



Regional Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 22 January 2025; 9:30am
Meeting Number: RDAP/34
Meeting Venue: 140 William Street, Perth

A recording of the meeting is available via the following link:
[RDAP/34 - 22 January 2025 - Shire of Manjimup](#)

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 MANJIMUP

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lots 71, 72, 73 & 74 (Nos.21 & 23) Pritchard Street, Manjimup - Motel and Restaurant – DAP/24/02791
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – OTHER BUSINESS

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

Karen Hyde
Presiding Member, Regional DAP



Attendance	
<i>Specialist DAP Members</i>	<i>DAP Secretariat</i>
Karen Hyde (Presiding Member)	Kristen Parker
Clayton Higham (Deputy Presiding Member)	Ashlee Kelly
Tony Arias	
<i>Part B – Shire of Manjimup</i>	
<i>Local Government DAP Members</i>	<i>Officers in Attendance</i>
Cr Jennifer Willcox	Ben Rose
Cr Donelle Buegge	Jocelyn Baister
	Jason Giadresco

Karen Hyde
Presiding Member, Regional DAP



Applicant and Submitters
<i>Part B – Shire of Manjimup</i>
Alan Stewart (Lateral Planning Zara Wang (Texture Design)

Members of the Public / Media

Nil.

Observers via livestream

There were 3 persons observing the meeting via the livestream.

Karen Hyde
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 22 January 2025 and acknowledged the traditional owners and custodians of the land on which the meeting was held and welcomed members.

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 Wendy Eiby (Local Government DAP Member, Shire of Manjimup).

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](#).

Karen Hyde
Presiding Member, Regional DAP



PART B – SHIRE OF MANJIMUP

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, Cr Jennifer Willcox and Cr Donelle Buegge, declared that they had participated in a prior Council meeting in relation to the application at item 3.1. However, under section 2.1.2 of the DAP Code of Conduct 2024, Cr Willcox and Cr Buegge 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

3.1 Lots 71, 72, 73 & 74 (Nos.21 & 23) Pritchard Street, Manjimup - Motel and Restaurant – DAP/24/02791

Deputations and Presentations

Alan Stewart (Lateral Planning) addressed the DAP in support of the recommendation for the application at Item 3.1 and responded to questions from the panel.

Zara Wang (Texture Design) responded to questions from the panel.

Jocelyn Baister and Jason Giadresco (Shire of Manjimup) addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

Karen Hyde
Presiding Member, Regional DAP



REPORT RECOMMENDATION

Moved by: Cr Jennifer Willcox

Seconded by: Tony Arias

The RAR recommendation was moved and seconded inclusive of an administrative correction to Condition No. 12 to reflect the correct number of parking bays.

That the Regional DAP resolves to:

1. **Approve** DAP Application reference DAP/24/02791 and accompanying plans 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 10.3 of the Shire of Manjimup Local Planning Scheme No. 4, subject to the following conditions:

Conditions

1. The development hereby approved is to be carried out in accordance with the plans and specifications submitted with the application and these shall not be altered and/or modified without the prior knowledge and written consent of the Shire of Manjimup.

Reference	Document Title	Date Received
DA-2001	Site Plan	26 September 2024
DA-2100	Floor Plan	26 September 2024
DA-2101	Floor Plan Amenities & Typical Motel Rooms	26 September 2024
DA-3100	Elevations	26 September 2024
DA-3101	Sectional Elevation	26 September 2024

2. Notwithstanding condition 1, prior to application for building permit, the plans submitted and hereby approved shall be modified as follows:
 - 2.1 Deeper landscape strip and fencing to the north.
 - 2.2 Consideration of sun protection for western facing windows.
 - 2.3 Consideration of safe outdoor play spaces.
 - 2.4 Improved street engagement to Pritchard Street including an active component.
 - 2.5 Selection of materials or treatment to shipping container storage.
 - 2.6 Increase carparking setback from Pritchard Street.
 - 2.7 Wayfinding signage strategy given the dual access.
3. Prior to the issue of a Building Permit, an urban water management plan is to be prepared and approved, to the satisfaction of the Shire of Manjimup;
4. The urban water management plan referred to in Condition 3, shall be implemented to the satisfaction of the Shire of Manjimup;
5. The applicant is to provide the finished floor levels for the proposed development to the western side of Narocki Way, prior to the application for Building Permit, to the satisfaction of the Shire of Manjimup;

