



Regional Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 24 April 2024; 9.30am
Meeting Number: RDAP/10
Meeting Venue: 140 William Street, Perth
Public Observing: Online

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

[RDAP/10 - 24 April 2024 - Shire of Collie](#)

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 COLLIE

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 8 Collie-Williams Road, Palmer – Proposed workforce accommodation and tourist development – DAP/23/02609
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART D – OTHER BUSINESS

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

Tony Arias
Presiding Member, Regional DAP



Attendance	
<i>Specialist DAP Members</i>	<i>DAP Secretariat</i>
Tony Arias (Presiding Member)	Ashlee Kelly
Kanella Hope (Deputy Presiding Member)	Laura Simmons
Justin Page	
<i>Part B – Shire of Collie</i>	
<i>Local Government DAP Members</i>	<i>Officers in Attendance</i>
Cr Ian Miffling	Isabel Fry
Cr Joe Italiano	Matt Young

Tony Arias
Presiding Member, Regional DAP



Applicant and Submitters
<i>Part B – Shire of Collie</i>
Geoff Stowe (Numans Accommodation Villages) Ed Wilks (Numans Accommodation Villages) Jim Kelly (MD Arris Pty Ltd) Nathan Peart (Ecoform/Bushfire Smart)

Members of the Public / Media

Nil

Observers via livestream

Nil

There were 5 persons observing the meeting via the livestream.

Tony Arias
Presiding Member, Regional DAP



PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.37am on 24 April 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

Nil

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](#).

Tony Arias
Presiding Member, Regional DAP



PART B – SHIRE OF COLLIE

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 23 April 2024 was published in Part B of the Additional Information.

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

2. Disclosure of Interests

DAP Member, Kanella Hope, declared an impartiality interest in Item 3.1. Kanella Hope has previously engaged WML Consulting Engineers to undertake Site & Soil evaluations, including for 2 separate 2-lot residential subdivision matters in Collie. As far as Ms Hope is aware, the prior work did not involve the authors of the SSE included in this RDAP matter. Ms Hope has had no prior involvement in this RDAP proposal and declare she will act with impartiality in this matter.

In accordance with section 3.3 of the DAP Code of Conduct 2024, the DAP Executive Director determined that the member listed above, who had disclosed a impartiality interest, was permitted to participate in the discussion and voting on the item.

In accordance with section 2.4.9 of the DAP Code of Conduct 2024, DAP Member, Cr Ian Miffing and Cr Joe Italiano, 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 Ian Miffing and Cr Joe Italiano 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 had disclosed an impartiality interest, was permitted to participate in the discussion and voting on the item.

Tony Arias
Presiding Member, Regional DAP



3. Form 1 DAP Applications

3.1 Lot 8 Collie-Williams Road, Palmer – Proposed workforce accommodation and tourist development – DAP/23/02609

Deputations and Presentations

Ed Wilks (Numans Accommodation Villages) addressed the DAP in support of the recommendation for the application at Item 3.1 and responded to questions from the panel.

The Shire of Collie officers addressed the DAP in relation to the application at Item 3.1 and responded to questions from the Panel.

REPORT RECOMMENDATION

Moved by: Cr Ian Miffing

Seconded by: Justin Page

That the Regional Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/23/06609 and accompanying plans (11322-C-901 Rev 9, A1 Rev 2, A2 Rev 2, A3 Rev 2, A4 Rev 2, A5 Rev 2, A6 Rev 2, A7 Rev2, A8 Rev 2, A9 Rev 2, A10 Rev 2, A11 Rev 2, A12 Rev 2, A13 Rev 2, A14 Rev 2, A15 Rev 2, A16, Rev 2, A17 Rev 2, A18 Rev 2, A19 Rev 2, A20 Rev 2, A21 Rev 2, A22 Rev 2, A23 Rev 2, A24 Rev 2) 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 18 of the Shire of Collie Local Planning Scheme No. 6, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of 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. Prior to issue of a Building Permit, detailed design to demonstrate surface water, stormwater and drainage management is to be submitted to the satisfaction and specification of the Shire of Collie. The stormwater and drainage management design is to be implemented at construction and for the duration of the development.
3. Prior to the issue of a Building Permit, engineering drawings and specifications for the proposed site works, retaining and finished ground levels are to be submitted and approved to the satisfaction of the Shire of Collie. All works are to be undertaken in accordance with the approved engineering drawings and specifications.

