



Metro Outer Development Assessment Panel Minutes

Meeting Date and Time: Thursday, 7 August 2025; 9:30am
Meeting Number: MODAP/93
Meeting Venue: 140 William Street, Perth

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

[MODAP/93 – 7 August 2025 – Shire of Murray](#)

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 MURRAY

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 89 (No.11) Moores Road, Pinjarra – Proposed Veterinary Centre – DAP/25/02911
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, Metro Outer DAP



ATTENDANCE	
<i>Specialist DAP Members</i>	<i>DAP Secretariat</i>
Karen Hyde (Presiding Member)	Claire Ortlepp
Dale Page (Deputy Presiding Member)	Tenielle Brownfield
Eugene Koltasz	Ashlee Kelly
<i>Part B – Shire of Murray</i>	
<i>Local Government DAP Members</i>	<i>Officers/Technical Advisors in Attendance</i>
Cr Douglas McLarty	Eric Anderson
Cr Ange Rogers	Greg Delahunty
	Rod Peake

Karen Hyde
Presiding Member, Metro Outer DAP



Applicant and Submitters
<i>Part B – Shire of Murray</i>
Trent Durward (Method Planning) Susan Bilbow (Pinjarra Vets) Heidi Herget (Move Consultants)

Members of the Public / Media

Nil.

Observers via livestream

There were 4 persons observing the meeting via the livestream.

Karen Hyde
Presiding Member, Metro Outer DAP



PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:31am on 7 August 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

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](#).

Karen Hyde
Presiding Member, Metro Outer DAP



PART B – SHIRE OF MURRAY

1. Declaration of Due Consideration

The Presiding Member noted that details of a DAP direction for services and responsible authority response in relation to Item 3.1, received on 4 August 2025 was published in Part B of the Related Information.

The Presiding Member noted that details of a second DAP direction for services and responsible authority response in relation to Item 3.1, received on 5 August 2025 was published in Part B of the Related Information.

The Presiding Member noted an addendum to the responsible authority report was published in Part B of the Related Information in relation to Item 3.1, received on 6 August 2025.

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

Nil.

3. Form 1 DAP Applications

3.1 Lot 89 (No.11) Moores Road, Pinjarra – Proposed Veterinary Centre – DAP/25/02911

Deputations

Trent Durward (Method Planning) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Heidi Herget (Move Consultants) responded to questions from the panel in relation to the application at Item 3.1.

Susan Bilbow (Pinjarra Vets) responded to questions from the panel in relation to the application at Item 3.1.

The panel noted a written submission against the application at Item 3.1 was received from the Department of Education.

The Shire of Murray addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

Karen Hyde
Presiding Member, Metro Outer DAP



PRIMARY MOTION 1

Moved by: NIL

Seconded by: NIL

That the Metro Outer Development Assessment Panel resolves to:

1. **Refuse** DAP Application reference DAP/25/02911 and accompanying plans included in **Appendix A** in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of *Peel Region Scheme* and the *Shire of Murray Local Planning Scheme No. 4*, for the following reasons:

Approval of this development would be contrary to the principles of orderly and proper planning for the following reasons:

- i) The proposal is inconsistent with the objectives outcomes and measures of State Planning Policy 4.2, specifically the development represents out of centre development which undermines the role of the Pinjarra Activity Centre.
- ii) The development will obstruct the delivery of a future Primary School identified under the draft Pinjarra District Structure Plan. This will further compromise the distribution of Primary Schools across the Pinjarra District Structure Plan area.
- iii) The development is an ad-hoc proposal which will make the future delivery of future urban land more costly and difficult.
- iv) The proposed Veterinary Centre is not compatible with the intended higher density residential uses abutting the land.
- v) The proposed stormwater drainage basin conflicts with the proposed four metre road widening area for Moores Road identified in the Draft Pinjarra District Structure Plan.

The Primary Motion LAPSED for want of a mover and a seconder.