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Presiding Member, Regional DAP



6. A dilapidation report, prepared at the applicant's expense, documenting the current state of the verge, footpath and road shall be prepared and submitted to the Shire of Manjimup for approval prior to the commencement of any works associated with the development;
7. Within 60 days of a Building Permit being issued, a detailed landscaping and reticulation plan for the subject site and/or the road verge(s) must be submitted to and approved to the satisfaction of the Shire of Manjimup;
8. The approved landscaping and reticulation plan must be fully implemented within the first available planting season after the initial occupation of the development, and maintained thereafter, to the satisfaction of the Shire of Manjimup. Any species which fail to establish within the first two planting seasons following implementation must be replaced in consultation with and to the satisfaction of the Shire of Manjimup;
9. Prior to the application for commencement of development a Waste Management Plan must be submitted to and approved by the Shire of Manjimup. The plan must include the following details to the satisfaction and specification of the Shire of Manjimup:
 - 9.1 the location of bin storage areas and bin collection areas.
 - 9.2 the number, volume and type of bins, and the type of waste to be placed in the bins.
 - 9.3 details on the future ongoing management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas.
 - 9.4 frequency of bin collections.
10. Within 60 days of the issue of Building Permit, the applicant must submit and have approved by the Shire of Manjimup, and thereafter implement to the satisfaction of the Shire of Manjimup, a construction management plan addressing the following matters:
 - 10.1 How materials and equipment will be delivered and removed from the site.
 - 10.2 How materials and equipment will be stored on the site.
 - 10.3 Parking arrangements for contractors;
 - 10.4 Construction waste disposal strategy and location of waste disposal bins;
 - 10.5 Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
 - 10.6 How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works; and
 - 10.7 Other matters likely to impact on the surrounding properties.
11. The construction works involved in the implementation of the development must not cause a nuisance to neighbours through noise, light, dust and/or sand drift;

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Presiding Member, Regional DAP



12. Prior to the commencement of works, the applicant is to submit, and have approved to the satisfaction of the Shire of Manjimup, a detailed parking plan design which complies with Table 2 and 3 of Shire of Manjimup Local Planning Scheme No. 4, including 111 car parking bay/s, aisle widths, circulation areas, driveway/s and points of ingress and egress;
13. Prior to the occupation or use of the development hereby approved, the area set aside for the parking of vehicles, together with the associated access lanes as delineated on the endorsed plan shall:
 - 13.1 Be constructed, drained and marked in accordance with Clause 5.17 of the Shire of Manjimup Local Planning Scheme No. 4 to the satisfaction of the Shire prior to the commencement of the use hereby permitted.
 - 13.2 Thereafter be maintained to the satisfaction of the Shire.
 - 13.3 Be made available for such use at all times and not used for any other purpose.
 - 13.4 Be properly formed to such levels that it can be used in accordance with the plan.
14. Prior to the occupation of the development, vehicle crossovers between the subject land Pritchard Street and Narocki Way are to be located, designed, constructed, sealed and drained to the specification and satisfaction of the Shire of Manjimup;
15. The development hereby approved shall be connected to the Water Corporation reticulated sewerage system;
16. All piped, ducted and wired services, air conditioners, hot water systems, water storage tanks, service meters and bin storage areas must be located to minimise any visual and noise impact on the occupants of nearby properties and screened from view from the street. Design plans for the location, materials and construction for screening of any proposed external building plant must be submitted to and approved by the Shire of Manjimup, prior to lodging an application for a Building Permit;
17. The use hereby approved must not create community safety concerns, or otherwise adversely affect the amenity of the subject locality by reason of (or the appearance or emission of) smoke, fumes, noise, vibration, odour, vapour, dust, waste water, waste products or other pollutants to the satisfaction of the Shire of Manjimup; and
18. Any external lighting proposed on the subject property must be installed as to not have a detrimental impact upon traffic in the vicinity or upon the general amenity of neighbouring properties to the satisfaction of the Shire of Manjimup.
19. 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.

