 24 February 2017; 11:00am
Meeting Number: MWWJDAP/15
Meeting Venue: Shire of Williams
9 Brooking Street
Williams

Attendance

DAP Members

Mr Robert Fenn (A/Presiding Member)
Ms Jacky Jurmann (A/Deputy Presiding Member)
Mr Patrick Dick (Specialist Member)
Cr Greg Cavanagh (Local Government Member, Shire of Williams)

Officers in attendance

Ms Liz Bushby (Shire of Williams, Planning Consultant)
Mr Geoff McKeown (Shire of Williams, CEO)

Local Government Minute Secretary

Ms Cara Ryan (Shire of Williams)

Applicants and Submitters

Mr Tim Medlen (Adjoining Resident)
Mrs Vicki Medlen (Adjoining Resident)
Mr Marc Re (Planning Solutions)
Mr Terry George (Lloyd George Acoustics)
Mr Dennis Delaney (Caltex)
Mr Leon Cavetti (Caltex)

Members of the Public / Media

There was 1 member of the public in attendance.

1. Declaration of Opening

The A/Presiding Member, Mr Robert Fenn declared the meeting open at 11.00am on 24 February 2016 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The A/Presiding Member announced the meeting would be run in accordance with the *Development Assessment Panel Standing Orders 2012* under the



Planning and Development (Development Assessment Panels) Regulations 2011.

The A/Presiding Member advised that in accordance with Section 5.16 of the Standing Orders 2012; 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 David Gray (Presiding Member)
Cr Moya Carne (Local Government Member, Shire of Williams)

3. Members on Leave of Absence

Nil

4. Noting of Minutes

Minutes of the Mid-West/Wheatbelt JDAP meeting No. 14 held on 18 January 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

Panel member, Mr David Gray, declared an impartiality interest in item 8.1. Mr Gray is a director of a self-managed superannuation fund and has a part interest in half ownership of the office space which is leased by Gray & Lewis, Land Use Planners (the practice) who prepared the report for this application. Mr Gray also prepared the Shire of Williams Town Planning Scheme No. 2, which was published on 22 April 1994.

In accordance with section 6.3.1 of the Standing Orders 2012, the A/Presiding Member determined that the member listed above, who had disclosed an Impartiality Interest, was not permitted to participate in the discussion or voting on the items.

Panel member, Mr Robert Fenn, declared an impartiality interest in item 8.1. Mr Fenn is an employee of LandCorp who have undertaken residential and industrial land developments in Williams with lots currently available for purchase. Similar LandCorp developments have also been undertaken in the surrounding towns of Narrogin, Wagin, Darkan, Pingelly and Brookton.

In accordance with section 4.6.1 and 4.6.2 of the Standing Orders 2012, the A/Deputy 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 Tim and Mrs Vicki Medlen addressed the DAP for and against the application at Item 8.1. Mr Medlen answered questions from the panel.
- 7.2 Mr Marc Re (Planning Solutions) addressed the DAP for the application at Item 8.1. Mr Re answered questions from the panel.
- 7.3 Mr Terry George (Lloyd George Acoustics) addressed the DAP for the application at Item 8.1. Mr George answered questions from the panel.
- 7.4 Mr Leon Cavetti (Caltex) answered questions from the panel.
- 7.5 Ms Liz Bushby (Shire of Williams, Planning Consultant) answered questions from the panel.
- 7.6 Mr Geoff McKeown (Shire of Williams, CEO) answered questions from the panel.