PRIMARY MOTION 2

Moved by: Dale Page

Seconded by: Cr Ange Rogers

That the Metro Outer Development Assessment Panel resolves to:

Approve DAP Application reference DAP/25/02911 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 *Shire of Murray Local Planning Scheme No. 4*, subject to the following 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.

Karen Hyde
Presiding Member, Metro Outer DAP



Earthworks and drainage

2. Prior to applying for a Building Permit the drainage area located within the Moores Road setback is to be modified so that it doesn't impact land required for the future widening of Moores Road.
3. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plans of development for grading and/or stabilisation of the site to ensure that finished ground levels at the boundaries of the development the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting.
4. Prior to applying for a Building Permit, a Stormwater Management Plan must be prepared by a suitably qualified engineer showing how stormwater will be contained on-site and those plans must be submitted to the Shire of Murray for its approval. The approved plans must be implemented and all works must be maintained for the duration of the development.

Traffic & Parking

5. Prior to applying for a building permit the landowner / applicant must confirm with Main Roads Western Australia the land area requirements for the future upgrade of the intersection of Moores Road and Pinjarra' Road. All development is to be located outside of the land required for the future intersection upgrade.
6. A 4m wide portion of land required for road widening fronting Moores Road is to be ceded free of cost to the Crown and without payment of compensation prior to the development first being occupied.
7. Prior to the development first being occupied, the parking bay(s), driveway(s) and points of ingress and egress to be designed in accordance with the Australian Standard for Off Street Parking (AS2890), and are to be kerbed, drained, line-marked and thereafter maintained in a sound state of repair to the satisfaction of the Local Government.
8. No parking bays shall be obstructed in any way or used for the purpose of storage.
9. Lighting shall be installed in the car parking area in accordance with relevant Australian Standards and to the satisfaction of the Local Government. All lighting must be contained within the site and not directed beyond the lot boundary.
10. Street Lighting is to be provided along Moores Road abutting the portion of the land being developed and at the intersection of Moores Road and Pinjarra Road to the satisfaction of the Shire of Murray.

Karen Hyde
Presiding Member, Metro Outer DAP



Construction Management

11. Prior to commencing site works a Construction Management Plan shall be submitted to and approved by the Western Australian Planning Commission prior to commencement of any site works. The plan shall address:
- i. Construction noise and dust management
 - ii. Hours of construction
 - iii. Site security and fencing
 - iv. Management of heavy vehicles and deliveries
 - v. Traffic and access routes
 - vi. Waste and materials storage
 - vii. Environmental protection measures including surface water and erosion control.

The approved Construction Management Plan must be implemented and complied with at all times during construction.

Signage

12. Prior to applying for a Building Permit the proposed signs are to be located outside of the area of land required for the widening of Moores Road and the future upgrade of the intersection of Moores Road and Pinjarra Road.
13. All signage must not be digital, flashing, fluorescent, reflective or contain retro reflective colours or materials and must only contain the on-premises business. The luminance level for the signs must not exceed 6000 cd/m² during the day, 600 cd/m² at dusk/dawn and 250 cd/m² at night.

Bushfire

14. Prior to applying for a Building Permit, a plan must be submitted to and approved by the Shire of Murray to determine the vegetation to be cleared and retained within the Asset Protection Zone. The plan is to be based on an accurate survey showing the location and canopy spread of the vegetation. The vegetation to be retained and removed is to be determined at a site inspection attended by Shire Officers and the applicant's suitably qualified Arborist and bushfire consultant. Where possible, all vegetation proposed for removal is to be replaced like for like outside of the Asset Protection Zone, consistent with Bushfire Management Plan requirements. All vegetation removed from within the Asset Protection Zone is to be in accordance with the approved plan.
15. Prior to the occupation of the development, information is to be provided to demonstrate that the measures contained in Section 6 Implementation of the bushfire management plan [prepared by Bushfire Smart Planning dated 22/1/25] have been implemented during works. This information should include a completed 'Compliance Certificate' prepared by the bushfire planning practitioner.