Karen Hyde
Presiding Member, Regional DAP



Advice Notes

1. This Development approval is NOT a building permit. A certified building permit must be formally applied for and obtained from Building Services BEFORE the commencement of any site and/or development works.
2. Further to Condition 12) above, the applicant is advised that as an alternative, the Shire of Manjimup is prepared to accept payment of cash-in-lieu for the required parking that cannot be provided on-site, with such payment to be used by the Shire to construct the parking spaces on Narocki Way prior to occupation of the development.
3. The development and associated uses are required to comply all relevant provisions of the *Health (Miscellaneous Provisions) Act 1911* (as Amended), *Health (Public Buildings) Regulations 1992*, the *Food Act 2008* and *Food Regulations 2009*. Prior to commencement of the uses hereby approved, various applications are required under this legislation, and it is recommended that you liaise with the Shire of Manjimup's Environmental Health Team over the preparation, lodgement and approvals processes.
4. No earthworks are permitted until full details and particulars have been submitted to and approved by the Shire of Manjimup prior to a building permit being issued.
5. Any retaining walls in excess of 500mm in height required in connection with development shall be so constructed as to accord with plans and specifications prepared by a practicing structural engineer to the satisfaction of the Shire of Manjimup and details and particulars of the certified plans and specifications shall be provided to Shire of Manjimup as part of any application for a building permit.
6. Any ground levels differences at the boundaries of the land in excess of 150mm must be retained, or otherwise stabilised to the satisfaction of the Shire of Manjimup, prior to occupation of the approved development and fences shall not to be used for that purpose.
7. If public consumption of alcohol is likely to occur on the subject premises, additional requirements may be imposed by the Liquor Licensing Division of the Department of Local Government, Sport and Cultural Industries. It is recommended that the proponent consult with the Liquor Licensing Division, either directly (on 1800 634 541) or via the website: www.dlgsc.wa.gov.au for further information.

Karen Hyde
Presiding Member, Regional DAP



AMENDING MOTION 1

The following amendments were made en bloc:

Moved by: Tony Arias

Seconded by: Clayton Higham

The following amendments were made en bloc;

(i) That Condition No.7 be amended to read as follows:

~~Within 60 days of a Building Permit being issued~~ **Prior to Commencement of Construction**, a detailed landscaping and reticulation plan for the subject site and/or the road verge(s) must be submitted to and approved to the satisfaction of the Shire of Manjimup

(ii) That Condition No.10 be amended to read as follows:

~~Within 60 days of the issue of Building Permit~~ **Prior to Commencement of Construction**, the applicant must submit and have approved by the Shire of Manjimup, and thereafter implement to the satisfaction of the Shire of Manjimup, a construction management plan addressing the following matters:

- 10.1 How materials and equipment will be delivered and removed from the site.
- 10.2 How materials and equipment will be stored on the site.
- 10.3 Parking arrangements for contractors;
- 10.4 Construction waste disposal strategy and location of waste disposal bins;
- 10.5 Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
- 10.6 How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works; and
- 10.7 Other matters likely to impact on the surrounding properties.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To provide certainty and clarity as to timing for satisfying conditions.

