



Minutes of the Kimberley/Pilbara/Gascoyne Joint Development Assessment Panel

Meeting Date and Time: 15 December 2016; 9:30am
Meeting Number: KPGJDAP/10
Meeting Venue: Department of Planning
140 William Street,
Perth

Attendance

DAP Members

Mr Clayton Higham (A/Presiding Member)
Mr Luigi D'Alessandro (Specialist Member)
Cr John Lally (Local Government Member, City of Karratha) – *via teleconference*
Mayor Peter Long (Local Government Member, City of Karratha) – *via teleconference*

Officers in attendance

Mr Chaz Roberts (City of Karratha) – *via teleconference*
Mr Chris Sayer (City of Karratha) – *via teleconference*

Department of Planning Minute Secretary

Ms Michelle Tan

Applicants and Submitters

Mr Craig Boyce (City of Karratha) – *via teleconference*
Mr Lawson Wylie (Woodside Energy Ltd)
Mr Marlon Cooray (Woodside Energy Ltd)

Members of the Public / Media

Nil

1. Declaration of Opening

Due to the absence of the Presiding Member and in accordance with section 2.4.1 of the Standing Orders 2012, the Deputy Presiding Member, Mr Clayton Higham took the chair and declared the meeting open at 9:32am on 15 December 2016. The A/Presiding Member acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

Mr Clayton Higham
A/Presiding Member, Kimberley/Pilbara/Gascoyne JDAP



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 the meeting is being audio recorded 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 A/Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

2. Apologies

Mr Eugene Koltasz (Presiding Member)
Cr Fiona White-Hartig (Local Government Member, City of Karratha)

3. Members on Leave of Absence

Nil

4. Noting of Minutes

Minutes of the Kimberley/Pilbara/Gascoyne JDAP meeting No. 9 held on 31 October 2016 were noted by DAP members.

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 Applications

- | | | |
|------------|------------------------|-------------------------------------------|
| 8.1 | Property Location: | Lot 755 and Lot 780 Carse Street, Wickham |
| | Application Details: | Wickham Community Hub Development |
| | Applicant: | City of Karratha |
| | Owner: | Robe River Mining Co Pty Ltd |
| | Responsible Authority: | City of Karratha |
| | DoP File No: | DAP/16/01121 |



REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mayor Peter Long **Seconded by:** Cr John Lally

That the Kimberley/Pilbara/Gascoyne JDAP resolves to:

Approve DAP Application reference DAP/16/01121 and accompanying plans:

Site Plan: Drawing No. A101: Rev F
Overall Ground Floor Plan: Drawing No. A200: Rev H
Ground Floor Plan – Youth: Drawing No. A201: Rev H
Ground Floor Plan – Early Learning Centre – Library: Drawing No. A202: Rev H
Ground Floor Plan – Not For Profit Building: Drawing No. A203: Rev H
Ground Floor Plan – Existing Squash Courts: Drawing No. A204: Rev A
Overall Roof Plan: Drawing No. A210: Rev E
Elevations – Sheet 1: Drawing No. A300: Rev D
Elevations – Sheet 2: Drawing No. A301: Rev D
Elevations – Sheet 3: Drawing No. A302: Rev D
Elevations – Sheet 4: Drawing No. A303: Rev C
Elevations – Sheet 5: Drawing No. A304: Rev C
Elevations – Sheet 6: Drawing No. A305: Rev B
Surfaces Plan: Drawing No. L01: Rev B
Planting Plan: Drawing No. L02: Rev B

in accordance with Clause 68 of the Deemed Provisions for Local Planning Schemes and Clause 4.5.1 of the Shire of Roebourne Town Planning Scheme No. 8, subject to the following conditions:

Conditions:

1. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.
2. A detailed stormwater management plan shall be submitted to and approved by the City of Karratha prior to the commencement of construction.
3. A detailed car parking plan shall be submitted to and approved by the City of Karratha prior to the commencement of construction.
4. Bicycle parking facilities shall be provided to the satisfaction of City of Karratha prior to occupation of the approved development.
5. Any disturbance to the existing shared pedestrian/cycle network adjacent to the western and northern boundaries shall be remedied to the satisfaction of City of Karratha prior to occupation of the approved development.
6. A revised surfaces plan shall be submitted to and approved by the City of Karratha prior to the commencement of construction.

Mr Clayton Higham
A/Presiding Member, Kimberley/Pilbara/Gascoyne JDAP



7. A revised planting plan shall be submitted to and approved by the City of Karratha prior to occupation of the approved development.
8. Suitable tenure arrangements being entered into by Robe River Mining Co Pty Ltd and City of Karratha to secure the ongoing operation of the approved development. The agreement shall be executed by both parties prior to the commencement of construction.

