



## Metro Outer Development Assessment Panel Minutes

**Meeting Date and Time:** Thursday, 13 November 2025; 9:30am  
**Meeting Number:** MODAP/114  
**Meeting Venue:** 140 William Street, Perth

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

[MODAP/114 - 13 November 2025 - City of Rockingham - City of Swan](#)

### **PART A – INTRODUCTION**

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

### **PART B – CITY OF ROCKINGHAM**

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
4. Form 2 DAP Applications
  - 4.1 Lot 622 (No.2) Aurea Boulevard, Golden Bay - Proposed mixed commercial development (Golden Bay Neighbourhood Centre) – DAP/23/02447
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 380 (No.483) Beechboro Road North, Beechboro - Child Care Premises – DAP/25/02961
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

**Karen Hyde**  
Presiding Member, Metro Outer DAP



**DAP Members**

Karen Hyde (Presiding Member)

Eugene Koltasz (Deputy Presiding Member)

Heidi Herget

Mayor Lorna Buchan (Part B – City of Rockingham)

Cr Mark Jones (Part B – City of Rockingham)

Cr Rod Henderson (Part C – City of Swan)

Cr Jennifer Catalano (Part C – City of Swan)

**DAP Secretariat**

Tenielle Brownfield

Ashlee Kelly

**Karen Hyde**  
Presiding Member, Metro Outer DAP



<b>Part B – City of Rockingham</b>
<b>Applicant</b>
Marc Re (Planning Solutions) Mohammed Rasouli (Transcore) Matthew Moyle (Lloyd George Acoustics) Jason Potalivo (Saracen Properties)
<b>Officers/Technical Advisors in Attendance</b>
Casey Gillespie Mike Ross

<b>Part C – City of Swan</b>
<b>Applicant</b>
Carlo Famiano (CF Town Planning and Development)
<b>Officers/Technical Advisors in Attendance</b>
Darcy Gibson Celina Da Costa

**Members of the Public / Media**

Nil

**Observers via livestream**

There were 3 persons observing the meeting via the livestream.

**Karen Hyde**  
Presiding Member, Metro Outer DAP



## **PART A – INTRODUCTION**

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

The Presiding Member declared the meeting open at 9:31am on 13 November 2025 and acknowledged the traditional owners and custodians of the land on which the meeting was held and welcomed members.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2025 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

#### **1.1 Announcements by Presiding Member**

The Presiding Member advised that panel members may refer to technical devices, such as phones and laptops, throughout the meeting to assist them in considering the information before them.

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

### **2. Apologies**

Nil

### **3. Noting of Minutes**

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

**Karen Hyde**  
Presiding Member, Metro Outer DAP



## PART B – CITY OF ROCKINGHAM

### 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.

The Presiding Member noted an addendum to the responsible authority report was published in Part B of the Related Information in relation to Item 4.1, received on 12 November 2025.

### 2. Disclosure of Interests

Nil

### 3. Form 1 DAP Applications

Nil

### 4. Form 2 DAP Applications

#### 4.1 Lot 622 (No.2) Aurea Boulevard, Golden Bay - Proposed mixed commercial development (Golden Bay Neighbourhood Centre) – DAP/23/02447

##### Deputations

Marc Re (Planning Solutions) addressed the DAP in support of the application at Item 4.1 and responded to questions from the panel.

Mohammed Rasouli (Transcore) responded to questions from the panel.

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

## SUBSTANTIVE MOTION

**Moved by:** Mayor Lorna Buchan

**Seconded by:** Cr Mark Jones

*An administrative amendment was made to Condition No. 6 (iii) to reference the correct plan number:*

*Condition 6 (iii) which reads:*

- (iii) *Provide seven (7) car parking space(s) dedicated to people with disabilities, which are designed, constructed, sealed, kerbed, drained and marked in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities and which are linked to the main entrance of the development by a continuous accessible path of travel designed and constructed in accordance with Australian Standard AS 1428.1—2009, Design*



**Karen Hyde**  
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*for access and mobility, Part 1:General Requirements for access—New building work.*

Shall be amended to read as follows:

- (iii) *Provide five (5) car parking space(s) dedicated to people with disabilities, which are designed, constructed, sealed, kerbed, drained and marked in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009~~22~~, Parking facilities, Part 6: Off-street parking for people with disabilities and which are linked to the main entrance of the development by a continuous accessible path of travel designed and constructed in accordance with Australian Standard AS 1428.1—2009, Design for access and mobility, Part 1:General Requirements for access—New building work.*

