

Metro Outer Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 15 July 2026; 9:30am
Meeting Number: MODAP/149
Meeting Venue: 140 William Street, Perth

A recording of the meeting is available via the following link: [MODAP/149 - 15 July 2026 - City of Joondalup - City of Swan - Shire of Murray](#)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Noting of Minutes

PART B – CITY OF JOONDALUP

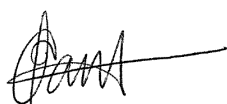
1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
4. Form 2 DAP Applications
 - 4.1 Lot 649 (98) O'Mara Boulevard, Iluka - Commercial Development - Modification to Previous Approval – DAP/18/01543
5. Section 31 SAT Reconsiderations

PART C – CITY OF SWAN

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 60, (381) Stock Road, Bullsbrook - Proposed Industry General, Service Station and Hardstand Storage – DAP/26/03075
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART D – SHIRE OF MURRAY

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications



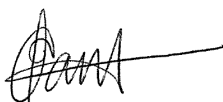
Francesca Lefante
Presiding Member, Metro Outer DAP

3.1 Lots 401, 154, 155 (578, 580, 590) Pinjarra Road, Furnissdale - Mixed Commercial Development – DAP/26/03077

4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART D – OTHER BUSINESS

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



Francesca Lefante
Presiding Member, Metro Outer DAP

DAP Members

Francesca Lefante (Presiding Member)

Eugene Koltasz (Deputy Presiding Member)

Heidi Herget

Cr Rohan O'Neill (Part B – City of Joondalup)

Cr Adrian Hill (Part B – City of Joondalup)

Cr Mel Congerton (Part C – City of Swan)

Cr Rod Henderson (Part C – City of Swan)

Shire President Douglas McLarty (Part D – Shire of Murray)

Cr Angela Rogers (Part D – Shire of Murray)

DAP Secretariat

Tenielle Brownfield

Kristen Gray

Part B – City of Joondalup

Applicant

Reegan Cake (Dynamic Planning and Developments)

Officers/Technical Advisors in Attendance

Cathrine Temple

Part C – City of Swan

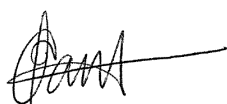
Applicant

Alessandro Stagno (Apex Planning)

Eddy Norburn

Officers/Technical Advisors in Attendance

Phil Russell



Francesca Lefante
Presiding Member, Metro Outer DAP

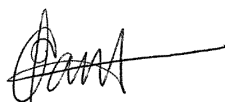
Part D – Shire of Murray
Applicant
Alessandro Stagno (Apex Planning) Steve Dixon (landowner) Nick Wheeler (landowner) Jorrit Muller (IvyBridge Capital)
Officers/Technical Advisors in Attendance
Greg Delahunty Rod Peake Eric Anderson

Members of the Public / Media

Nil

Observers via livestream

There were 6 persons observing the meeting via the livestream.



Francesca Lefante
Presiding Member, Metro Outer DAP

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:43am on 15 July 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.

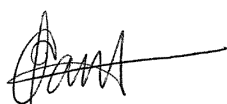
The meeting was recorded and livestreamed on the DAP website in accordance with regulation 40(2A) of the *Planning and Development (Development Assessment Panels) Regulations 2011*. Members were reminded to announce their name and title prior to speaking.

2. Apologies

Cr Rebecca Pizzey (Local Government DAP Member, City of Joondalup)

3. Noting of Minutes

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



Francesca Lefante
Presiding Member, Metro Outer DAP

PART B – CITY OF JOONDALUP

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

Nil

4. Form 2 DAP Applications

4.1 Lot 649 (98) O'Mara Boulevard, Iluka - Commercial Development - Modification to Previous Approval – DAP/18/01543

Deputations

Reegan Cake (Dynamic Planning and Developments) addressed the DAP in support of the application at Item 4.1 and responded to questions from the panel.

The City of Joondalup addressed the DAP in relation to the application at Item 4.1 and responded to questions from the panel.

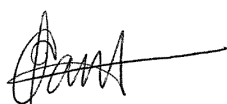
SUBSTANTIVE MOTION

Moved by: Cr Adrian Hill

Seconded by: Cr Rohan O'Neill

That the Metro Outer DAP resolves to:

1. **Accept** that the DAP Application reference DAP/18/01543 as detailed on the DAP Form 2 dated 5 January 2026 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*; and
2. **Refuse** DAP Application reference DAP/18/01543 and accompanying plans (A02.01, A02.02, A03.01) 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 City of Joondalup Local Planning Scheme No. 3, for the proposed amendment to the approved development at Lot 649 (98) O'Mara Boulevard, Iluka, for the following reasons:



Francesca Lefante
Presiding Member, Metro Outer DAP

- 2.1 The proposed removal of the upper-floor parking access restriction does not satisfy clause 67(2)(n) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, as insufficient information has been provided to demonstrate that unrestricted vehicle access between 10.00pm and 5.30am would not adversely impact the amenity of adjoining residential properties through increased vehicle activity, noise, anti-social behaviour and headlight glare.
- 2.2 The proposed removal of the upper-floor parking access restriction is inconsistent with the objectives of the Iluka Structure Plan, which seek to ensure development is not detrimental to the amenity of adjoining owners or residential properties in the locality and that commercial activities remain reflective of the local scale and function of the centre.

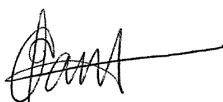
The Substantive Motion was put and CARRIED UNANIMOUSLY.

REASON: The existing conditions impose restrictions on vehicle access to the upper-level parking area to minimise amenity impacts, including noise associated with operating hours and glare affecting surrounding sensitive residential land uses. Members noted the applicant's concerns regarding damage to the current vehicle barrier; however, this issue did not outweigh concerns regarding residential amenity impacts. Members considered the details provided with the proposal and formed the view that insufficient supporting planning information and evidence had been provided regarding controls to mitigate noise and glare impacts on surrounding residential amenity. Accordingly, members did not support the request to remove the permanent vehicle access controls and replace them with measures requiring manual intervention.

5. Section 31 SAT Reconsiderations

Nil

Cr Rohan O'Neill and Cr Adrian Hill (Local Government DAP Members, City of Joondalup) left the panel at 11:00am.



Francesca Lefante
Presiding Member, Metro Outer DAP

PART C – CITY OF SWAN

Cr Mel Congerton and Cr Rod Henderson (Local Government DAP Members, City of Swan) joined the panel at 11:03am.

