



Regional Development Assessment Panel Minutes

Meeting Date and Time: Thursday, 1 August 2024; 9:30am
Meeting Number: RDAP/18
Meeting Venue: 140 William Street, Perth
Public Observing: Online

A recording of the meeting is available via the following link:

[1 August 2024 – RDAP/18 – Shire of Ashburton – City Bunbury – City of Albany](#)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Members on Leave of Absence
4. Noting of Minutes

PART B – SHIRE OF ASHBURTON

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
4. Form 2 DAP Applications
 - 4.1 Lot 300 (No.5) Back Beach Road, Onslow - Transient Workforce Accommodation – DAP/21/02078
5. Section 31 SAT Reconsiderations
Nil.

PART C – CITY OF BUNURY

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 260 (No.390) Willinge Drive, Glen Iris – Proposed Warehouse/Storage Facility – DAP/24/02698
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART D – CITY OF ALBANY

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications

Eugene Koltasz
Presiding Member, Regional DAP



3.1 No.38 (Lots 213, 214 & 215) Spencer St & No.28 (Lot 212) Stirling Tce,
Albany - Proposed mixed use development (18 x grouped dwellings and additions
and alterations to existing heritage listed commercial buildings) – DAP/23/02546

4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART D – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
1. General Business
2. Meeting Closure

A handwritten signature in cursive script, reading "Eugene Koltasz".

Eugene Koltasz
Presiding Member, Regional DAP



Attendance	
<i>Specialist DAP Members</i>	<i>DAP Secretariat</i>
Gene Koltasz (Presiding Member)	Kristen Parker
Lindsay Baxter (Deputy Presiding Member)	Ashlee Kelly
John Syme	
<i>Part B – Shire of Ashburton</i>	
<i>Local Government DAP Members</i>	<i>Officers in Attendance</i>
Cr Audra Smith	Jack Hunter
Cr Alana Sullivan	
<i>Part C – City of Bunbury</i>	
<i>Local Government DAP Members</i>	<i>Officers in Attendance</i>
Cr Todd Brown	Matilda Hodge
Cr Ben Andrew	Brandon Goodwin
	Annalise Miller
	Alice Baldock
<i>Part D – City of Albany</i>	
<i>Local Government DAP Members</i>	<i>Officers in Attendance</i>
Deputy Mayor Paul Terry	Josh Dallimore
Mayor Greg Stocks	Jan Van Der Mescht
	Joanne Wardell-Johnson

Eugene Koltasz
Presiding Member, Regional DAP



Applicant and Submitters
<i>Part B – Shire of Ashburton</i>
Andrew Cumming (Rowe Group)
<i>Part C – City of Bunbury</i>
Luka Martins (Taylor Burrell Barnett) Jarrod Ross (Taylor Burrell Barnett)
<i>Part D – City of Albany</i>
John Lysaught (Advance Housing) Andy Knowles (Advance Housing) Julie De Jong (H + H Architects)

Members of the Public / Media

Nil

Observers via livestream

There were 4 persons observing the meeting via the livestream.

Eugene Koltasz
Presiding Member, Regional DAP



PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:32am on 1 August 2024 and acknowledged the traditional owners and paid respect to Elders past and present 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 2024 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

1.1 Announcements by Presiding Member

The Presiding Member advised that panel members may refer to technical devices, such as phones and laptops, throughout the meeting to assist them in considering the information before them.

The meeting was recorded and livestreamed on the DAP website in accordance with regulation 40(2A) of the *Planning and Development (Development Assessment Panels) Regulations 2011*. Members were reminded to announce their name and title prior to speaking.

2. Apologies

Cr Linton Rumble (Local Government Member, Shire of Ashburton)
Cr Matthew Lynch (Local Government Member, Shire of Ashburton)

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](#).

Eugene Koltasz
Presiding Member, Regional DAP



PART B – SHIRE OF ASHBURTON

1. Declaration of Due Consideration

All members declared that they had duly considered the documents contained within Part B of the Agenda and Part B of the Related Information.

2. Disclosure of Interests

In accordance with section 2.4.9 of the DAP Code of Conduct 2024, DAP Member's, Cr Audra Smith and Cr Alana Sullivan, declared that they had participated in a prior Council meeting in relation to the application at item 4.1. However, under section 2.1.2 of the DAP Code of Conduct 2024, Cr Smith and Cr Sullivan acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.

