



## Metro Outer Development Assessment Panel Minutes

**Meeting Date and Time:** Wednesday, 24 June 2026; 9:30am  
**Meeting Number:** MODAP/145  
**Meeting Venue:** 140 William Street, Perth

*A recording of the meeting is available via the following link:*  
[MODAP/145 - 24 June 2026 - Shire of Murray](#)

### **PART A – INTRODUCTION**

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. 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 977 Nancarrow Way, Ravenswood - Proposed Child Care Centre Premises – DAP/26/03078
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

**Dale Page**  
Presiding Member, Metro Outer DAP



<b>DAP Members</b>
Dale Page (Presiding Member)
Eugene Koltasz (Deputy Presiding Member)
Mike Mouritz
Cr Angela Rogers (Part B – Shire of Murray)
Cr Nicole Willis (Part B – Shire of Murray)

<b>DAP Secretariat</b>
Tenielle Brownfield
Ashlee Kelly

<b>Part B – Shire of Murray</b>
<b>Applicant</b>
Clare McLean (PLAN (Town Planning & Urban Design))
Michael Abrusci (Acquwest Investments Pty Ltd)
Mike Scott (Bushfire Prone Planning)
Sebastiaan Viljoen (IQ Constructions)
<b>Officers/Technical Advisors in Attendance</b>
Greg Delahunty
Rod Peake

**Members of the Public / Media**

Nil

**Observers via livestream**

There were 2 persons observing the meeting via the livestream.

**Dale Page**  
Presiding Member, Metro Outer DAP



## PART A – INTRODUCTION

### 1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:38am on 24 June 2026 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 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

Cr Douglas McLarty (Local Government Member, Shire of Murray)  
Cr Stuart Kirkham (Local Government Member, Shire of Murray)

### 3. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

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Presiding Member, Metro Outer DAP



## **PART B – SHIRE OF MURRAY**

### **1. Declaration of Due Consideration**

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 977 Nancarrow Way, Ravenswood - Proposed Child Care Centre Premises – DAP/26/03078**

##### **Deputations**

Clare McLean (PLAN (Town Planning and Urban Design)) addressed the DAP in support of the application at Item 3.1.

Mike Scott (Bushfire Prone Planning) responded to questions from the panel.

The Shire of Murray addressed the DAP in relation to the application at Item 3.1.

A handwritten signature in black ink, appearing to read 'Dale Page'.

**Dale Page**  
Presiding Member, Metro Outer DAP



## SUBSTANTIVE MOTION

**Moved by:** Cr Nicole Willis

**Seconded by:** Mike Mouritz

That the Metro Outer Development Assessment Panel resolves to:

**Approve** DAP Application reference DAP/26/03078 and accompanying plans:

Plan Number	Sheet Name	Rev	Rev Date
P 000	Cover Sheet	4	26 Mar. '26
P 100	Existing Site Plan	4	26 Mar. '26
P 101	Proposed Site Plan	6	09 Jun. '26
P 102	Proposed Parking Layout	4	26 Mar. '26
P 103	Proposed Landscaping	4	26 Mar. '26
P 104	Stormwater Plan	4	26 Mar. '26
P 200	Ground Floor	4	26 Mar. '26
P 300	Elevations	4	26 Mar. '26
P 301	Fencing Elevations	5	01 Jun. '26
P 400	Sections	4	26 Mar. '26

in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions the Shire of Murray Local Planning Scheme No. 4, subject to the following conditions:

### Conditions

1. This decision constitutes development approval only and is valid for a period of four (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.

### Construction Management

2. Prior to submission of a building permit application, a Construction and Traffic Management Plan is to be submitted to and approved by the Local Government, addressing but not limited to:
  - (i) hours of construction;
  - (ii) temporary fencing, hoardings, gantries, and signage;
  - (iii) site access and egress;
  - (iv) construction traffic management;
  - (v) pedestrian and cyclist management and any footpath obstructions;

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Presiding Member, Metro Outer DAP



- (vi) parking arrangements for staff and contractors;
- (vii) deliveries and storage of construction materials and machinery;
- (viii) management of vibration, dust, wind, and erosion;
- (ix) management of any site dewatering or stormwater discharge;
- (x) management of construction noise and other site generated noise;
- (xi) construction waste management, recycling, and removal;
- (xii) protection of street trees and public realm infrastructure; and
- (xiii) public communication and complaint handling procedures.

The approved Construction and Traffic Management Plan shall be implemented and adhered to at all times by the owners and/or managers of the development, to the satisfaction of the Local Government.

