



Regional Joint Development Assessment Panel Minutes

Meeting Date and Time: Monday, 18 May 2020; 1:30pm
Meeting Number: RJDAP/2
Meeting Venue: Via Zoom

This DAP meeting was conducted by electronic means open to the public rather than requiring attendance in person

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Attendance

DAP Members

Mr Clayton Higham (Presiding Member)
Ms Kym Petani (A/Deputy Presiding Member)
Mr Justin Page (Third Specialist Member)
Cr Betty McCleary (Local Government Member, City of Bunbury)
Cr Todd Brown (Local Government Member, City of Bunbury)

Officers in attendance

Mr Anthony Pick (City of Bunbury)
Ms Barbara Macaulay (City of Bunbury)
Mr Kyle Daly (City of Bunbury)

Minute Secretary

Ms Megan Ventriss (DAP Secretariat)
Ms Ashlee Kelly (DAP Secretariat)

Applicants and Submitters

Mr Oliver Basson (Planning Solutions)
Mr Ross Underwood (Planning Solutions)
Mr Clinton Witnish (Croft)
Ms Nadia Howe
Mr Joshua Hobby
Ms Deidre Seeley – Written Submission

Members of the Public / Media

Nil

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:32am on 18 May 2020 and acknowledged the traditional owners and pay respect to Elders past and present of the land on which the meeting was being held.

Due to the conflict of interest of the Presiding Member and the unavailability of the Deputy Presiding Member, Mr Clayton Higham has been appointed as Presiding Member for this meeting in accordance with regulation 27(3A) of the *Planning and Development (Development Assessment Panel) Regulations 2011*.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2017 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

1.1 Announcements by Presiding Member

The Presiding Member advised that in accordance with Section 5.16 of the DAP Standing Orders 2017 which states 'A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP



meeting unless the Presiding Member has given permission to do so., the meeting would not be recorded.

In response to the COVID-19 situation, this meeting was convened via electronic means. Members were reminded to announce their name and title prior to speaking.

2. Apologies

Mr Paul Kotsoglo (Presiding Member)
Ms Kanella Hope (Deputy Presiding Member)

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](#).

5. Declaration of Due Consideration

The Presiding Member noted that an addendum to the agenda was published to include details of a DAP direction for further information and responsible authority response in relation to Item 8.1, received on 15 May 2020.

All members declared that they had duly considered the documents.

6. Disclosure of Interests

DAP Member, Mr Paul Kotsoglo, declared a Direct Pecuniary Interest in item 8.1. Mr Kotsoglo is the Managing Director of Planning Solutions. Planning Solutions is engaged to undertake town planning services for this proposed, aged care facility.

In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2017, the Deputy Presiding Member, Ms Kanella Hope, determined that the member listed above, who had disclosed a direct pecuniary interest, was not permitted to participate in the discussion and voting on the item.

7. Deputations and Presentations

7.1 Ms Nadia Howe addressed the DAP against the recommendation for the application at Item No. 8.1 and responded to questions from the panel.

7.2 Mr Joshua Hobby addressed the DAP against the recommendation for the application at Item 8.1 and responded to questions from the panel.



7.3 Mr Oliver Basson and Mr Ross Underwood (Planning Solutions) and Mr Clinton Witnish (Croft) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.

7.4 The City of Bunbury Officers addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Lot 1, 13, 18, 19 (15), Lot 4 (21) Holywell Street and Lot 180 Jarvis Street, South Bunbury

Development Description:	Proposed Residential Aged Care Facility
Applicant:	Planning Solutions
Owner:	Signature Care Land Holdings Ltd
Responsible Authority:	City of Bunbury
DAP File No:	DAP/20/01740

REPORT RECOMMENDATION

Moved by: Cr Betty McCleary

Seconded by: Ms Kym Petani

Approve DAP Application reference DAP/20/01740 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 the City of Bunbury Local Planning Scheme subject to the following conditions.