In accordance with section 3.3 of the DAP Code of Conduct 2024, the Presiding Member determined that the members listed above, who have disclosed an impartiality interest, are permitted to participate in the discussion and voting on the item.

3. Form 1 DAP Applications

Nil.

4. Form 2 DAP Applications

4.1 Lot 300 (No.5) Back Beach Road, Onslow - Transient Workforce Accommodation – DAP/21/02078

Deputations and Presentations

Shire of Ashburton addressed the DAP in relation to the application at Item 4.1 and responded to questions from the panel.

Eugene Koltasz
Presiding Member, Regional DAP



REPORT RECOMMENDATION

Moved by: Cr Audra Smith

Seconded by: Cr Alana Sullivan

That the Regional Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/21/02078 as detailed on the DAP Form 2 dated 17 May 2024 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/21/02078 and accompanying plans (DA002 Rev Q, DA003 Rev I, DA004 Rev G, DA100 Rev K, DA101 Rev J, DA200 – 201 Rev J, DA202 Rev H and Signage Specifications) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Clause 5.10 of the Shire of Ashburton Local Planning Scheme No. 7 for the proposed minor amendment to the approved Transient Workforce Accommodation at Lot 300 (No.5) Back Beach Road, Onslow, subject to inclusion of the following new Advice Note:

New Advice Notes

1. The Child Care Centre building has been assessed as being incidental to the predominant approved use of the site for Transient Workforce Accommodation. If it is intended for the Child Care Centre to accept the children of persons not residing on the subject site then the land use will no longer be considered incidental to the predominant use and a development application will need to be submitted to and approved by the Shire before any such expanded offering occurs.

All other conditions and requirements, as imposed by the Regional Development Assessment Panel on 21 December 2021 and amended on 24 August 2022 and 14 February 2023, remain in place unless altered by this application.

The Report Recommendation was put and **CARRIED UNANIMOUSLY**

REASON: The Panel considered that as the proposed amendments to the previously approved plans are relatively minor in nature and consistent with the planning framework and they are supported.

The new advice note was supported in order to reinforce the use of the Child Care Centre for the families of the residents of the Transient Workforce Accommodation complex.

Cr Audra Smith and Cr Alana Sullivan (Local Government DAP Members, Shire of Ashburton) left the panel at 9:38am.

Eugene Koltasz
Presiding Member, Regional DAP



PART C – CITY OF BUNBURY

Cr Todd Brown and Cr Ben Andrew (Local Government DAP Members, City of Bunbury) joined the panel at 9:39am.

1. Declaration of Due Consideration

All members declared that they had duly considered the documents contained within Part C of the Agenda and Part C of the Related Information.

2. Disclosure of Interests

Nil

3. Form 1 DAP Applications

3.1 Lot 260 (No.390) Willinge Drive, Glen Iris – Proposed Warehouse/Storage Facility – DAP/24/02698

Deputations and Presentations

The City of Bunbury addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

REPORT RECOMMENDATION

Moved by: Cr Ben Andrew

Seconded by: Cr Todd Brown

That the Regional DAP resolves to:

1. **Accept** that the DAP Application reference DAP/2024/02698 is appropriate for consideration as a “Warehouse/Storage” land use and compatible with the objectives of the zoning table in accordance with Clause 16 of the City of Bunbury Local Planning Scheme No. 8;
2. **Approve** DAP Application reference DAP/2024/02698 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the provisions of the City of Bunbury Local Planning Scheme No. 8 and Greater Bunbury Region Scheme, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