Karen Hyde
Presiding Member, Metro Outer DAP



16. The ongoing responsibilities contained in 'Section 6 Implementation' of the bushfire management plan [prepared by Bushfire Smart Planning dated 22/1/25] are to be adhered to for the duration of the development.

Waste & Wastewater

17. Prior to the occupation of the development, the development shall be connected to a reticulated sewerage service, unless it is demonstrated to the satisfaction of the Local Government, that connection of the development to reticulated sewer is impractical or cost prohibitive at the time of development. In such a circumstance, the Local Government may approve the deferral of this connection, provided a practical and achievable pathway to sewer connection acceptable to the Local Government is achieved. An acceptable outcome must include a conceptual design of the future sewer system for the site and the landowner entering into a legal agreement supported by an absolute caveat to the satisfaction of the Local Government, setting out triggers and commitments to proportional funding and connection of the development to the sewer. Should, on an interim basis, the development be connected to an alternative nutrient retentive effluent disposal system, the siting of the interim system shall be to the satisfaction of the Local Government on advice from the Water Corporation and the Health Department of Western Australia.
18. Prior to applying for a Building Permit, a Waste Management Plan must be prepared and include the following detail to the satisfaction of the Shire of Murray:
- (i) the location of bin storage areas and bin collection areas;
 - (ii) the number, volume and type of bins;
 - (iii) how bandages, faeces, body parts and other pathological waste will be disposed of;
 - (iv) management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and
 - (v) frequency of bin collections.

All works must be carried out in accordance with the Waste Management Plan and maintained at all times, for the duration of development.

Storage Areas and Utilities

19. All storage areas, external fixtures and building plant, including air conditioning units shall be located to minimise any visual and noise impact on surrounding landowners and screened from view from streets, public spaces and adjacent properties to the satisfaction of the local government. Plans outlining this are to be submitted for approval prior to the submission of an application for building permit with the approved plans being implemented to the satisfaction of the local government.

Karen Hyde
Presiding Member, Metro Outer DAP



Landscape

20. Prior to applying for a Building Permit, measures being undertaken to identify any vegetation on the site worthy of retention, including any potential habitat or foraging trees for threatened fauna species, and protection measures implemented to ensure such vegetation is not impacted by site works.
21. Prior to applying for a Building Permit, a Landscaping Plan to the satisfaction of the Shire must be prepared and must include the additional following detail:
 - (i) the location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area;
 - (ii) any lawns to be established and areas to be mulched;
 - (iii) the manner in which significant tree(s) and/or bushland will be protected to ensure their integrity and survival.
 - (iv) those areas to be reticulated or irrigated;
 - (v) a footpath connection to the external footpath network; and
 - (vi) proposed upgrading to landscaping, paving and reticulation of the street setback area and all verge areas.

The landscaping, paving and reticulation must be completed prior to the occupation of the development, and must be maintained at all times to the satisfaction of the Shire of Murray for the duration of the development.

Noise

22. The compliance measures contained within Environmental Noise Assessment report prepared by Acoustic Consultants Australia dated 04 July 2025 must be adhered to, such as:
 - (i) Dogs that begin barking for a sustained period should be brought inside the centre for as long as practically possible until they have ceased barking. If the dog in question needs to be outside, the dog shall be kept under conditions that are least likely to make the dog bark (i.e. separation from other dogs);
 - (ii) Maintain communication with occupants of nearby sensitive receivers. A particular dog with significant tonal characteristics may be of particular disturbance and should be brought inside the centre if brought to the attention of the site operator; and
 - (iii) Reduce and/or remove unnecessary stimulus that may trigger dogs barking. The above measures must be observed and performed in accordance with the tenor of its provisions for the duration of the development.