That the Metro Outer Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/23/02447 as detailed on the DAP Form 2 dated 22 July 2025 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*; and
2. **Approve** DAP Application reference DAP/23/02447, with the list of updated accompanying plans and documents as follows:
  - DA103 – Site Plan - Revision C and dated 30 October 2025;
  - DA000 – Cover Sheet – Revision B and dated 26 September 2025;
  - DA002 – Perspective – Revision B and dated 26 September 2025;
  - DA003 – Perspective – Revision B and dated 26 September 2025;
  - DA004 – Perspective – Revision B and dated 26 September 2025;
  - DA005 – Perspective – Revision B and dated 26 September 2025;
  - DA006 – Perspective – Revision B and dated 26 September 2025;
  - DA007 – Perspective – Revision B and dated 26 September 2025;
  - DA008 – Perspective – Revision B and dated 26 September 2025;
  - DA200 – Ground Floor Plan – Revision B and dated 26 September 2025;
  - DA201 – Proposed Mezzanine – Revision B and dated 26 September 2025;
  - DA202 – Roof Plan – Revision B and dated 26 September 2025;
  - DA300 – Sections – Revision B and dated 26 September 2025;
  - DA400 – Elevations – Revision B and dated 26 September 2025;
  - DA401 – Elevations – Revision B and dated 26 September 2025;
  - DA402 – Elevations – Revision B and dated 26 September 2025;
  - DA500 – Proposed Signage Schedule – Revision C and dated 30 October 2025;
  - DA600 – NLA + GLAR Plan – Revision B and dated 26 September 2025;
  - DA700 – Material Schedule – Revision B and dated 26 September 2025;
  - DA800 – Pedestrian Movement Diagram – Revision A and dated 17 October 2025;
  - Traffic Impact Assessment (July 2025), including Technical Note No.1 (Dated 3 October 2025);
  - Environmental Noise Assessment (Acoustic Report) (Dated 3 October 2025)



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Presiding Member, Metro Outer DAP



in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the City of Rockingham Town Planning Scheme No. 2, for the proposed minor amendment to the approved Mixed Commercial development (Golden Bay Neighbourhood Centre) dated 20 March 2024 at No.2 Aurea Boulevard Golden Bay, subject to the following conditions:

### Amended Conditions

Condition 6 (iii) which reads:

- (iii) *Provide seven (7) car parking space(s) dedicated to people with disabilities, which are designed, constructed, sealed, kerbed, drained and marked in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities and which are linked to the main entrance of the development by a continuous accessible path of travel designed and constructed in accordance with Australian Standard AS 1428.1—2009, Design for access and mobility, Part 1:General Requirements for access—New building work.*

Shall be amended to read as follows:

- (iii) Provide five (5) car parking space(s) dedicated to people with disabilities, which are designed, constructed, sealed, kerbed, drained and marked in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2022, Parking facilities, Part 6: Off-street parking for people with disabilities and which are linked to the main entrance of the development by a continuous accessible path of travel designed and constructed in accordance with Australian Standard AS 1428.1—2009, Design for access and mobility, Part 1:General Requirements for access—New building work.

Condition 7 which currently reads:

7. *The Environmental Noise Assessment prepared by Lloyd George Acoustics dated 28 April 2023 (ref: 22117749-01A), shall be implemented in the design, construction and ongoing operation of the development at all times to the satisfaction of the City of Rockingham, including but not limited to the following requirements:*
- (i) *The Supermarket loading bay to be screened as follows:*
- (a) *A 3.0m acoustic screen wall to be constructed on the northern side of the Supermarket loading bay, and extended the length of the loading bay, of solid construction (no gaps) and of material with a minimum surface mass of 15kg/m<sup>2</sup>.*
- (b) *The design and finish of the screen wall to be designed, coloured and articulated to provide an attractive appearance to Wyloo Lane, to the satisfaction of the City of Rockingham.*
- (c) *The loading bay overhead (roof) structure to extend at least 4m across the loading bay and be lined with an absorptive material such as anticon insulation. No gaps shall exist between the overhead section and the vertical acoustic screenwall.*



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Presiding Member, Metro Outer DAP



- (ii) *A solid screen wall to be constructed in the vicinity of the Liquor Store bin area fronting Warnbro Sound Avenue, of minimum height 1.6m and of minimum surface mass of 4kg/m<sup>2</sup>, and be free of gaps, as shown on the approved plans. The screening to be of a masonry construction and of a suitable design complementing the overall development, as illustrated in the Material Schedule, to ensure an attractive appearance to Warnbro Sound Avenue and internal to the site to the satisfaction of the City of Rockingham, having regard to the high level of visibility of the screen wall to Warnbro Sound Avenue.*
- (iv) *Acoustic screening around the northern and western edges of the Supermarket to air conditioning and refrigeration equipment in order to protect existing and future residential development from noise, in accordance with the Environmental Protection (Noise) Regulations 1997.*
- (v) *Use of broadband type reversing alarms for delivery vehicles rather than standard tonal alerts.*
- (vi) *Delivery vehicles are not allowed to idle within the loading bays, and are required to be switched off during loading and unloading periods.*
- (vii) *Bin servicing via Wyloo Lane shall occur only between 7am and 6pm Mondays to Fridays and 9am to 5pm on Saturdays; and 7am to 7pm Mondays to Saturdays otherwise. No bin servicing shall occur on a Sunday.*
- (viii) *Any external music or the like shall be low level and inaudible at residences.*
- (ix) *Section 5 recommendations in the Environmental Noise Assessment or mechanical plant shall be implemented.*

Shall be amended to read as follows:

7. The Environmental Noise Assessment prepared by Lloyd George Acoustics dated 3 October 2025 (ref: 22117749-01B; Revision C), shall be implemented in the design, construction and ongoing operation of the development at all times to the satisfaction of the City of Rockingham, including but not limited to the following requirements:
- (i) The Supermarket loading bay to be screened as follows:
    - (a) A 3.5m acoustic screen wall to be constructed on the northern side of the Supermarket loading bay, and extended the length of the loading bay, of solid construction (no gaps) and of material with a minimum surface mass of 15kg/m<sup>2</sup>.
    - (b) The design and finish of the screen wall to be designed, coloured and articulated to provide an attractive appearance to Wyloo Lane, to the satisfaction of the City of Rockingham.
  - (ii) Use of broadband type reversing alarms for delivery vehicles rather than standard tonal alerts.
  - (iii) Delivery vehicles are not allowed to idle within the loading bays, and are required to be switched off during loading and unloading periods.
  - (iv) Refrigerated delivery trucks to the supermarket tenancy must shut off engines and mounted condenser units when delivering during the night (10.00pm to 7.00am Monday to Saturday and before 9am on Sundays/Public Holidays).
  - (v) Bin servicing shall occur only between 7am and 6pm Mondays to Fridays and 9am to 5pm on Saturdays. No bin servicing shall occur on a Sunday.
  - (vi) Any external music or the like shall be low level and inaudible at residences.