Karen Hyde
Presiding Member, Regional DAP



AMENDING MOTION 2

Moved by: Tony Arias

Seconded by: Karen Hyde

That Condition No.17 be deleted, and a new Condition No.17 be added, to read as follows:

Prior to Commencement of Construction the applicant is to prepare an Operation Management Plan to address amenity issues including; the smoke, fumes, noise, vibration, odour, vapour, dust, waste water, waste products or other pollutants to the satisfaction of the Shire of Manjimup.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To provide certainty and an appropriate mechanism for addressing potential amenity issues

AMENDING MOTION 3

Moved by: Tony Arias

Seconded by: Cr Donnell Buegge

That Condition No.18 be deleted and a new Condition No.18 be added to read as follows:

External lighting must comply with the requirements of AS4282 – Control of Obtrusive Effects of Outdoor Lighting to the satisfaction of the Shire of Manjimup.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To provide certainty as to the condition requirements.

AMENDING MOTION 4

Moved by: Clayton Higham

Seconded by: Tony Arias

The following amendments were made en bloc;

- (i) That Advice Note No.2 be deleted, and the remaining advice notes be renumbered accordingly.

Karen Hyde
Presiding Member, Regional DAP



- (ii) That Condition No.12 be amended to read as follows:

*Prior to the commencement of works, the applicant is to submit, and have approved to the satisfaction of the Shire of Manjimup, a detailed parking plan design which complies with Table 2 and 3, **Clause 5.17.11**, of Shire of Manjimup Local Planning Scheme No. 4, including 444 **96** car parking bay/s, aisle widths, circulation areas, driveway/s and points of ingress and egress. ~~Further to Condition 12) above~~ **Alternatively**, the applicant is advised that as an alternative, the Shire of Manjimup is prepared to accept payment of cash-in-lieu for the required parking that cannot be provided on-site, with such payment to be used by the Shire to construct the parking spaces on Narocki Way prior to occupation of the development.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The panel considered the calculations and ratios for parking and the provisions under the scheme to vary the requirement. The panel felt that overall, a parking provision of 96 bays would adequately meet the needs of the future occupants and visitors to the motel and cater for the staff intended to service the facility. The panel recognised that there was a strong likelihood of the occupants of the motel using the restaurant and therefore an allowance for reciprocity, as proposed by the applicant, was acceptable. In the event that the applicant was unable to provide for the required number of bays on site, the panel considered that a cash in lieu contribution was appropriate to be paid to the Shire in order for the Shire to provide on street parking in a safe location in close proximity to the development

AMENDING MOTION 5

Moved by: Karen Hyde

Seconded by: Tony Arias

That Condition No.8 be amended to read as follows:

*The approved landscaping and reticulation plan must be fully implemented within the first available planting season ~~after the initial~~ **prior to** occupation of the development, and maintained thereafter, to the satisfaction of the Shire of Manjimup. Any species which fail to establish within the first two planting seasons following implementation must be replaced in consultation with and to the satisfaction of the Shire of Manjimup;*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: the panel felt that it was beneficial to future occupants and visitors and to the broader amenity of the neighbourhood for the on-site landscape to be completed prior to occupation of the development. This approach would reduce the potential for conflict between occupants and construction activities.

Karen Hyde
Presiding Member, Regional DAP



AMENDING MOTION 6

Moved by: Karen Hyde

Seconded by: Clayton Higham

That a new Condition No.20 be added to read as follows:

Prior to lodging of a building permit, a noise management plan is to be submitted to the Shire for approval and thereafter applied to the development to the satisfaction of the Shire.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To follow the requirement of state planning policy and allow for an assessment of road noise and to provide for any mitigation measures for the development

REPORT RECOMMENDATION (AS AMENDED)

That the Regional DAP resolves to:

1. **Approve** DAP Application reference DAP/24/02791 and accompanying plans 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 10.3 of the Shire of Manjimup Local Planning Scheme No. 4, subject to the following conditions:

Conditions

1. The development hereby approved is to be carried out in accordance with the plans and specifications submitted with the application and these shall not be altered and/or modified without the prior knowledge and written consent of the Shire of Manjimup.