Eugene Koltasz
Presiding Member, Regional DAP



2. All development shall be in accordance with the approved development plans (attached) which form part of this development approval.
3. All works required to satisfy a condition of this approval are required to be installed / constructed and maintained in accordance with the approved plans and conditions of approval for the life of the development.
4. A Construction Management Plan shall be submitted to and approved by the City prior to issuing a building permit. The management plan shall include details regarding mitigation measures to address impacts associated with construction works and shall be prepared to the specification and satisfaction of the City. The construction works shall be undertaken in accordance with the approved Construction Management Plan.
5. Prior to the occupation of the development the proponent is to undertake landscaping of the northern verge area of the portion of the Avenue which the subject site abuts in accordance with an approved landscape plan and thereafter maintained to the satisfaction of the City of Bunbury.
6. Before the development is occupied, the recommendations of the approved Stormwater Drainage Plan (Dwg No. C350 Rev. D) must be constructed and implemented to the satisfaction of the City of Bunbury.
7. Before the development is occupied, any alterations, relocation, or damage of existing infrastructure within the public road reserve must be completed and reinstated to the specification and satisfaction of the City of Bunbury.
8. At all times, the public road reserve must remain free of development and not be used for any other purpose including parking and storage to the satisfaction of the City of Bunbury.

Advice Notes

1. This is a development approval only. The applicant/owner is advised that it is their responsibility to ensure that the proposed development complies with all other applicable legislation, local laws and/or license requirements that may relate to the development.
2. The development is subject to the Building Act 2011, Building Regulations 2012 and Building Code of Australia. A separate building permit must be granted before the development commences, where offences occur statutory penalties apply. The applicant/owner is advised to liaise further with the City of Bunbury on (08) 9792 7000.4
3. The City of Bunbury advises that the development the subject of this development approval must comply with the Environmental Protection Act 1986 and the Environmental Protection (Noise) Regulations 1997 in relation to noise emissions and the Environmental Protection (Unauthorised Discharge) Regulations 2004 in relation to discharges into the environment.

Eugene Koltasz
Presiding Member, Regional DAP



4. With regards to the landscaping condition, the landscape plan is to identify the quantity and density of plantings and a mixture of ground covers, which are appropriate for the locality and context.

The Report Recommendation was put and CARRIED UNANIMOUSLY

REASON: The Panel supported the proposed Warehouse/Storage development as it is consistent with the objectives of the Light Industry Zone under the City of Bunbury Local Planning Scheme No 8 and the Wimbridge Precinct Structure Plan.

Cr Todd Brown and Cr Ben Andrew (Local Government DAP Members, City of Bunbury) left the panel at 9:44am.

A handwritten signature in cursive script, reading "Eugene Koltasz".

Eugene Koltasz
Presiding Member, Regional DAP



PART D – CITY OF ALBANY

Mayor Greg Stocks and Deputy Mayor Paul Terry (Local Government DAP Members, City of Albany joined the panel at 9:45am.

1. Declaration of Due Consideration

The Presiding Member noted that details of a DAP direction for further information and responsible authority response in relation to Item 3.1, received on 30 July 2024 was published in Part B of the Related Information.

All members declared that they had duly considered the documents contained within Part B of the Agenda and Part B of the Related Information.

2. Disclosure of Interests

Nil

3. Form 1 DAP Applications

3.1 No.38 (Lots 213, 214 & 215) Spencer St & No.28 (Lot 212) Stirling Tce, Albany - Proposed mixed use development (18 x grouped dwellings and additions and alterations to existing heritage listed commercial buildings) – DAP/23/02546

Deputations and Presentations

The panel noted a written submission from Jacqueline Davidson against the recommendation at Item 3.1

The panel noted a written submission from Andrew Eyeden (Albany Historical Society) in support of the recommendation at Item 3.1.

John Lysaught (Advance Housing) and Julie De Jong (H + H Architects) responded to questions from the panel in relation to Item 3.1.

The City of Albany addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

Eugene Koltasz
Presiding Member, Regional DAP



REPORT RECOMMENDATION

Moved by: Mayor Greg Stocks

Seconded by: Lindsay Baxter

That the Regional DAP resolves to:

