



LG Ref: PA23/493
DAP Ref: DAP/18/01419
Enquiries: (08) 6551 9919

Ben Laycock
Altus Planning
68 Canning Highway
SOUTH PERTH WA 6151

Dear Ben,

METRO OUTER JDAP - SHIRE OF SERPENTINE JARRAHDALE - DAP APPLICATION - PA23/493 - DETERMINATION

Property Location:	Lot 104, 3 Larsen Road, Byford
Application Details:	Service station, car wash, vehicle service/tyre centre, showroom/restricted retail and carpark (Caltex)
Amendment Details:	Form 2.2 - Extension of Substantial Commencement Timeframe

Thank you for your Form 2.2 Development Assessment Panel (DAP) application and plans submitted to the Shire of Serpentine Jarrahdale on 19 July 2023 for the above-mentioned development.

The application was considered by the Metro Outer JDAP at its meeting held on 7 November 2023, where in accordance with the provisions of the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact David Quelch on behalf of the Shire of Serpentine Jarrahdale on 08 9526 1359.

Yours sincerely,

DAP Secretariat

9 November 2023

Encl. DAP Determination Notice
Cc: David Quelch - Shire of Serpentine Jarrahdale



Planning and Development Act 2005

Shire of Serpentine Jarrahdale Town Planning Scheme No. 2

Metro Outer Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: Lot 104, 3 Larsen Road, Byford

Application Details: Service station, car wash, vehicle service/tyre centre, showroom/restricted retail and carpark (Caltex)

Amendment Details: Form 2.2 - Extension of Substantial Commencement Timeframe

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 7 November 2023, subject to the following:

1. Accept that the DAP Application reference DAP/18/01419 as detailed on the DAP Form 2 dated 28 June 2023 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. Approve DAP Application reference DAP/18/01419 and accompanying plans (Attachment 3) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, in order to extend the period by which development must be substantially commenced till 11 December 2024, subject to all conditions, footnotes and advice notes remaining as per the DAP's decision of 11 December 2018 and amended decision dated 1 October 2019.

All other conditions, footnotes and advice notes remain as per the DAPs' original decision dated 11 December 2018.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.