Advice Notes

1. Approval of the Veterinary Centre is not to be construed as support for the subdivision of the land. The land is zoned Urban Deferred under the Peel Region Scheme and there is a presumption against fragmenting land that is identified for a future urban purpose.

Karen Hyde
Presiding Member, Metro Outer DAP



2. Wastewater systems must be separate and not combined for human and non-human wastewater streams - for example staff toilets and pet kennels.
3. In regard to condition 21, the Shire of Murray's *Local Planning Policy – Natural Landscape in Urban Areas* defines a significant tree as any tree deemed worthy of retention for its values based on the following criteria:
 - (i) Habitat value, if the tree has a DBH above 300mm; or
 - (ii) Biodiversity, if the tree is a rare or important species (e.g. Tuart); or
 - (iii) Is considered to have heritage or social value to the community as determined by an endorsed Significant Tree Register and/or as confirmed as a result of feedback received from the community as part of any consultation process.
4. In regard to condition 22, “an unreasonable amount of noise” means noise which exceeds the levels assigned by the *Environmental Protection (Noise) Regulations 1997*. If an Officer of the Shire of Murray inspects the site and is satisfied that any of the operations on-site are generating an unreasonable amount of noise, or that any of those operations are not compliant with any of the conditions relating to noise emissions (including non-compliance with the noise management measures included in the noise management plan), the Shire of Murray may direct in writing that:
 - (i) an amended noise management plan be submitted and approved by the Shire of Murray; or
 - (ii) the activities on the site be brought into compliance with this approval, as the case may be.

AMENDING MOTION 1

Moved by: Dale Page

Seconded by: Karen Hyde

The following amendments were made en bloc:

- i) That Condition No. 5 be deleted and the remaining conditions be renumbered accordingly.
- ii) That a new Advice Note No. 5 be added to read as follows:

The applicant is advised that the area identified as community space on the south-eastern side of the intersection of Moores Road and Pinjarra Road may be impacted by the modification of the intersection or land acquisition, should this be required in the future.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The upgrade may not be required for many years, if at all. The building is to be set well back from the property boundaries at this intersection and is unlikely to be impacted. Areas which could potentially be impacted, namely the patient exercise areas and off-lead dog park are arguably sacrificial and can either be removed or redesigned to accommodate any road widening needed.

Karen Hyde
Presiding Member, Metro Outer DAP



AMENDING MOTION 2

Moved by: Dale Page

Seconded by: Cr Douglas McLarty

That Condition No. 6 (now Condition No. 5) be amended to read as follows:

No buildings or other permanent or immovable structures shall be developed within a 4m wide portion of land potentially required for the future road widening fronting of Moores Road, is to be ceded free of cost to the Crown and without payment of compensation prior to the development first being occupied the further approval of the Shire of Murray or the Metro Outer Development Assessment Panel.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: Land for potential future road widening has been set aside in the development plans in case it is required. The development needs to be built in accordance with the approved plans and Condition No. 4 requires the drainage basin to be redesigned to avoid the potential road widening area. It is not reasonable to require land to be ceded at this point – without compensation – for a potential road widening which may or may not occur.

AMENDING MOTION 3

Moved by: Dale Page

Seconded by: Eugene Koltasz

That Condition No. 12 (now Condition No. 11) be amended to read as follows:

~~Prior to applying for a Building Permit~~ The proposed signs are to be located outside of within the area of land required for the widening of Moores Road and the future upgrade of the intersection of Moores Road and Pinjarra Road shall be removed and relocated to the satisfaction of the Shire of Murray, once a contractor has been appointed to carry out the required works.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: Signs can be easily relocated in the event, and at the time, the works occur.

AMENDING MOTION 4

Moved by: Karen Hyde

Seconded by: Eugene Koltasz

That a new Condition No. 1 be added to read as follows and the remaining conditions be renumbered accordingly:

Pursuant to clause 22(1)(c) of the Peel Region Scheme, this approval is deemed to be an approval under the Peel Region Scheme.

