



## **Metro Outer Development Assessment Panel Related Information**

**Meeting Date and Time:** Wednesday, 11 September 2024; 9:30am  
**Meeting Number:** MODAP/36

### **PART B – CITY OF ROCKINGHAM**

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
  - 3.1 Lot 804 (No.303) and Lot 805 (No.313) Mandurah Road, East Rockingham – Proposed Bulk Storage Facility (Warehouse/Storage) – DAP/24/02708
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations



## **Attendance**

### **Officers in attendance**

David Banovic (City of Rockingham)

Nyah Cheater (City of Rockingham)

### **Applicants and Submitters**

Jarrold Ross (Taylor Burrell Barnett)

Luka Martins (Taylor Burrell Barnett)

Jade Picoto (Q Design + Construct)

Allan Penaranda (Q Design + Construct)



## **PART B – CITY OF ROCKINGHAM**

### **1. Declarations of Due Consideration**

### **2. Disclosure of Interests**

Please note a standing declaration of interest, if the items on this agenda have been considered at the relevant local government council meeting, the local government DAP members acknowledge that in accordance with section 2.4.9 of the DAP Code of Conduct 2024 they have declared that they had participated in a prior Council meeting in relation an item being determined at this meeting. However, under section 2.1.2 of the DAP Code of Conduct 2024, they acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.

### **3. Form 1 DAP Applications**

#### **3.1 Lot 804 (No.303) and Lot 805 (No.313) Mandurah Road, East Rockingham – Proposed Bulk Storage Facility (Warehouse/Storage) – DAP/24/02708**

##### **3.1.1 Deputations and Presentations**

Jarrold Ross (Taylor Burrell Barnett) presenting in support of the recommendation for the application at Item 3.1. The presentation will address support for the proposal and the recommendation, with request for modification to Condition 7 and 19, and Advice Note 10.

The City of Rockingham may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

##### **3.1.2 Additional Information**

Nil.

### **4. Form 2 DAP Applications**

Nil.

### **5. Section 31 SAT Reconsiderations**

Nil.



## Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

**Must be submitted at least 72 hours (3 ordinary days) before the meeting**

### Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **3 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to [daps@dplh.wa.gov.au](mailto:daps@dplh.wa.gov.au)

### Presenter Details

Name	Jarrod Ross
Company (if applicable)	Taylor Burrell Barnett
Please identify if you have any special requirements:	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: <a href="#">Click or tap here to enter text.</a>

### Meeting Details

DAP Name	Metro Outer DAP
Meeting Date	11 September 2024
DAP Application Number	DAP/24/02708
Property Location	Lot 805 Mandurah Road, East Rockingham
Agenda Item Number	3.1

### Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be</u> published as part of the Agenda:	<b>YES</b> <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u> )? ( <i>contained within the Agenda</i> )	<b>SUPPORT</b> <input checked="" type="checkbox"/> <b>AGAINST</b> <input type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	<b>SUPPORT</b> <input checked="" type="checkbox"/> <b>AGAINST</b> <input type="checkbox"/>
Will the presentation require power-point facilities?	<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <input type="checkbox"/> <b>If yes, please attach</b>
Will you be attending in person or via electronic means	<b>In person</b> <input checked="" type="checkbox"/> <b>Online</b> <input type="checkbox"/>



### Presentation Content\*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> Support for the proposal and the recommendation, with request for modification to Condition 7 and 19, and Advice Note 10.
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In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

Please see attached slides for further context.