8. Form 1 – Responsible Authority Reports – DAP Application

- 8.1 Property Location: Lots 16, 17 and 300 (No 56) Albany Highway, Williams
- Application Details: Proposed Service Station / Shop / Fast food takeaway/lunchbar
- Applicant: Planning Solutions
- Owner: Lot 16 & 17 – Caltex Australia Petroleum
Lot 300 – Crown land owned by the State of WA
- Responsible Authority: Shire of Williams
- DoP File No: DAP/16/01034

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Greg Cavanagh **Seconded by:** Mr Patrick Dick

That the Mid-West/Wheatbelt JDAP resolves to:

- A. Determine by Absolute Majority that the sale of food component of the DAP Application reference DAP/16/01034 is appropriate for consideration as a “fast food outlet/lunchbar” land use and may be compatible with the objectives of the Commercial zone in accordance with Clause 4.3.2 (2) of the Shire of Williams Town Planning Scheme No 2 (‘TPS’).
- B. Note that Clause 4.3.2 (2) of TPS2 requires the “fast food outlet/lunchbar” to be advertised for public comment as a ‘Use Not Listed’ and that the Shire has advertised the application in accordance with Clause 2.6 of TPS2 and Regulation 64 (3) of the Deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.
- C. Approve DAP Application reference DAP/16/01034 and accompanying plans (Attachment 9) subject to the following conditions as follows:

Mr Robert Fenn
A/Presiding Member, Mid-West/Wheatbelt JDAP



Conditions

1. The lots subject of the application to be amalgamated and a new Certificate of Title obtained for the amalgamated lot within 2 years of this approval, or an alternative time period agreed to in writing by the Shire of Williams.
2. Landscaping, plants and reticulation shall be installed in accordance with a landscaping and reticulation plan to be submitted to and approved by the Shire of Williams. Landscaping shall include the verge and clearly identify trees to be retained and removed.
3. The applicant / owner to undertake necessary precautions for protection of mature trees on site that are proposed to be retained during the construction phases of development.
4. All landscaping to be maintained to the satisfaction of the Shire.
5. Vehicle parking, truck parking, coach parking, loading zones, manoeuvring and circulation areas shall be designed, line marked, constructed, sealed and kerbed in accordance with the approved site plan (Job No 16-288, SK01 and SK02) and Traffic Management Plan by Transcore dated 8 September 2016 (Reference: t16.064.sk05b).
6. All access ways, parking areas, line marking, and hard stand areas shall be maintained to the satisfaction of the Shire
7. Prior to occupation or use of the development all vehicle crossovers shall be constructed and / or resurfaced in accordance with the approved plans.
8. Provision to be made so that all commercial vehicles and trucks can ingress and egress the site in forward gear in accordance with the Traffic Management Plan by Transcore dated 8 September 2016 (Reference: t16.064.sk05b).
9. All measures outlined in the approved Traffic Management Plan by Transcore dated 8 September 2016 (Reference: t16.064.sk05b) to be implemented at all times of operation including and not limited to:
 - (a) All crossovers restricted solely as egress points to be clearly signposted with 'No Entry' signage;
 - (b) The northern entry crossover to be clearly demarked as the only entry point from Albany Highway to the satisfaction of the Shire;
 - (c) One way traffic flows for all vehicles (heavy, coaches and light) to be clearly demarcated using painted arrows on hardstand surfaces; and
 - (d) Heavy vehicle and coach routes to be clearly signposted.
10. No loading or unloading of vehicles is to occur that interferes with the parking of light vehicles in the car park by visitors and employees. All loading and unloading shall occur in the designated loading bay in accordance with the approved site plan (Job No 16-288, SK01 and SK02) and Traffic Management Plan by Transcore dated 8 September 2016 (Reference: t16.064.sk05b).
11. The owner/applicant to submit detailed drainage plans to the Shire for separate written approval that demonstrate adequate drainage management with no