1. Declaration of Due Consideration

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

2. Disclosure of Interests

Nil

3. Form 1 DAP Applications

3.1 Lot 60, (381) Stock Road, Bullsbrook - Proposed Industry General, Service Station and Hardstand Storage – DAP/26/03075

Deputations

Alessandro Stagno (Apex Planning) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

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

SUBSTANTIVE MOTION

Moved by: Cr Rod Henderson

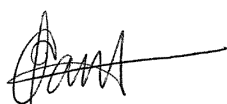
Seconded by: Cr Mel Congerton

That the Metro Outer Development Assessment Panel resolves to:

Approve DAP Application reference DAP/26/03075 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 Clause 10.3 of the City of Swan Local Planning Scheme No. 17, subject to the following conditions:

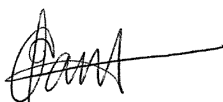
Conditions:

1. This decision constitutes planning 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.



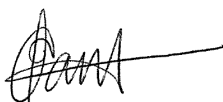
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Presiding Member, Metro Outer DAP

2. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
3. This approval is for 'Industry General', 'Storage', 'Warehouse' and 'Service Station' as defined under the City of Swan Local Planning Scheme No.17 and the subject land may not be used for any other use without prior approval of the City of Swan.
4. The approved 'Industry General', 'Service Station', 'Warehouse' and 'Storage' are to comply in all respects with the attached approved plans, as dated, marked and stamped. The plans approved as part of this application form part of the development approval issued.
5. Where the development subject of this approval is commenced prior to the Western Australian Planning Commission endorsing a Deposited Plan for Subdivision Approval No. 201602 the landowner/applicant shall make a cost contribution in accordance with the Development Contribution Plan applicable to the land pursuant to the City of Swan Local Planning Scheme No.17.
6. Where the development subject of this approval is commenced prior to the Western Australian Planning Commission endorsing a Deposited Plan for Subdivision Approval No. 201602, the landowner/applicant shall make arrangements to the satisfaction of the City of Swan for the provision of local roads necessary to service the development site.
7. All building works to be carried out under this development approval are required to be contained within the boundaries of the subject lot.
8. Prior to occupation or use of the 'Service Station' 31 car parking bays must be provided on the lot in accordance with the approved plans. The design of vehicle parking and access must comply with AS/NZ 2890.1 (as amended). Accessible parking bays must comply with AS/NZ 2890.6 (as amended).
9. Prior to occupation or use of the warehouse/workshop 41 car parking bays must be provided on the lot in accordance with the approved plans. The design of vehicle parking and access must comply with AS/NZ 2890.1 (as amended). Accessible parking bays must comply with AS/NZ 2890.6 (as amended).
10. Vehicle parking, access and circulation areas must be sealed, kerbed, drained and maintained to the satisfaction of the City of Swan, in accordance with the approved plans.
11. Vehicle access onto the site shall be restricted to that shown on the approved site plan.
12. All crossovers must be built and maintained in accordance with the City of Swan's specifications.



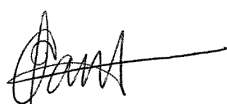
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13. **Prior to the lodgement of a building permit**, stormwater disposal plans, details and calculations must be submitted for approval by the City of Swan and thereafter implemented, constructed and maintained on-site to the satisfaction of the City of Swan.
14. **Prior to the lodgement of a building permit**, a detailed landscaping shall be submitted, and approved by the City of Swan, and must include the following:
 - a) The location, number and type of proposed trees and shrubs including planter and/or tree pit sizes and planting density;
 - b) Any lawns to be established;
 - c) Any existing vegetation and/or landscaped areas to be retained; and
 - d) Any verge treatments.
15. The approved landscaping plan must be implemented prior to occupation of the development, and maintained thereafter, to the satisfaction of the City of Swan. Any species that fails to establish within the first two (2) planting seasons following implementation must be replaced in consultation with, and to the satisfaction of, the City of Swan.
16. **Prior to the lodgement of an occupancy permit**, the landowner must contribute a sum of 1% of the total development construction value toward Public Art in accordance with the City of Swan Local Planning Policy for the Provision of Public Art (POL-LP-1.10), by either:
 - a) Payment to the City of Swan a cash-in-lieu amount equal to the sum of the 1% contribution amount (\$69,700 with the applicable 15% discount). This must be paid to the City of Swan prior to the date specified in an invoice issued by the City of Swan, or prior to the issuance of an occupancy permit for the approved development, whichever occurs first; or
 - b) Provision of Public Art on-site to a minimum value of the 1% contribution amount (\$82,000). The following is required for the provision of Public Art on-site:
 - i. the landowner or applicant on behalf of the landowner must seek approval from the City for a specific Public Art work including the artist proposed to undertake the work to the satisfaction of the City in accordance with POL-LP-1.10 and the *Developers' Handbook for Public Art* (as amended). The City of Swan may apply further conditions in regard to the proposed Public Art;
 - ii. no part of the approved development may be occupied or used until the Public Art has been installed in accordance with the approval granted by the City of Swan; and,
 - iii. the approved Public Art must be maintained in compliance with the approval granted by the City of Swan and any conditions thereof, to the satisfaction of the City of Swan.



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17. **Prior to the lodgement of an occupancy permit** the development must be connected to the Water Corporations sewer or otherwise connected to an offsite effluent disposal system approved by the Department of Health.
18. Prior to occupation of the development, the colours, materials and finishes of the development shall be in accordance with the details and annotations as indicated on the approved plans which forms part of this approval, to the satisfaction of the City of Swan. Any future changes to the approved colours, materials and finishes of the development shall be to the satisfaction of the City of Swan.
19. Waste collection is to be limited to between 7.00am and 7.00pm - Monday to Saturday and between 9.00am and 7.00pm on Sundays and Public Holidays unless further evidence, to the satisfaction of the City of Swan, is provided that compliance can be achieved with the Environmental Protection (Noise) Regulations 1997 outside of those times.
20. Refuse bin areas adequate to service the development must be provided to the satisfaction of the City of Swan prior to occupation or use of the development.
21. No goods or materials being stored, either temporarily or permanently, in the parking or landscaping areas or within access driveways of the approved Workshop/Warehouse and Service Station.
22. External lighting shall comply with the requirements of AS 4282 – Control of Obtrusive Effects of Outdoor Lighting.
23. External illumination shall not flash or pulsate to the satisfaction of the City of Swan.
24. All signs must be placed on private property and must not overhang or encroach the road reservation.
25. No bunting is to be erected on the site (including streamers, streamer strips, banner strips or decorations of similar kind).
26. The content displayed on signage is limited to the name business and/or the nature of the business operations.