# Lot 805 Mandurah Rd, East Rockingham

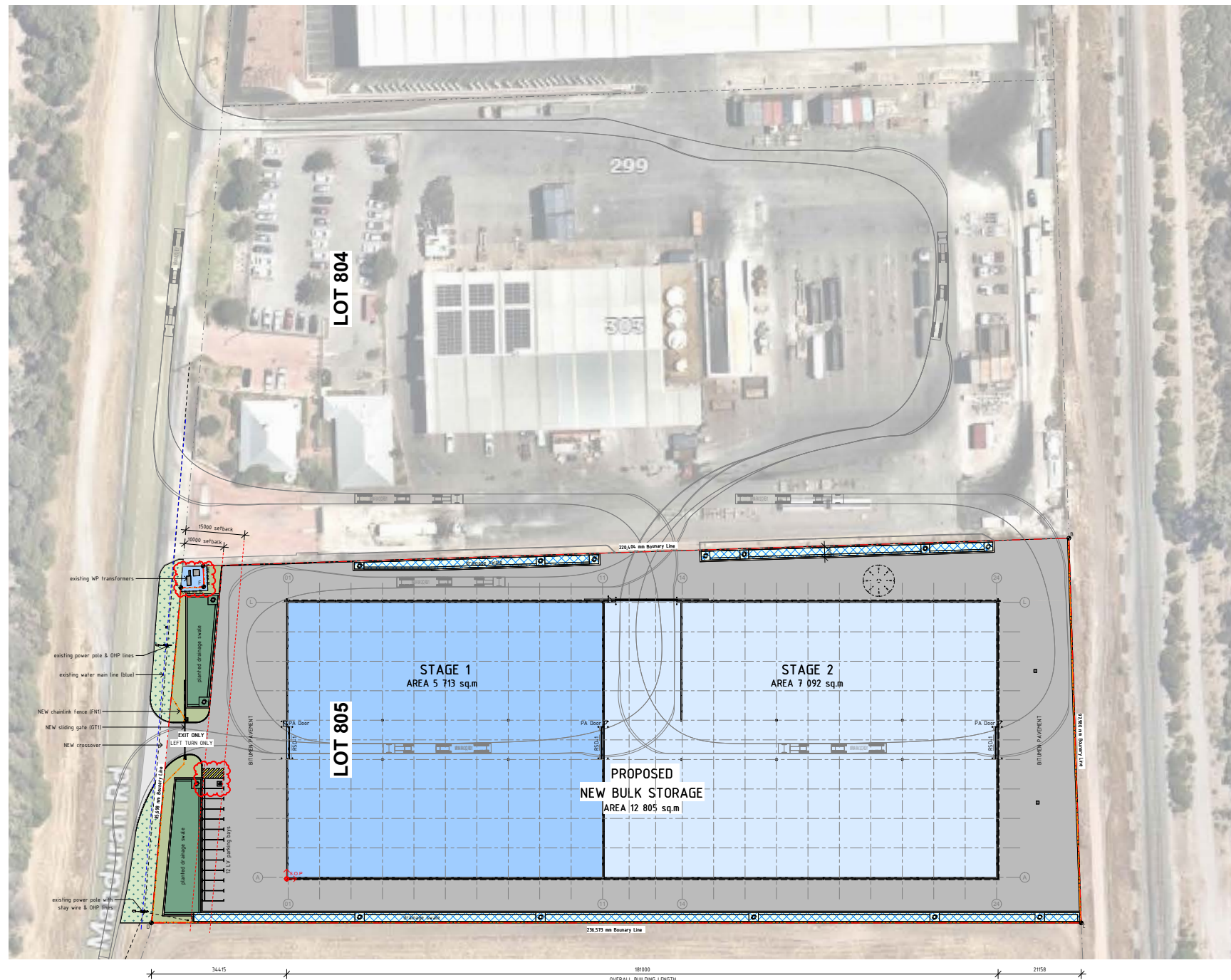
**Proposed Warehouse/Storage Facility**  
Qube Logistics

**Presented by:**  
Jarrod Ross (Taylor Burrell Barnett)  
**11 September 2024**





# Proposed Development



- Proposed bulk storage warehouse across Lot 805 with circulation area and hardstand and additional onsite parking.
- Site to operate in conjunction with Lot 803 and 804 to the north.
- Long term, high quality tenant operating across the three sites.
- Potential to be developed in two stages as there is an existing hardstand approval for the rear of the site.
- No additional employees as a result of the expansion, as facility will utilise existing staff operating from northern sites.
- Supportive of the officers recommendation subject to deletion of Condition 7(ix) and Condition 19, and modification to Advice Note 10.



# Condition 7 & 19, Advice Note 10 - Aboriginal Heritage Site



- There is an Identified Aboriginal Heritage Place on site - being a Scarred Tree (ID:38973).
- The proponent is fully aware of their obligations under the *Aboriginal Heritage Act 1972*.
- The proponent has engaged with the DPLH and is seeking further advice with respect to management of construction and building design to ensure protection of the heritage place.
- It is not valid to apply conditions to a planning approval which require compliance with separate legislation. This only has the potential to result in confusion or conflict if there are differences in the assessment or approval requirements.
- The proponent will comply with their obligations under the Act, in accordance with the advice of the responsible authority.
- These are not matters which are to be required or conditioned by a local government or the Development Assessment Panel.



# Condition 7 & 19, Advice Note 10 - Aboriginal Heritage Site



- Request deletion of Condition 7(ix):  
~~Measures being implemented to protect the registered Aboriginal Heritage Place – Scarred Tree (ID: 38973).~~
- Request deletion of Condition 19:  
~~Prior to works commencing on the site, the Applicant shall obtain approval under the Aboriginal Heritage Act 1972 with respect on the registered Aboriginal Heritage Place – Scarred Tree (ID: 38973), with the required protection measures being implemented accordingly.~~
- Amendment to Advice Note 10:  
~~Prior to works commencing on the site, the Applicant shall obtain approval under the Aboriginal Heritage Act 1972 with respect on the registered Aboriginal Heritage Place – Scarred Tree (ID: 38973), with the required protection measures being implemented accordingly.~~

~~The proponent is advised that Lot 805 intersects with lodged Aboriginal Heritage Place Scarred Tree, 313 Mandurah Road, East Rockingham (ID 38973). It is recommended that the proponent engage with the Department of Planning, Lands and Heritage to confirm and address requirements for approval in accordance with the Aboriginal Heritage Act 1972 prior to undertaking works on site.~~





## Closing

- Appreciate the City's recommendation and the Panel Members time.
- Development proposed is of a high standard and provides valuable contribution to the existing site operations and surrounding industrial area.
- Very happy to answer questions or provide further information.