### Parking

3. Prior to the submission of an application for a building permit, the parking bay(s) and points of ingress and egress are to be designed in accordance with AS/NZS 2890.1:2004 Parking facilities - Off-street car parking to the satisfaction of the Local Government,

The car parking bays and accessways are to be constructed, kerbed, drained and line marked prior to the development first being occupied and thereafter maintained in a sound state of repair to the satisfaction of the Local Government.

4. No parking bays shall be obstructed in any way or used for purposes of storage.
5. Staff car bays 10 and 11 are to be line marked as Staff Bays and are not to be occupied prior to 7am.
6. End of trip bicycle facilities including a shower and lockers are to be provided within the development site with the facilities implemented in accordance with the Austroads' Guide to Traffic Engineering Practice Part 14: Bicycles and AS 2890.3 Parking facilities Bicycle parking to the satisfaction of the Local Government.
7. Prior to the development first being occupied, the car parking area shall be provided with one shade tree for every four (4) car parking bays. The trees shall be located within tree wells and protected from damage by vehicles. Prior to planting, the species and height of the trees is to be approved by the Local Government. Once planted, the trees shall be maintained in a healthy condition at all times to the satisfaction of the Local Government.

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### Landscaping

8. Prior to the submission of an application for a building permit an updated detailed landscaping plan for the development site and the abutting street verges shall be submitted to and approved by the Local Government. The landscape plan must include:
- (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) those areas to be reticulated or irrigated;
  - (iv) proposed upgrading to landscaping, paving and reticulation of the street setback area and all verge areas;
  - (v) internal footpath(s) to integrate with the external footpath network.

The approved landscaping, paving and reticulation must be installed prior to the occupation of the development and must be maintained at all times to the satisfaction of the Local Government for the duration of the development.

### Drainage

9. Prior to the submission of an application for a building permit a stormwater and drainage design plan shall be submitted to and approved by the Local Government. The approved plan must be implemented to the satisfaction of the Local Government prior to the occupation of the development and thereafter maintained in a functional condition for the duration of the development.

### Sustainability

10. The energy efficiency and sustainability initiatives outlined in the Sustainable Design Report prepared by Greenhive Eco dated 24/02/26 are to be implemented in the design and operation of the development.

### Amenity

11. Prior to the submission of an application for a building permit, all service areas and service-related hardware, including antennae, satellite dishes and air-conditioning units, must be designed to be located away from public view and/or screened, and this design must be provided to, and approved by, the Local Government.
12. Prior to the submission of an application for a building permit the recommendations of Part 7 of the Herring Storer Acoustics Environmental Noise Acoustic Ref: 36025-2-26049 (Rev2) shall be incorporated within the design. The recommendations of Part 7 of the report shall be implemented for the duration of the development.

**Dale Page**  
Presiding Member, Metro Outer DAP



- 13 Prior to the occupation of the development, a final Acoustic Assessment must be prepared and provided to the Local Government which demonstrates that the completed development complies with the Environmental Protection (Noise) Regulations 1997. The Final Acoustic Assessment must include the following information:
- (i) noise sources compared with the assigned noise levels as stated in the Environmental Protection (Noise) Regulations 1997, when the noise is received at the nearest “noise sensitive premises” and surrounding residential area;
  - (ii) tonality, modulation and impulsiveness of noise sources; and
  - (iii) confirmation of the implementation of noise attenuation measures.

Any further works must be carried out in accordance with the Acoustic Report and implemented as such for the duration of the development.

#### Bushfire

14. Prior to the submission of an application for a building permit the landowner/applicant shall submit plans and information to the satisfaction of the Local Government for the modification of a 6m apron within the adjoining Jones Park Public Open Space to a low threat bushfire fire standard.

The approved plan shall be implemented to the satisfaction of the Local Government prior to the occupation of the development.

15. The requirements of the Bushfire Management Plan dated 16 February 2026 and Bushfire Emergency Plan dated 4 March 2026 prepared by Bushfire Prone Planning are to be adhered to for the duration of the development.

#### Signage

16. Prior to the installation of any signage, a signage strategy shall be submitted and approved by the Local Government for the overall development site in accordance with the Shire of Murray Signs Local Planning Policy. Only signage consistent with the approved signage strategy is to be installed.

#### Operational Management

17. Hours of operation for the Child Care Premises is limited to between 7.00am to 6.30pm, Monday to Friday, excluding public holidays. Staff may arrive from 6.30am.
18. The Child Care Premises shall be limited to a maximum 72 children at any one time.