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Presiding Member, Metro Outer DAP

AMENDING MOTION 1

Moved by: Cr Rod Henderson

Seconded by: Eugene Koltasz

That Condition No. 14 be amended to read as follows:

*Prior to the lodgement of a building permit, a detailed landscaping **plan** shall be submitted, and approved by the City of Swan, and must include the following:*

- a) *The location, number and type of proposed trees and shrubs including planter and/or tree pit sizes and planting density;*
- b) *Any lawns to be established;*
- c) *Any existing vegetation and/or landscaped areas to be retained; and*
- d) *Any verge treatments.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To reflect a typographical change that clarifies a landscaping plan is required.

AMENDING MOTION 2

Moved by: Cr Rod Henderson

Seconded by: Eugene Koltasz

That Condition No. 17 be amended to read as follows:

*Prior to the lodgement of an occupancy permit the development must be connected to the Water Corporations sewer or otherwise connected to an ~~offsite~~ **onsite** effluent disposal system **to the satisfaction of the City of Swan, on the advice approved by the Department of Health.***

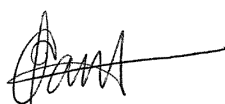
The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To clarify the requirements relate to the provision of an onsite system and identify the relevant approving authority.

SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Outer Development Assessment Panel resolves to:

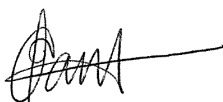
Approve DAP Application reference DAP/26/03075 and Accompanying Plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Clause 10.3 of the City of Swan Local Planning Scheme No. 17, subject to the following conditions:



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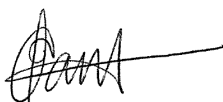
Conditions:

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2. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
3. This approval is for 'Industry General', 'Storage', 'Warehouse' and 'Service Station' as defined under the City of Swan Local Planning Scheme No.17 and the subject land may not be used for any other use without prior approval of the City of Swan.
4. The approved 'Industry General', 'Service Station', 'Warehouse' and 'Storage' are to comply in all respects with the attached approved plans, as dated, marked and stamped. The plans approved as part of this application form part of the development approval issued.
5. Where the development subject of this approval is commenced prior to the Western Australian Planning Commission endorsing a Deposited Plan for Subdivision Approval No. 201602 the landowner/applicant shall make a cost contribution in accordance with the Development Contribution Plan applicable to the land pursuant to the City of Swan Local Planning Scheme No.17.
6. Where the development subject of this approval is commenced prior to the Western Australian Planning Commission endorsing a Deposited Plan for Subdivision Approval No. 201602, the landowner/applicant shall make arrangements to the satisfaction of the City of Swan for the provision of local roads necessary to service the development site.
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10. Vehicle parking, access and circulation areas must be sealed, kerbed, drained and maintained to the satisfaction of the City of Swan, in accordance with the approved plans.



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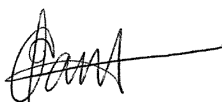
11. Vehicle access onto the site shall be restricted to that shown on the approved site plan.
12. All crossovers must be built and maintained in accordance with the City of Swan's specifications.
13. **Prior to the lodgement of a building permit**, stormwater disposal plans, details and calculations must be submitted for approval by the City of Swan and thereafter implemented, constructed and maintained on-site to the satisfaction of the City of Swan.
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16. **Prior to the lodgement of an occupancy permit**, the landowner must contribute a sum of 1% of the total development construction value toward Public Art in accordance with the City of Swan Local Planning Policy for the Provision of Public Art (POL-LP-1.10), by either:
 - a) Payment to the City of Swan a cash-in-lieu amount equal to the sum of the 1% contribution amount (\$69,700 with the applicable 15% discount). This must be paid to the City of Swan prior to the date specified in an invoice issued by the City of Swan, or prior to the issuance of an occupancy permit for the approved development, whichever occurs first; or
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- ii. no part of the approved development may be occupied or used until the Public Art has been installed in accordance with the approval granted by the City of Swan; and,
 - iii. the approved Public Art must be maintained in compliance with the approval granted by the City of Swan and any conditions thereof, to the satisfaction of the City of Swan.
17. **Prior to the lodgement of an occupancy permit** the development must be connected to the Water Corporations sewer or otherwise connected to an onsite effluent disposal system to the satisfaction of the City of Swan, on the advice approved by the Department of Health.
18. Prior to occupation of the development, the colours, materials and finishes of the development shall be in accordance with the details and annotations as indicated on the approved plans which forms part of this approval, to the satisfaction of the City of Swan. Any future changes to the approved colours, materials and finishes of the development shall be to the satisfaction of the City of Swan.
19. Waste collection is to be limited to between 7.00am and 7.00pm - Monday to Saturday and between 9.00am and 7.00pm on Sundays and Public Holidays unless further evidence, to the satisfaction of the City of Swan, is provided that compliance can be achieved with the Environmental Protection (Noise) Regulations 1997 outside of those times.
20. Refuse bin areas adequate to service the development must be provided to the satisfaction of the City of Swan prior to occupation or use of the development.
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22. External lighting shall comply with the requirements of AS 4282 – Control of Obtrusive Effects of Outdoor Lighting.
23. External illumination shall not flash or pulsate to the satisfaction of the City of Swan.
24. All signs must be placed on private property and must not overhang or encroach the road reservation.
25. No bunting is to be erected on the site (including streamers, streamer strips, banner strips or decorations of similar kind).
26. The content displayed on signage is limited to the name business and/or the nature of the business operations.

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



Francesca Lefante
Presiding Member, Metro Outer DAP

REASON: Panel Members were satisfied that the proposal aligns with the planning framework, including *Swan Local Planning Scheme No. 17*, the Special Use Zone (SUZ 22), and the General Rural zone provisions under the South Bullsbrook Industrial Precinct Structure Plan.

The Design Review Panel supported the architectural built form and scale following modifications to the design and site layout to address heavy vehicle access and traffic safety issues. Minor variations to on-site landscaping and parking were considered acceptable, reflecting the site's locational context and the large-scale warehousing proposed within this emerging industrial development.

The Panel noted the public advertising comments and acknowledged that stormwater management has been addressed through an Urban Water Management Plan. The proposal is also subject to an approved subdivision that includes related conditions for stormwater management and roadworks associated with the Stock Road configuration. Corresponding conditions have been included in the current proposal to enable development to proceed prior to subdivision completion.

