



Form 2 - Responsible Authority Report (Regulation 17)

Property Location:	Lot 196 Thomas Road, Oakford
Application Details:	Two (2) year extension of term of planning approval
DAP Name:	Metro East Joint Development Assessment
Applicant:	Ivan Humich
Owner:	Humich Nominees Pty Ltd & Far Super Pty Ltd
LG Reference:	P04121/01
Responsible Authority:	Shire of Serpentine Jarrahdale
Authorising Officer:	Deon van der Linde
Department of Planning File No:	DAP/13/00615
Report Date:	28 July 2015
Application Receipt Date:	8 July 2015
Application Process Days:	18 days
Attachment(s):	1. Development Assessment Panels Approval (8 November 2013) 2. Applicant's letter - Request extension to term of planning approval (8 July 2015)

Officer Recommendation:

That the Metro East Joint Development Assessment Panel (JDAP) resolves to:

1. Accept that the DAP Application reference DAP/13/00615 detailed on the DAP Form 2 dated 8 July 2015 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. Approve a two year extension of the approval term as per the DAP Application DAP/13/00615 as detailed on the DAP Form 2 date 8 July 2015 and accompanying plans received by the Shire of Serpentine Jarrahdale on 8 July in accordance with the provisions of the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2 for the previously approved redevelopment of Oakford Traders Liquor Store, Convenience Store and Service Station at Lot 196 Thomas Road.

Amended Conditions

The proposal is not seeking to amend any of the approved conditions.

Advice Notes

All other conditions and requirements detailed on the previous approval dated 8 November 2013 shall remain unless altered by this application.

Background:

Insert Property Address:	Lot 196 Thomas Road, Oakford
Insert Zoning	MRS: Rural
	TPS: Rural
Insert Use Class:	Service Station Convenience Store Liquor Store - use not listed
Insert Strategy Policy:	Local Planning Policy No 51 – Oakford Rural Living Area Planning Framework – Business Area Precinct 1
Insert Development Scheme:	Shire of Serpentine Jarrahdale Town Planning Scheme No. 2
Insert Lot Size:	62 hectares
Insert Existing Land Use:	Convenience Store and Liquor Store
Value of Development:	\$3.0 million

Details: outline of development application

The applicant seeks a two (2) year extension of the term of planning approval from the Development Assessment Panel (Attachment 2).

Legislation & policy:Legislation

- Development Assessment Panel Regulations 2011, Regulation 17(1)(a) - Applications to extend the term of a development approval.
- Serpentine Jarrahdale Shire Town Planning Scheme No. 2 (TPS 2)

State Government Policies

Nil

Local Policies

Nil

Consultation:Public Consultation

No public consultation was considered necessary in relation to this application for extension to the term of the planning approval.

Consultation with other Agencies or Consultants

No consultation with other agencies was considered necessary in relation to this application for extension to the term of the planning approval.

Planning assessment:

The proposal was approved in accordance with the provisions of Clause 6.4.3 of the Shire of Serpentine Jarrahdale Town Planning Scheme No.2.

The land use classification and development provisions relevant to the proposal remain unchanged under Shire of Serpentine Jarrahdale Town Planning Scheme No.2. It is considered that the application and can be approved.

Council Recommendation:

To be provided.

Conclusion:

The two year extension to the term of the planning approval is considered consistent with the provisions under regulation 17(1)(a) of the Development Assessment Panel Regulations 2011. The extension to the term of the planning approval can be supported.