The Amending Motion was put and CARRIED UNANIMOUSLY.

Karen Hyde
Presiding Member, Metro Outer DAP



REASON: To provide certainty regarding the approval under the PRS given the current PRS zoning and relationship with Pinjarra Road.

PRIMARY MOTION (AS AMENDED)

That the Metro Outer Development Assessment Panel resolves to:

Approve DAP Application reference DAP/25/02911 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 Shire of Murray Local Planning Scheme No. 4, subject to the following conditions:

1. Pursuant to clause 22(1)(c) of the Peel Region Scheme, this approval is deemed to be an approval under the Peel Region Scheme.
2. 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.

Earthworks and drainage

3. Prior to applying for a Building Permit the drainage area located within the Moores Road setback is to be modified so that it doesn't impact land required for the future widening of Moores Road.
4. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plans of development for grading and/or stabilisation of the site to ensure that finished ground levels at the boundaries of the development the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting.
5. Prior to applying for a Building Permit, a Stormwater Management Plan must be prepared by a suitably qualified engineer showing how stormwater will be contained on-site and those plans must be submitted to the Shire of Murray for its approval. The approved plans must be implemented and all works must be maintained for the duration of the development.

Traffic & Parking

6. No buildings or other permanent or immovable structures shall be developed within a 4m wide portion of land potentially required for the future widening of Moores Road, without the further approval of the Shire of Murray or the Metro Outer Development Assessment Panel.

Karen Hyde
Presiding Member, Metro Outer DAP



7. Prior to the development first being occupied, the parking bay(s), driveway(s) and points of ingress and egress to be designed in accordance with the Australian Standard for Off Street Parking (AS2890), and are to be kerbed, drained, line-marked and thereafter maintained in a sound state of repair to the satisfaction of the Local Government.
8. No parking bays shall be obstructed in any way or used for the purpose of storage.
9. Lighting shall be installed in the car parking area in accordance with relevant Australian Standards and to the satisfaction of the Local Government. All lighting must be contained within the site and not directed beyond the lot boundary.
10. Street Lighting is to be provided along Moores Road abutting the portion of the land being developed and at the intersection of Moores Road and Pinjarra Road to the satisfaction of the Shire of Murray.

Construction Management

11. Prior to commencing site works a Construction Management Plan shall be submitted to and approved by the Western Australian Planning Commission prior to commencement of any site works. The plan shall address:
 - i. Construction noise and dust management
 - ii. Hours of construction
 - iii. Site security and fencing
 - iv. Management of heavy vehicles and deliveries
 - v. Traffic and access routes
 - vi. Waste and materials storage
 - vii. Environmental protection measures including surface water and erosion control.

The approved Construction Management Plan must be implemented and complied with at all times during construction.

Signage

12. The proposed signs to be located within the area of land required for the widening of Moores Road and the future upgrade of the intersection of Moores Road and Pinjarra Road shall be removed and relocated to the satisfaction of the Shire of Murray, once a contractor has been appointed to carry out the required works
13. All signage must not be digital, flashing, fluorescent, reflective or contain retro reflective colours or materials and must only contain the on-premises business. The luminance level for the signs must not exceed 6000 cd/m² during the day, 600 cd/m² at dusk/dawn and 250 cd/m² at night.

Karen Hyde
Presiding Member, Metro Outer DAP



Bushfire

14. Prior to applying for a Building Permit, a plan must be submitted to and approved by the Shire of Murray to determine the vegetation to be cleared and retained within the Asset Protection Zone. The plan is to be based on an accurate survey showing the location and canopy spread of the vegetation. The vegetation to be retained and removed is to be determined at a site inspection attended by Shire Officers and the applicant's suitably qualified Arborist and bushfire consultant. Where possible, all vegetation proposed for removal is to be replaced like for like outside of the Asset Protection Zone, consistent with Bushfire Management Plan requirements. All vegetation removed from within the Asset Protection Zone is to be in accordance with the approved plan.
15. Prior to the occupation of the development, information is to be provided to demonstrate that the measures contained in Section 6 Implementation of the bushfire management plan [prepared by Bushfire Smart Planning dated 22/1/25] have been implemented during works. This information should include a completed 'Compliance Certificate' prepared by the bushfire planning practitioner.
16. The ongoing responsibilities contained in 'Section 6 Implementation' of the bushfire management plan [prepared by Bushfire Smart Planning dated 22/1/25] are to be adhered to for the duration of the development.