The proposal was supported, consistent with the Responsible Authority Report (RAR) and subject to minor condition changes.

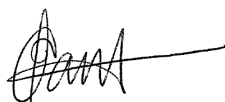
4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil

Cr Mel Congerton and Cr Rod Henderson (Local Government DAP Members, City of Swan) left the panel at 11:26am.



Francesca Lefante
Presiding Member, Metro Outer DAP

PART D – SHIRE OF MURRAY

Shire President Douglas McLarty and Cr Angela Rogers (Local Government DAP Members, Shire of Murray) joined the panel at 11:27am.

1. Declaration of Due Consideration

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

2. Disclosure of Interests

Nil

3. Form 1 DAP Applications

3.1 Lots 401, 154, 155 (578, 580, 590) Pinjarra Road, Furnissdale - Mixed Commercial Development – DAP/26/03077

Deputations

Alessandro Stagno (Apex Planning) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

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

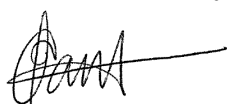
SUBSTANTIVE MOTION

Moved by: Cr Angela Rogers

Seconded by: Shire President Douglas McLarty

That the Metro Outer Development Assessment Panel resolves to:

1. **Accept** that the Motor Vehicle Wash land use component of DAP Application reference DAP/26/03077 is compatible with the objectives of the zoning table in accordance with Clause 5.2.4 of the Shire of Murray Local Planning Scheme No. 4;
2. **Approve** DAP Application reference DAP/26/03077 and accompanying plans
 - Aerial Perspective, A0.11, Revision B, dated 23 Feb 2026;
 - Bulky Goods Showroom – T4 Corner, A0.12, Rev B, dated 23 June 2026;
 - Hardware Outlet – T6 Corner, A0.13, Rev B, dated 23 June 2026;
 - Bulky Goods Showroom, A0.14, Rev B, dated 23 June 2026;
 - Gym Perspective, A0.15, Rev B, dated 23 June 2026;
 - Fuel Station, A0.16, Rev B, dated 23 June 2026;
 - Bulky Goods Showroom – T3, A0.17, Rev A, dated 23 June 2026;



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- Pinjarra Road Elevations & Ronlyn Road Elevations, A0.18, Rev A, dated 23 June 2026;
- Site Plan, A021, Rev W, dated 23 June 2026;
- Site Roof Plan, A0.22, Rev D, dated 23 June 2026;
- Tenancy 1 Plan, A1.01, Rev C, dated 23 June 2026;
- Tenancy 2 Plan, A1.02, Rev C, dated 23 June 2026;
- Tenancy 3 Plan, A1.03, Rev D, dated 23 June 2026;
- Tenancy 4-6, A1.04, Rev G, dated 23 June 2026;
- Tenancy 7, A1.07, Rev D, dated 23 June 2026;
- Fuel Station elevation, A2.01, Rev D, dated 23 June 2026;
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- T4-T6 Elevation, A2.04, Rev E, dated 23 June 2026;
- T7 Elevation, A2.05, Rev C, dated 23 June 2026;
- Site 1 Elevation, A2.51, Rev D, dated 23 June 2026;
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- Pylon Sign, A9.01, Rev B, dated 23 June 2026; and
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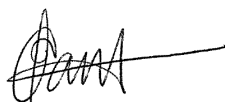
in accordance with the Shire of Murray Local Planning Scheme No. 4 and Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and Clause 21 of the *Peel Region Scheme* subject to the following conditions:

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.

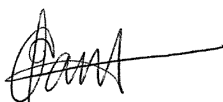
Street Network, Access and Parking

2. Prior to lodgement of a building permit application, the Pinjarra Road access, including the left-turn slip lane, is to be designed to the satisfaction of the local government on the advice of Main Roads WA with drainage, kerbing and street lighting. The subject works are to be constructed in accordance with the approved design to the satisfaction of the Local Government and Main Roads WA at the cost of the landowner / developer, prior to the occupation of the development.



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3. Prior to the lodgement of a building permit application, a queuing analysis for the Drive Through Coffee tenancy is to be submitted to and approved by the Local Government. The analysis is to be based on the operational and peak demand characteristics of comparable drive through coffee operations, including nearby examples, and is to demonstrate that queuing associated with both servery lanes will not obstruct the main site entry from Pinjarra Road or the adjoining internal circulation aisles. The site layout is to be amended to accommodate the demonstrated queue length, to the satisfaction of the Local Government, prior to the issue of a building permit.
4. Prior to occupancy the landowner / developer is to make a payment to the Local Government equivalent to 10% of the cost of the signalisation of the intersection of Pinjarra Road and Ronlyn Road pursuant to the Shire of Murray Local Planning Scheme No. 4.
5. Prior to occupation, the portion of the subject lots which is affected by the Pinjarra Road 'Primary Regional Roads' reservation under the Peel Region Scheme is to be set aside and ceded to the Crown free of cost and without any compensation. The land required for 'road widening purposes' is to be shown as 'Road Widening' on a diagram or plan of survey (deposited plan).
6. Prior to occupancy the Pinjarra Road frontage is to be upgraded along the frontage of the subject land to an urban standard to the satisfaction of the Local Government on the advice of Main Roads WA, with drainage and kerbing at the cost of the landowner / developer.
7. Prior to occupancy the portion of the Pinjarra Road median located opposite the new left-in/left-out crossover is to be modified to the satisfaction of the local government on the advice of Main Roads WA and constructed at the cost of the landowner / developer. The median works are to restrict the potential for vehicles leaving the subject land via the new left-in/left-out to cross over the Pinjarra Road median.
8. Prior to occupancy an easement in gross in favour of the public at large in accordance with Sections 195 and 196 of the Land Administration Act 1997 is to be placed on the certificate of titles for the development site specifying access rights over the main access driveways within the development site, extending to the eastern boundary of the site.
9. The parking bays and internal driveways are to be designed in accordance with the *Australian Standard for Off Street Parking* (AS 2890). Such areas are to be constructed, kerbed, drained and line-marked and thereafter maintained in a sound state of repair to the satisfaction of the Local Government.
10. Prior to occupancy the development must provide of bicycle end of trip facilities in accordance with the Guide to Traffic Engineering Practice, Austroads Part 14 and the Australian Standard for Off-street Carparking – Bicycles (AS2890.3).