1. **Approve** DAP Application reference DAP/23/02546 and accompanying plans (SK.00 to SK.52 inclusive, Revision B, C, D & E) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Schedule 2 – A6 of the City of Albany Local Planning Scheme No. 2, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. A shared parking arrangement is to be prepared between the owners of lots 213, 214 and 215 Spencer Street, Albany prior to commencement and to the satisfaction of the City of Albany. The shared parking arrangement approved by the City of Albany must not be terminated or varied without prior approval from the City.
3. No goods or materials shall be stored in parking or landscape areas, or in access driveways, unless otherwise approved in writing by the City of Albany.
4. Prior to commencement of development a verge development application shall be submitted to the City of Albany for Approval. Engineering drawings and specifications for the proposed upgrades along Frederick St must be submitted, approved, and subsequently implemented to the satisfaction of the City of Albany. These upgrades include, but are not limited to, considerations and construction for earthworks, path relocation, line marking, pavement construction, kerbing, waste collection, and stormwater management.
5. All landscaped areas shall be maintained as per the approved landscaping plan/s (plan number, rev number) to the satisfaction of the City of Albany. Landscaping within the verge shall require the submission of a verge development application to the City of Albany for approval prior to commencement.
6. Sign(s) shall not be erected on the lot without the prior approval of the City of Albany. Signage on the commercial buildings shall be limited to verandah signs attached to the new verandahs. The City of Albany will not support any signage proposed to be affixed to the heritage fabric of the façade.
7. Prior to commencement of development, a Stormwater Management Plan shall be submitted for approval to the City of Albany. Prior to occupation of development, the approved Stormwater Management Plan shall be implemented, completed and maintained thereafter to the satisfaction of the City of Albany.

Eugene Koltasz
Presiding Member, Regional DAP



8. Prior to commencement of development, a Vehicle Parking and Access Plan shall be submitted to the City of Albany for approval. Prior to occupation of the development, the approved Vehicle Parking and Access Plan, shall be implemented, completed and maintained thereafter to the satisfaction of the City of Albany.
9. Prior to occupation, new crossover/s shall be constructed to the specifications, levels and satisfaction of the City of Albany.
10. Prior to occupancy, the premises shall be connected to the Water Corporation sewerage system.
11. Prior to occupancy of the development, a sufficient potable water supply shall be provided and connected to the grouped dwellings hereby approved, to the satisfaction of the City of Albany.
12. A Construction Management Plan is to be prepared by the applicant and submitted to the City of Albany for approval at least 14 days prior to the commencement of works. Any changes proposed to the approved Construction Management Plan shall be submitted to the City for approval in writing, prior to implementation of any changes. The Construction Management Plan shall detail how the construction of development will be managed including the following:
 - a. Public safety and site security;
 - b. Hours of operation;
 - c. Noise and vibration controls;
 - d. Air and dust management;
 - e. Stormwater, groundwater and sediment control;
 - f. Waste and material disposal;
 - g. Traffic Management Plans prepared by an accredited personnel for the various phases of the construction, including any proposed road closures;
 - h. Parking Management Plan prepared by an accredited personnel;
 - i. The parking arrangements for contractors and sub-contractors;
 - j. On-site delivery times and access arrangements;
 - k. The storage of materials and equipment on site (no storage of materials on the verge will be permitted);
 - l. Manage potential impacts on the adjacent heritage buildings in the adjacent *Stirling Terrace Precinct* and
 - m. Any other matters likely to impact upon the surrounding properties or road reserve.

Once approved, the development is to be constructed in accordance with the Construction Management Plan to the satisfaction of the City of Albany.

13. The proposed new windows marked in red on the attached approved plans are not approved as a part of this approval. Prior to the commencement of development revised plans with a modified window layout for commercial building 1 are to be submitted to the City of Albany for approval.

Eugene Koltasz
Presiding Member, Regional DAP



14. The new verandah to commercial building 1 marked in red on the attached approved plans shall be constructed in a manner which does not irreparably damage any original or significant fabric of the building and is capable of being removed without causing any damage to the significant fabric of the building, to the satisfaction of the City of Albany. Any damage shall be rectified to the satisfaction of City of Albany.
15. Prior to commencement of development an interpretation plan detailing the proposed adaptive reuse of existing significant fabric shall be submitted to the City of Albany for approval. The interpretation plan shall include the measures identified within the Heritage Impact Statement (HIS) for *Reeves Timber Yard and Hardware* and are to be implemented to the satisfaction of the City of Albany. The timber roof framing and columns salvaged from the demolition of the existing roof of commercial building 1 shall be reused internally as an interpretation device.
16. Prior to the commencement of development, a Standard Archival Record that documents the fabric affected by the approved works to *Reeves Timber Yard and Hardware*, shall be prepared to the satisfaction of the City of Albany. Prior to completion of the development, a finalised copy of the document shall be submitted to the City of Albany in electronic format.

