



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

Meeting Date and Time: 17 October 2016; 11:00am
Meeting Number: MWWJDAP/11
Meeting Venue: Shire of Northam, Administration Centre
395 Fitzgerald Street,
Northam

Attendance

DAP Members

Mr David Gray (Presiding Member)
Mr Robert Fenn (Deputy Presiding Member)
Mr Patrick Dick (Specialist Member)
Cr Ulo Rumjantsev (Local Government Member, Shire of Northam)
Cr Des Hughes (Local Government Member, Shire of Northam)

Officers in attendance

Mr Kobus Nieuwoudt (Shire of Northam)
Mr Leigh Ashby (Shire of Northam)
Mr Chadd Hunt (Shire of Northam)
Mr Clinton Kleynhans (Shire of Northam)
Mr Jason Whiteaker (Shire of Northam)

Local Government Minute Secretary

Ms Alysha Maxwell (Shire of Northam)

Applicant and Submitters

Mr Jeremy Hofland (Rowe Group)
Mr Bill Draffin (WBS Group)
Mr James Bagshaw (Northam City Room Gospel Trust)
Ms Janette Watts
Mrs Leanne Heath

Members of the Public

There were 13 members of the public in attendance.

1. Declaration of Opening

The Presiding Member, Mr David Gray declared the meeting open at 11:00am on 17 October 2016 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

Mr David Gray
Presiding Member, Mid-West/Wheatbelt JDAP



The 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 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 Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

2. Apologies

Nil

3. Members on Leave of Absence

Nil

4. Noting of Minutes

Minutes of the Mid-West/Wheatbelt JDAP meeting No. 10 held on 29 September 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

Panel member, Mr David Gray, declared an impartiality interest in item 8.1. Mr Gray has previously acted as the planning consultant for the Kalamunda Gospel Trust on several occasions over 10 years ago and this application is on behalf of the Northam Gospel Trust.

In accordance with section 4.6.1 and 4.6.2 of the Standing Orders 2012, the 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.

Panel member, Mr Robert Fenn, declared an impartiality interest in item 8.1. Mr Fenn is an employee of LandCorp who actively work with the Wheatbelt Development Commission to identify and develop industrial and residential land within the Avon sub-region, including within the Shire of Northam, in locations where market failure exists.

In accordance with section 4.6.1 and 4.6.2 of the Standing Orders 2012, 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.

Mr David Gray
Presiding Member, Mid-West/Wheatbelt JDAP



In accordance with Section 2.4.6 of the Code of Conduct 2011, DAP members participated in a site visit for the application at Item 8.1 prior to the DAP Meeting.

7. Deputations and Presentations

- 7.1 Mr Jeremy Hofland (Rowe Group) addressed the DAP for the application at Item 8.1. Mr Jeremy Hofland answered questions from the panel.
- 7.2 Mr James Bagshaw (Northam City Room Gospel Trust) addressed the DAP for the application at Item 8.1. Mr James Bagshaw answered questions from the panel.
- 7.3 Ms Janette Watts addressed the DAP against the application at Item 8.1.
- 7.4 Mrs Leanne Heath addressed the DAP against the application at Item 8.1. Mrs Leanne Heath answered questions from the panel.

8. Form 1 – Responsible Authority Reports – DAP Application

- 8.1 Property Location: Lot 11 (55) East Street, Northam and
Lot 402 (77) East Street, Northam WA 6401
- Application Details: Proposed Place of Worship
- Applicant: Rowe Group – Mr Jeremy Hofland
- Owner: Mr Andrew Draffin,
Mr Andrew Dowell,
Mr Paul Sharpe,
Mr James Bagshaw, and
Mr Jeremy Davies
- Responsible Authority: Shire of Northam
- DoP File No: DAP/16/01093

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Des Hughes **Seconded by:** Cr Ulo Rumjantsev

That the Mid-West Wheatbelt (Central) JDAP resolves to:

Approve DAP Application reference DAP/16/01093 - proposed Place of Worship on Lot 11 (55) and Lot 402 (77) East Street, Northam - and accompanying plans 5673-501 REV H (Site Plan), 5673-09-502-001 REV C (Floor Plan), 5673-09-502-002 REV C (Elevations), WE16-72-30 REV B (Stormwater Drainage Management Plan) and WE16-72-31 REV A (Cross Section A & B) in accordance with Clause 68(2)(b) of the deemed provisions for local planning schemes, subject to the following conditions as follows:

GENERAL CONDITIONS

1. The development hereby permitted must substantially commence within two years from the date of this decision letter.
2. The development hereby permitted taking place in accordance with the approved plans.

Mr David Gray
Presiding Member, Mid-West/Wheatbelt JDAP



3. All pipes, fixtures, fittings and vents servicing any building on the site, other than stormwater downpipes, must be concealed in service ducts or otherwise hidden from view to the satisfaction of the local government.
4. All activities associated with the construction of the development must be carried out to the satisfaction of the local government and all care must be taken to minimise the effect of such activities on the amenity of the locality.

CONDITIONS TO BE MET PRIOR TO COMMENCEMENT OF DEVELOPMENT

5. Prior to commencement of development, amended landscaping plans to the satisfaction of the local government must be submitted to and approved by the local government. When approved, the plans will be endorsed and will then form part of the approval. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the landscaping plans submitted with the application but modified to show:
 - Bio filter media details for the basin;
 - Irrigation details and types of plant species within basin; and
 - Levels of overflow points from basin.
6. Prior to commencement of development, outdoor lighting plans shall be submitted to and approved by the local government. The outdoor lighting is to be designed, baffled and located to prevent any increase in light spill onto the adjoining properties.

CONDITIONS TO BE MET PRIOR TO OCCUPATION OF DEVELOPMENT

7. Prior to occupation of the development, the vehicle crossovers on East Street and Frankish Road shall be constructed to the specification and satisfaction of the local government.
8. Prior to occupation of the development, East Street and Frankish Road-road surface to be upgraded to the specification and satisfaction of the local government. The extent of the upgrade is limited to asphalt laying to a distance of 10m on either side of the proposed crossovers.
9. Prior to occupation of the development, the car parking, vehicle access and circulation areas shown on the approved site plan, including the provision of universally accessible (disabled) car parking is to be constructed, drained, and line marked to the satisfaction of the local government.
10. Prior to occupation of the development, landscaping is to be completed in accordance with the approved plans or any approved modifications thereto to the satisfaction of the local government.
11. Prior to occupation of the development, the outdoor storage, plant and equipment areas shall be screened from view from any public street and/or neighbouring property to the satisfaction of the local government.

Mr David Gray
Presiding Member, Mid-West/Wheatbelt JDAP



12. Prior to occupation of the development, stormwater drainage works must be completed in accordance with the approved plans to the satisfaction of the local government.
13. Prior to occupation, the development hereby permitted shall be connected to an approved effluent disposal system.
14. Prior to occupation, an area(s) on the subject land shall be set aside for the purpose of waste disposal/collection bins. Such area(s) shall be screen-fenced so as not to be visible from any public road or thoroughfare.
15. Prior to occupation, the site is to be fenced with visually permeable security style fencing to the satisfaction of the local government.
16. Immediately upon completion of the development and prior to occupation of the development, the owner or occupier of the subject land must give written notice to the local government that, in his/her view the development complies with all the requirements of this approval. The development must not be occupied until the local government has issued a statement in writing confirming that the development complies with this approval.

CONDITIONS REQUIRING ONGOING COMPLIANCE

17. All car parking areas, vehicle access and circulation areas are to be maintained and available for car parking/loading, and vehicle access and circulation on an ongoing basis to the satisfaction of the local government.
18. All landscaped areas are to be maintained on an ongoing basis to the satisfaction of the local government.
19. The on-site drainage system shall be maintained on an ongoing basis to the satisfaction of the local government.
20. The waste bin area(s) shall be maintained on an ongoing basis to the satisfaction of the local government and shall not be used for any other purpose.