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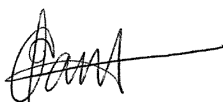
11. Prior to occupancy a dual use path is to be constructed within the 10m Pinjarra Road widening area across the full frontage of the site and is to connect with the existing path along Pinjarra Road to the east and west of the development site. Pedestrian paths within the development site are to be extended to connect with the dual use path. The existing path within the Pinjarra Road reserve adjacent to the development site is to be removed.
12. Prior to occupancy the portion of Ronlyn Road abutting the development site is to be upgraded to an 'urban' standard to the satisfaction of the Local Government, as follows:
 - a) the undergrounding of the above ground powerlines; and
 - b) for the portion north of the proposed roundabout, a dual use path is to be constructed within the eastern verge which connects to the dual use path referred to in Condition 11.
13. Prior to the lodgement of an application for a building permit, a detailed design of the proposed Ronlyn Road roundabout is to be submitted to, and endorsed by, the Local Government. The detailed design is to be prepared in accordance with the relevant Austroads guidelines, Australian Standards, and the Local Government's technical specifications, and the roundabout is to be constructed in accordance with the endorsed design to the satisfaction of the Local Government prior to occupation of the development. Any land within the development site required to accommodate the ultimate roundabout design is to be ceded to the Local Government free of cost and without payment of compensation, prior to the issue of a building permit.

Construction Management

14. Prior to commencement of site works, a construction management plan is to be prepared to the satisfaction of the local government addressing the following:
 - a) access to and from the site;
 - b) the delivery of materials and equipment to the site;
 - c) the storage of materials and equipment on the site;
 - d) the parking arrangements for contractors and subcontractors;
 - e) management of construction waste;
 - f) dust control;
 - g) hours during which onsite construction works are to be limited; and
 - h) other matters that have the potential to impact nearby properties.

The approved construction management plan is to be implemented at all times during site works to the satisfaction of the Local Government.

15. Within 3 months from the practical completion of the development, the site of Stage 2 is to be rehabilitated inclusive of the reinstatement of topsoil and seed planting to the satisfaction of the Local Government.



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16. Prior to the lodgement of a building permit application, a Risk Management Plan addressing the separation of the Service Station from the adjoining caravan park is to be prepared to the satisfaction of the Local Government, on the advice of the Department of Health. The Plan is to address vapour recovery infrastructure (VR1 and, where applicable, VR2) and any other design or operational measures necessary to minimise potential health and amenity impacts to the caravan park. Any amendments to the design necessary to give effect to the Plan are to be incorporated into the building permit application, to the satisfaction of the Local Government.

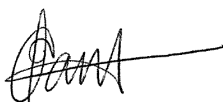
Plant and Equipment

17. All services such as air conditioning plant and compressors shall be located away from public areas. All services and service yards shall be screened from view of streets and other public areas, including car parking areas in a design or manner keeping with the style and materials of the adjacent building. Roof mounted equipment such as air conditioning plant and antennae shall be screened from view of the street and other public areas, including car parking areas, by the roof form or parapets.
18. The transformers abutting Pinjarra Road are to be screened in material(s) and colour(s) that are in keeping with the prevailing development to minimise visual impact on the streetscape to the satisfaction of the Local Government.

Landscaping

19. Prior to the lodgement of a building permit application, a Landscaping Plan is to be submitted to and approved by the Local Government. The Plan is to address all landscape areas within the development site and the adjoining road verges to Pinjarra Road and Ronlyn Road, and is to include, in particular, the following detail:
- (i) the landscaping treatment of the 10 metre road widening area to Pinjarra Road;
 - (ii) identification of existing trees and natural landscape areas to be retained;
 - (iii) those areas to be reticulated or irrigated, and the method of irrigation proposed;
 - (iv) provision of shade trees at a minimum rate of 1 tree per 4 car parking bays within all car parking areas; and
 - (v) the species, size and location of all proposed trees, shrubs and groundcovers.
- The landscaping is to be implemented in accordance with the approved Landscaping Plan prior to first occupation of the development to the satisfaction of the Local Government.

All landscaped areas, including the road verges referred to above, are to thereafter be maintained in a healthy condition to the satisfaction of the Local Government, with any dead, diseased or damaged plants replaced with equivalent species, for the life of the development.



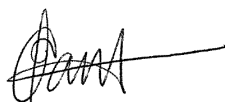
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Signage

20. Prior to the lodgement of a building permit application, an amended signage plan is to the satisfaction of the Local Government must be prepared and include the following detail:
- (i) Signage fronting the internal accessway is to be modified to reduce the height to no more than 6m in height with a signage face of 4m;
 - (ii) Relocated the proposed Service Station Pylon sign eastwards to align with the fuel station canopy; and
 - (iii) Reduction in the size of wall signage panels.
21. The windows on tenancy 6 (Hardware Outlet) fronting Ronlyn Road are to be constructed and maintained with clear, unobscured glazing, free of tinting, reflective film, painted-out sections, signage, or internal shelving, stock or fixtures placed so as to obstruct visibility through the glazing, for the life of the development, to the satisfaction of the Local Government.

Drainage and Servicing

22. Prior to commencement of any of the approved uses, the development shall be connected to a suitable on-site wastewater treatment system with secondary treatment and nutrient retentive qualities to the satisfaction of the Local Government on the advice of the Department of Health and connected to the reticulated water network.
23. Prior to the lodgement of a building permit application, detailed engineering drawings and specifications for the stormwater drainage system are to be submitted to and approved by the Local Government. The stormwater drainage system is to be constructed in accordance with the approved drawings and specifications, to the satisfaction of the Local Government, prior to first occupation of the development and is to be thereafter maintained to a functional standard for the life of the development.
24. No bins, waste or other storage materials are permitted outside approved bin stores or service yards.
25. A solid fence to a height of at least 1.8 metres is constructed along the rear boundary of the development site where it abuts Lot 188.

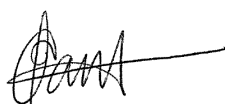


Francesca Lefante
Presiding Member, Metro Outer DAP

26. The landowner is to contribute proportionally to a pre-funding arrangement to a value determined by the Water Corporation of WA (WCWA), in accordance with WCWA's established Developer Constructed Headworks Process, for the purpose of bringing forward its capital works program to provide reticulated sewerage infrastructure to the local catchment area. The proportional contribution shall be calculated based on the total area the development site bares to the total area of the catchment which is to be serviced by the WCWA reticulated sewerage infrastructure. Prior to the development first being occupied, the landowner is to enter into a legal agreement supported by an absolute caveat to secure this obligation to the satisfaction of the local government on advice from the Water Corporation. Any caveat lodged to protect the above agreement shall be removed by the local government once the works for the future WCWA reticulated sewerage infrastructure to service the local catchment area has been completed.