Tony Arias
Presiding Member, Regional DAP



4. Prior to issue of a Building Permit, a detailed landscaping plan must be submitted to the satisfaction of and approved by the Shire of Collie.
The landscape plan must address the following:
 - a) A site plan of the existing and proposed development with natural and finished ground levels.
 - b) The location, species and size of existing vegetation and vegetation to be removed.
 - c) Exact species, maturity, location and number of proposed plants.
 - d) A key or legend detailing proposed species type grouped under the subheadings of tree, shrub and groundcover.
 - e) Fence material, height and treatment
 - f) Lighting
 - g) Proposed screening for the wastewater treatment plant and the building fronting Collie-Williams Road.

5. Prior to issue of a Building Permit, a detailed landscape management plan requiring ongoing management of the site with respect to fire mitigation, must be submitted to the satisfaction of and approved by the Shire of Collie.

The landscape plan must address the following:
 - a) The establishment and ongoing maintenance of asset protection zones as contained in the Bushfire Management Plan (as amended).
 - b) The ongoing management of areas of native vegetation.
 - c) The ongoing management of bio retention basins.
 - d) The ongoing management of surrounding pasture on the site.

6. Prior to commencement, the proponent shall prepare a Construction Management Plan for the construction period, to the satisfaction and specification of the Shire of Collie, that includes but is not limited to;
 - a) Hours of construction;
 - b) Location of temporary construction areas;
 - c) Construction waste management;
 - d) Occupational health and safety;
 - e) Noise, vibration and dust management;
 - f) Drainage management;
 - g) Site traffic management;
 - h) Bushfire Risk and Emergency Management Measures;
 - i) Construction Environmental Management.

7. Prior to commencement, detailed design to demonstrate stormwater and draining management is to be submitted to the satisfaction and specification of the Shire of Collie. The stormwater and drainage management design is to be implemented at construction and for the duration of the development.

Tony Arias

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Presiding Member, Regional DAP



8. Before the development is commenced, detailed design plans shall be prepared in accordance with relevant Australian Standards, Ausroad Guidelines, and Shire of Collie requirements, for all access, carparking and pedestrian movement requirements, to the satisfaction of the Shire of Collie. Once plans are approved construction is to be in accordance with the approved plans and be completed before the development is occupied.
9. Prior to commencement, detailed design for the proposed wastewater treatment system is to be submitted in consultation with the Department of Water and Environmental Regulation and the Department of Health, to the satisfaction of the Shire of Collie. The wastewater system design is to be implemented at construction and for the duration of the development.
10. Prior to commencement, detailed engineering design for the development access is to be prepared and submitted for approval to the specification and satisfaction of Main Roads WA, generally in accordance with site plan (11322-C-901 Rev 9). The development access is to be constructed at the full cost of the applicant / landowner.
11. Prior to commencement, satisfactory arrangements are to be made with Main Roads WA for the staging and construction of the development access for the site.
12. Prior to commencement of works on the intersection, a cost estimate for the construction of the development access, based on the approved engineering design, shall be prepared at the full cost of the applicant/landowner to Main Roads WA specifications and submitted to Main Roads WA for approval. Financial security in the form of a monetary development bond or bank guarantee shall be provided to Main Roads WA prior to the commencement of any works in the primary regional road reserve, unless otherwise agreed in writing, to cover the delivery and construction of the proposed development access.
13. Prior to completion, land required to facilitate the development access, including the left and right turn treatments, shall be ceded free of cost to the Commissioner of Main Roads WA.
14. Prior to the development operating, the proponent will-decommission and reinstate laydown and temporary workforce parking areas to pre-development condition.
15. Prior to the development operating, the landscaped area(s) must be planted and established in accordance with the endorsed Landscape Plan. These areas must be maintained at all times by the applicant in accordance with the Landscaping Plan and to the satisfaction of the Shire of Collie.
16. Prior to the development operating, the applicant must perform all of the required Bushfire Protection Measures contained in the Bushfire Management Plan (as amended) dated February 2024 for the duration of the development.