Advice Notes

1. Condition 6 - Please refer to the City of Albany Local Planning Policy – Signs for further information.
2. Condition 7 –
 - Stormwater management for the approved development is to be designed in accordance with the 'City of Albany's Subdivision and Development Guidelines', with information provided as part of the Stormwater Management Plan to include relevant details and calculations.
 - Soil capability testing will likely be required to determine if soakwell infiltration is the appropriate method of disposal for the site.
 - The stormwater management system is to be designed and certified by a practicing Civil Engineer to the satisfaction of the City of Albany.
 - The stormwater management approach should include a description of the storm events to be managed (i.e. <1yr ARI, 5yr ARI, and 100yr ARI) including strategies to address water quality.

Eugene Koltasz
Presiding Member, Regional DAP



3. Condition 8 –
 - Car parking and access is to be designed in accordance with the Australian Standard 2890.
 - Swept paths to be provided.
 - Implement recommendations as per the Transport Impact Statement Report (November 2023, Rev 2)
 - The Vehicle Parking and Access Plan shall:
 - Indicate the intended use of all parking bays (e.g. disabled bay, loading bay etc), access areas, line marking, kerbing and sealing.
 - Identify hazards to road users, including pedestrians and cyclists, with appropriate measures implemented to address these.
4. Condition 9 – A 'Permit for Vehicle Crossover Construction' from the City of Albany is required prior to any work being carried out within the road reserve, which shall be in accordance with drawing nos. STD-05-01 – STD-05-03 (refer to the City of Albany's Subdivision and Development Guidelines).
5. Condition 11 – Where reticulated water is not available, each dwelling shall be provided with a sustainable potable water supply with a minimum capacity of 92,000 litres, to the satisfaction of the City of Albany.
6. Condition 15 - Significant fabric refers to all the physical material of the heritage-protected place including elements, fixtures, contents and objects that contributes to the cultural significance of a place (refer The Burra Charter).
7. Condition 17 - The Standard Archival Record shall be prepared in accordance with the Department of Planning Lands and Heritage Guide to Preparing an Archival Record.

AMENDING MOTION 1

Moved by: Lindsay Baxter

Seconded by: John Syme

That Condition No. 5 be amended to read as follows:

*All landscaped areas shall be maintained as per the approved landscaping plan/s (~~plan number, rev number~~ **Drawing L.10 revision A & B and drawing L.11**) to the satisfaction of the City of Albany. Landscaping within the verge shall require the submission of a verge development application to the City of Albany for approval prior to commencement.*

The Amending Motion was put and CARRIED UNANIMOUSLY

REASON: The amendment to Condition 5 was supported by the Panel to ensure that the correct version of the Landscape Plans was approved.

Eugene Koltasz
Presiding Member, Regional DAP



AMENDING MOTION 2

Moved by: Deputy Mayor Paul Terry

Seconded by: John Syme

That Condition No. 13 to be deleted, and the remaining conditions be renumbered accordingly.

The Amending Motion was put and CARRIED UNANIMOUSLY

REASON:

The Panel acknowledged comments by the Council's Heritage Consultant in relation to the façades along Frederick Street and Spencer Street. It was noted however that with the change of use of the building from its current and historical use to its new proposed Commercial space the needs for natural lighting for the first floor level, and passive surveillance of both streets outweighed the heritage value of maintaining the current facades.

REPORT RECOMMENDATION (AS AMENDED)

That the Regional DAP resolves to:

1. **Approve** DAP Application reference DAP/23/02546 and accompanying plans (SK.00 to SK.52 inclusive, Revision B, C, D & E) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Schedule 2 – A6 of the City of Albany Local Planning Scheme No. 2, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. A shared parking arrangement is to be prepared between the owners of lots 213, 214 and 215 Spencer Street, Albany prior to commencement and to the satisfaction of the City of Albany. The shared parking arrangement approved by the City of Albany must not be terminated or varied without prior approval from the City.
3. No goods or materials shall be stored in parking or landscape areas, or in access driveways, unless otherwise approved in writing by the City of Albany.
4. Prior to commencement of development a verge development application shall be submitted to the City of Albany for Approval. Engineering drawings and specifications for the proposed upgrades along Frederick St must be submitted, approved, and subsequently implemented to the satisfaction of the City of Albany. These upgrades include, but are not limited to, considerations and construction for earthworks, path relocation, line marking, pavement construction, kerbing, waste collection, and stormwater management.