Advice Notes

1. In relation to Condition 5, Main Roads Western Australia has advised the local government that the overall cost of signalisation of the Pinjarra Road and Ronlyn Road intersection was \$3,401,566.09, the contribution required under the condition is \$340,156.61.
2. Main Roads Western Australia has advised that no longitudinal installation of utility services will be permitted within the 10m 'road widening' area of Pinjarra Road.
3. The amended location of the proposed Service Station Pylon sign is to align with the previously approved location (DAP/17/01349).
4. The applicant is advised that separate approvals may be required prior to the commencement of any clearing or development works, including a Native Vegetation Clearing Permit under the Environmental Protection Act 1986 and, where applicable, approval or a determination under the Environment Protection and Biodiversity Conservation Act 1999. It is the applicant's responsibility to obtain all necessary environmental approvals.
5. The site is located within the Peel Harvey Coastal Plain Catchment, a nutrient sensitive area under State Planning Policy 2.9 Water. The onsite effluent disposal system will be required to incorporate secondary treatment with nutrient removal capability, to the satisfaction of the Local Government and Department of Health, and is subject to separate approval under the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.



Francesca Lefante
Presiding Member, Metro Outer DAP

AMENDING MOTION 1

Moved by: Cr Angela Rogers

Seconded by: Shire President Douglas McLarty

That Condition No. 15 be amended to read as follows:

*Within 3 months from the practical completion of the development, the ~~site of Stage 2~~ **works area** is to be rehabilitated inclusive of the reinstatement of topsoil and seed planting to the satisfaction of the Local Government.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To align the condition with the relevant section of the site subject to works.

AMENDING MOTION 2

Moved by: Cr Angela Rogers

Seconded by: Eugene Koltasz

The following amendments were made en bloc:

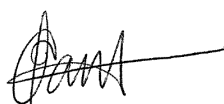
- (i) That Condition No. 26 be amended to read as follows:

~~The landowner is to contribute proportionally to a pre-funding arrangement to a value determined by the Water Corporation of WA (WCWA), in accordance with WCWA's established Developer Constructed Headworks Process, for the purpose of bringing forward its capital works program to provide reticulated sewerage infrastructure to the local catchment area. The proportional contribution shall be calculated based on the total area the development site bares to the total area of the catchment which is to be serviced by the WCWA reticulated sewerage infrastructure. Prior to the development first being occupied, the landowner is to enter into a legal agreement supported by an absolute caveat to secure this obligation to the satisfaction of the local government on advice from the Water Corporation. Any caveat lodged to protect the above agreement shall be removed by the local government once the works for the future WCWA reticulated sewerage infrastructure to service the local catchment area has been completed. Within 12 months of reticulated sewer becoming available, the approved development shall be connected to a sufficient capacity to service the approved development to the satisfaction of the Local Government on advice from Water Corporation.~~

- (ii) That a new Condition No. 27 be added to read as follows:

Within 6 months of the approved development being connected to reticulated sewer, the onsite effluent disposal system is to be fully decommissioned to the satisfaction of the Local Government.

The Amending Motion was put and CARRIED UNANIMOUSLY.



Francesca Lefante
Presiding Member, Metro Outer DAP

REASON: Advice from the Water Corporation clarifies that connection to its infrastructure is not required as part of this proposal. Any future connection associated with the site will be subject to Water Corporation processes.

AMENDING MOTION 3

Moved by: Cr Angela Rogers

Seconded by: Shire President Douglas McLarty

That Condition No. 25 be deleted and the remaining conditions be renumbered accordingly.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The proposal does not include any changes to the adjoining site conditions or levels; therefore, this condition is not required.

AMENDING MOTION 4

Moved by: Eugene Koltasz

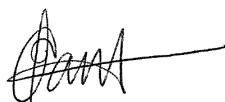
Seconded by: Heidi Herget

That Condition No. 3 be amended to read as follows:

Prior to the lodgement issue of a building permit application, a queuing analysis the proponent is to demonstrate to the satisfaction of the Local Government that sufficient queuing capacity is provided for the Drive Through Coffee tenancy is to be submitted to and approved by the Local Government. The analysis is to be based on the operational and peak demand characteristics of comparable drive through coffee operations, including nearby examples, and is to demonstrate that queuing associated with both server lanes which will not unreasonably obstruct the main site entry from Pinjarra Road or the adjoining driveways internal circulation aisles. If required, the site layout is to be amended modified to accommodate the demonstrated queue length, provide additional queuing space to the satisfaction of the Local Government. prior to the issue of a building permit.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The Traffic Impact Statement includes sufficient detail and assessment demonstrating that the fast-food drive-through design and layout will operate without negatively impacting the safe functioning of the road network.



Francesca Lefante
Presiding Member, Metro Outer DAP

AMENDING MOTION 5

Moved by: Eugene Koltasz

Seconded by: Heidi Herget

That Condition No. 12 a) be deleted and the remaining conditions be renumbered accordingly.

The Amending Motion was put and CARRIED (4/1).

For: Francesca Lefante
Eugene Koltasz
Heidi Herget
Shire President Douglas McLarty

Against: Cr Angela Rogers

REASON: The obligation to upgrade power infrastructure along Ronlyn Road relates to the broader area rather than solely the subject site. Accordingly, the delivery and costs associated with undergrounding power are subject to separate processes administered by the relevant agencies.

AMENDING MOTION 6

Moved by: Eugene Koltasz

Seconded by: Shire President Douglas McLarty

That Condition No. 21 be deleted and the remaining conditions be renumbered accordingly.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The building modifications to facilitate the internal layout were supported by the Design Review Panel and relate to a portion of the building that does not form part of the envisaged main street area.

AMENDING MOTION 7

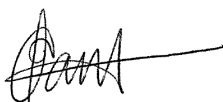
Moved by: Francesca Lefante

Seconded by: Eugene Koltasz

That Condition No. 2 be amended to read as follows:

*Prior to lodgement of a building permit application **occupancy**, the Pinjarra Road access, including the left-turn slip lane, is to be designed to the satisfaction of the local government on the advice of Main Roads WA with drainage, kerbing and street lighting. The subject works are to be constructed in accordance with the approved design to the satisfaction of the Local Government and Main Roads WA at the cost of the landowner / developer, ~~prior to the occupation of the development.~~*

The Amending Motion was put and CARRIED UNANIMOUSLY.