- adverse impact on existing drainage on and for Albany Highway, or the surrounding Shire drainage and road network.
12. Adequate precautions and measures to be undertaken to ensure no effluent or contaminated liquids enters the Main Roads WA and Shire drainage systems.
 13. If lighting is installed in the carparking area, all illumination shall be confined within the property boundaries to the satisfaction of the Shire.
 14. The applicant to implement the recommendations of the approved updated Bushfire Management Plan prepared by Bushfire Prone Planning (Version 1.2 dated 25 January 2017) for the life of this development.
 15. The owner/applicant shall lodge a Noise Impact Mitigation Management Plan to the Shire of Williams prior to the commencement of any on-site construction. The Noise Impact Mitigation Management Plan is to outline the process by which the owner/applicant will:
 - (a) Implement the recommendations of the Environmental Noise Assessment prepared by Lloyd George Acoustics dated 17 November 2016, and the Supplementary Acoustic Technical Note prepared by Lloyd George Acoustics dated 30 January 2017.
 - (b) Provide supporting technical information or specifications demonstrating all boundary fence materials will have a minimum surface mass of 15kg/m².
 - (c) Outline a noise complaint procedure and staff responsibilities;
 - (d) Outline recording, investigative findings, reporting and measures undertaken to resolve any complaints.
 16. Boundary fencing shall be installed that ranges from 2 – 3.2 metres in accordance with the approved site plan (Job No 16-288, SK01 and SK02).
 17. All boundary fencing shall be constructed without any gaps as recommended in the Environmental Noise Assessment prepared by Lloyd George Acoustics dated 17 November 2016.
 18. All development (including signage) shall be generally in accordance with the approved plans dated 31 January 2017 (Job No 16-288, SK01 to SK05) to the satisfaction of the Shire.
 19. The development shall substantially commence within 3 years from the date of this decision. If the development does not substantially commence before expiration of the 3 year period, this approval becomes invalid and expires.

Advice Notes

- (i) Where conditions refer to the Shire it means the Shire of Williams.
- (ii) The Shire will refer any drainage design drawings to Main Roads WA for review.
- (iii) A planning consent is not an approval to commence any works. A separate building permit must be obtained for all works.



- (iv) The Shire may liaise with the Department of Environment and Regulation in regards to information relating to noise mitigation conditions.
- (v) The Shire notes that amalgamation of lots cannot occur until such time as purchase of Lot 300 is complete. In the event that Caltex Petroleum does not become the registered proprietor of Lot 300, an alternative solution will need to be examined to ensure compliance with relevant building requirements at the separate building permit stage.
- (vi) The owner/applicant is advised that the Shire would be satisfied if a notification is pursued after the amalgamation of Lots 16, 17 and 300.

AMENDING MOTION

Moved by: Ms Jacky Jurmann **Seconded by:** Cr Greg Cavanagh

To amend the preamble A and B to read as follows:

- A. *Determine by Absolute Majority that the sale of food component of the DAP Application reference DAP/16/01034 is appropriate for consideration as a “fast food outlet/lunch bar” land use and may be compatible with the zoning table for the Commercial zone in accordance with Clause 4.3.2 (2) of the Shire of Williams Local Planning Scheme No 2; and*
- B. *Note that Clause 4.3.2 (2) of the Shire of Williams Local Planning Scheme 2 requires the “fast food outlet/lunch bar” to be advertised for public comment as a “Use Not Listed” and that the Shire of Williams has advertised the application in accordance with Clause 2.6 of the Shire of Williams Local Planning Scheme 2.*

REASON: To determine the permissibility of the land use before assessing the planning merits of the application, consistent with the DAP practice note.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Cr Greg Cavanagh **Seconded by:** Ms Jacky Jurmann

To amend the preamble C to read as follows:

- C. *Approve DAP Application reference DAP/16/01034 and accompanying plans (Job No 16-288, SK01 to SK05 dated 1 February 2017) for a service station, shop and fast food / lunch bar on Lots 16, 17 and 300 Albany Highway, Williams subject to the following conditions:*

REASON: To identify the specific plans for approval and property location of the application.

The Amending Motion was put and CARRIED UNANIMOUSLY.



AMENDING MOTION

Moved by: Ms Jacky Jurmann **Seconded by:** Mr Patrick Dick

To amend Condition 1 (now Condition 3) to read as follows:

The lots subject to the application to be amalgamated and a new Certificate of Title obtained for the amalgamated lot prior to any new construction being undertaken on the lots.

REASON: The proposed service station extends over all three lots and the final development site needs to be held as a single title and in single ownership.