Eugene Koltasz
Presiding Member, Regional DAP



5. All landscaped areas shall be maintained as per the approved landscaping plan/s (**Drawing L.10 revision A & B and drawing L.11**) to the satisfaction of the City of Albany. Landscaping within the verge shall require the submission of a verge development application to the City of Albany for approval prior to commencement.
6. Sign(s) shall not be erected on the lot without the prior approval of the City of Albany. Signage on the commercial buildings shall be limited to verandah signs attached to the new verandahs. The City of Albany will not support any signage proposed to be affixed to the heritage fabric of the façade.
7. Prior to commencement of development, a Stormwater Management Plan shall be submitted for approval to the City of Albany. Prior to occupation of development, the approved Stormwater Management Plan shall be implemented, completed and maintained thereafter to the satisfaction of the City of Albany.
8. Prior to commencement of development, a Vehicle Parking and Access Plan shall be submitted to the City of Albany for approval. Prior to occupation of the development, the approved Vehicle Parking and Access Plan, shall be implemented, completed and maintained thereafter to the satisfaction of the City of Albany.
9. Prior to occupation, new crossover/s shall be constructed to the specifications, levels and satisfaction of the City of Albany.
10. Prior to occupancy, the premises shall be connected to the Water Corporation sewerage system.
11. Prior to occupancy of the development, a sufficient potable water supply shall be provided and connected to the grouped dwellings hereby approved, to the satisfaction of the City of Albany.
12. A Construction Management Plan is to be prepared by the applicant and submitted to the City of Albany for approval at least 14 days prior to the commencement of works. Any changes proposed to the approved Construction Management Plan shall be submitted to the City for approval in writing, prior to implementation of any changes. The Construction Management Plan shall detail how the construction of development will be managed including the following:
 - a. Public safety and site security;
 - b. Hours of operation;
 - c. Noise and vibration controls;
 - d. Air and dust management;
 - e. Stormwater, groundwater and sediment control;
 - f. Waste and material disposal;
 - g. Traffic Management Plans prepared by an accredited personnel for the various phases of the construction, including any proposed road closures;
 - h. Parking Management Plan prepared by an accredited personnel;
 - i. The parking arrangements for contractors and sub-contractors;
 - j. On-site delivery times and access arrangements;

Eugene Koltasz
Presiding Member, Regional DAP



- k. The storage of materials and equipment on site (no storage of materials on the verge will be permitted);
- l. Manage potential impacts on the adjacent heritage buildings in the adjacent *Stirling Terrace Precinct* and
- m. Any other matters likely to impact upon the surrounding properties or road reserve.

Once approved, the development is to be constructed in accordance with the Construction Management Plan to the satisfaction of the City of Albany.

13. The new verandah to commercial building 1 marked in red on the attached approved plans shall be constructed in a manner which does not irreparably damage any original or significant fabric of the building and is capable of being removed without causing any damage to the significant fabric of the building, to the satisfaction of the City of Albany. Any damage shall be rectified to the satisfaction of City of Albany.
14. Prior to commencement of development an interpretation plan detailing the proposed adaptive reuse of existing significant fabric shall be submitted to the City of Albany for approval. The interpretation plan shall include the measures identified within the Heritage Impact Statement (HIS) for *Reeves Timber Yard and Hardware* and are to be implemented to the satisfaction of the City of Albany. The timber roof framing and columns salvaged from the demolition of the existing roof of commercial building 1 shall be reused internally as an interpretation device.
15. Prior to the commencement of development, a Standard Archival Record that documents the fabric affected by the approved works to *Reeves Timber Yard and Hardware*, shall be prepared to the satisfaction of the City of Albany. Prior to completion of the development, a finalised copy of the document shall be submitted to the City of Albany in electronic format.

