



## Metro Outer Development Assessment Panel Minutes

**Meeting Date and Time:** Tuesday, 14 October 2025; 9:30am  
**Meeting Number:** MODAP/108  
**Meeting Venue:** 140 William Street, Perth

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

[MODAP/108 - 14 October 2025 - City of Rockingham - Shire of Mundaring](#)

### **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 500 (No.434) Safety Bay Road, Safety Bay – Proposed Tavern Amendment – DAP/23/02551
5. Section 31 SAT Reconsiderations

### **PART C – Shire of Mundaring**

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
  - 3.1 Lot No.9 (No.22) Coongan Avenue, Greenmount – Proposed Aged Care Facility Building – DAP/25/02941
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

**Eugene Koltasz**  
Presiding Member, Metro Outer DAP



<b>DAP Members</b>
Eugene Koltasz (Presiding Member)
Dale Page (Deputy Presiding Member)
Peter Lee
Cr Mark Jones (Part B – City of Rockingham)
Cr Dawn Jecks (Part B – City of Rockingham)
Cr Prapti Mehta (Part C – Shire of Mundaring)
Cr Karen Beale (Part C – Shire of Mundaring)

<b>DAP Secretariat</b>
Zoe Hendry
Kristen Gray

<b>Officers/Technical Advisors in Attendance</b>
Part B – City of Rockingham
Mike Ross
Chris Parlane
Michael Howes
Part C – Shire of Mundaring
Andrew Bratley
Scott Price
Jim Polinelli
Shekofeh Elhani
Taryn King

**Eugene Koltasz**  
Presiding Member, Metro Outer DAP



<b>Applicant and Submitters</b>
Part B – City of Rockingham
Aoise Noone (Planning Solutions) Ross Underwood (Planning Solutions) Arthur Barrett (BB Holdings (WA) Pty Ltd) Shane Fragomeni (Motivo Studio) Matthew Nolan (Lloyd George Acoustics)
Part C – Shire of Mundaring
David Read (Element Advisory) Alana Jennings (Element Advisory) Daniel Fladers (Regis) Philip Lew (LW Architects)

#### **Members of the Public / Media**

There were 3 members of the public in attendance.

#### **Observers via livestream**

There were 2 persons observing the meeting via the livestream.

**Eugene Koltasz**  
Presiding Member, Metro Outer DAP



## PART A – INTRODUCTION

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

The Presiding Member declared the meeting open at 9:33am on 14 October 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 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

Deputy Lord Mayor Lorna Buchan (Local Government DAP Member, City of Rockingham)  
Cr Luke Ellery (Local Government DAP Member, Shire of Mundaring)

### 3. Noting of Minutes

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

Eugene Koltasz  
Presiding Member, Metro Outer DAP



## **PART B – City of Rockingham**

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

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 13 October 2025.

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

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

Nil.

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

Nil.

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

#### **4.1 Lot 500 (No.434) Safety Bay Road, Safety Bay – Proposed Tavern Amendment – DAP/23/02551**

##### **Deputations**

Aoise Noone (Planning Solutions) addressed the DAP in support of the application at Item 4.1.

Ross Underwood (Planning Solutions) addressed the DAP in relation to the application at Item 4.1 and responded to questions from the panel.

The panel noted a written submission against the application at Item 4.1. was received from Paul Spittle.

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

**Eugene Koltasz**  
Presiding Member, Metro Outer DAP



## SUBSTANTIVE MOTION

**Moved by:** Cr Mark Jones

**Seconded by:** Dale Page

That the MODAP resolves to:

1. **Accept** that the DAP Application reference DAP23/02551 as detailed on the DAP Form 2 dated 9 May 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 DAP23/02551 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015 and City of Rockingham Town Planning Scheme No. 2, for the proposed amendment to the approved Mixed Commercial Development dated 9 April 2024 at No.434 Safety Bay Road, Safety Bay.