**Karen Hyde**  
Presiding Member, Metro Outer DAP



- (vii) Section 5 recommendations in the Environmental Noise Assessment for mechanical plant shall be implemented.

Condition 8 which read as follows:

- 8 *Deliveries via Wyloo Lane shall only occur between 6am to 6pm Monday to Friday, and 9am to 5pm on Saturdays. No deliveries are permitted on Sundays. Signage shall be positioned at the entry to the site from Wyloo Lane specifying delivery times, to minimise adverse impacts on the amenity of the adjacent residence(s).*

Shall be deleted as Wyloo Lane access has been removed.

Condition 20 which currently reads:

20. *The mall area located between the Supermarket and specialty shops shall be maintained in a clean, tidy and sanitary condition with routine high pressure water cleaning to prevent any accumulations of litter, grime or oily deposits, to the satisfaction of the City of Rockingham.*

Shall be amended to read as follows:

20. The pedestrian area located on Thundelarra Drive and between the Supermarket and retail tenancies shall be maintained in a clean, tidy and sanitary condition with routine high pressure water cleaning to prevent any accumulations of litter, grime or oily deposits, to the satisfaction of the City of Rockingham”

Condition 21 which currently reads:

21. *Prior to applying for a Building Permit, the applicant must demonstrate to the satisfaction of the City of Rockingham that ground floor glazing of the Supermarket fronting Thundelarra Drive, along with the Specialty Shops facing Thundelarra Drive and all windows facing the mall, have a minimum visible light transmission rate of at least 79% and a maximum visible reflectivity rate of 9% in order ensure that a commercial, interactive frontage is available to the development from Thundelarra Drive and the mall. The glazing must be thereafter be installed and maintained to the satisfaction of the City of Rockingham for the duration of the development.*

Shall be amended to read as follows:

21. Prior to applying for a Building Permit, the applicant must demonstrate to the satisfaction of the City of Rockingham that ground floor glazing of the tenancies fronting Thundelarra Drive and the internal pedestrian and access (sleeving the Supermarket tenancy) have a minimum visible light transmission rate of at least 79% and a maximum visible reflectivity rate of 9% in order ensure that a commercial, interactive frontage is available to the development from Thundelarra Drive and the pedestrian access. The glazing must be thereafter be installed and maintained to the satisfaction of the City of Rockingham for the duration of the development.



**Karen Hyde**  
Presiding Member, Metro Outer DAP



Condition 22 which currently reads:

22. *Entries and window frontages of the Supermarket and specialty shop tenancies facing Thundelarra Drive and the mall must contain clear, transparent glass, and not be covered, closed or screened off (including by means of dark or other tinting, shutters, curtains, blinds, posters, paint, roller doors or similar), to ensure that visibility and a commercial, interactive frontage is available between the development and Thundelarra Drive at all times*

Shall be amended to replace the term “specialty shop” with “retail” and remove reference to “the mall” to read as follows:

22. Entries and window frontages of the Supermarket, retail tenancies facing Thundelarra Drive and the retail tenancies fronting the pedestrian access must contain clear, transparent glass, and not be covered, closed or screened off (including by means of dark or other tinting, shutters, curtains, blinds, posters, paint, roller doors or similar), to ensure that visibility and a commercial, interactive frontage is available between the development and Thundelarra Drive at all times.

Condition 23 which currently reads:

23. *The internal layout of the Supermarket shall ensure Supermarket aisles do not extend to the windows fronting Thundelarra Drive, and shelving and storage be located to ensure no obstruction of windows occurs, in order to maintain the view between Thundelarra Drive and the Supermarket tenancy.*

Shall be deleted as the revised design has removed this requirement for the Supermarket.

Condition 25 which currently reads:

25. *The awning in front of the specialty shops on Thundelarra Drive shall be extended south by 3.5m to provide weather protection for the bike parking area.*

Shall be deleted as the awning extension has been shown on the plans to be endorsed with bike parking dispersed more equitably across the development.

Condition 26 which currently reads:

26. *Bollards must be installed at both ends of the mall to ensure no vehicle access along the mall. All other parking bays to contain wheel stops to prevent vegetation damage, and prevent encroachment to the pedestrian movement network.*

To be amended, deleting the requirement for bollards to the mall, to read as follows:

26. All Parking bays shall contain wheel stops to prevent vegetation damage and prevent encroachment to the pedestrian movement network.



**Karen Hyde**  
Presiding Member, Metro Outer DAP



### New Condition

1. Prior to applying for a Building Permit for the Supermarket, an Acoustic Report prepared by a suitably qualified acoustic consultant and demonstrating compliance with the *Environmental Protection (Noise) Regulations 1997*, must be submitted to and approved by the City of Rockingham. The acoustic report shall, at a minimum but not be limited to, addressing mechanical plant elements and any attenuation measures required for mechanical plant and any other noise sources operating simultaneously.