Tony Arias

Tony Arias
Presiding Member, Regional DAP



17. Prior to commencement, the applicant must submit an amended Bushfire Management Plan in accordance with State Planning Policy 3.7 – Planning in Bushfire Prone Areas, addressing any infrastructure, topographical and vegetation changes for the site to the satisfaction of the Shire of Collie, that is to include:
 - a) Provision for a ring main and fire hydrant network throughout the site, installed in accordance with DS63 and AS2419.1 for compliance with flows and pressure standards for firefighting supplies, or to another agreed specification to the satisfaction of the Shire of Collie.
 - b) Update the site layout plan to reflect the approved plan (11322-C-901)
18. Prior to commencement, the Bushfire Emergency Evacuation Plan is to be amended to include the following, to the satisfaction of the Shire of Collie:
 - a) Provisioning for the evacuation of people at the site in the absence of private vehicles, to be available at all times.
 - b) Provisioning for accommodation of the volume of people in the event of limited capacity at evacuation centres
19. Prior to commencement, a copy of the Environmental Protection Authority Works Approval and licence issued under the Environmental Protection Act 1986 as amended must be provided to the Shire of Collie.
20. Prior to the development operating, a Section 70A Notification pursuant to the Transfer of Land Act 1893 must be placed on the titles of all lots, at the full cost of the applicant, alerting landowners to the existence of the approved Bushfire Fire Management Plan and advising landowners of their obligations in respect to the use and ongoing management of the land.
21. Prior to the development operating, car parking bays must be provided on the subject site, in accordance with the approved plans, and thereafter maintained to the satisfaction of the Shire of Collie.
22. Prior to the development operating, arrangements are to be made for connection to a suitable power supply to the satisfaction of the Shire.
23. Prior to the development operating, arrangements are to be made for provision of a suitable water supply service that will be available to the development, to the satisfaction of the Shire of Collie.

Advice Notes

1. This is a Development Approval only and is not a Building Permit. The development that is the subject of this approval requires a separate building permit approval. The developer/ landowner is advised that an application for a Building Permit must be made to and approved by the Shire of Collie before the development authorised by this Development Approval can commence.

Tony Arias

Tony Arias
Presiding Member, Regional DAP



2. In regard to Condition 13, the land requirements to facilitate the development access shall be determined through the approved detail engineering design.
3. The Applicant is advised that the clearing of native vegetation in Western Australia requires a Clearing Permit under the Environmental Protection Act 1986 unless the clearing is for an exempt purpose. Proponents are advised to contact the Department of Environment Regulation on (08) 9725 4300 for further advice in this regard. It should also be noted that the clearing of native vegetation within the Shire of Collie may result in impacts upon the Country Areas Water Supply Act 1947 and an additional permit from the Department of Water may be required. The Department of Water can be contacted on (08) 6364 7600 for further advice in this regard.
4. This development approval does not remove or affect any statutory responsibility the owner may have in notifying the relevant Federal Government public authority(s) of the proposal under the Commonwealth of Australia Environment Protection and Biodiversity Conservation Act 1999.
5. It is the applicant's responsibility to ensure all required approvals are obtained prior to the works commencing. Works such as de-watering, native vegetation clearing or working near existing infrastructure may require separate approvals from relevant private or government agencies, as well as approvals required for the service of alcohol and the swimming pool.
6. The development must comply with the Environmental Protection Act 1986 and the Environmental Protection (Noise) Regulations 1997 in relation to noise emissions. Further information can be obtained from the Shire of Collie's Environmental Health Services on (08) 97349015.
7. 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. Further information can be obtained from the Shire of Collie's Environmental Health Services. A final inspection of the premises will be required to be carried out by Environmental Health Services prior to commencing operation.