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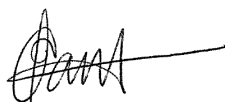
REASON: To provide sufficient time to finalise design details, agency agreements and required works prior to occupation of the site.

SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Outer Development Assessment Panel resolves to:

1. **Accept** that the Motor Vehicle Wash land use component of DAP Application reference DAP/26/03077 is compatible with the objectives of the zoning table in accordance with Clause 5.2.4 of the Shire of Murray Local Planning Scheme No. 4;
2. **Approve** DAP Application reference DAP/26/03077 and accompanying plans
 - Aerial Perspective, A0.11, Revision B, dated 23 Feb 2026;
 - Bulky Goods Showroom – T4 Corner, A0.12, Rev B, dated 23 June 2026;
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 - Pinjarra Road Elevations & Ronlyn Road Elevations, A0.18, Rev A, dated 23 June 2026;
 - Site Plan, A0.21, Rev W, dated 23 June 2026;
 - Site Roof Plan, A0.22, Rev D, dated 23 June 2026;
 - Tenancy 1 Plan, A1.01, Rev C, dated 23 June 2026;
 - Tenancy 2 Plan, A1.02, Rev C, dated 23 June 2026;
 - Tenancy 3 Plan, A1.03, Rev D, dated 23 June 2026;
 - Tenancy 4-6, A1.04, Rev G, dated 23 June 2026;
 - Tenancy 7, A1.07, Rev D, dated 23 June 2026;
 - Fuel Station elevation, A2.01, Rev D, dated 23 June 2026;
 - Car Wash Elevation, A2.02, Rev C, dated 23 June 2026;
 - T3 Gym Elevation, A2.03, Rev D, dated 23 June 2026;
 - T4-T6 Elevation, A2.04, Rev E, dated 23 June 2026;
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 - Site 1 Elevation, A2.51, Rev D, dated 23 June 2026;
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in accordance with the Shire of Murray Local Planning Scheme No. 4 and Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and Clause 21 of the *Peel Region Scheme* subject to the following conditions:



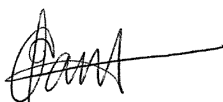
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Conditions

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Street Network, Access and Parking

2. Prior to occupancy the Pinjarra Road access, including the left-turn slip lane, is to be designed to the satisfaction of the local government on the advice of Main Roads WA with drainage, kerbing and street lighting. The subject works are to be constructed in accordance with the approved design to the satisfaction of the Local Government and Main Roads WA at the cost of the landowner / developer.
3. Prior to the issue of a building permit, the proponent is to demonstrate to the satisfaction of the Local Government that sufficient queuing capacity is provided for the Drive Through Coffee tenancy which will not unreasonably obstruct the adjoining driveways. If required, the site layout is to be modified to provide additional queuing space to the satisfaction of the Local Government.
4. Prior to occupancy the landowner / developer is to make a payment to the Local Government equivalent to 10% of the cost of the signalisation of the intersection of Pinjarra Road and Ronlyn Road pursuant to the Shire of Murray Local Planning Scheme No. 4.
5. Prior to occupation, the portion of the subject lots which is affected by the Pinjarra Road 'Primary Regional Roads' reservation under the Peel Region Scheme is to be set aside and ceded to the Crown free of cost and without any compensation. The land required for 'road widening purposes' is to be shown as 'Road Widening' on a diagram or plan of survey (deposited plan).
6. Prior to occupancy the Pinjarra Road frontage is to be upgraded along the frontage of the subject land to an urban standard to the satisfaction of the Local Government on the advice of Main Roads WA, with drainage and kerbing at the cost of the landowner / developer.
7. Prior to occupancy the portion of the Pinjarra Road median located opposite the new left-in/left-out crossover is to be modified to the satisfaction of the local government on the advice of Main Roads WA and constructed at the cost of the landowner / developer. The median works are to restrict the potential for vehicles leaving the subject land via the new left-in/left-out to cross over the Pinjarra Road median.

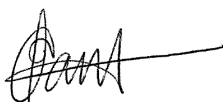


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8. Prior to occupancy an easement in gross in favour of the public at large in accordance with Sections 195 and 196 of the Land Administration Act 1997 is to be placed on the certificate of titles for the development site specifying access rights over the main access driveways within the development site, extending to the eastern boundary of the site.
9. The parking bays and internal driveways are to be designed in accordance with the *Australian Standard for Off Street Parking* (AS 2890). Such areas are to be constructed, kerbed, drained and line-marked and thereafter maintained in a sound state of repair to the satisfaction of the Local Government.
10. Prior to occupancy the development must provide of bicycle end of trip facilities in accordance with the Guide to Traffic Engineering Practice, Austroads Part 14 and the Australian Standard for Off-street Carparking – Bicycles (AS2890.3).
11. Prior to occupancy a dual use path is to be constructed within the 10m Pinjarra Road widening area across the full frontage of the site and is to connect with the existing path along Pinjarra Road to the east and west of the development site. Pedestrian paths within the development site are to be extended to connect with the dual use path. The existing path within the Pinjarra Road reserve adjacent to the development site is to be removed.
12. Prior to occupancy the portion of Ronlyn Road abutting the development site is to be upgraded to an 'urban' standard to the satisfaction of the Local Government, as follows:
 - a) for the portion north of the proposed roundabout, a dual use path is to be constructed within the eastern verge which connects to the dual use path referred to in Condition 11.
13. Prior to the lodgement of an application for a building permit, a detailed design of the proposed Ronlyn Road roundabout is to be submitted to, and endorsed by, the Local Government. The detailed design is to be prepared in accordance with the relevant Austroads guidelines, Australian Standards, and the Local Government's technical specifications, and the roundabout is to be constructed in accordance with the endorsed design to the satisfaction of the Local Government prior to occupation of the development. Any land within the development site required to accommodate the ultimate roundabout design is to be ceded to the Local Government free of cost and without payment of compensation, prior to the issue of a building permit.

Construction Management

14. Prior to commencement of site works, a construction management plan is to be prepared to the satisfaction of the local government addressing the following:
 - a) access to and from the site;
 - b) the delivery of materials and equipment to the site;
 - c). the storage of materials and equipment on the site;



Francesca Lefante
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- d) the parking arrangements for contractors and subcontractors;
- e) management of construction waste;
- f) dust control;
- g) hours during which onsite construction works are to be limited; and
- h) other matters that have the potential to impact nearby properties.

The approved construction management plan is to be implemented at all times during site works to the satisfaction of the Local Government.