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

**REASON:** Although the application proposes changes to site layout and parking configuration, the panel was satisfied that the changes fall within the scope of a Form 2 application. The nature of and intensity of use is unchanged as is the impact it will have in terms of traffic and parking and the RAR demonstrates that noise will still fall within the tolerable thresholds in the Noise Regulations. In terms of design, the panel was of the view the design is an improvement, with the tavern facing the foreshore, and the original design cues having been retained in the development. Although there is one section of retaining that does not meet the Deemed-To-Comply requirements of the Codes, the impact of this is negligible and the City's RAR has provided a very thorough assessment which demonstrates that the wall still achieves the relevant Design Principle of the Codes. The panel was satisfied that the amended proposal addresses the matters to be considered under clause 67 of the Planning Regulations, the City's planning scheme and relevant policies and relevant requirements of the R-Codes. The panel noted there were a few objections received to the amendment but were satisfied that these either relate to matters that were covered off in the original approval; or are not the subject of this Form 2; or have been appropriately addressed in the City's report.

### 5. Section 31 SAT Reconsiderations

Nil.

*Cr Mark Jones and Cr Dawn Jecks (Local Government DAP Member, City of Rockingham) left the panel at 9:59am.*

**Eugene Koltasz**  
Presiding Member, Metro Outer DAP



## PART C – Shire of Mundaring

*Cr Prapti Mehta and Cr Karen Beale (Local Government DAP Member, Shire of Mundaring) joined the panel at 10:02am.*

### 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

DAP Member, Cr Luke Ellery, declared an impartiality interest in item 3.1. Cr Ellery's grandmother is a resident at the aged care centre.

In accordance with section 3.3 of the DAP Code of Conduct 2025, the Presiding Member determined that the member listed above, who have disclosed an impartiality interest, was not permitted to participate in the discussion and voting on the item.

### 3. Form 1 DAP Applications

#### 3.1 Lot No.9 (No.22) Coongan Avenue, Greenmount – Proposed Aged Care Facility Building – DAP/25/02941

##### Deputations

Garry White addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

George Foulkes-Taylor addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

Brian Newman addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

Daniel Flanders (Regis) addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

David Read (Element Advisory) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

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

**Eugene Koltasz**  
Presiding Member, Metro Outer DAP



## SUBSTANTIVE MOTION

**Moved by:** Cr Prapti Mehta

**Seconded by:** Cr Karen Beale

That the Metro Outer DAP resolves to:

1. **Accept** that the DAP Application reference DAP/25/02941 is appropriate for consideration as a "Nursing Home" land use and is compliant with the Special Uses stated under item 4 Schedule 4 of the Shire of Mundaring Local Planning Scheme No. 4.
2. **Approve** DAP Application reference DAP/25/02941 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Shire of Mundaring Local Planning Scheme No. 4, subject to the following conditions:

### Conditions

1. This decision constitutes planning approval only and is valid for a period of four 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.
2. The development shall comply with the approved plans unless approval is granted by the Shire of Mundaring for any minor variation made necessary by detailed design.
3. The landowner(s) shall either:
  - i) Provide public art on the subject site, with a minimum value of \$240,000 [Option 1]; OR
  - ii) Pay \$240,000, which equates to 1% of the construction cost for the overall development, in lieu of providing public art on the subject site [Option 2].

If Option 1 is elected, the public art design shall be submitted to and approved by the Shire prior to lodgement of the Building Permit application.

The public art shall be installed prior to commencement of use/occupation of any part of the development and thereafter maintained for the life of the development to the satisfaction of the Shire.

If Option 2 is elected, the cash-in-lieu amount shall be paid in full to the Shire prior to lodgement of the Building Permit application.