### New Advice Note

1. The applicant is advised, the five (5) retail tenancies forming part of the Mixed Commercial development have been considered on the basis that the intended land uses are to be consistent with the definition of "Shop", "Lunch Bar" and/or "Restaurant/Café" as defined in the City of Rockingham Town Planning Scheme No.2.

All other conditions and requirements detailed on the previous approval dated 20 March 2024 shall remain unless altered by this application.

### AMENDING MOTION 1

**Moved by:** Eugene Koltasz

**Seconded by:** Karen Hyde

That Condition No. 22 be amended to read as follows:

*Entries and window frontages of the Supermarket, retail tenancies facing Thundelarra Drive and the retail tenancies fronting the pedestrian access must contain clear, transparent glass, and not be covered, closed or screened off (including by means of dark or other tinting, shutters, ~~curtains, blinds,~~ posters, paint, roller doors or similar), to ensure that visibility and a commercial, interactive frontage is available between the development and Thundelarra Drive at all times.*

That a new Condition No. 23 be added to read as follows and remaining conditions renumbered:

*Internal curtains and blinds can be installed in the tenancies facing Thunderlarra Drive to mitigate solar and glare access into those tenancies.*

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

**REASON:** Given the three tenancies on Thundelarra Drive are west facing and likely to incur low level direct sunshine and potential glare at times through the year, the panel were of the opinion that some form of internal shade would be appropriate to ensure the amenity of employees and customers alike. The amended condition provided clarity in this regard.

**Karen Hyde**  
Presiding Member, Metro Outer DAP



## SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Outer Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/23/02447 as detailed on the DAP Form 2 dated 22 July 2025 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*; and
2. **Approve** DAP Application reference DAP/23/02447, with the list of updated accompanying plans and documents as follows:
  - DA103 – Site Plan - Revision C and dated 30 October 2025;
  - DA000 – Cover Sheet – Revision B and dated 26 September 2025;
  - DA002 – Perspective – Revision B and dated 26 September 2025;
  - DA003 – Perspective – Revision B and dated 26 September 2025;
  - DA004 – Perspective – Revision B and dated 26 September 2025;
  - DA005 – Perspective – Revision B and dated 26 September 2025;
  - DA006 – Perspective – Revision B and dated 26 September 2025;
  - DA007 – Perspective – Revision B and dated 26 September 2025;
  - DA008 – Perspective – Revision B and dated 26 September 2025;
  - DA200 – Ground Floor Plan – Revision B and dated 26 September 2025;
  - DA201 – Proposed Mezzanine – Revision B and dated 26 September 2025;
  - DA202 – Roof Plan – Revision B and dated 26 September 2025;
  - DA300 – Sections – Revision B and dated 26 September 2025;
  - DA400 – Elevations – Revision B and dated 26 September 2025;
  - DA401 – Elevations – Revision B and dated 26 September 2025;
  - DA402 – Elevations – Revision B and dated 26 September 2025;
  - DA500 – Proposed Signage Schedule – Revision C and dated 30 October 2025;
  - DA600 – NLA + GLAR Plan – Revision B and dated 26 September 2025;
  - DA700 – Material Schedule – Revision B and dated 26 September 2025;
  - DA800 – Pedestrian Movement Diagram – Revision A and dated 17 October 2025;
  - Traffic Impact Assessment (July 2025), including Technical Note No.1 (Dated 3 October 2025);
  - Environmental Noise Assessment (Acoustic Report) (Dated 3 October 2025)

in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the City of Rockingham Town Planning Scheme No. 2, for the proposed minor amendment to the approved Mixed Commercial development (Golden Bay Neighbourhood Centre) dated 20 March 2024 at No.2 Aurea Boulevard Golden Bay, subject to the following conditions:



**Karen Hyde**  
Presiding Member, Metro Outer DAP



## Amended Conditions

Condition 6 (iii) which reads:

- (iii) *Provide seven (7) car parking space(s) dedicated to people with disabilities, which are designed, constructed, sealed, kerbed, drained and marked in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities and which are linked to the main entrance of the development by a continuous accessible path of travel designed and constructed in accordance with Australian Standard AS 1428.1—2009, Design for access and mobility, Part 1:General Requirements for access—New building work.*

Shall be amended to read as follows:

- (iii) Provide five (5) car parking space(s) dedicated to people with disabilities, which are designed, constructed, sealed, kerbed, drained and marked in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2022, Parking facilities, Part 6: Off-street parking for people with disabilities and which are linked to the main entrance of the development by a continuous accessible path of travel designed and constructed in accordance with Australian Standard AS 1428.1—2009, Design for access and mobility, Part 1:General Requirements for access—New building work.