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

AMENDING MOTION

Moved by: Cr Greg Cavanagh **Seconded by:** Mr Patrick Dick

To amend Condition 2 (now Condition 4) to read as follows:

Landscaping, plants and reticulation shall be installed and maintained thereafter in accordance with the landscaping plan to be submitted to and approved by the Shire of Williams. Landscaping shall include the verge and clearly identify trees to be retained and removed.

REASON: To clarify that the landscaping is to be approved, installed and maintained.

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

AMENDING MOTION

Moved by: Mr Patrick Dick **Seconded by:** Mr Robert Fenn

To delete Condition 4.

REASON: This Condition is incorporated into Condition 2 (now Condition 4).

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

AMENDING MOTION

Moved by: Ms Jacky Jurmann **Seconded by:** Mr Patrick Dick

To amend Condition 5 (now Condition 6) to read as follows:

Vehicle parking, truck parking, coach parking, loading zones, manoeuvring and

Mr Robert Fenn
A/Presiding Member, Mid-West/Wheatbelt JDAP



circulation areas shall be designed, line marked, constructed, drained, sign posted, sealed and kerbed in accordance with the approved site plan and Traffic Management Plan by Transcore dated 8 September 2016 (Reference: t16.064.sk05b) and thereafter maintained to the satisfaction of the Shire of Williams.

REASON: The paved areas are required to be drained and sign posted, and the paved areas are required to be maintained during the life of the development.

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

AMENDING MOTION

Moved by: Ms Jacky Jurmann **Seconded by:** Cr Greg Cavanagh

To delete Condition 6.

REASON: This Condition is incorporated into Condition 5 (now Condition 6).

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

AMENDING MOTION

Moved by: Cr Greg Cavanagh **Seconded by:** Mr Patrick Dick

To amend Condition 7 to read as follows:

Prior to occupation or use of the development all vehicle crossovers shown on the approved plans shall be constructed and/or resurfaced to the satisfaction of the Shire of Williams.

REASON: Crossovers within the road reserve are required to be built to the satisfaction of the local authority.

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

AMENDING MOTION

Moved by: Mr Robert Fenn **Seconded by:** Ms Jacky Jurmann

To delete Condition 8.

REASON: This Condition is unnecessary as site circulation is established in Condition 5 (now Condition 6).

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



AMENDING MOTION

Moved by: Ms Jacky Jurmann **Seconded by:** Cr Greg Cavanagh

To amend Condition 11 (now Condition 10) to read as follows:

The owner/applicant to submit detailed drainage plans to the Shire of Williams for separate written approval that demonstrate adequate drainage management, based upon the Department of Water's Best Practice Water Management guidelines with no adverse impact on existing drainage on Albany Highway or the surrounding Shire of Williams' drainage and road network, and the drainage system shall be constructed and maintained thereafter to the satisfaction of the Shire of Williams.

REASON: To clarify the drainage design expectations and clarify that the developer is required to construct and maintain the drainage outlet.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Ms Jacky Jurmann **Seconded by:** Mr Patrick Dick

To delete Condition 12.

REASON: This Condition is adequately covered in Condition 11 (now Condition 10).

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Cr Greg Cavanagh **Seconded by:** Mr Patrick Dick

To amend Condition 13 (now Condition 11) to read as follows:

All external lighting for the development shall be confined within the property boundaries to the satisfaction of the Shire of Williams and meet Australian Standard AS 4282 – Control of Obtrusive Effects of Outdoor Lighting.

REASON: To clarify the construction standards applying to external lighting.

The Amending Motion was put and CARRIED UNANIMOUSLY.



AMENDING MOTION

Moved by: Ms Jacky Jurmann **Seconded by:** Mr Patrick Dick

To amend Condition 14 (now Condition 12) to read as follows:

The applicant to implement the recommendations of the approved Bushfire Management Plan applying to the site.

REASON: The bushfire risk within the site will change over time and the bushfire management requirements (reflected in the Shire's annual bushfire notice) could be modified over time to reflect changing fire prevention requirements.