AMENDING MOTION 1

Moved by: Justin Page

Seconded by: Cr Ian Miffing

That Condition No. 7 be deleted, and the remaining conditions be renumbered accordingly.

The Amending Motion was put and CARRIED UNANIMOUSLY

REASON: This condition is a duplication of Condition 2.

Tony Arias
Presiding Member, Regional DAP



AMENDING MOTION 2

Moved by: Justin Page

Seconded by: Kanella Hope

The following amendments were made en bloc

- (i) That Condition No. 10 (now Condition No. 9), Condition No. 11 (now Condition No.10) and Condition No. 12 (Now Condition no. 11) be deleted, and the remaining conditions be renumbered accordingly.

REASON: A separate approval is required from Main Roads WA for modifications to the existing access from Collie-Williams Road, which is under the jurisdiction of MRWA. The Applicant shall engage in the process with MRWA for the upgrading of the intersection to the specifications and satisfaction of MRWA.

- (ii) That a new Condition No. 9 be added and the remaining Conditions be renumbered accordingly to read as follows:

Prior to commencement, the Applicant shall demonstrate suitable access arrangements to the proposed development, generally in accordance with site plan (11322-C-901 Rev 9) including:

- a) Detailed engineering design***
b) Staging and construction of access; and
c) The Applicant paying the full cost for development access.
Development access is to be provided on the advice from Main Roads WA to the satisfaction of the Shire of Collie.

REASON: Appropriate access from the primary street is to be provided by the Applicant to the satisfaction of the Shire of Collie, to ensure that the development can be provided with suitable access for its intended use. However, the Shire is not the authority responsible for works within Collie-Williams Road, which is under the jurisdiction of MRWA. Therefore, separate approval will be required by MRWA for Collie-Williams Road access/egress to the proposed development.

- (iii) That Advice Note No. 2 be amended to read as follows:

In regard to Condition 13 10, the land requirements to facilitate the development access shall be determined through the approved detail engineering design.

REASON: Reference to Condition 10 is the result of the renumbering of conditions.

The Amending Motion was put and CARRIED UNANIMOUSLY

Tony Arias
Presiding Member, Regional DAP



AMENDING MOTION 3

Moved by: Justin Page

Seconded by: Cr Ian Miffing

That Condition No. 13 (now Condition No.10) be amended to read as follows:

*Prior to completion, land required to facilitate the development access, including the left and right turn treatments, shall be ceded free of cost to the **crown Commissioner of Main Roads WA.***

The Amending Motion was put and CARRIED UNANIMOUSLY

REASON: Collie-Williams Road is not a freehold lot registered to the Commissioner of Main Roads WA and any road widening should therefore be ceded as Crown Land for road reserve.

AMENDING MOTION 4

Moved by: Justin Page

Seconded by: Kanella Hope

That Condition No. 16 (now Condition No. 13) be amended to read as follows:

*Prior to the development operating, the applicant must perform all of the required Bushfire Protection Measures contained in the Bushfire Management Plan (as amended) ~~dated February 2024~~ for the duration of the development **to the satisfaction of the Shire of Collie***

The Amending Motion was put and CARRIED UNANIMOUSLY

REASON: The current BMP dated February 2024 may change due to compliance with development conditions.

AMENDING MOTION 5

Moved by: Justin Page

Seconded by: Nil

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

Prior to the development operating, the applicant shall prepare a Workforce Management Plan to the satisfaction of the Shire of Collie.