Condition 7 which currently reads:

7. *The Environmental Noise Assessment prepared by Lloyd George Acoustics dated 28 April 2023 (ref: 22117749-01A), shall be implemented in the design, construction and ongoing operation of the development at all times to the satisfaction of the City of Rockingham, including but not limited to the following requirements:*
- (i) *The Supermarket loading bay to be screened as follows:*
- (a) *A 3.0m acoustic screen wall to be constructed on the northern side of the Supermarket loading bay, and extended the length of the loading bay, of solid construction (no gaps) and of material with a minimum surface mass of 15kg/m<sup>2</sup>.*
- (b) *The design and finish of the screen wall to be designed, coloured and articulated to provide an attractive appearance to Wyloo Lane, to the satisfaction of the City of Rockingham.*
- (c) *The loading bay overhead (roof) structure to extend at least 4m across the loading bay and be lined with an absorptive material such as anticon insulation. No gaps shall exist between the overhead section and the vertical acoustic screenwall.*
- (ii) *A solid screen wall to be constructed in the vicinity of the Liquor Store bin area fronting Warnbro Sound Avenue, of minimum height 1.6m and of minimum surface mass of 4kg/m<sup>2</sup>, and be free of gaps, as shown on the approved plans. The screening to be of a masonry construction and of a suitable design complementing the overall development, as illustrated in the Material Schedule, to ensure an attractive appearance to Warnbro Sound Avenue and internal to the site to the satisfaction of the City of Rockingham, having regard to the high level of visibility of the screen wall to Warnbro Sound Avenue.*



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Presiding Member, Metro Outer DAP



- (iv) *Acoustic screening around the northern and western edges of the Supermarket to air conditioning and refrigeration equipment in order to protect existing and future residential development from noise, in accordance with the Environmental Protection (Noise) Regulations 1997.*
- (v) *Use of broadband type reversing alarms for delivery vehicles rather than standard tonal alerts.*
- (vi) *Delivery vehicles are not allowed to idle within the loading bays, and are required to be switched off during loading and unloading periods.*
- (vii) *Bin servicing via Wyloo Lane shall occur only between 7am and 6pm Mondays to Fridays and 9am to 5pm on Saturdays; and 7am to 7pm Mondays to Saturdays otherwise. No bin servicing shall occur on a Sunday.*
- (viii) *Any external music or the like shall be low level and inaudible at residences.*
- (ix) *Section 5 recommendations in the Environmental Noise Assessment or mechanical plant shall be implemented.*

Shall be amended to read as follows:

7. The Environmental Noise Assessment prepared by Lloyd George Acoustics dated 3 October 2025 (ref: 22117749-01B; Revision C), shall be implemented in the design, construction and ongoing operation of the development at all times to the satisfaction of the City of Rockingham, including but not limited to the following requirements:
- (i) The Supermarket loading bay to be screened as follows:
    - (a) A 3.5m acoustic screen wall to be constructed on the northern side of the Supermarket loading bay, and extended the length of the loading bay, of solid construction (no gaps) and of material with a minimum surface mass of 15kg/m<sup>2</sup>.
    - (b) The design and finish of the screen wall to be designed, coloured and articulated to provide an attractive appearance to Wyloo Lane, to the satisfaction of the City of Rockingham.
  - (ii) Use of broadband type reversing alarms for delivery vehicles rather than standard tonal alerts.
  - (iii) Delivery vehicles are not allowed to idle within the loading bays, and are required to be switched off during loading and unloading periods.
  - (iv) Refrigerated delivery trucks to the supermarket tenancy must shut off engines and mounted condenser units when delivering during the night (10.00pm to 7.00am Monday to Saturday and before 9am on Sundays/Public Holidays).
  - (v) Bin servicing shall occur only between 7am and 6pm Mondays to Fridays and 9am to 5pm on Saturdays. No bin servicing shall occur on a Sunday.
  - (vi) Any external music or the like shall be low level and inaudible at residences.
  - (vii) Section 5 recommendations in the Environmental Noise Assessment for mechanical plant shall be implemented.

Condition 8 which read as follows:

- 8 *Deliveries via Wyloo Lane shall only occur between 6am to 6pm Monday to Friday, and 9am to 5pm on Saturdays. No deliveries are permitted on Sundays. Signage shall be positioned at the entry to the site from Wyloo Lane specifying delivery times, to minimise adverse impacts on the amenity of the adjacent residence(s).*



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Shall be deleted as Wyloo Lane access has been removed.

Condition 20 which currently reads:

20. *The mall area located between the Supermarket and specialty shops shall be maintained in a clean, tidy and sanitary condition with routine high pressure water cleaning to prevent any accumulations of litter, grime or oily deposits, to the satisfaction of the City of Rockingham.*

Shall be amended to read as follows:

20. The pedestrian area located on Thundelarra Drive and between the Supermarket and retail tenancies shall be maintained in a clean, tidy and sanitary condition with routine high pressure water cleaning to prevent any accumulations of litter, grime or oily deposits, to the satisfaction of the City of Rockingham”

Condition 21 which currently reads:

21. *Prior to applying for a Building Permit, the applicant must demonstrate to the satisfaction of the City of Rockingham that ground floor glazing of the Supermarket fronting Thundelarra Drive, along with the Specialty Shops facing Thundelarra Drive and all windows facing the mall, have a minimum visible light transmission rate of at least 79% and a maximum visible reflectivity rate of 9% in order ensure that a commercial, interactive frontage is available to the development from Thundelarra Drive and the mall. The glazing must be thereafter be installed and maintained to the satisfaction of the City of Rockingham for the duration of the development.*

Shall be amended to read as follows:

21. Prior to applying for a Building Permit, the applicant must demonstrate to the satisfaction of the City of Rockingham that ground floor glazing of the tenancies fronting Thundelarra Drive and the internal pedestrian and access (sleeving the Supermarket tenancy) have a minimum visible light transmission rate of at least 79% and a maximum visible reflectivity rate of 9% in order ensure that a commercial, interactive frontage is available to the development from Thundelarra Drive and the pedestrian access. The glazing must be thereafter be installed and maintained to the satisfaction of the City of Rockingham for the duration of the development.