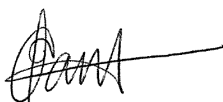
- 15. Within 3 months from the practical completion of the development, the Stage 2 works area is to be rehabilitated inclusive of the reinstatement of topsoil and seed planting to the satisfaction of the Local Government.
- 16. Prior to the lodgement of a building permit application, a Risk Management Plan addressing the separation of the Service Station from the adjoining caravan park is to be prepared to the satisfaction of the Local Government, on the advice of the Department of Health. The Plan is to address vapour recovery infrastructure (VR1 and, where applicable, VR2) and any other design or operational measures necessary to minimise potential health and amenity impacts to the caravan park. Any amendments to the design necessary to give effect to the Plan are to be incorporated into the building permit application, to the satisfaction of the Local Government.

Plant and Equipment

- 17. All services such as air conditioning plant and compressors shall be located away from public areas. All services and service yards shall be screened from view of streets and other public areas, including car parking areas in a design or manner keeping with the style and materials of the adjacent building. Roof mounted equipment such as air conditioning plant and antennae shall be screened from view of the street and other public areas, including car parking areas, by the roof form or parapets.
- 18. The transformers abutting Pinjarra Road are to be screened in material(s) and colour(s) that are in keeping with the prevailing development to minimise visual impact on the streetscape to the satisfaction of the Local Government.

Landscaping

- 19. Prior to the lodgement of a building permit application, a Landscaping Plan is to be submitted to and approved by the Local Government. The Plan is to address all landscape areas within the development site and the adjoining road verges to Pinjarra Road and Ronlyn Road, and is to include, in particular, the following detail:
 - (i) the landscaping treatment of the 10 metre road widening area to Pinjarra Road;
 - (ii) identification of existing trees and natural landscape areas to be retained;
 - (iii) those areas to be reticulated or irrigated, and the method of irrigation proposed;



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- (iv) provision of shade trees at a minimum rate of 1 tree per 4 car parking bays within all car parking areas; and
- (v) the species, size and location of all proposed trees, shrubs and groundcovers.

The landscaping is to be implemented in accordance with the approved Landscaping Plan prior to first occupation of the development to the satisfaction of the Local Government.

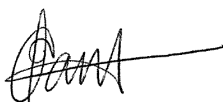
All landscaped areas, including the road verges referred to above, are to thereafter be maintained in a healthy condition to the satisfaction of the Local Government, with any dead, diseased or damaged plants replaced with equivalent species, for the life of the development.

Signage

- 20. Prior to the lodgement of a building permit application, an amended signage plan is to the satisfaction of the Local Government must be prepared and include the following detail:
 - (i) Signage fronting the internal accessway is to be modified to reduce the height to no more than 6m in height with a signage face of 4m;
 - (ii) Relocated the proposed Service Station Pylon sign eastwards to align with the fuel station canopy; and
 - (iii) Reduction in the size of wall signage panels.

Drainage and Servicing

- 22. Prior to commencement of any of the approved uses, the development shall be connected to a suitable on-site wastewater treatment system with secondary treatment and nutrient retentive qualities to the satisfaction of the Local Government on the advice of the Department of Health and connected to the reticulated water network.
- 23. Prior to the lodgement of a building permit application, detailed engineering drawings and specifications for the stormwater drainage system are to be submitted to and approved by the Local Government. The stormwater drainage system is to be constructed in accordance with the approved drawings and specifications, to the satisfaction of the Local Government, prior to first occupation of the development and is to be thereafter maintained to a functional standard for the life of the development.
- 24. No bins, waste or other storage materials are permitted outside approved bin stores or service yards.
- 26. Within 12 months of reticulated sewer becoming available, the approved development shall be connected to a sufficient capacity to service the approved development to the satisfaction of the Local Government on advice from Water Corporation.



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27. Within 6 months of the approved development being connected to reticulated sewer, the onsite effluent disposal system is to be fully decommissioned to the satisfaction of the Local Government.

Advice Notes

1. In relation to Condition 5, Main Roads Western Australia has advised the local government that the overall cost of signalisation of the Pinjarra Road and Ronlyn Road intersection was \$3,401,566.09, the contribution required under the condition is \$340,156.61.
2. Main Roads Western Australia has advised that no longitudinal installation of utility services will be permitted within the 10m 'road widening' area of Pinjarra Road.
3. The amended location of the proposed Service Station Pylon sign is to align with the previously approved location (DAP/17/01349).
4. The applicant is advised that separate approvals may be required prior to the commencement of any clearing or development works, including a Native Vegetation Clearing Permit under the Environmental Protection Act 1986 and, where applicable, approval or a determination under the Environment Protection and Biodiversity Conservation Act 1999. It is the applicant's responsibility to obtain all necessary environmental approvals.
5. The site is located within the Peel Harvey Coastal Plain Catchment, a nutrient sensitive area under State Planning Policy 2.9 Water. The onsite effluent disposal system will be required to incorporate secondary treatment with nutrient removal capability, to the satisfaction of the Local Government and Department of Health, and is subject to separate approval under the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.

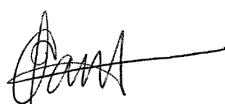
The Substantive Motion (as amended) was put and CARRIED UNANIMOUSLY.

REASON: Panel Members were satisfied that the proposal is consistent with the planning framework, including *Shire of Murray Local Planning Scheme No. 4*, the Commercial and Service Commercial zone provisions, and relevant scheme objectives.

The design was modified in response to Design Review Panel comments, including improved façade treatments, glazing and awnings. These changes result in a proposal that satisfies the *State Planning Policy 7.0 Design Principles* and appropriately responds to the site's locational context and the emerging Service Commercial centre.

Members gave due regard to submissions and noted that service station proliferation is not a land-use planning consideration. They were satisfied that land-use, amenity and environmental impacts had been appropriately addressed.

The Traffic Impact Statement provides sufficient detail and assessment to demonstrate that the fast-food drive-through design and layout will operate without negatively impacting the safe functioning of the road network.



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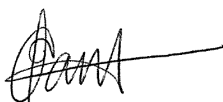
On balance, the proposal was supported, including minor discretionary elements and condition modifications.

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil



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PART D – OTHER BUSINESS

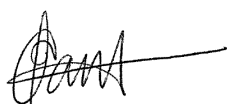
1. State Administrative Tribunal Applications and Supreme Court Appeals

The DAP noted the status of the following State Administrative Tribunal Applications and Supreme Court Appeals:

Current SAT Applications				
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 12:44pm.



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