The motion was withdrawn by the mover, Justin Page.

Tony Arias
Presiding Member, Regional DAP



AMENDING MOTION 6

Moved by: Kanella Hope

Seconded by: Justin Page

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

Prior to the development operating, a Workforce Management Plan is to be submitted to and approved by the Shire and implemented thereafter. This is to outline operation of the development, including but not limited to:

- a) Day to day operational expectations, including for both workers and tourist accommodation.*
- b) Management of potential amenity and nuisance impacts arising.*
- c) Lighting proposed to comply with Australian Standards.*
- d) Any contingency arrangements.*
- e) Complaints handling mechanisms.*

The Amending Motion was put and CARRIED UNANIMOUSLY

REASON: to satisfy the Scheme requirement for a Workforce Management Plan, to address intensification of the land use, to manage the 2 different land uses being approved (both workforce accommodation and tourist accommodation) and, for consistency with other similar Workforce Accommodation approvals granted by the RDAP.

AMENDING MOTION 6

Moved by: Justin Page

Seconded by: Tony Arias

That Condition No. 19 (now Condition No. 16) be deleted, and the remaining conditions be renumbered accordingly.

The Amending Motion was put and CARRIED UNANIMOUSLY

REASON: The EPA approval is a separate process and does not form part of the development approval process.

Tony Arias
Presiding Member, Regional DAP



REPORT RECOMMENDATION (AS AMENDED)

That the Regional Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/23/06609 and accompanying plans (11322-C-901 Rev 9, A1 Rev 2, A2 Rev 2, A3 Rev 2, A4 Rev 2, A5 Rev 2, A6 Rev 2, A7 Rev2, A8 Rev 2, A9 Rev 2, A10 Rev 2, A11 Rev 2, A12 Rev 2, A13 Rev 2, A14 Rev 2, A15 Rev 2, A16, Rev 2, A17 Rev 2, A18 Rev 2, A19 Rev 2, A20 Rev 2, A21 Rev 2, A22 Rev 2, A23 Rev 2, A24 Rev 2) 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 18 of the Shire of Collie Local Planning Scheme No. 6, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of 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. Prior to issue of a Building Permit, detailed design to demonstrate surface water, stormwater and drainage management is to be submitted to the satisfaction and specification of the Shire of Collie. The stormwater and drainage management design is to be implemented at construction and for the duration of the development.
3. Prior to the issue of a Building Permit, engineering drawings and specifications for the proposed site works, retaining and finished ground levels are to be submitted and approved to the satisfaction of the Shire of Collie. All works are to be undertaken in accordance with the approved engineering drawings and specifications.
4. Prior to issue of a Building Permit, a detailed landscaping plan must be submitted to the satisfaction of and approved by the Shire of Collie.
The landscape plan must address the following:
 - a) A site plan of the existing and proposed development with natural and finished ground levels.
 - b) The location, species and size of existing vegetation and vegetation to be removed.
 - c) Exact species, maturity, location and number of proposed plants.
 - d) A key or legend detailing proposed species type grouped under the subheadings of tree, shrub and groundcover.
 - e) Fence material, height and treatment
 - f) Lighting
 - g) Proposed screening for the wastewater treatment plant and the building fronting Collie-Williams Road.

Tony Arias
Presiding Member, Regional DAP



5. Prior to issue of a Building Permit, a detailed landscape management plan requiring ongoing management of the site with respect to fire mitigation, must be submitted to the satisfaction of and approved by the Shire of Collie.