Condition 22 which currently reads:

22. *Entries and window frontages of the Supermarket and specialty shop tenancies facing Thundelarra Drive and the mall must contain clear, transparent glass, and not be covered, closed or screened off (including by means of dark or other tinting, shutters, curtains, blinds, posters, paint, roller doors or similar), to ensure that visibility and a commercial, interactive frontage is available between the development and Thundelarra Drive at all times*

Shall be amended to replace the term “specialty shop” with “retail” and remove reference to “the mall” to read as follows:



**Karen Hyde**  
Presiding Member, Metro Outer DAP



22. Entries and window frontages of the Supermarket, retail tenancies facing Thundelarra Drive and the retail tenancies fronting the pedestrian access must contain clear, transparent glass, and not be covered, closed or screened off (including by means of dark or other tinting, shutters, posters, paint, roller doors or similar), to ensure that visibility and a commercial, interactive frontage is available between the development and Thundelarra Drive at all times.

Condition 23 (Now Condition No. 24) which currently reads:

24. *The internal layout of the Supermarket shall ensure Supermarket aisles do not extend to the windows fronting Thundelarra Drive, and shelving and storage be located to ensure no obstruction of windows occurs, in order to maintain the view between Thundelarra Drive and the Supermarket tenancy.*

Shall be deleted as the revised design has removed this requirement for the Supermarket.

Condition 25 (Now Condition No.26) which currently reads:

26. *The awning in front of the specialty shops on Thundelarra Drive shall be extended south by 3.5m to provide weather protection for the bike parking area.*

Shall be deleted as the awning extension has been shown on the plans to be endorsed with bike parking dispersed more equitably across the development.

Condition 26 (Now Condition No. 27) which currently reads:

27. *Bollards must be installed at both ends of the mall to ensure no vehicle access along the mall. All other parking bays to contain wheel stops to prevent vegetation damage, and prevent encroachment to the pedestrian movement network.*

To be amended, deleting the requirement for bollards to the mall, to read as follows:

27. All Parking bays shall contain wheel stops to prevent vegetation damage and prevent encroachment to the pedestrian movement network.

### **New Condition**

2. Prior to applying for a Building Permit for the Supermarket, an Acoustic Report prepared by a suitably qualified acoustic consultant and demonstrating compliance with the *Environmental Protection (Noise) Regulations 1997*, must be submitted to and approved by the City of Rockingham. The acoustic report shall, at a minimum but not be limited to, addressing mechanical plant elements and any attenuation measures required for mechanical plant and any other noise sources operating simultaneously.
23. Internal curtains and blinds can be installed in the tenancies facing Thundelarra Drive to mitigate solar and glare access into those tenancies.



**Karen Hyde**  
Presiding Member, Metro Outer DAP



### New Advice Note

2. The applicant is advised, the five (5) retail tenancies forming part of the Mixed Commercial development have been considered on the basis that the intended land uses are to be consistent with the definition of "Shop", "Lunch Bar" and/or "Restaurant/Café" as defined in the City of Rockingham Town Planning Scheme No.2.

All other conditions and requirements detailed on the previous approval dated 20 March 2024 shall remain unless altered by this application.

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

**REASON:** The panel accepted the proposed changes as a Form 2 application which did not substantially change the land uses and layout. The changes to remove the internal Mall and to orientate active uses on the 'Main Street' were regarded as positive improvements which would enhance the centre in line with objectives of the planning framework. Other minor modifications to vehicular crossovers were acceptable and supported by technical explanations. The set of amended and additional conditions were acceptable and agreed between applicant and City technical officers and with minor amendments by the panel the overall changes to the development was approval were unanimously supported.

### 5. Section 31 SAT Reconsiderations

*Mayor Lorna Buchan and Cr Mark Jones (Local Government DAP Member, City of Rockingham) left the panel at 10:07am.*



**Karen Hyde**  
Presiding Member, Metro Outer DAP



## PART C – CITY OF SWAN

*Cr Rod Henderson and Cr Jennifer Catalano (Local Government DAP Member, City of Swan) joined the panel at 10:01am.*

### 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 380 (No.483) Beechboro Road North, Beechboro - Child Care Premises – DAP/25/02961

##### Deputations

Carlo Famiano (CF Town Planning and Development) 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:** Eugene Koltasz

**Seconded by:** Karen Hyde

That the Metro Outer Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/25/02961 is appropriate for consideration as a “Child Care Premises” land use and compatible with the objectives of the zoning table in accordance with Clause 4.2.7 of the City of Swan Local Planning Scheme No. 17; and
2. **Approve** DAP Application reference DAP/25/02961 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 approval is for a ‘Child Care Premises’ 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.