Reference	Document Title	Date Received
DA-2001	Site Plan	26 September 2024
DA-2100	Floor Plan	26 September 2024
DA-2101	Floor Plan Amenities & Typical Motel Rooms	26 September 2024
DA-3100	Elevations	26 September 2024
DA-3101	Sectional Elevation	26 September 2024

2. Notwithstanding condition 1, prior to application for building permit, the plans submitted and hereby approved shall be modified as follows:
 - 2.2 Deeper landscape strip and fencing to the north.
 - 2.2 Consideration of sun protection for western facing windows.
 - 2.3 Consideration of safe outdoor play spaces.
 - 2.4 Improved street engagement to Pritchard Street including an active component.

Karen Hyde
Presiding Member, Regional DAP



- 2.5 Selection of materials or treatment to shipping container storage.
- 2.6 Increase carparking setback from Pritchard Street.
- 2.7 Wayfinding signage strategy given the dual access.
3. Prior to the issue of a Building Permit, an urban water management plan is to be prepared and approved, to the satisfaction of the Shire of Manjimup;
4. The urban water management plan referred to in Condition 3, shall be implemented to the satisfaction of the Shire of Manjimup;
5. The applicant is to provide the finished floor levels for the proposed development to the western side of Narocki Way, prior to the application for Building Permit, to the satisfaction of the Shire of Manjimup;
6. A dilapidation report, prepared at the applicant's expense, documenting the current state of the verge, footpath and road shall be prepared and submitted to the Shire of Manjimup for approval prior to the commencement of any works associated with the development;
7. Prior to Commencement of Construction, a detailed landscaping and reticulation plan for the subject site and/or the road verge(s) must be submitted to and approved to the satisfaction of the Shire of Manjimup;
8. The approved landscaping and reticulation plan must be fully implemented within the first available planting season prior to occupation of the development, and maintained thereafter, to the satisfaction of the Shire of Manjimup. Any species which fail to establish within the first two planting seasons following implementation must be replaced in consultation with and to the satisfaction of the Shire of Manjimup;
9. Prior to the application for commencement of development a Waste Management Plan must be submitted to and approved by the Shire of Manjimup. The plan must include the following details to the satisfaction and specification of the Shire of Manjimup:
 - 9.1 the location of bin storage areas and bin collection areas.
 - 9.2 the number, volume and type of bins, and the type of waste to be placed in the bins.
 - 9.3 details on the future ongoing management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas.
 - 9.4 frequency of bin collections.
10. Prior to Commencement of Construction, the applicant must submit and have approved by the Shire of Manjimup, and thereafter implement to the satisfaction of the Shire of Manjimup, a construction management plan addressing the following matters:
 - 10.1 How materials and equipment will be delivered and removed from the site.
 - 10.2 How materials and equipment will be stored on the site.

Karen Hyde
Presiding Member, Regional DAP



- 10.3 Parking arrangements for contractors;
 - 10.4 Construction waste disposal strategy and location of waste disposal bins;
 - 10.5 Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
 - 10.6 How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works; and
 - 10.7 Other matters likely to impact on the surrounding properties.
11. The construction works involved in the implementation of the development must not cause a nuisance to neighbours through noise, light, dust and/or sand drift;
 12. Prior to the commencement of works, the applicant is to submit, and have approved to the satisfaction of the Shire of Manjimup, a detailed parking plan design which complies with Table 2 and 3, Clause 5.17.11, of Shire of Manjimup Local Planning Scheme No. 4, including 96 car parking bay/s, aisle widths, circulation areas, driveway/s and points of ingress and egress. Alternatively, the Shire of Manjimup is prepared to accept payment of cash-in-lieu for the required parking that cannot be provided on-site, with such payment to be used by the Shire to construct the parking spaces on Narocki Way prior to occupation of the development.
 13. Prior to the occupation or use of the development hereby approved, the area set aside for the parking of vehicles, together with the associated access lanes as delineated on the endorsed plan shall:
 - 13.1 Be constructed, drained and marked in accordance with Clause 5.17 of the Shire of Manjimup Local Planning Scheme No. 4 to the satisfaction of the Shire prior to the commencement of the use hereby permitted.
 - 13.2 Thereafter be maintained to the satisfaction of the Shire.
 - 13.3 Be made available for such use at all times and not used for any other purpose.
 - 13.4 Be properly formed to such levels that it can be used in accordance with the plan.
 14. Prior to the occupation of the development, vehicle crossovers between the subject land Pritchard Street and Narocki Way are to be located, designed, constructed, sealed and drained to the specification and satisfaction of the Shire of Manjimup;
 15. The development hereby approved shall be connected to the Water Corporation reticulated sewerage system;
 16. All piped, ducted and wired services, air conditioners, hot water systems, water storage tanks, service meters and bin storage areas must be located to minimise any visual and noise impact on the occupants of nearby properties and screened from view from the street. Design plans for the location, materials and construction for screening of any proposed external building plant must be submitted to and approved by the Shire of Manjimup, prior to lodging an application for a Building Permit;