The landscape plan must address the following:

- a) The establishment and ongoing maintenance of asset protection zones as contained in the Bushfire Management Plan (as amended).
 - b) The ongoing management of areas of native vegetation.
 - c) The ongoing management of bio retention basins.
 - d) The ongoing management of surrounding pasture on the site.
6. Prior to commencement, the proponent shall prepare a Construction Management Plan for the construction period, to the satisfaction and specification of the Shire of Collie, that includes but is not limited to;
 - a) Hours of construction;
 - b) Location of temporary construction areas;
 - c) Construction waste management;
 - d) Occupational health and safety;
 - e) Noise, vibration and dust management;
 - f) Drainage management;
 - g) Site traffic management;
 - h) Bushfire Risk and Emergency Management Measures;
 - i) Construction Environmental Management.
 7. Before the development is commenced, detailed design plans shall be prepared in accordance with relevant Australian Standards, Ausroad Guidelines, and Shire of Collie requirements, for all access, carparking and pedestrian movement requirements, to the satisfaction of the Shire of Collie. Once plans are approved construction is to be in accordance with the approved plans and be completed before the development is occupied.
 8. Prior to commencement, detailed design for the proposed wastewater treatment system is to be submitted in consultation with the Department of Water and Environmental Regulation and the Department of Health, to the satisfaction of the Shire of Collie. The wastewater system design is to be implemented at construction and for the duration of the development.
 9. Prior to commencement, detailed engineering design for the development access is to be prepared and submitted for approval to the specification and satisfaction of Main Roads WA, generally in accordance with site plan (11322-C-901 Rev 9):
 - a) Detailed engineering design
 - b) Staging and construction of access; and
 - c) The Applicant paying the full cost for development access.Development access is to be provided on the advice from Main Roads WA to the satisfaction of the Shire of Collie.

Tony Arias

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Presiding Member, Regional DAP



10. Prior to completion, land required to facilitate the development access, including the left and right turn treatments, shall be ceded free of cost to the Crown.
11. Prior to the development operating, the proponent will-decommission and reinstate laydown and temporary workforce parking areas to pre-development condition.
12. Prior to the development operating, the landscaped area(s) must be planted and established in accordance with the endorsed Landscape Plan. These areas must be maintained at all times by the applicant in accordance with the Landscaping Plan and to the satisfaction of the Shire of Collie.
13. Prior to the development operating, the applicant must perform all of the required Bushfire Protection Measures contained in the Bushfire Management Plan (as amended) for the duration of the development.
14. Prior to commencement, the applicant must submit an amended Bushfire Management Plan in accordance with State Planning Policy 3.7 – Planning in Bushfire Prone Areas, addressing any infrastructure, topographical and vegetation changes for the site to the satisfaction of the Shire of Collie, that is to include:
 - a) Provision for a ring main and fire hydrant network throughout the site, installed in accordance with DS63 and AS2419.1 for compliance with flows and pressure standards for firefighting supplies, or to another agreed specification to the satisfaction of the Shire of Collie.
 - b) Update the site layout plan to reflect the approved plan (11322-C-901)
15. Prior to commencement, the Bushfire Emergency Evacuation Plan is to be amended to include the following, to the satisfaction of the Shire of Collie:
 - a) Provisioning for the evacuation of people at the site in the absence of private vehicles, to be available at all times.
 - b) Provisioning for accommodation of the volume of people in the event of limited capacity at evacuation centres
16. Prior to the development operating, a Section 70A Notification pursuant to the Transfer of Land Act 1893 must be placed on the titles of all lots, at the full cost of the applicant, alerting landowners to the existence of the approved Bushfire Fire Management Plan and advising landowners of their obligations in respect to the use and ongoing management of the land.
17. Prior to the development operating, car parking bays must be provided on the subject site, in accordance with the approved plans, and thereafter maintained to the satisfaction of the Shire of Collie.
18. Prior to the development operating, arrangements are to be made for connection to a suitable power supply to the satisfaction of the Shire.
19. Prior to the development operating, arrangements are to be made for provision of a suitable water supply service that will be available to the development, to the satisfaction of the Shire of Collie.