Advice Notes:

1. A Building Permit is required for the approved development in accordance with the *Building Act 2011*.
2. Should the onsite kitchen be used for commercial purposes, a detailed layout plan of the kitchen area must be submitted to the City's Environmental Health Services for assessment against relevant health legislation.
3. A grease trap may be required to be installed in compliance with Water Corporation requirements should detailed kitchen design and usage necessitate installation of a grease trap in accordance with relevant legislation.
4. In relation to the youth space kiosk, a detailed fit-out plan must be submitted to the City's Environmental Health Services for assessment prior to construction. The project owner needs to confirm the type and quantity of food to be prepared early in the process to ensure the kitchen facility is fitted out to suit the intended use.
5. Emergency lighting and exits must comply with the requirements of the *Health (Public Building) Regulations 1992*. Emergency exits must not be obstructed by equipment or any other impediment at all times.
6. Bin storage areas will require installation of a floor waste and charged hose cock to allow for the cleaning of bins and other materials. If large volumes of putrescible waste will be generated, thought should be given to the storage of this waste. During the hot summer period storage of putrescible waste will become a problem if the storage facility is not air-conditioned. An alternative option is to remove waste daily.
7. The design of the skate park and other hard surfaces should not allow water to accumulate in such a way to promote the breeding of pests such as mosquitoes.
8. Prior to undertaking any departure from the endorsed plans, Planning Services at City of Karratha should be contacted to determine whether an amendment to this approval is required.
9. Planning Services will consider extensions to the approval period for up to two (2) years provided a written request is received no later than the original or extended date of expiry.



10. 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: 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.

AMENDING MOTION

Moved by: Mr Luigi D'Alessandro

Seconded by: Cr John Lally

To delete Advice Note 9 and renumber the remaining Advice Note accordingly.

REASON: This Advice Note is covered under the DAP regulations to amend the planning approval via a DAP Form 2 application.

The Amending Motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

That the Kimberley/Pilbara/Gascoyne JDAP resolves to:

Approve DAP Application reference DAP/16/01121 and accompanying plans:

Site Plan: Drawing No. A101: Rev F
Overall Ground Floor Plan: Drawing No. A200: Rev H
Ground Floor Plan – Youth: Drawing No. A201: Rev H
Ground Floor Plan – Early Learning Centre – Library: Drawing No. A202: Rev H
Ground Floor Plan – Not For Profit Building: Drawing No. A203: Rev H
Ground Floor Plan – Existing Squash Courts: Drawing No. A204: Rev A
Overall Roof Plan: Drawing No. A210: Rev E
Elevations – Sheet 1: Drawing No. A300: Rev D
Elevations – Sheet 2: Drawing No. A301: Rev D
Elevations – Sheet 3: Drawing No. A302: Rev D
Elevations – Sheet 4: Drawing No. A303: Rev C
Elevations – Sheet 5: Drawing No. A304: Rev C
Elevations – Sheet 6: Drawing No. A305: Rev B
Surfaces Plan: Drawing No. L01: Rev B
Planting Plan: Drawing No. L02: Rev B

in accordance with Clause 68 of the Deemed Provisions for Local Planning Schemes and Clause 4.5.1 of the Shire of Roebourne Town Planning Scheme No. 8, subject to the following conditions:



Conditions:

1. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.
2. A detailed stormwater management plan shall be submitted to and approved by the City of Karratha prior to the commencement of construction.
3. A detailed car parking plan shall be submitted to and approved by the City of Karratha prior to the commencement of construction.
4. Bicycle parking facilities shall be provided to the satisfaction of City of Karratha prior to occupation of the approved development.
5. Any disturbance to the existing shared pedestrian/cycle network adjacent to the western and northern boundaries shall be remedied to the satisfaction of City of Karratha prior to occupation of the approved development.
6. A revised surfaces plan shall be submitted to and approved by the City of Karratha prior to the commencement of construction.
7. A revised planting plan shall be submitted to and approved by the City of Karratha prior to occupation of the approved development.
8. Suitable tenure arrangements being entered into by Robe River Mining Co Pty Ltd and City of Karratha to secure the ongoing operation of the approved development. The agreement shall be executed by both parties prior to the commencement of construction.

Advice Notes:

1. A Building Permit is required for the approved development in accordance with the *Building Act 2011*.
2. Should the onsite kitchen be used for commercial purposes, a detailed layout plan of the kitchen area must be submitted to the City's Environmental Health Services for assessment against relevant health legislation.
3. A grease trap may be required to be installed in compliance with Water Corporation requirements should detailed kitchen design and usage necessitate installation of a grease trap in accordance with relevant legislation.
4. In relation to the youth space kiosk, a detailed fit-out plan must be submitted to the City's Environmental Health Services for assessment prior to construction. The project owner needs to confirm the type and quantity of food to be prepared early in the process to ensure the kitchen facility is fitted out to suit the intended use.