Advice Notes

1. Condition 6 - Please refer to the City of Albany Local Planning Policy – Signs for further information.
2. Condition 7 –
 - Stormwater management for the approved development is to be designed in accordance with the 'City of Albany's Subdivision and Development Guidelines', with information provided as part of the Stormwater Management Plan to include relevant details and calculations.
 - Soil capability testing will likely be required to determine if soakwell infiltration is the appropriate method of disposal for the site.
 - The stormwater management system is to be designed and certified by a practicing Civil Engineer to the satisfaction of the City of Albany.
 - The stormwater management approach should include a description of the storm events to be managed (i.e. <1yr ARI, 5yr ARI, and 100yr ARI) including strategies to address water quality.

Eugene Koltasz
Presiding Member, Regional DAP



3. Condition 8 –
 - Car parking and access is to be designed in accordance with the Australian Standard 2890.
 - Swept paths to be provided.
 - Implement recommendations as per the Transport Impact Statement Report (November 2023, Rev 2)
 - The Vehicle Parking and Access Plan shall:
 - Indicate the intended use of all parking bays (e.g. disabled bay, loading bay etc), access areas, line marking, kerbing and sealing.
 - Identify hazards to road users, including pedestrians and cyclists, with appropriate measures implemented to address these.
4. Condition 9 – A 'Permit for Vehicle Crossover Construction' from the City of Albany is required prior to any work being carried out within the road reserve, which shall be in accordance with drawing nos. STD-05-01 – STD-05-03 (refer to the City of Albany's Subdivision and Development Guidelines).
5. Condition 11 – Where reticulated water is not available, each dwelling shall be provided with a sustainable potable water supply with a minimum capacity of 92,000 litres, to the satisfaction of the City of Albany.
6. Condition 15 - Significant fabric refers to all the physical material of the heritage-protected place including elements, fixtures, contents and objects that contributes to the cultural significance of a place (refer The Burra Charter).
7. Condition 17 - The Standard Archival Record shall be prepared in accordance with the Department of Planning Lands and Heritage Guide to Preparing an Archival Record.

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

REASON:

The Panel supported the proposed Mixed-Use development and adaptation and alterations to the existing heritage buildings as they are generally consistent with the planning framework for the locality under City of Albany Local Planning Scheme No 2 and the Local Development Plan for the subject site.

The residential component of the development meets the objectives of the City of Albany aspirations to promote more infill and affordable housing in the Town Centre on an existing underutilised site.

Eugene Koltasz
Presiding Member, Regional DAP



The alterations and additions to the existing Commercial buildings are supported to encourage the use and adaptation to older style buildings with contemporary use requirements for natural lighting and passive surveillance to the adjoining streets.

Proposed variations to parking standards, unit open space provision and building setbacks are supported as they are considered appropriate and relatively minor yet important to achieve the site residential density coding.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

A handwritten signature in cursive script, reading "Eugene Koltasz".

Eugene Koltasz
Presiding Member, Regional DAP



PART E – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

The DAP noted the status of the following State Administrative Tribunal Applications and Supreme Court Appeals:

Current SAT Applications				
Current SAT Applications	LG Name	Property Location	Application Description	Date Lodged
DP/14/00039 DR65/2020	Shire of York	Lots 4869 (2256), 5931, 9926 (2948) and 26934 Great Southern Highway, St Ronans	Construction and Use of Allawuna Farm for the purposes of a Class II Landfill	28 July 2020
DAP/21/02063 DR241/2021	Shire of Dardanup	Lot 2 Banksia Road, Crooked Brook	Cleanaway Dardanup Landfill Facility	5 November 2021
DAP/23/02479 DR146/2023	Shire of Capel	Lot 148 (No.168) Skippings Road, Boyanup	Extractive Industry Development Proposal	30 August 2023
DAP/23/02506 DR199/2023	Shire of Augusta-Margaret River	Lot 11 & 12 Fearn Avenue, Margaret River	Proposed Hotel and Restaurant	22 December 2023

Finalised SAT Applications*				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Finalised
DAP/23/02549 DR197/2023	City of Greater Geraldton	Lots 150 - 151 (205 and 181-195) Marine Terrace, Lot 152 (15) Fitzgerald Street and Lot 153 (222-228) Lester Avenue, Geraldton	Proposed Mixed Use Development	3 January 2024

*Matters finalised during the last meeting cycle.

Eugene Koltasz
Presiding Member, Regional DAP



1. General Business

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 10:32am.

A handwritten signature in cursive script, reading "Eugene Koltasz".

Eugene Koltasz
Presiding Member, Regional DAP