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Presiding Member, Regional DAP



17. Prior to Commencement of Construction the applicant is to prepare an Operation Management Plan to address amenity issues including; the smoke, fumes, noise, vibration, odour, vapour, dust, waste water, waste products or other pollutants to the satisfaction of the Shire of Manjimup.
18. External lighting must comply with the requirements of AS4282 – Control of Obtrusive Effects of Outdoor Lighting to the satisfaction of the Shire of Manjimup.
19. 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.
20. Prior to lodging of a building permit, a noise management plan is to be submitted to the Shire for approval and thereafter applied to the development to the satisfaction of the Shire.

Advice Notes

1. This Development approval is NOT a building permit. A certified building permit must be formally applied for and obtained from Building Services BEFORE the commencement of any site and/or development works.
2. The development and associated uses are required to comply all relevant provisions of the *Health (Miscellaneous Provisions) Act 1911* (as Amended), *Health (Public Buildings) Regulations 1992*, the *Food Act 2008* and *Food Regulations 2009*. Prior to commencement of the uses hereby approved, various applications are required under this legislation, and it is recommended that you liaise with the Shire of Manjimup's Environmental Health Team over the preparation, lodgement and approvals processes.
3. No earthworks are permitted until full details and particulars have been submitted to and approved by the Shire of Manjimup prior to a building permit being issued.
4. Any retaining walls in excess of 500mm in height required in connection with development shall be so constructed as to accord with plans and specifications prepared by a practicing structural engineer to the satisfaction of the Shire of Manjimup and details and particulars of the certified plans and specifications shall be provided to Shire of Manjimup as part of any application for a building permit.
5. Any ground levels differences at the boundaries of the land in excess of 150mm must be retained, or otherwise stabilised to the satisfaction of the Shire of Manjimup, prior to occupation of the approved development and fences shall not to be used for that purpose.
6. If public consumption of alcohol is likely to occur on the subject premises, additional requirements may be imposed by the Liquor Licensing Division of the Department of Local Government, Sport and Cultural Industries. It is recommended that the proponent consult with the Liquor Licensing Division, either directly (on 1800 634 541) or via the website: www.dlgsc.wa.gov.au for further information.

Karen Hyde
Presiding Member, Regional DAP



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

REASON: The panel members were satisfied that the proposed development is a well designed solution as a transitional use between the light industrial area and the residential area to the west. Any design issues coming out of the Design Review Panel can be satisfied as part of the conditions imposed. The panel gave due regard to the planning framework and were satisfied that matters like the parking, landscaping, and operational issues can be adequately addressed.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Karen Hyde
Presiding Member, Regional DAP



PART C – 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				
File No. & SAT DR No.	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/24/02737	Town of Port Hedland	Lot 601, Portion of Lot 604, Lot 300 and Portion of Road Reserve Parola Court, South Hedland	Mixed-Use Development	13 December 2024
DAP/24/02681 DR/199/2024	Shire of Capel	Lot 287 South Western Highway, Gwindinup	Sand Gravel Extraction	23 December 2024

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 10:38am.

Karen Hyde
Presiding Member, Regional DAP