5. Emergency lighting and exits must comply with the requirements of the *Health (Public Building) Regulations 1992*. Emergency exits must not be obstructed by equipment or any other impediment at all times.
6. Bin storage areas will require installation of a floor waste and charged hose cock to allow for the cleaning of bins and other materials. If large volumes of putrescible waste will be generated, thought should be given to the storage of this waste. During the hot summer period storage of putrescible waste will become a problem if the storage facility is not air-conditioned. An alternative option is to remove waste daily.
7. The design of the skate park and other hard surfaces should not allow water to accumulate in such a way to promote the breeding of pests such as mosquitoes.
8. Prior to undertaking any departure from the endorsed plans, Planning Services at City of Karratha should be contacted to determine whether an amendment to this approval is required.
9. 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: 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.

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

The Primary Motion (as amended) was put and CARRIED UNANIMOUSLY.

8.2 Property Location: Lot 525 (72) Madigan Road, Gap Ridge
Application Details: Gap Ridge Village Demolition and Site Rehabilitation
Applicant: Woodside
Owner: State of WA (Department of Lands)
Responsible Authority: City of Karratha
DoP File No: DAP/16/01138

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mayor Peter Long **Seconded by:** Cr John Lally

That the Kimberley/Pilbara/Gascoyne JDAP resolves to:

Approve DAP Application reference DAP/16/01138 and accompanying Gap Ridge Village Rehabilitation Plan in accordance with Clause 68 of the Deemed Provisions for Local Planning Schemes and Clause 4.5.1 of the Shire of Roebourne Town Planning Scheme No. 8, subject to the following conditions:

Mr Clayton Higham
A/Presiding Member, Kimberley/Pilbara/Gascoyne JDAP



Conditions:

1. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If demolition is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.
2. A revised Gap Ridge Village Rehabilitation Plan shall be submitted to and endorsed by City of Karratha within sixty (60) days of the date of this decision and shall include a monitoring program addressing the following matters:
 - Determine whether vegetation regrowth has occurred to an acceptable level;
 - Ensure the site remains stable after rainfall and does not suffer or cause stormwater erosion across the site or silting of natural waterways; and
 - Commitments to rectify any identified failures in vegetation regrowth or site stabilisation.
3. The remediation of the site shall be in accordance with the Gap Ridge Village Rehabilitation Plan endorsed by the City of Karratha.
4. A final plant species list shall be provided to and endorsed by the City of Karratha prior to any seeding as outlined in the Gap Ridge Village Rehabilitation Plan.

Advice Notes:

1. A Demolition Permit is required to be issued by the City of Karratha prior to the commencement of any onsite demolition works.
2. In relation to the Demolition Permit, the City has an Information Sheet containing advice on what to do prior to and during demolition work. This includes treating buildings for rodents prior to demolition to ensure they do not relocate to adjacent properties. The full Information Sheet can be found on the City's website at <http://www.karratha.wa.gov.au/building-services>.
3. The contractor responsible for the removal of infrastructure should contact City of Karratha Waste Services on (08) 9186 8555 prior to commencement of works for advice on acceptance and disposal criteria at the 7 Mile Waste Facility.
4. In relation to decommissioning the swimming pool, the water shall be disposed of in a manner that discourages mosquito breeding (i.e. ponding of water at disposal locations) to the satisfaction of the City's Environmental Health Services. If the water is maintained in clean condition, it may be used for dust suppression.
5. In relation to site contours following remediation earthworks, drainage shall occur as stated in the Gap Ridge Village Rehabilitation Plan to prevent ponding of water on site after storm events which may create a breeding habitat for mosquitoes.

Mr Clayton Higham
A/Presiding Member, Kimberley/Pilbara/Gascoyne JDAP



6. If the site contains asbestos material, the material may only be removed by a licensed asbestos removalist in accordance with the *Health (Asbestos) Regulations 1992*.
7. Prior to undertaking any departure from the endorsed plans, Planning Services at City of Karratha should be contacted to consider whether an amendment to this approval is required.
8. The Joint Development Assessment Panel will consider extensions to the approval period for up to two (2) years provided a written request is received no later than the original or extended date of expiry.
9. 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: 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.

AMENDING MOTION

Moved by: Mr Luigi D'Alessandro

Seconded by: Cr John Lally

To delete Advice Note 8 and renumber the remaining Advice Note accordingly.

REASON: This Advice Note is covered under the DAP regulations to amend the planning approval via a DAP Form 2 application.

The Amending Motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

That the Kimberley/Pilbara/Gascoyne JDAP resolves to:

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2. A revised Gap Ridge Village Rehabilitation Plan shall be submitted to and endorsed by City of Karratha within sixty (60) days of the date of this decision and shall include a monitoring program addressing the following matters:
 - Determine whether vegetation regrowth has occurred to an acceptable level;
 - Ensure the site remains stable after rainfall and does not suffer or cause stormwater erosion across the site or silting of natural waterways; and
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6. If the site contains asbestos material, the material may only be removed by a licensed asbestos removalist in accordance with the *Health (Asbestos) Regulations 1992*.
7. Prior to undertaking any departure from the endorsed plans, Planning Services at City of Karratha should be contacted to consider whether an amendment to this approval is required.



8. 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: 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.

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**

There being no further business, the A/Presiding Member declared the meeting closed at 9:40am.