Conditions

1. This decision constitutes planning approval only and is valid for a period of three (3) years from the date of approval. If the subject development is not substantially commenced within the three (3) year period, the approval shall lapse and be of no further effect.
2. All development shall be in accordance with the approved development plans (attached) which form part of this development approval.
3. At all times, the development the subject of this approval must comply with the land use definition of 'Residential Aged Care' as contained in Part 6, Division 2 of the City of Bunbury Local Planning Scheme No. 8.
4. Before commencement of development a schedule of external materials and finishes shall be submitted to and approved by the City of Bunbury. Development shall be carried out in accordance with the approved details.
5. The boundary (parapet) walls, including footings and associated structures, shall be constructed wholly within the lot boundaries and finished to a quality finish and professional standard, to the satisfaction of the City of Bunbury.
6. Before construction of the development commences, a Construction and Environmental Management Plan (CEMP) must be submitted to and approved by the City of Bunbury. The CEMP must address the following matters, as applicable:
 - a) Public safety and amenity;



- b) Site plan and security;
- c) Contact details of essential site personnel, construction period and operating hours;
- d) Community information, consultation and complaints Management Plan;
- e) Noise, vibration, and dust management;
- f) Dilapidation reports of nearby properties;
- g) Traffic management plan in accordance with Main Roads WA's Code of Practice;
- h) Construction waste management and materials re-use;
- i) Earthworks, excavation, land retention/piling and associated matters;
- j) Stormwater and sediment control;
- k) Street tree management and protection; and
- l) Protection of nearby waterways from sediment or pollution during the construction phase.

The approved CEMP must be complied with at all times during the construction of the development.

7. Before the development is occupied, the recommendations of the endorsed Environmental Noise Assessment, reference 19075070-01C, dated 3 March 2020 shall be fully implemented on site to the satisfaction of the City of Bunbury and all mitigation measures maintained and carried out thereafter.
8. Hours of delivery to and from the site must only take place between 7am to 7pm Monday to Saturday and 9am to 7pm on Sundays and Public Holidays unless any variation is agreed in writing by the City of Bunbury.
9. Before the development is occupied, fencing adjoining residential properties shall be fully installed in accordance with the approved fence plan and maintained thereafter.
10. Upon occupation of the residential aged care facility, waste management for the facility shall be carried out in accordance with the Waste Management Plan.
11. Before the development commences, a landscaping plan must be submitted for the approval of the City of Bunbury. The landscape plan shall be based on the submitted landscaped concept plan and must address the following:
 - A site plan of existing and proposed development with natural and finished ground levels;
 - The location, species and size of existing vegetation retained and vegetation to be removed;
 - A key or legend detailing proposed species type grouped under the subheadings of tree, shrub and ground cover;
 - Mulching or similar treatments of garden beds including edges;
 - Details of reticulation of landscaped areas including the source of the water supply and proposed responsibility for maintenance;
 - Treatment of paved areas (parking and pedestrian areas); and
 - Shade trees to be planted at a rate of no less than one tree per 6 car parking bays. Species shall have a clean trunk to 2.0 metres with non-invasive roots.

Before the development is occupied, the landscaped area(s) must be planted, established and reticulated in accordance with the endorsed landscape plan and maintained thereafter to the satisfaction of the City of Bunbury.