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

AMENDING MOTION

Moved by: Cr Greg Cavanagh **Seconded by:** Mr Robert Fenn

To amend Condition 16 (now Condition 14) to read as follows:

Boundary fencing shall be installed:

- (a) that ranges from 2.0 to 3.2m in height in accordance with the approved site plan (Job No 16-288, SK01);*
- (b) has a minimum surface mass of 15kg/m²;*
- (c) without any gaps as recommended in the Environmental Noise Assessment prepared by Lloyd George Acoustic dated 17 November 2016; and*
- (d) is increased to a height of 2.7m at the rear of Lot 17.*

REASON: To provide clarity on the installation of the boundary fencing requirements.

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

AMENDING MOTION

Moved by: Mr Patrick Dick **Seconded by:** Mr Robert Fenn

To delete Condition 17.

REASON: This Condition is incorporated into Condition 16 (now Condition 14).

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



AMENDING MOTION

With the agreement of the Mover and Seconder, the Presiding Member declared that Amending Motion be separated into three (3) parts in accordance with Section 5.5.3 of the Standing Orders 2012.

Moved by: Ms Jacky Jurmann **Seconded by:** Mr Patrick Dick

- (i) To renumber Condition 18 as Condition 1.
- (ii) To renumber Condition 19 as Condition 2.
- (iii) To amend Condition 18 (now Condition 1) to read as follows:

All development (including signage) shall be generally in accordance with;

- (a) *the approved plans dated 1 February 2017 (Job No 16-288, SK01 to SK05);*
- (b) *the recommendations in the Environmental Noise Assessment prepared by Lloyd George Acoustic dated 17 November 2016;*
- (c) *the recommendations in the Supplementary Acoustic Technical Note prepared by Lloyd George Acoustics dated 7 February 2017;*
- (d) *the recommendations in the Traffic Management Plan by Transcore dated 8 September 2016 (Reference: t16.064.sk05b);*
- (e) *the recommendations in the Bushfire Management Plan prepared by Bushfire Prone Planning (version 1.2 dated 25 January 2017) to the satisfaction of the Shire of Williams unless modified by a condition in this approval; and*
- (f) *with plan SK01 and SK02 being amended to identify vehicle/trailer parking and location of the "street promo" sign.*

REASON: To clarify the relationship between the plans in the development application, the reports accompanying the application and the conditions in this approval.

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

AMENDING MOTION

Moved by: Mr Robert Fenn **Seconded by:** Ms Jacky Jurmann

To include a new Condition 15 to read as follows and renumber all remaining Conditions accordingly.

The owner/applicant shall lodge a Construction Management Plan to the Shire of Williams prior to the commencement of any on-site demolition or construction. The Construction Management Plan is to outline the process by which the owner/applicant will;

- (a) *Secure the site during demolition and construction and protect the safety of the public;*
- (b) *Manage the disposal of demolition material;*



- (c) *Set hours of operation for demolition and construction contractors;*
- (d) *Manage noise, dust, vibration and other nuisances during demolition and construction;*
- (e) *Manage any complaints;*
- (f) *Manage construction traffic movements onto and from Albany Highway;*
- (g) *Protect Shire of Williams infrastructure and assets;*
- (h) *Protect dangerous goods stored or being retained on-site;*
- (i) *Identify and manage any site contamination;*
- (j) *Manage workforce amenities;*
- (k) *Manage employee and contractor parking; and*
- (l) *Address other matters to the reasonable satisfaction of the Shire of Williams.*

REASON: The demolition and construction phases of the development can impact local amenity and the owner/applicant should detail how those impacts will be managed.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

With the agreement of the Mover and Seconder, the Presiding Member declared that Amending Motion be separated into three (3) parts in accordance with Section 5.5.3 of the Standing Orders 2012.

Moved by: Ms Jacky Jurmann **Seconded by:** Cr Greg Cavanagh

- (i) To amend Advice Note (i) to read as follows:

Where an approval has so lapsed, no development shall be carried out without the further approval of the Shire of Williams having first being obtained. The Applicant is reminded of Regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011 which amongst other things allow the Joint Development Assessment Panel to extend the term of planning approval.