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Presiding Member, Metro Outer DAP



### Waste Management

19. The enclosed bin store/service/dry court store area shall be designed and constructed in accordance with the Shire of Murray Health Local Laws. Individual bins shall be fitted with suitable covers at all times and stored within the enclosure as shown on the development plans. The enclosure is to provide screening to a minimum height of 1.8 metres in a durable material which is visually compatible with the proposed building, to the satisfaction of the Local Government.
20. A hard stand area designed to the satisfaction of the Local Government shall be provided for the storage of bins for collection on the road verge between the lot boundary and footpath, to accommodate the waste bins on bin pick up days.

### Advice to the applicant

1. In relation to the landscape plan conditions the updated landscape plan should include provision of a Hard Scape Plan along with civil plans and provide details of the installation of the hard surfaces such as paving, paths, footpath to kerb, drainage and other related infrastructure.
2. In relation to signage strategy condition once the signage strategy has been approved, modifications to the signage strategy will require further approval from the Local Government.
3. Should the preparation and provision of food be proposed as part of the Child Care Premises operation, the operator will be required to apply for and receive a food business registration from the Local Government.
4. In relation to Condition 14, it is acknowledged, following modification by way of partial clearing of the reserve by the proponent, this 6m apron will be maintained by the Local Government to a low threat bushfire fire standard.
5. In relation to Condition 19, it is advised that Colorbond is a suitable material.

### **AMENDING MOTION 1**

**Moved by:** Dale Page

**Seconded by:** Eugene Koltasz

*The following amendments were made en bloc:*

- (i) That Condition No. 6 be amended to read as follows:

***Prior to the development first being occupied, end of trip bicycle facilities including a shower and lockers are to be provided within the development site with the facilities implemented in accordance with the Austroads' Guide to Traffic Engineering Practice Part 14: Bicycles and AS 2890.3 Parking facilities Bicycle parking to the satisfaction of the Local Government.***

**Dale Page**  
Presiding Member, Metro Outer DAP



- (ii) That Condition No. 19 be amended to read as follows:

*Prior to the development first being occupied, the enclosed bin store/service/dry court store area shall be designed and constructed in accordance with the Shire of Murray Health Local Laws. Individual bins shall be fitted with suitable covers at all times and stored within the enclosure as shown on the development plans. The enclosure is to provide screening to a minimum height of 1.8 metres in a durable material which is visually compatible with the proposed building, to the satisfaction of the Local Government.*

- (iii) That Condition No. 20 be amended to read as follows:

*Prior to the development first being occupied, a hard stand area designed to the satisfaction of the Local Government shall be provided for the storage of bins for collection on the road verge between the lot boundary and footpath, to accommodate the waste bins on bin pick up days.*

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** The amended wording clarifies when the action must be undertaken and completed.

## **AMENDING MOTION 2**

**Moved by:** Dale Page

**Seconded by:** Eugene Koltasz

*The following amendments were made en bloc:*

- (i) That Condition No. 10 be amended to read as follows:

*The energy efficiency and sustainability initiatives outlined in the Sustainable Design Report prepared by Greenhive Eco dated 24/02/26 are to be implemented in the design and operation of the development **to the satisfaction of the Local Government.***

- (ii) That Condition No. 12 be amended to read as follows:

*Prior to the submission of an application for a building permit the recommendations of Part 7 of the Herring Storer Acoustics Environmental Noise Acoustic Ref: 36025-2-26049 (Rev2) shall be incorporated within the design. The recommendations of Part 7 of the report shall be implemented for the duration of the development **to the satisfaction of the Local Government.***

**Dale Page**  
Presiding Member, Metro Outer DAP



- (iii) That Condition No. 13 be amended to read as follows:

*Prior to the occupation of the development, a final Acoustic Assessment must be prepared and provided to the Local Government which demonstrates that the completed development complies with the Environmental Protection (Noise) Regulations 1997. The Final Acoustic Assessment must include the following information:*

- (i) noise sources compared with the assigned noise levels as stated in the Environmental Protection (Noise) Regulations 1997, when the noise is received at the nearest “noise sensitive premises” and surrounding residential area;*
- (ii) tonality, modulation and impulsiveness of noise sources; and*
- (iii) confirmation of the implementation of noise attenuation measures.*

*Any further works must be carried out in accordance with the Acoustic Report and implemented as such for the duration of the development **to the satisfaction of the Local Government.***

- (iv) That Condition No. 15 be amended to read as follows:

*The requirements of the Bushfire Management Plan dated 16 February 2026 and Bushfire Emergency Plan dated 4 March 2026 prepared by Bushfire Prone Planning are to be adhered to for the duration of the development **to the satisfaction of the Local Government.***

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** The condition requires clarity that the Shire will determine whether the initiatives have been adequately implemented.