12. Before the development is commenced, detailed design plans shall be prepared in accordance with relevant Australian Standards, Austroads Guidelines, and City of Bunbury requirements, for all access, carparking and pedestrian movement requirements, to the satisfaction of the City of Bunbury. Once plans are approved construction is to be in accordance with the approved plans and be completed before the development is occupied.
13. Before the development is occupied, lighting must be provided on site for the access way(s), parking area(s) and turning area(s) to the satisfaction of the City of Bunbury. Plans are to be submitted to the City of Bunbury for approval prior to construction commencing.
14. Before the development is occupied, a minimum of 64 car parking bays must be provided and line marked in accordance with the approved car parking plan. The proposed ACROD bays shall be constructed in accordance with AS/NZS 2890.6:2009 and to the satisfaction of the City of Bunbury.
15. Before the development is occupied, provision for the parking of 18 bicycles on site, in accordance with AS2890.3—1993, Parking facilities, Part 3: Bicycle parking facilities, shall be provided. The bicycle parking spaces must be made available and maintained in good condition at all times.
16. Before the development is occupied, any alterations, relocation or damage of existing infrastructure within the road reserve must be completed and reinstated to the specification and satisfaction of the City of Bunbury.
17. Before the development commences, a damage bond to the value of \$20,000 must be paid to the City of Bunbury in accordance with the City of Bunbury's Local Planning Policy "Bonds".
18. Before the development is occupied, the subject land parcels must be amalgamated into the one certificate of title and the new title issued. A copy of the new title is to be provided to the City of Bunbury.
19. Before the development is occupied, the property must be connected to the Water Corporation reticulated sewerage system.
20. Before the development is occupied, a shared 3.0m wide pedestrian and cycle path with associated lighting shall be constructed adjacent to Five Mile Brook in accordance with the general alignment shown on the site plan. Before commencement of the construction of the shared path detailed design drawings shall be submitted to and approved by the City of Bunbury. Development shall be carried out in accordance with the approved plan.
21. The provision of public access rights over the full width of the drainage easement is to be provided as an easement under Sections 195 and 196 of the Land Administration Act 1997 in favour of the Local Government and the deed of easement to specify care and management of the easement area to the specification of the Local Government. Notice of this easement is to be included on the title.
22. Prior to commencement of development, an acid sulfate soils self-assessment form and, if required as a result of the self-assessment, an acid sulfate soils report and an acid sulfate soils management plan shall be undertaken. Where an acid sulfate



soils management plan is required to be submitted, all works shall be carried out in accordance with the approved management plan.

23. The finished floor level for habitable areas shall be a minimum of 3.2m AHD.
24. Detailed design plans of the proposed stormwater management must be submitted for approval prior to the development commencing. Stormwater management is to be generally based on the Site Drainage Management Strategy prepared by Taylors (November 2019) and designed and constructed in accordance with IPWEA guidelines for subdivision and where able, provide an overflow connection to the City of Bunbury's drainage network, to the satisfaction of the City of Bunbury. Development shall be carried out in accordance with the approved plans.
25. Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications, for the filling, grading and stabilisation of the site and draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Development shall be carried out in accordance with the approved details.

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 the subject of this development approval is also regulated by 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 owner is advised to liaise further with the City of Bunbury's Building Services on (08) 9792 7000.
3. The development is defined as a "Food Business" under the Food Act 2008. The development must comply with the Food Act 2008 and Food Regulations 2009. The applicant is advised that the premises and equipment the subject of this development approval is required to comply with clause 3.2.3 of the Australian Food Safety Standards.

An application must be made to the City of Bunbury's Environmental Health Services for assessment and approval prior to commencing development. Two (2) sets of scaled plans (minimum 1:100) and specifications detailing the design and fit out shall be submitted to Environmental Health Services and shall include the following information:

- the use of each room/area;
- the structural finishes of walls, floors, ceilings, benches, shelves and other surfaces;
- the position and type of all fixtures, fittings and equipment;
- all sanitary conveniences, floor wastes/bucket traps/cleaner's sinks, grease traps, etc;
- waste storage and disposal areas;
- plans and specifications of the mechanical exhaust system if cooking is to take place in the food business;



- specifications of all cooking equipment (stoves, ovens, fryers, etc.);
- elevations of food handling and storage areas; and
- details of the types of food being prepared or sold.

Please refer to the City of Bunbury's Requirements for the Establishment, Construction and Fit Out of Food Premises available on the website at www.bunbury.wa.gov.au. A final inspection of the premises will be required to be carried out by Environmental Health Services prior to commencing operation. Further information may be obtained from the City of Bunbury's Environmental Health Services on (08) 9792 7100.

4. The applicant is advised that as this Food Premises will be catering for vulnerable persons a Food Safety Program for Food Service to Vulnerable Persons is required as per the Australia New Zealand Food Standards Code - Standard 3.3.1.
5. The development the subject of this development approval must comply with the Hairdressing Establishment Regulations 1972.
6. The development the subject of this development approval must comply with the requirements of the *Health (Miscellaneous Provisions) Act 1911*.

AMENDING MOTION 1

Moved by: Ms Kym Petani

Seconded by: Mr Justin Page

That condition no. 1 be deleted, and the remaining conditions be renumbered accordingly.