- (ii) To amend Advice Note (iv) to read as follows:

The Shire may liaise with the Department of Environmental Regulation in regards to information relating to noise mitigation conditions and on-going compliance with the Environmental Protection (Noise) Regulations 1997.

- (iii) To delete Advice Notes (v) and (vi).

REASON: Advice Notes (v) and (vi) are no longer appropriate with the changes to Condition 1 (now Condition 3).

The Amending Motion was put and CARRIED UNANIMOUSLY.



PRIMARY MOTION (AS AMENDED)

That the Mid-West/Wheatbelt JDAP resolves to:

- A. Determine by Absolute Majority that the sale of food component of the DAP Application reference DAP/16/01034 is appropriate for consideration as a “fast food outlet/lunch bar” land use and may be compatible with the zoning table for the Commercial zone in accordance with Clause 4.3.2 (2) of the Shire of Williams Local Planning Scheme No 2; and
- B. Note that Clause 4.3.2 (2) of the Shire of Williams Local Planning Scheme 2 requires the “fast food outlet/lunch bar” to be advertised for public comment as a “Use Not Listed” and that the Shire of Williams has advertised the application in accordance with Clause 2.6 of the Shire of Williams Local Planning Scheme 2.
- C. Approve DAP Application reference DAP/16/01034 and accompanying plans (Job No 16-288, SK01 to SK05 dated 1 February 2017) for a service station, shop and fast food / lunch bar on Lots 16, 17 and 300 Albany Highway, Williams subject to the following conditions.

Conditions

- 1. All development (including signage) shall be generally in accordance with;
 - (a) the approved plans dated 1 February 2017 (Job No 16-288, SK01 to SK05);
 - (b) the recommendations in the Environmental Noise Assessment prepared by Lloyd George Acoustic dated 17 November 2016;
 - (c) the recommendations in the Supplementary Acoustic Technical Note prepared by Lloyd George Acoustics dated 7 February 2017;
 - (d) the recommendations in the Traffic Management Plan by Transcore dated 8 September 2016 (Reference: t16.064.sk05b);
 - (e) the recommendations in the Bushfire Management Plan prepared by Bushfire Prone Planning (version 1.2 dated 25 January 2017) to the satisfaction of the Shire of Williams unless modified by a condition in this approval; and
 - (f) with plan SK01 and SK02 being amended to identify vehicle/trailer parking and location of the “street promo” sign.
- 2. The development shall substantially commence within 3 years from the date of this decision. If the development does not substantially commence before expiration of the 3 year period, this approval becomes invalid and expires.
- 3. The lots subject to the application to be amalgamated and a new Certificate of Title obtained for the amalgamated lot prior to any new construction being undertaken on the lots.
- 4. Landscaping, plants and reticulation shall be installed and maintained thereafter in accordance with the landscaping plan to be submitted to and approved by the Shire of Williams. Landscaping shall include the verge and clearly identify trees to be retained and removed.