Waste & Wastewater

17. Prior to the occupation of the development, the development shall be connected to a reticulated sewerage service, unless it is demonstrated to the satisfaction of the Local Government, that connection of the development to reticulated sewer is impractical or cost prohibitive at the time of development. In such a circumstance, the Local Government may approve the deferral of this connection, provided a practical and achievable pathway to sewer connection acceptable to the Local Government is achieved. An acceptable outcome must include a conceptual design of the future sewer system for the site and the landowner entering into a legal agreement supported by an absolute caveat to the satisfaction of the Local Government, setting out triggers and commitments to proportional funding and connection of the development to the sewer. Should, on an interim basis, the development be connected to an alternative nutrient retentive effluent disposal system, the siting of the interim system shall be to the satisfaction of the Local Government on advice from the Water Corporation and the Health Department of Western Australia.
18. Prior to applying for a Building Permit, a Waste Management Plan must be prepared and include the following detail to the satisfaction of the Shire of Murray:
 - (i) the location of bin storage areas and bin collection areas;
 - (ii) the number, volume and type of bins;
 - (iii) how bandages, faeces, body parts and other pathological waste will be disposed of;
 - (iv) management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and
 - (v) frequency of bin collections.

Karen Hyde
Presiding Member, Metro Outer DAP



All works must be carried out in accordance with the Waste Management Plan and maintained at all times, for the duration of development.

Storage Areas and Utilities

19. All storage areas, external fixtures and building plant, including air conditioning units shall be located to minimise any visual and noise impact on surrounding landowners and screened from view from streets, public spaces and adjacent properties to the satisfaction of the local government. Plans outlining this are to be submitted for approval prior to the submission of an application for building permit with the approved plans being implemented to the satisfaction of the local government.

Landscape

20. Prior to applying for a Building Permit, measures being undertaken to identify any vegetation on the site worthy of retention, including any potential habitat or foraging trees for threatened fauna species, and protection measures implemented to ensure such vegetation is not impacted by site works.
21. Prior to applying for a Building Permit, a Landscaping Plan to the satisfaction of the Shire must be prepared and must include the additional following detail:
 - (i) the location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area;
 - (ii) any lawns to be established and areas to be mulched;
 - (iii) the manner in which significant tree(s) and/or bushland will be protected to ensure their integrity and survival.
 - (iv) those areas to be reticulated or irrigated;
 - (v) a footpath connection to the external footpath network; and
 - (vi) proposed upgrading to landscaping, paving and reticulation of the street setback area and all verge areas.

The landscaping, paving and reticulation must be completed prior to the occupation of the development, and must be maintained at all times to the satisfaction of the Shire of Murray for the duration of the development.

Noise

22. The compliance measures contained within Environmental Noise Assessment report prepared by Acoustic Consultants Australia dated 04 July 2025 must be adhered to, such as:
 - (i) Dogs that begin barking for a sustained period should be brought inside the centre for as long as practically possible until they have ceased barking. If the dog in question needs to be outside, the dog shall be kept under conditions that are least likely to make the dog bark (i.e. separation from other dogs);

Karen Hyde
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- (ii) Maintain communication with occupants of nearby sensitive receivers. A particular dog with significant tonal characteristics may be of particular disturbance and should be brought inside the centre if brought to the attention of the site operator; and
- (iii) Reduce and/or remove unnecessary stimulus that may trigger dogs barking.