The Amending Motion was put and LOST (2/3).

For: Ms Kym Petani
Mr Justin Page

Against: Mr Clayton Higham
Cr Betty McCleary
Cr Todd Brown

AMENDING MOTION 2

Moved by: Mr Justin Page

Seconded by: Cr Betty McCleary

That condition no. 6 be amended to read as follows:

Before construction of the development commences, a Construction and Environmental Management Plan (CEMP) must be submitted to and approved by the City of Bunbury. The CEMP must address the following matters, as applicable:

- a) Public safety and amenity;*
- b) Site plan and security;*
- c) Contact details of essential site personnel, construction period and operating hours;*
- d) Community information, consultation and complaints Management Plan;*
- e) Noise, vibration, and dust management;*
- f) Dilapidation reports of nearby properties;*



- g) *Traffic management plan in accordance with Main Roads WA's Code of Practice;*
- h) *Construction waste management and materials re-use;*
- i) *Earthworks, excavation, land retention/piling and associated matters;*
- j) *Stormwater and sediment control;*
- k) *Street tree management and protection; and*
- l) *Protection of nearby waterways from sediment or pollution during the construction phase.*
- m) ***Where any tree clearing is unavoidable, consideration is to be given to the potential impacts of Western Ringtail Possums, which are listed as critically endangered species under Western Australia's Biodiversity Conservation Act 2016 (BC Act) and the Commonwealth of Australia's Environment Protection and Biodiversity Conservation Act 1999;***
- n) ***Native ducks cross from the Big Swamp Wildlife Park to access the drain and are known to utilise Jarvis and Hayward Streets, and possible other streets in the area, as crossing points. All vehicles travelling to and from the site, should be made aware and consider duck movements;***
- o) ***The site may contain habitat for the oblong turtle (Chelodina oblonga). The oblong turtle's breeding season is between October and November, subject to seasonal variations. Fencing is to be installed between the construction site and the drain (Five Mile Brook), to restrict turtle movement during breeding and egg laying periods. It is recommended that the fence specifications be PVC black coated link mesh fencing, with the bottom portion of the fence covered or blocked to a minimum 1.0m height to prevent turtles from climbing.***
- p) ***The applicant is to consult with DBCA South West Region on 9725 4300 in relation to any Biodiversity Conservation Act licence requirements if fauna are required to be handled or relocated.***

The approved CEMP must be complied with at all times during the construction of the development.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The additional requirements address the potential impacts on fauna and provide for measures to ensure protection of fauna and any relocation of fauna that may be found on-site prior to and for the duration of development works.

REPORT RECOMMENDATION (AS AMENDED)

Approve DAP Application reference DAP/20/01740 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 the City of Bunbury Local Planning Scheme subject to the following conditions.

Conditions

1. This decision constitutes planning approval only and is valid for a period of three (3) years from the date of approval. If the subject development is not substantially commenced within the three (3) year period, the approval shall lapse and be of no further effect.