Advice Notes

Note 1: The Mid-West Wheatbelt (Central) Joint Development Assessment Panel (Mid-West Wheatbelt JDAP) has determined this application. Rights of appeal are also available to you under the *Planning and Development Act 2005* against the decision of the Mid-West Wheatbelt JDAP, including any conditions associated with this decision. Any such appeal must be lodged within 28 days of the date of this decision to the State Administrative Tribunal (telephone 9219 3111 or 1300 306).

Note 2: An application for a Demolition Permit must be submitted and approved by the local government prior to any works commencing on-site in relation to this determination.

Mr David Gray
Presiding Member, Mid-West/Wheatbelt JDAP



- Note 3:** An application for a Building Permit to construct the development hereby permitted is required to be submitted and approved by the local government prior to any works commencing on-site in relation to this determination.
- Note 4:** Prior to undertaking any departure from the endorsed plans the joint Development Assessment Panel secretariat should be contacted to determine whether an amendment to this development approval is required, or whether the departure is permissible to be documented on 'as constructed' plans to be submitted to Planning Services of the Shire of Northam for endorsement upon the completion of the development.
- Note 5:** The proponent is requested to notify the local government prior to holding annual and triennial events on the site.
- Note 6:** With respect to the condition relating to the upgrading of East Street and Frankish Road to a distance of 10m on either side of the proposed crossovers, the local government advises that the upgrade is required to meet the following specification:

Asphalt: 40mm intersection mix

R2.4.8 Asphalt - (Hotmixed)

Standard Mix	AC 10 Intersections
Aggregate Type	Granite
Nominal Mix Size	10mm
Marshall Blows	75
Minimum Marshall Stability of Compacted Mix	8 kN
Marshall Flow Value	2 - 4mm
Range of Voids Content Compacted Mix	4 - 6%
Bitumen Binder	Class 320
Marshall Quotient	2.0 kN/mm
Binder Content	5.0 - 7.0%

AMENDING MOTION

Moved by: Cr Rumjantsev

Seconded by: Mr Robert Fenn

To amend the preamble to read as follows:

Approve DAP Application reference DAP/16/01093 - proposed Place of Worship on Lot 11 (55) and Lot 402 (77) East Street, Northam - and accompanying plans 5673501 REV H (Site Plan), 5673-09-502-001 REV C (Floor Plan), 5673-09-502-002 REV C (Elevations), WE16-72-30 REV A (Stormwater Drainage Management Plan), and WE16-72-31 REV A (Cross Section A & B) all date stamped received 30 September 2016, in accordance with Clause 68(2)(b) of the Shire of Northam Local Planning Scheme, subject to the following conditions:

Mr David Gray
Presiding Member, Mid-West/Wheatbelt JDAP



REASON: To correct the wording referencing the Shire of Northam Local Planning Scheme and to ensure that there is no doubt in relation to the plans being discussed by referencing the date stamped and correcting the typographical error in relation to Drawing No. WE16-72-30.

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

AMENDING MOTION

Moved by: Cr Des Hughes

Seconded by: Mr Patrick Dick

To amend Condition 1 to read as follows:

The development hereby permitted is to substantially commence within two years from the date of this approval after which this approval shall lapse and have no further effect.

REASON: To clarify that the approval lapses unless substantially commenced and to ensure that the applicant is aware of the approval period.

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

AMENDING MOTION

Moved by: Cr Des Hughes

Seconded by: Mr Robert Fenn

To include a new Condition under the "General Conditions" heading to read as follows:

The car parking, vehicle access and circulation areas are to be designed in accordance with AS/NZS 2890.1: 2004.

REASON: To ensure that there is a standard design and clarify the requirements of the car parking.