5. The applicant / owner to undertake necessary precautions for protection of mature trees on site that are proposed to be retained during the construction phases of development.
6. Vehicle parking, truck parking, coach parking, loading zones, manoeuvring and circulation areas shall be designed, line marked, constructed, drained, sign posted, sealed and kerbed in accordance with the approved site plan and Traffic Management Plan by Transcore dated 8 September 2016 (Reference: t16.064.sk05b) and thereafter maintained to the satisfaction of the Shire of Williams.
7. Prior to occupation or use of the development all vehicle crossovers shown on the approved plans shall be constructed and/or resurfaced to the satisfaction of the Shire of Williams.
8. All measures outlined in the approved Traffic Management Plan by Transcore dated 8 September 2016 (Reference: t16.064.sk05b) to be implemented at all times of operation including and not limited to:
 - (a) All crossovers restricted solely as egress points to be clearly signposted with 'No Entry' signage;
 - (b) The northern entry crossover to be clearly demarked as the only entry point from Albany Highway to the satisfaction of the Shire of Williams;
 - (c) One way traffic flows for all vehicles (heavy, coaches and light) to be clearly demarcated using painted arrows on hardstand surfaces; and
 - (d) Heavy vehicle and coach routes to be clearly signposted.
9. No loading or unloading of vehicles is to occur that interferes with the parking of light vehicles in the car park by visitors and employees. All loading and unloading shall occur in the designated loading bay in accordance with the approved site plan (Job No 16-288, SK01 and SK02) and Traffic Management Plan by Transcore dated 8 September 2016 (Reference: t16.064.sk05b).
10. The owner/applicant to submit detailed drainage plans to the Shire of Williams for separate written approval that demonstrate adequate drainage management, based upon the Department of Water's Best Practice Water Management guidelines with no adverse impact on existing drainage on Albany Highway or the surrounding Shire of Williams' drainage and road network, and the drainage system shall be constructed and maintained thereafter to the satisfaction of the Shire of Williams.
11. All external lighting for the development shall be confined within the property boundaries to the satisfaction of the Shire of Williams and meet Australian Standard AS 4282 – Control of Obtrusive Effects of Outdoor Lighting.
12. The applicant to implement the recommendations of the approved Bushfire Management Plan applying to the site.
13. The owner/applicant shall lodge a Noise Impact Mitigation Management Plan to the Shire of Williams prior to the commencement of any on-site construction. The Noise Impact Mitigation Management Plan is to outline the process by which the owner/applicant will:



- (a) Implement the recommendations of the Environmental Noise Assessment prepared by Lloyd George Acoustics dated 17 November 2016, and the Supplementary Acoustic Technical Note prepared by Lloyd George Acoustics dated 30 January 2017.
 - (b) Provide supporting technical information or specifications demonstrating all boundary fence materials will have a minimum surface mass of 15kg/m².
 - (c) Outline a noise complaint procedure and staff responsibilities;
 - (d) Outline recording, investigative findings, reporting and measures undertaken to resolve any complaints.
14. Boundary fencing shall be installed:
- (a) that ranges from 2.0 to 3.2m in height in accordance with the approved site plan (Job No 16-288, SK01);
 - (b) has a minimum surface mass of 15kg/m²;
 - (c) without any gaps as recommended in the Environmental Noise Assessment prepared by Lloyd George Acoustic dated 17 November 2016; and
 - (d) is increased to a height of 2.7m at the rear of Lot 17.
15. The owner/applicant shall lodge a Construction Management Plan to the Shire of Williams prior to the commencement of any on-site demolition or construction. The Construction Management Plan is to outline the process by which the owner/applicant will;
- (a) Secure the site during demolition and construction and protect the safety of the public;
 - (b) Manage the disposal of demolition material;
 - (c) Set hours of operation for demolition and construction contractors;
 - (d) Manage noise, dust, vibration and other nuisances during demolition and construction;
 - (e) Manage any complaints;
 - (f) Manage construction traffic movements onto and from Albany Highway;
 - (g) Protect Shire of Williams infrastructure and assets;
 - (h) Protect dangerous goods stored or being retained on-site;
 - (i) Identify and manage any site contamination;
 - (j) Manage workforce amenities;
 - (k) Employee parking; and
 - (l) Address other matters to the reasonable satisfaction of the Shire of Williams.

Advice Notes

- (i) Where an approval has so lapsed, no development shall be carried out without the further approval of the Shire of Williams having first being obtained. The Applicant is reminded of Regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011 which amongst other things allow the Joint Development Assessment Panel to extend the term of planning approval.
- (ii) The Shire will refer any drainage design drawings to Main Roads WA for review.



- (iii) building permit must be obtained for all works.
- (iv) The Shire may liaise with the Department of Environmental Regulation in regards to information relating to noise mitigation conditions and on-going compliance with the Environmental Protection (Noise) Regulations 1997.

REASON: In accordance with details contained in the Responsible Authority Report Recommendation.

The Primary Motion (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 A/Presiding Member reminded the meeting that in accordance with Standing Order 7.3 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 A/Presiding Member declared the meeting closed at 12.30pm.