2. All development shall be in accordance with the approved development plans (attached) which form part of this development approval.
3. At all times, the development the subject of this approval must comply with the land use definition of 'Residential Aged Care' as contained in Part 6, Division 2 of the City of Bunbury Local Planning Scheme No. 8.
4. Before commencement of development a schedule of external materials and finishes shall be submitted to and approved by the City of Bunbury. Development shall be carried out in accordance with the approved details.
5. The boundary (parapet) walls, including footings and associated structures, shall be constructed wholly within the lot boundaries and finished to a quality finish and professional standard, to the satisfaction of the City of Bunbury.
6. Before construction of the development commences, a Construction and Environmental Management Plan (CEMP) must be submitted to and approved by the City of Bunbury. The CEMP must address the following matters, as applicable:
 - a) Public safety and amenity;
 - b) Site plan and security;
 - c) Contact details of essential site personnel, construction period and operating hours;
 - d) Community information, consultation and complaints Management Plan;
 - e) Noise, vibration, and dust management;
 - f) Dilapidation reports of nearby properties;
 - g) Traffic management plan in accordance with Main Roads WA's Code of Practice;
 - h) Construction waste management and materials re-use;
 - i) Earthworks, excavation, land retention/piling and associated matters;
 - j) Stormwater and sediment control;
 - k) Street tree management and protection; and
 - l) Protection of nearby waterways from sediment or pollution during the construction phase.
 - m) Where any tree clearing is unavoidable, consideration is to be given to the potential impacts of Western Ringtail Possums, which are listed as critically endangered species under Western Australia's Biodiversity Conservation Act 2016 (BC Act) and the Commonwealth of Australia's Environment Protection and Biodiversity Conservation Act 1999;
 - n) Native ducks cross from the Big Swamp Wildlife Park to access the drain and are known to utilise Jarvis and Hayward Streets, and possible other streets in the area, as crossing points. All vehicles travelling to and from the site, should be made aware and consider duck movements;
 - o) The site may contain habitat for the oblong turtle (*Chelodina oblonga*). The oblong turtle's breeding season is between October and November, subject to seasonal variations. Fencing is to be installed between the construction site and the drain (Five Mile Brook), to restrict turtle movement during breeding and egg laying periods. It is recommended that the fence specifications be PVC black coated link mesh fencing, with the bottom portion of the fence covered or blocked to a minimum 1.0m height to prevent turtles from climbing.
 - p) The applicant is to consult with DBCA South West Region on 9725 4300 in relation to any Biodiversity Conservation Act licence requirements if fauna are required to be handled or relocated.



The approved CEMP must be complied with at all times during the construction of the development.

7. Before the development is occupied, the recommendations of the endorsed Environmental Noise Assessment, reference 19075070-01C, dated 3 March 2020 shall be fully implemented on site to the satisfaction of the City of Bunbury and all mitigation measures maintained and carried out thereafter.
8. Hours of delivery to and from the site must only take place between 7am to 7pm Monday to Saturday and 9am to 7pm on Sundays and Public Holidays unless any variation is agreed in writing by the City of Bunbury.
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 - A site plan of existing and proposed development with natural and finished ground levels;
 - The location, species and size of existing vegetation retained and vegetation to be removed;
 - A key or legend detailing proposed species type grouped under the subheadings of tree, shrub and ground cover;
 - Mulching or similar treatments of garden beds including edges;
 - Details of reticulation of landscaped areas including the source of the water supply and proposed responsibility for maintenance;
 - Treatment of paved areas (parking and pedestrian areas); and
 - Shade trees to be planted at a rate of no less than one tree per 6 car parking bays. Species shall have a clean trunk to 2.0 metres with non-invasive roots.

Before the development is occupied, the landscaped area(s) must be planted, established and reticulated in accordance with the endorsed landscape plan and maintained thereafter to the satisfaction of the City of Bunbury.

12. Before the development is commenced, detailed design plans shall be prepared in accordance with relevant Australian Standards, Austroads Guidelines, and City of Bunbury requirements, for all access, carparking and pedestrian movement requirements, to the satisfaction of the City of Bunbury. Once plans are approved construction is to be in accordance with the approved plans and be completed before the development is occupied.
13. Before the development is occupied, lighting must be provided on site for the access way(s), parking area(s) and turning area(s) to the satisfaction of the City of Bunbury. Plans are to be submitted to the City of Bunbury for approval prior to construction commencing.