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

AMENDING MOTION

Moved by: Mr Robert Fenn

Seconded by: Cr Des Hughes

To delete Condition 4 and renumber the remaining Conditions accordingly, and include a new Condition under the "Conditions to be met prior to commencement of development" heading to read as follows:

Prior to commencement of development, a construction management plan is to be prepared and approved by the local government, to include construction management and monitoring actions to manage:

Mr David Gray
Presiding Member, Mid-West/Wheatbelt JDAP



- *Dust*
- *Noise*
- *Surface and groundwater*
- *Stormwater*
- *Litter and windblown waste materials*
- *Erosion and sedimentation*

REASON: To ensure that there is a clear commitment to the construction management.

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

AMENDING MOTION

Moved by: Mr Robert Fenn

Seconded by: Mr Patrick Dick

To include a new Condition under the “Conditions to be met prior to commencement of development” heading to read as follows:

Prior to the commencement of development, the boundaries of Lot 11 and Lot 402 East Street, Northam are to be legally realigned to accommodate the proposed development or alternatively the owners may enter into a legal agreement with the local government to be prepared by the local government solicitors at the expense of the owners. The legal agreement will allow the owners six months to obtain a certificate of title for the proposed Lot. The legal agreement is to be executed by all parties concerned prior to the commencement of development.

REASON: To ensure that the amalgamation occurs as a pre-condition for the development.

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

AMENDING MOTION

Moved by: Mr Robert Fenn

Seconded by: Cr Ulo Rumjantsev

To amend Condition 5 (now Condition 7) to read as follows:

Prior to commencement of development, amended landscaping plans must be submitted to and approved by the local government.

REASON: The intent of the Condition remains unchanged. Reference to administrative functions has been removed along with information to be contained within the amended plans as it is suggested that this be contained as an advice note.

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

Mr David Gray
Presiding Member, Mid-West/Wheatbelt JDAP



AMENDING MOTION

Moved by: Mr Robert Fenn

Seconded by: Cr Des Hughes

To include a new Condition (Condition 8) after the amended Condition 5 to read as follows:

Prior to the commencement of development, the stormwater management plan is to be amended to the satisfaction of the local government to include finished levels of overflow weirs from the basins.

REASON: To provide clarity in relation to information forming part of the stormwater management plan (removed from the landscaping plan).

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

AMENDING MOTION

Moved by: Cr Ulo Rumjantsev

Seconded by: Cr Des Hughes

To amend Condition 6 (now Condition 9) to read as follows:

Prior to commencement of development, outdoor lighting plans shall be submitted to and approved by the local government. The outdoor lighting is to be designed in accordance with Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.

REASON: To ensure that the lighting is designed in accordance with Australian Standards to contain any light spill.

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

AMENDING MOTION

Moved by: Cr Des Hughes

Seconded by: Mr Robert Fenn

To amend Condition 13 (now Condition 16) to read as follows:

Prior to occupation, the development hereby permitted shall be connected to the reticulated sewerage system.

REASON: The applicants have undertaken an assessment and determined that it is technically feasible to connect to this system.

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



AMENDING MOTION

Moved by: Mr Patrick Dick

Seconded by: Mr Robert Fenn

To amend Condition 15 (now Condition 18) to read as follows:

Prior to occupation, the site is to be fenced and fitted with suitable security gates using visually permeable security style materials to the satisfaction of the local government.

REASON: To ensure that the site is contained within security fencing to address issues relating to possible anti-social behaviour.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Mr David Gray

Seconded by: Mr Robert Fenn

To delete Condition 16 and renumber the remaining Conditions accordingly.

REASON: The Conditions are enforceable under the provisions of the scheme and to require the applicants to provide written notice that they have complied with the Conditions is unnecessary.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Mr Patrick Dick

Seconded by: Cr Des Hughes

To include a new Advice Note as "Note 1" to read as follows and renumber the remaining Advice Notes accordingly:

The applicant is reminded of Regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011 which amongst other things allow for the JDAP to extend the term of planning approval.