**Dale Page**  
Presiding Member, Metro Outer DAP



## SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Outer Development Assessment Panel resolves to:

**Approve** DAP Application reference DAP/26/03078 and accompanying plans:

Plan Number	Sheet Name	Rev	Rev Date
P 000	Cover Sheet	4	26 Mar. '26
P 100	Existing Site Plan	4	26 Mar. '26
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in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions the Shire of Murray Local Planning Scheme No. 4, subject to the following conditions:

### Conditions

1. This decision constitutes development approval only and is valid for a period of four (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.

### Construction Management

2. Prior to submission of a building permit application, a Construction and Traffic Management Plan is to be submitted to and approved by the Local Government, addressing but not limited to:
  - (xiv) hours of construction;
  - (xv) temporary fencing, hoardings, gantries, and signage;
  - (xvi) site access and egress;
  - (xvii) construction traffic management;
  - (xviii) pedestrian and cyclist management and any footpath obstructions;
  - (xix) parking arrangements for staff and contractors;
  - (xx) deliveries and storage of construction materials and machinery;

**Dale Page**  
Presiding Member, Metro Outer DAP



- (xxi) management of vibration, dust, wind, and erosion;
- (xxii) management of any site dewatering or stormwater discharge;
- (xxiii) management of construction noise and other site generated noise;
- (xxiv) construction waste management, recycling, and removal;
- (xxv) protection of street trees and public realm infrastructure; and
- (xxvi) public communication and complaint handling procedures.

The approved Construction and Traffic Management Plan shall be implemented and adhered to at all times by the owners and/or managers of the development, to the satisfaction of the Local Government.

### Parking

3. Prior to the submission of an application for a building permit, the parking bay(s) and points of ingress and egress are to be designed in accordance with AS/NZS 2890.1:2004 Parking facilities - Off-street car parking to the satisfaction of the Local Government,

The car parking bays and accessways are to be constructed, kerbed, drained and line marked prior to the development first being occupied and thereafter maintained in a sound state of repair to the satisfaction of the Local Government.

4. No parking bays shall be obstructed in any way or used for purposes of storage.
5. Staff car bays 10 and 11 are to be line marked as Staff Bays and are not to be occupied prior to 7am.
6. End of trip bicycle facilities including a shower and lockers are to be provided within the development site with the facilities implemented in accordance with the Austroads' Guide to Traffic Engineering Practice Part 14: Bicycles and AS 2890.3 Parking facilities Bicycle parking to the satisfaction of the Local Government.
7. Prior to the development first being occupied, the car parking area shall be provided with one shade tree for every four (4) car parking bays. The trees shall be located within tree wells and protected from damage by vehicles. Prior to planting, the species and height of the trees is to be approved by the Local Government. Once planted, the trees shall be maintained in a healthy condition at all times to the satisfaction of the Local Government.

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### Landscaping

8. Prior to the submission of an application for a building permit an updated detailed landscaping plan for the development site and the abutting street verges shall be submitted to and approved by the Local Government. The landscape plan must include:
- (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) those areas to be reticulated or irrigated;
  - (iv) proposed upgrading to landscaping, paving and reticulation of the street setback area and all verge areas;
  - (v) internal footpath(s) to integrate with the external footpath network.

The approved landscaping, paving and reticulation must be installed prior to the occupation of the development and must be maintained at all times to the satisfaction of the Local Government for the duration of the development.

### Drainage

9. Prior to the submission of an application for a building permit a stormwater and drainage design plan shall be submitted to and approved by the Local Government. The approved plan must be implemented to the satisfaction of the Local Government prior to the occupation of the development and thereafter maintained in a functional condition for the duration of the development.

### Sustainability

10. The energy efficiency and sustainability initiatives outlined in the Sustainable Design Report prepared by Greenhive Eco dated 24/02/26 are to be implemented in the design and operation of the development.

### Amenity

11. Prior to the submission of an application for a building permit, all service areas and service-related hardware, including antennae, satellite dishes and air-conditioning units, must be designed to be located away from public view and/or screened, and this design must be provided to, and approved by, the Local Government.
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Presiding Member, Metro Outer DAP



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- (i) noise sources compared with the assigned noise levels as stated in the Environmental Protection (Noise) Regulations 1997, when the noise is received at the nearest “noise sensitive premises” and surrounding residential area;
  - (ii) tonality, modulation and impulsiveness of noise sources; and
  - (iii) confirmation of the implementation of noise attenuation measures.