**Karen Hyde**  
Presiding Member, Metro Outer DAP



2. The approved 'Child Care Premises' must comply in all respects with the attached approved plans, as dated, marked and stamped by the City of Swan. The plans approved as part of this application form part of the development approval issued.
3. All building works to be carried out under this development approval are required to be contained within the boundaries of the subject lot.
4. The 'Child Care Premises' is limited to a maximum of 84 children and 16 staff at any given time.
5. Standard operations of the site shall only occur between 6:30am and 6:30pm Monday – Friday with children not permitted to use the 'Outdoor Play Area' prior to 7am.
6. Prior to occupation or use of the development, 19 vehicle 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).
7. 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.
8. Prior to the occupation or use of the development, the redundant crossover to Lot 380 (No.483) Beechboro Road North, Beechboro, as shown on the approved plans, must be removed and the verge, kerb and footpath reinstated to the specification and satisfaction of the City of Swan.
9. Prior to a building permit being issued, stormwater disposal plans, details and calculations must be submitted for approval by the City of Swan. All stormwater produced from this property including subsoil drainage must be collected and disposed into the City's drainage system in accordance with the City's requirements.
10. All crossovers must be built and maintained in accordance with the City's specifications.
11. A refuse bin area adequate to service the development and in compliance with the City of Swan Health Local Law 2002 (Part 4) shall be provided to the satisfaction of the City's Manager of Health & Building before the development is occupied or used.
12. The carrying on of the development must not cause dust nuisance to neighbours. Where appropriate such measures as installation of sprinklers, use of water tanks, mulching or other land management systems should be installed or implemented to prevent or control dust nuisance, and such measures shall be installed or implemented within the time and in the manner directed by the City of Swan if it is considered that a dust nuisance exists.



**Karen Hyde**  
Presiding Member, Metro Outer DAP



13. Prior to the commencement of works, a Sustainability Strategy shall be submitted to the satisfaction of the City of Swan. The strategy shall address but is not limited to end-of-trip facilities, water capture, food gardens, recycling (existing building materials and kitchen scraps), heat pumps for hot water, solar panels and electric vehicle charging stations.
14. Provision must be made for access and facilities for use of people with disabilities in accordance with provisions of the Building Code of Australia and AS 1428.1
15. All noise attenuation measures, identified by the Environmental Assessment (Ref. 2507074, Rev 0) dated 21 July 2025 and prepared by 'N.M Della Gatta' are to be implemented prior to occupancy of the development and the requirements of the Environmental Noise Assessment are to be observed at all times.
16. The approved landscaping plan must be implemented within the first available planting season after the initial 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 planting seasons following implementation must be replaced in consultation with, and to the satisfaction of the City of Swan.
17. The recommendations are measures contained within the approved Waste Management Plan prepared for Lot 380 (No.483) Beechboro Road North, Beechboro dated 14 October 2025 are to be implemented throughout the life of the development to the satisfaction of the City of Swan.
18. Any additional development, which is not in accordance with the application (the subject of this approval) or any condition of approval, will require further approval of the City.
19. Any asbestos must be handled, used, removed and disposed of in accordance with the Health (Asbestos) Regulations 1992 and the Environmental Protection (Controlled Waste) Regulations 2001. Please contact the Department of Environmental Protection to ensure compliance with the removal and transport of the asbestos.
20. This approval does not constitute approval for signage on the premises. The applicant/owner is advised that signage that does not meet the exemption criteria set out in Schedule 5A of the City's Local Planning Scheme No.17 will require a separate development approval and possibly a building permit.



**Karen Hyde**  
Presiding Member, Metro Outer DAP



## AMENDING MOTION 1

**Moved by:** Eugene Koltasz

**Seconded by:** Karen Hyde

That a new Condition no. 21 be added to read as follows:

***Prior to application for a building permit, a car parking and operational management plan shall be submitted to the satisfaction of the City of Swan. Parking and Operational Management Plan shall show staff parking bays to be designated to the rear of the carpark. It should also address issues of complaints and delivery and service vehicles at the site.***

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

**REASON:** As the development was situated in proximity to residential development and given the fact that an operator had still to be appointed, the panel felt that an Operational Management Plan which included aspects pertaining to parking, service and delivery management and a methodology for managing any complaints relating to day to day operations, should be prepared at the appropriate time to the satisfaction of the City. The proponent and City technical officers indicated that this would be normal practice.

## AMENDING MOTION 2

**Moved by:** Karen Hyde

**Seconded by:** Cr Rod Henderson

That Condition No. 16 be amended to read as follows:

***A revised Landscape plan to be submitted prior to application for a building permit, to align with the recommendations of the approved Environmental Noise Assessment to the satisfaction of the city. The approved landscaping plan must be implemented within the first available planting season after the initial 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 planting seasons following implementation must be replaced in consultation with, and to the satisfaction of the City of Swan.***

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

**REASON:** The Concept Landscape Plan submitted with development plans appeared to include play items and design elements which do not align with Noise Management recommendations supporting the application. Specifically, there are music elements and play panel on fences adjacent to the interface with residential properties which may need to be reviewed. The revised condition therefore facilitates closer alignment between the technical supporting documents in the context of the location and proximity to residential properties.