REASON: In addition to the amended Condition 1, to ensure that the applicants are aware of the opportunity to extend the two year term.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Mr Robert Fenn

Seconded by: Cr Ulo Rumjantsev

To include a new Advice Note to read as follows:

Mr David Gray
Presiding Member, Mid-West/Wheatbelt JDAP



The amended landscaping plans must be generally in accordance with the landscaping plans submitted with the application but modified to show:

- *Bio filter media details for the basin;*
- *Irrigation details and types of plant species within basin; and*
- *Screening of light spill and light from vehicles.*

REASON: In addition to the amended Condition 5 and to address light spill.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved by: Mr Robert Fenn

Seconded by: Cr Des Hughes

To include a new Advice Note to read as follows:

Lighting for the car park is to be separated into zones, with each zone capable of being individually controlled to operate during periods when there is usage of that portion of the car park, except in the event that a security breach occurs.

REASON: To address concerns associated with the car park lighting operating continuously and to ensure that lighting is applied to only those areas being used, or required for security purposes.

The Amending Motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

That the Mid-West Wheatbelt (Central) JDAP resolves to:

Approve DAP Application reference DAP/16/01093 - proposed Place of Worship on Lot 11 (55) and Lot 402 (77) East Street, Northam - and accompanying plans 5673501 REV H (Site Plan), 5673-09-502-001 REV C (Floor Plan), 5673-09-502-002 REV C (Elevations), WE16-72-30 REV A (Stormwater Drainage Management Plan), and WE16-72-31 REV A (Cross Section A & B) all date stamped received 30 September 2016, in accordance with Clause 68(2)(b) of the Shire of Northam Local Planning Scheme, subject to the following conditions:

GENERAL CONDITIONS

1. The development hereby permitted is to substantially commence within two years from the date of this approval after which this approval shall lapse and have no further effect.
2. The development hereby permitted taking place in accordance with the approved plans.
3. All pipes, fixtures, fittings and vents servicing any building on the site, other than stormwater downpipes, must be concealed in service ducts or otherwise

Mr David Gray
Presiding Member, Mid-West/Wheatbelt JDAP



hidden from view to the satisfaction of the local government.

4. The car parking, vehicle access and circulation areas are to be designed in accordance with AS/NZS 2890.1: 2004.

CONDITIONS TO BE MET PRIOR TO COMMENCEMENT OF DEVELOPMENT

5. Prior to commencement of development, a construction management plan is to be prepared and approved by the local government, to include construction management and monitoring actions to manage:
 - Dust
 - Noise
 - Surface and groundwater
 - Stormwater
 - Litter and windblown waste materials
 - Erosion and sedimentation.
6. Prior to the commencement of development, the boundaries of Lot 11 and Lot 402 East Street, Northam are to be legally realigned to accommodate the proposed development or alternatively the owners may enter into a legal agreement with the local government to be prepared by the local government solicitors at the expense of the owners. The legal agreement will allow the owners six months to obtain a certificate of title for the proposed Lot. The legal agreement is to be executed by all parties concerned prior to the commencement of development.
7. Prior to commencement of development, amended landscaping plans must be submitted to and approved by the local government.
8. Prior to the commencement of development, the stormwater management plan is to be amended to the satisfaction of the local government to include finished levels of overflow weirs from the basins.
9. Prior to commencement of development, outdoor lighting plans shall be submitted to and approved by the local government. The outdoor lighting is to be designed in accordance with Australian Standard 4282-1997 *Control of the Obtrusive Effects of Outdoor Lighting*.

CONDITIONS TO BE MET PRIOR TO OCCUPATION OF DEVELOPMENT

10. Prior to occupation of the development, the vehicle crossovers on East Street and Frankish Road shall be constructed to the specification and satisfaction of the local government.
11. Prior to occupation of the development, East Street and Frankish Road-road surface to be upgraded to the specification and satisfaction of the local government. The extent of the upgrade is limited to asphalt laying to a distance of 10m on either side of the proposed crossovers.
12. Prior to occupation of the development, the car parking, vehicle access and circulation areas shown on the approved site plan, including the provision of universally accessible (disabled) car parking is to be constructed, drained,



and line marked to the satisfaction of the local government.