14. Before the development is occupied, a minimum of 64 car parking bays must be provided and line marked in accordance with the approved car parking plan. The proposed ACROD bays shall be constructed in accordance with AS/NZS 2890.6:2009 and to the satisfaction of the City of Bunbury.
15. Before the development is occupied, provision for the parking of 18 bicycles on site, in accordance with AS2890.3—1993, Parking facilities, Part 3: Bicycle parking facilities, shall be provided. The bicycle parking spaces must be made available and maintained in good condition at all times.
16. Before the development is occupied, any alterations, relocation or damage of existing infrastructure within the road reserve must be completed and reinstated to the specification and satisfaction of the City of Bunbury.
17. Before the development commences, a damage bond to the value of \$20,000 must be paid to the City of Bunbury in accordance with the City of Bunbury's Local Planning Policy "Bonds".
18. Before the development is occupied, the subject land parcels must be amalgamated into the one certificate of title and the new title issued. A copy of the new title is to be provided to the City of Bunbury.
19. Before the development is occupied, the property must be connected to the Water Corporation reticulated sewerage system.
20. Before the development is occupied, a shared 3.0m wide pedestrian and cycle path with associated lighting shall be constructed adjacent to Five Mile Brook in accordance with the general alignment shown on the site plan. Before commencement of the construction of the shared path detailed design drawings shall be submitted to and approved by the City of Bunbury. Development shall be carried out in accordance with the approved plan.
21. The provision of public access rights over the full width of the drainage easement is to be provided as an easement under Sections 195 and 196 of the Land Administration Act 1997 in favour of the Local Government and the deed of easement to specify care and management of the easement area to the specification of the Local Government. Notice of this easement is to be included on the title.
22. Prior to commencement of development, an acid sulfate soils self-assessment form and, if required as a result of the self-assessment, an acid sulfate soils report and an acid sulfate soils management plan shall be undertaken. Where an acid sulfate soils management plan is required to be submitted, all works shall be carried out in accordance with the approved management plan.
23. The finished floor level for habitable areas shall be a minimum of 3.2m AHD.
24. Detailed design plans of the proposed stormwater management must be submitted for approval prior to the development commencing. Stormwater management is to be generally based on the Site Drainage Management Strategy prepared by Taylors (November 2019) and designed and constructed in accordance with IPWEA guidelines for subdivision and where able, provide an overflow connection to the City of Bunbury's drainage network, to the satisfaction of the City of Bunbury. Development shall be carried out in accordance with the approved plans.



25. Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications, for the filling, grading and stabilisation of the site and draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Development shall be carried out in accordance with the approved details.

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 the subject of this development approval is also regulated by 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 owner is advised to liaise further with the City of Bunbury's Building Services on (08) 9792 7000.
3. The development is defined as a "Food Business" under the Food Act 2008. The development must comply with the Food Act 2008 and Food Regulations 2009. The applicant is advised that the premises and equipment the subject of this development approval is required to comply with clause 3.2.3 of the Australian Food Safety Standards.

An application must be made to the City of Bunbury's Environmental Health Services for assessment and approval prior to commencing development. Two (2) sets of scaled plans (minimum 1:100) and specifications detailing the design and fit out shall be submitted to Environmental Health Services and shall include the following information:

- the use of each room/area;
- the structural finishes of walls, floors, ceilings, benches, shelves and other surfaces;
- the position and type of all fixtures, fittings and equipment;
- all sanitary conveniences, floor wastes/bucket traps/cleaner's sinks, grease traps, etc;
- waste storage and disposal areas;
- plans and specifications of the mechanical exhaust system if cooking is to take place in the food business;
- specifications of all cooking equipment (stoves, ovens, fryers, etc.);
- elevations of food handling and storage areas; and
- details of the types of food being prepared or sold.

Please refer to the City of Bunbury's Requirements for the Establishment, Construction and Fit Out of Food Premises available on the website at www.bunbury.wa.gov.au. A final inspection of the premises will be required to be carried out by Environmental Health Services prior to commencing operation. Further information may be obtained from the City of Bunbury's Environmental Health Services on (08) 9792 7100.



4. The applicant is advised that as this Food Premises will be catering for vulnerable persons a Food Safety Program for Food Service to Vulnerable Persons is required as per the Australia New Zealand Food Standards Code - Standard 3.3.1.
5. The development the subject of this development approval must comply with the Hairdressing Establishment Regulations 1972.
6. The development the subject of this development approval must comply with the requirements of the *Health (Miscellaneous Provisions) Act 1911*.

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

REASON: The subject site is appropriate for the proposed use of 'Residential Aged Care'. The proposed development will contribute to the supply for aged care accommodation in Bunbury. The proposed development does not significantly impact the streetscape, adjoining properties or Five Mile Brook. On balance the proposal complies with the planning framework.

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil

10. State Administrative Tribunal Applications and Supreme Court Appeals

Nil

11. General Business

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2017 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.

12. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 10:40am.