**Karen Hyde**  
Presiding Member, Metro Outer DAP



## **SUBSTANTIVE MOTION (AS AMENDED)**

That the Metro Outer Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/25/02961 is appropriate for consideration as a “Child Care Premises” land use and compatible with the objectives of the zoning table in accordance with Clause 4.2.7 of the City of Swan Local Planning Scheme No. 17; and
2. **Approve** DAP Application reference DAP/25/02961 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 approval is for a ‘Child Care Premises’ 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.
2. The approved ‘Child Care Premises’ must comply in all respects with the attached approved plans, as dated, marked and stamped by the City of Swan. The plans approved as part of this application form part of the development approval issued.
3. All building works to be carried out under this development approval are required to be contained within the boundaries of the subject lot.
4. The ‘Child Care Premises’ is limited to a maximum of 84 children and 16 staff at any given time.
5. Standard operations of the site shall only occur between 6:30am and 6:30pm Monday – Friday with children not permitted to use the ‘Outdoor Play Area’ prior to 7am.
6. Prior to occupation or use of the development, 19 vehicle 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).
7. 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.
8. Prior to the occupation or use of the development, the redundant crossover to Lot 380 (No.483) Beechboro Road North, Beechboro, as shown on the approved plans, must be removed and the verge, kerb and footpath reinstated to the specification and satisfaction of the City of Swan.



**Karen Hyde**  
Presiding Member, Metro Outer DAP



9. Prior to a building permit being issued, stormwater disposal plans, details and calculations must be submitted for approval by the City of Swan. All stormwater produced from this property including subsoil drainage must be collected and disposed into the City's drainage system in accordance with the City's requirements.
10. All crossovers must be built and maintained in accordance with the City's specifications.
11. A refuse bin area adequate to service the development and in compliance with the City of Swan Health Local Law 2002 (Part 4) shall be provided to the satisfaction of the City's Manager of Health & Building before the development is occupied or used.
12. The carrying on of the development must not cause dust nuisance to neighbours. Where appropriate such measures as installation of sprinklers, use of water tanks, mulching or other land management systems should be installed or implemented to prevent or control dust nuisance, and such measures shall be installed or implemented within the time and in the manner directed by the City of Swan if it is considered that a dust nuisance exists.
13. Prior to the commencement of works, a Sustainability Strategy shall be submitted to the satisfaction of the City of Swan. The strategy shall address but is not limited to end-of-trip facilities, water capture, food gardens, recycling (existing building materials and kitchen scraps), heat pumps for hot water, solar panels and electric vehicle charging stations.
14. Provision must be made for access and facilities for use of people with disabilities in accordance with provisions of the Building Code of Australia and AS 1428.1
15. All noise attenuation measures, identified by the Environmental Assessment (Ref. 2507074, Rev 0) dated 21 July 2025 and prepared by 'N.M Della Gatta' are to be implemented prior to occupancy of the development and the requirements of the Environmental Noise Assessment are to be observed at all times.
16. A revised Landscape plan to be submitted prior to application for a building permit, to align with the recommendations of the approved Environmental Noise Assessment to the satisfaction of the city. The approved landscaping plan must be implemented within the first available planting season after the initial 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 planting seasons following implementation must be replaced in consultation with, and to the satisfaction of the City of Swan.
17. The recommendations are measures contained within the approved Waste Management Plan prepared for Lot 380 (No.483) Beechboro Road North, Beechboro dated 14 October 2025 are to be implemented throughout the life of the development to the satisfaction of the City of Swan.



**Karen Hyde**  
Presiding Member, Metro Outer DAP



18. Any additional development, which is not in accordance with the application (the subject of this approval) or any condition of approval, will require further approval of the City.
19. Any asbestos must be handled, used, removed and disposed of in accordance with the Health (Asbestos) Regulations 1992 and the Environmental Protection (Controlled Waste) Regulations 2001. Please contact the Department of Environmental Protection to ensure compliance with the removal and transport of the asbestos.
20. This approval does not constitute approval for signage on the premises. The applicant/owner is advised that signage that does not meet the exemption criteria set out in Schedule 5A of the City's Local Planning Scheme No.17 will require a separate development approval and possibly a building permit.
21. Prior to application for a building permit, a car parking and operational management plan shall be submitted to the satisfaction of the City of Swan. Parking and Operational Management Plan shall show staff parking bays to be designated to the rear of the carpark. It should also address issues of complaints and delivery and service vehicles at the site.

**The Substantive Motion (as amended) was put and CARRIED (4/1).**

For: Karen Hyde  
Eugene Koltasz  
Heidi Herget  
Cr Rod Henderson

Against: Cr Jennifer Catalano

**REASON:** The proposal is on a site with a former land use of consulting rooms and also in proximity to other commercial land uses. This context represented an appropriate location within a growing population catchment for a Child Care Centre. The design, which was supported by the local Design Review Panel was regarded as relatively modest and of a residential style. Variations to standards for parking and landscape were regarded as minor and acceptable given the supporting technical information which demonstrated consistency with performance criteria. However, the panel expressed a view that further technical information should be provided to manage the day-to-day operations and to review some of the landscape design in keeping with the noise assessment and the proximity to residential development. The issue of pedestrian safety adjacent to the development was considered in detail by the panel, on balance the information provided demonstrated low vehicular movement patterns, sufficient sightlines and accessible footpaths and therefore on balance the majority of the panel were supportive of the development approval with the addition of new and amended conditions.



**Karen Hyde**  
Presiding Member, Metro Outer DAP



**4. Form 2 DAP Applications**

Nil

**5. Section 31 SAT Reconsiderations**

Nil



**Karen Hyde**  
Presiding Member, Metro Outer DAP



## 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:

Withdrawn SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/24/02689 DR106/2025	City of Kwinana	Lot 9000 (No.129) Orton Road, Casuarina	Extractive Industry (Sand)	16 July 2025

\* Matters finalised during the last meeting cycle.

### 2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 11.12am.

**Karen Hyde**  
Presiding Member, Metro Outer DAP