Tony Arias

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Presiding Member, Regional DAP



20. Prior to the development operating, a Workforce Management Plan is to be submitted to and approved by the Shire and implemented thereafter. This is to outline operation of the development, including but not limited to:
 - a) Day to day operational expectations, including for both workers and tourist accommodation.
 - b) Management of potential amenity and nuisance impacts arising.
 - c) Lighting proposed to comply with Australian Standards.
 - d) Any contingency arrangements.
 - e) Complaints handling mechanisms.

Advice Notes

1. This is a Development Approval only and is not a Building Permit. The development that is the subject of this approval requires a separate building permit approval. The developer/ landowner is advised that an application for a Building Permit must be made to and approved by the Shire of Collie before the development authorised by this Development Approval can commence.
2. In regard to Condition 10, the land requirements to facilitate the development access shall be determined through the approved detail engineering design.
3. The Applicant is advised that the clearing of native vegetation in Western Australia requires a Clearing Permit under the Environmental Protection Act 1986 unless the clearing is for an exempt purpose. Proponents are advised to contact the Department of Environment Regulation on (08) 9725 4300 for further advice in this regard. It should also be noted that the clearing of native vegetation within the Shire of Collie may result in impacts upon the Country Areas Water Supply Act 1947 and an additional permit from the Department of Water may be required. The Department of Water can be contacted on (08) 6364 7600 for further advice in this regard.
4. This development approval does not remove or affect any statutory responsibility the owner may have in notifying the relevant Federal Government public authority(s) of the proposal under the Commonwealth of Australia Environment Protection and Biodiversity Conservation Act 1999.
5. It is the applicant's responsibility to ensure all required approvals are obtained prior to the works commencing. Works such as de-watering, native vegetation clearing or working near existing infrastructure may require separate approvals from relevant private or government agencies, as well as approvals required for the service of alcohol and the swimming pool.
6. The development must comply with the Environmental Protection Act 1986 and the Environmental Protection (Noise) Regulations 1997 in relation to noise emissions. Further information can be obtained from the Shire of Collie's Environmental Health Services on (08) 97349015.

Tony Arias

Tony Arias
Presiding Member, Regional DAP



7. 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. Further information can be obtained from the Shire of Collie’s Environmental Health Services. A final inspection of the premises will be required to be carried out by Environmental Health Services prior to commencing operation.

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

REASON: The Panel was satisfied that the proposed development is consistent with the classifications of Tourist Development and Workforce Accommodation in LPS6, which are discretionary uses in the Rural zone and capable of being approved.

The proposed Tourist Development and Workforce Accommodation is an expansion of an existing approved development. Whilst the site is zoned Rural in the Shire’s Scheme the proposed development has a small footprint, 15ha of a 80ha lot, with the majority of the property being used for ongoing agricultural purposes. The Panel considered the proposed development was consistent with the applicable planning framework and consistent with the objectives of the Rural zone.

The proposal was publicly advertised in accordance with clause 64 of the Deemed Provisions, with 2 submissions were received during the advertising period, one of support and one of objection.

There was discussion on fire management requirements for the proposed development. Following the consideration of information provided by the applicant and Shire officers the Panel was satisfied fire management was being appropriately, including emergency access/ egress route planning, in the amended Bushfire Management Plan and conditions to be imposed.

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil

Tony Arias
Presiding Member, Regional DAP



PART D – 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
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
DAP/23/02591 DR26/2024	City of Kalgoorlie-Boulder	Lot 9003, 9004 and 9005 Hart Kerspian Drive, Broadwood	Key workers lifestyle village – 394 grouped dwellings, communal open space, caretaker, office & communal facilities	22 February 2024

Tony Arias

Tony Arias
Presiding Member, Regional DAP



2. General Business

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2024 a DAP member must not publicly comment on any action or determination of a DAP.

3. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 10:44am.

A handwritten signature in blue ink that reads "Tony Arias".

Tony Arias
Presiding Member, Regional DAP