**Eugene Koltasz**  
Presiding Member, Metro Outer DAP





4. Prior to obtaining a building permit or commencing site works, the landowner/applicant shall submit a construction management plan to the satisfaction of the Shire of Mundaring. The construction management plan shall detail measures to minimise nuisance to neighbours (including dust, noise, waste and vehicle parking), and also protect the significant trees mentioned in the Shire's Local Heritage Survey, during site works and construction. Works shall thereafter be completed in accordance with the approved construction management plan.
5. Prior to commencement of use, all car parking bays and manoeuvring/circulation areas shown on the approved plans shall be sealed/paved, surface marked in accordance with Australian Standard 2890.1 - Off-street car parking and Australian Standard 2890.6 - Off-street parking for people with disabilities (where relevant), kerbed and drained and thereafter maintained by the landowner(s) for the life of the development to the satisfaction of the Shire of Mundaring.
6. Prior to the practicable completion of the aged care facility development, all landscaping shall be planted in accordance with the approved landscaping plan and be maintained thereafter by the owner of the subject site, for the life of the development to the satisfaction of the Shire of Mundaring.
7. All stormwater must be managed onsite to prevent erosion and transportation of water borne pollutants, to the satisfaction of the Shire of Mundaring.
8. No street trees on the verge are to be removed, relocated or replaced, except with the prior written consent of the Shire.
9. All significant trees shown on the site plan shall be retained.
10. Measures to protect the significant trees during construction works shall include Tree Protection Zones (TPZs) in accordance with AS 4970-2007. Protection of trees on development sites require the TPZs to be fenced, creating a physical barrier from construction impacts.
11. All staff and visitor vehicle access to the site to be via Coongan Avenue once the proposed undercroft basement parking area becomes available for non-building related activity.
12. No vehicle access to the site via Wortley Road after demolition works are finalised.
13. No vehicle access to the site via Chiraz Street.
14. Prior to the practicable completion of the proposed aged care facility building, the proposed drop off bays being marked and/or sign posted as being 'drop off/pick up bays only', and be maintained thereafter, by the owner of the subject site for the life of the development to the satisfaction of the Shire of Mundaring.

**Eugene Koltasz**  
Presiding Member, Metro Outer DAP



15. Prior to the practicable completion of the proposed aged care facility building, the conservation and maintenance works recommended in the Undercliffe Conservation Management Strategy dated January 2024 be undertaken, and Undercliffe House be maintained thereafter, by the owner of the subject site to the satisfaction of the Shire of Mundaring.
16. This noise sensitive development adjacent to a major transport corridor must implement measures to ameliorate the impact of transport noise. The development is to comply and implement the Acoustic Report prepared by Lloyd George Acoustics dated 9 May 2025 (ref 25019799-01A), revision A with the following amendment:
  - a) The report must provide detailed construction specifications for the northern units (as shown in Figure 5-3) demonstrating that all internal noise levels meet the targets outlined in State Planning Policy 5.4 – Road and Rail Noise.
17. Prior to occupation of the development, certification from a qualified acoustic consultant being submitted, confirming that the recommendations of the approved acoustic report prepared by Lloyd George Acoustics have been implemented is to be provided to the satisfaction of the Shire of Mundaring.
18. A notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the Certificate(s) of Title of the proposed development. The notification is to state:

*"The lots are situated in the vicinity of a transport corridor and are currently affected, or may in the future be affected by transport noise."*
19. No vehicle access shall be permitted onto Great Eastern Highway.
20. Stormwater discharge shall not exceed pre-development discharge to the Great Eastern Highway Road Reserve.
21. All waste collection is to be onsite.

#### Advice Notes

- a) Prior to undertaking any works within the Great Eastern Highway Road Reserve, a Working on Roads Permit must be obtained from Main Roads.
- b) The applicant is required to submit an Application form to undertake works within the road reserve prior to undertaking any works within the road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website > Technical & Commercial > Working on Roads.
- c) The upgrading/widening of Great Eastern Highway is not in Main Roads current 4-year forward estimated construction program and all projects not listed are subject to change without notice, and Main Roads assumes no liability for the information provided.

Eugene Koltasz  
Presiding Member, Metro Outer DAP



## AMENDING MOTION 1

**Moved by:** Dale Page

**Seconded by:** Cr Karen Beale

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

*The landowner(s) shall either:*

- i) *Provide public art on the subject site, with a minimum value of \$240,000 [Option 1]; OR*
- ii) *Pay \$240,000, which equates to 1% of the construction cost for the overall development, in lieu of providing public art on the subject site [Option 2].*

*If Option 1 is elected, the public art design shall be submitted to and approved by the Shire prior to lodgement of the Building Permit application.*

*The public art shall be installed prior to commencement of use/occupation of any part of the development and thereafter maintained for the life of the development to the satisfaction of the Shire.*

*If Option 2 is elected, the cash-in-lieu amount shall be paid in full to the Shire prior to **occupancy**. ~~lodgement of the Building Permit application.~~*

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

**REASON:** Making an application for a building permit creates some confidence that the development will proceed as approved. However, it is still not a guarantee the development will proceed. It is more reasonable, therefore, to require a financial contribution for public art to be made prior to issue of an occupancy certificate.