Any further works must be carried out in accordance with the Acoustic Report and implemented as such for the duration of the development.

#### Bushfire

14. Prior to the submission of an application for a building permit the landowner/applicant shall submit plans and information to the satisfaction of the Local Government for the modification of a 6m apron within the adjoining Jones Park Public Open Space to a low threat bushfire fire standard. The approved plan shall be implemented to the satisfaction of the Local Government prior to the occupation of the development.
15. The requirements of the Bushfire Management Plan dated 16 February 2026 and Bushfire Emergency Plan dated 4 March 2026 prepared by Bushfire Prone Planning are to be adhered to for the duration of the development.

#### Signage

16. Prior to the installation of any signage, a signage strategy shall be submitted and approved by the Local Government for the overall development site in accordance with the Shire of Murray Signs Local Planning Policy. Only signage consistent with the approved signage strategy is to be installed.

#### Operational Management

17. Hours of operation for the Child Care Premises is limited to between 7.00am to 6.30pm, Monday to Friday, excluding public holidays. Staff may arrive from 6.30am.
18. The Child Care Premises shall be limited to a maximum 72 children at any one time.

**Dale Page**  
Presiding Member, Metro Outer DAP



### Waste Management

19. The enclosed bin store/service/dry court store area shall be designed and constructed in accordance with the Shire of Murray Health Local Laws. Individual bins shall be fitted with suitable covers at all times and stored within the enclosure as shown on the development plans. The enclosure is to provide screening to a minimum height of 1.8 metres in a durable material which is visually compatible with the proposed building, to the satisfaction of the Local Government.
20. A hard stand area designed to the satisfaction of the Local Government shall be provided for the storage of bins for collection on the road verge between the lot boundary and footpath, to accommodate the waste bins on bin pick up days.

### Advice to the applicant

1. In relation to the landscape plan conditions the updated landscape plan should include provision of a Hard Scape Plan along with civil plans and provide details of the installation of the hard surfaces such as paving, paths, footpath to kerb, drainage and other related infrastructure.
2. In relation to signage strategy condition once the signage strategy has been approved, modifications to the signage strategy will require further approval from the Local Government.
3. Should the preparation and provision of food be proposed as part of the Child Care Premises operation, the operator will be required to apply for and receive a food business registration from the Local Government.
4. In relation to Condition 14, it is acknowledged, following modification by way of partial clearing of the reserve by the proponent, this 6m apron will be maintained by the Local Government to a low threat bushfire fire standard.
5. In relation to Condition 19, it is advised that Colorbond is a suitable material.

### **The Substantive Motion (as amended) was put and CARRIED UNANIMOUSLY.**

**REASON:** Although the proposal is a discretionary land use for the site, the Panel was satisfied that it is an appropriate location for a childcare centre, given its position within a Local Centre, its proximity to a community hall, and its location opposite a future primary school. The Panel also noted that the site has three street frontages and is bounded on the fourth side by public open space (POS), and was satisfied that any impacts on residential neighbours would be negligible. The design of the development is considered respectful of the residential context. While the proposal was not subject to review by a Design Review Panel, the Panel noted and agreed with the applicant's assessment against the 10 design principles of SPP 7.0 and the Shire's policy. The Panel further noted that the proposal was advertised and received no objections, with two submissions in support.

**Dale Page**  
Presiding Member, Metro Outer DAP



While one submission raised concerns regarding potential impacts on the intersection of Nancarrow Way and Pinjarra Road, the Panel noted that the traffic generated by the development would not warrant upgrades to the intersection, and that Main Roads WA intends to upgrade the intersection to a signalised configuration in the future. The Panel also acknowledged the five-bay parking shortfall but accepted that nearby public parking provides adequate justification for this shortfall, as supported by the Shire. Initial concerns regarding the bushfire risk assessment methodology were noted; however, these were resolved through a redesign of the proposal and works within the adjoining POS to achieve the required separation distances.

**4. Form 2 DAP Applications**

Nil

**5. Section 31 SAT Reconsiderations**

Nil

A handwritten signature in black ink, appearing to read 'Dale Page'.

**Dale Page**  
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
DR 79/2026	City of Cockburn	Lot 168 (81) Quill Way, Henderson	Mixed Commercial Development (Henderson Business Hub)	28/05/2026

### 2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 10:04am.

**Dale Page**  
Presiding Member, Metro Outer DAP