The above measures must be observed and performed in accordance with the tenor of its provisions for the duration of the development.

Advice Notes

1. Approval of the Veterinary Centre is not to be construed as support for the subdivision of the land. The land is zoned Urban Deferred under the Peel Region Scheme and there is a presumption against fragmenting land that is identified for a future urban purpose.
2. Wastewater systems must be separate and not combined for human and non-human wastewater streams - for example staff toilets and pet kennels.
3. In regard to condition 21, the Shire of Murray's *Local Planning Policy – Natural Landscape in Urban Areas* defines a significant tree as any tree deemed worthy of retention for its values based on the following criteria:
 - (i) Habitat value, if the tree has a DBH above 300mm; or
 - (ii) Biodiversity, if the tree is a rare or important species (e.g. Tuart); or
 - (iii) Is considered to have heritage or social value to the community as determined by an endorsed Significant Tree Register and/or as confirmed as a result of feedback received from the community as part of any consultation process.
4. In regard to condition 22, "an unreasonable amount of noise" means noise which exceeds the levels assigned by the *Environmental Protection (Noise) Regulations 1997*. If an Officer of the Shire of Murray inspects the site and is satisfied that any of the operations on-site are generating an unreasonable amount of noise, or that any of those operations are not compliant with any of the conditions relating to noise emissions (including non-compliance with the noise management measures included in the noise management plan), the Shire of Murray may direct in writing that:
 - (i) an amended noise management plan be submitted and approved by the Shire of Murray; or
 - (ii) the activities on the site be brought into compliance with this approval, as the case may be.
5. The applicant is advised that the area identified as community space on the south-eastern side of the intersection of Moores Road and Pinjarra Road may be impacted by the modification of the intersection or land acquisition, should this be required in the future.

The Primary Motion (as amended) was put and CARRIED UNANIMOUSLY.

Karen Hyde
Presiding Member, Metro Outer DAP



REASON: The current facility is well used, and an improved facility will meet the growing need for this important service. The type of facility needed requires space for parking; for exercise areas; for servicing; and the panel considered it is not the type or scale of use that would easily fit in with the draft Precinct Structure Plan for Pinjarra Town Centre. The panel noted that if it was to form part of the precinct, compromise on design standards would be needed, compromise on the type and scale of services offered would be needed and the panel was of the view that this use would not comfortably fit within a multi-story building envelope with active, urban edges. It is a car-reliant use that should be close enough to the centre to be convenient for those residents but far enough away to have the space it needs and to minimise any amenity impacts.

The panel agreed that the site is suitable for the use proposed, and vice-versa. It is a use than can be considered for the site under the current planning framework, there is good access and visibility to the site, there is enough parking proposed, the vegetation to be removed is not significant, and any noise impacts can be managed. It is a well-designed facility, with high quality landscaping and entry statement at the corner and broader public amenity in the form of a fenced dog park. The panel noted that the proposal was advertised and received one submission of support from the community.

The panel acknowledged that the site is earmarked as a future Primary School under the draft District Structure Plan and that the use of the site for a Primary School will be obstructed by approval of the development. However, there is no certainty the DPLH will support the designation of Primary School for this and adjoining lots; there is no certainty the WAPC will approve the structure plan in the form proposed and, even if it is approved in its current form, there are many complex and costly hurdles to get over before this site and adjoining lots can be developed for one of a few Primary Schools earmarked for the district. The panel was, therefore, of the view that to refuse approval for a much-needed community service and facility on privately owned land because it has been earmarked for a school that may or may not be needed many years into the future, in a draft structure plan document that is neither certain, nor imminent, would be difficult to defend.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Karen Hyde
Presiding Member, Metro Outer 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
DAP/24/02689 DR106/2025	City of Kwinana	Lot 9000 (129) Orton Road, Casuarina	Extractive Industry (Sand)	16/7/2025

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 10:51am.

Karen Hyde
Presiding Member, Metro Outer DAP