13. Prior to occupation of the development, landscaping is to be completed in accordance with the approved plans or any approved modifications thereto to the satisfaction of the local government.
14. Prior to occupation of the development, the outdoor storage, plant and equipment areas shall be screened from view from any public street and/or neighbouring property to the satisfaction of the local government.
15. Prior to occupation of the development, stormwater drainage works must be completed in accordance with the approved plans to the satisfaction of the local government.
16. Prior to occupation, the development hereby permitted shall be connected to the reticulated sewerage system.
17. Prior to occupation, an area(s) on the subject land shall be set aside for the purpose of waste disposal/collection bins. Such area(s) shall be screen-fenced so as not to be visible from any public road or thoroughfare.
18. Prior to occupation, the site is to be fenced and fitted with suitable security gates using visually permeable security style materials to the satisfaction of the local government.

CONDITIONS REQUIRING ONGOING COMPLIANCE

19. All car parking areas, vehicle access and circulation areas are to be maintained and available for car parking/loading, and vehicle access and circulation on an ongoing basis to the satisfaction of the local government.
20. All landscaped areas are to be maintained on an ongoing basis to the satisfaction of the local government.
21. The on-site drainage system shall be maintained on an ongoing basis to the satisfaction of the local government.
22. The waste bin area(s) shall be maintained on an ongoing basis to the satisfaction of the local government and shall not be used for any other purpose.

Advice Notes

- Note 1:** The applicant is reminded of Regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011 which amongst other things allow for the JDAP to extend the term of planning approval.
- Note 2:** The Mid-West Wheatbelt (Central) Joint Development Assessment Panel (Mid-West Wheatbelt JDAP) has determined this application. Rights of appeal are also available to you under the *Planning and Development Act 2005* against the decision of the Mid-West Wheatbelt JDAP, including any conditions associated with this decision. Any such appeal must be lodged

Mr David Gray
Presiding Member, Mid-West/Wheatbelt JDAP



within 28 days of the date of this decision to the State Administrative Tribunal (telephone 9219 3111 or 1300 306).

- Note 3:** An application for a Demolition Permit must be submitted and approved by the local government prior to any works commencing on-site in relation to this determination.
- Note 4:** An application for a Building Permit to construct the development hereby permitted is required to be submitted and approved by the local government prior to any works commencing on-site in relation to this determination.
- Note 5:** Prior to undertaking any departure from the endorsed plans the joint Development Assessment Panel secretariat should be contacted to determine whether an amendment to this development approval is required, or whether the departure is permissible to be documented on 'as constructed' plans to be submitted to Planning Services of the Shire of Northam for endorsement upon the completion of the development.
- Note 6:** The proponent is requested to notify the local government prior to holding annual and triennial events on the site.
- Note 7:** With respect to the condition relating to the upgrading of East Street and Frankish Road to a distance of 10m on either side of the proposed crossovers, the local government advises that the upgrade is required to meet the following specification:

Asphalt: 40mm intersection mix

R2.4.8 Asphalt - (Hotmixed)

Standard Mix	AC 10 Intersections
Aggregate Type	Granite
Nominal Mix Size	10mm
Marshall Blows	75
Minimum Marshall Stability of Compacted Mix	8 kN
Marshall Flow Value	2 - 4mm
Range of Voids Content Compacted Mix	4 - 6%
Bitumen Binder	Class 320
Marshall Quotient	2.0 kN/mm
Binder Content	5.0 - 7.0%

- Note 8:** The amended landscaping plans must be generally in accordance with the landscaping plans submitted with the application but modified to show:
 - Bio filter media details for the basin;
 - Irrigation details and types of plant species within basin; and
 - Screening of light spill and light from vehicles.

Mr David Gray
Presiding Member, Mid-West/Wheatbelt JDAP



Note 9: Lighting for the car park is to be separated into zones, with each zone capable of being individually controlled to operate during periods when there is usage of that portion of the car park, except in the event that a security breach occurs.

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 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 Presiding Member declared the meeting closed at 12:28pm.