## AMENDING MOTION 2

**Moved by:** Dale Page

**Seconded by:** Peter Lee

That Condition No.7 be amended to read as follows:

*All stormwater must be managed ~~onsite~~ to prevent erosion and transportation of water borne pollutants, to the satisfaction of the Shire of Mundaring.*

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

**REASON:** The ground conditions do not allow for full onsite disposal. There is an existing connection to the southwest of the site that will need to be maintained. The applicant will work with the Shire to achieve an appropriate level of detention and treatment wherever possible on site, but some overflow discharge is likely. The Shire has agreed to the amended condition.

**Eugene Koltasz**  
Presiding Member, Metro Outer DAP



### AMENDING MOTION 3

**Moved by:** Dale Page

**Seconded by:** Cr Prapti Mehta

That Condition No.9 be amended to read as follows:

*All significant trees shown on the site plan shall be retained **including the significant Eucalypt Tree.***

### PROCEDURAL MOTION

**Moved by:** Cr Karen Beale

**Seconded by:** Dale Page

That the Standing Orders be suspended in accordance with section 5.9.2f of the DAP Standing Orders 2025 to allow members to speak more than once on the same item and continue further debate on Amending Motion No.3.

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

**REASON:** To allow discussion on the significant gum tree.

*The Standing Orders were suspended at 11:15am.*

*The Standing Orders were reinstated at 11:19am.*

**Following discussion in relation to Amending Motion No.3, the Mover and Seconded agreed to withdraw Amending Motion No.3.**

### AMENDING MOTION 4

**Moved by:** Dale Page

**Seconded by:** Eugene Koltasz

The following amendments were made en bloc:

i) That Condition No.12 be amended to read as follows:

*No vehicle access to the site via Wortley Road after demolition works are finalised unless otherwise agreed in writing with the Shire.*

ii) That a new Advice Note No. d) be added to read as follows:

*In relation to condition 12, the applicant and the landowner are advised that the Shire will only grant access for specific maintenance and upkeep purposes.*

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

**REASON:** There will be a need for occasional access for maintenance particularly for fire and landscaping purposes.

Eugene Koltasz  
Presiding Member, Metro Outer DAP



## AMENDING MOTION 5

**Moved by:** Cr Prapti Mehta

**Seconded by:** Cr Karen Beale

That a new Advice Note No. e) be added to read as follows:

*Prior to the issue of building permit the applicant is encouraged to liaise with Shire about the viability of transplanting the significant Gum tree.*

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

**REASON:** To address concerns raised by submitters about removal of the significant gum tree.

## SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Outer DAP resolves to:

1. **Accept** that the DAP Application reference DAP/25/02941 is appropriate for consideration as a "Nursing Home" land use and is compliant with the Special Uses stated under item 4 Schedule 4 of the Shire of Mundaring Local Planning Scheme No. 4;
2. **Approve** DAP Application reference DAP/25/02941 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Shire of Mundaring Local Planning Scheme No. 4, subject to the following conditions:

### Conditions

1. This decision constitutes planning approval only and is valid for a period of four 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.
2. The development shall comply with the approved plans unless approval is granted by the Shire of Mundaring for any minor variation made necessary by detailed design.
3. The landowner(s) shall either:
  - i) Provide public art on the subject site, with a minimum value of \$240,000 [Option 1]; OR
  - ii) Pay \$240,000, which equates to 1% of the construction cost for the overall development, in lieu of providing public art on the subject site [Option 2].

If Option 1 is elected, the public art design shall be submitted to and approved by the Shire prior to lodgement of the Building Permit application.

**Eugene Koltasz**  
Presiding Member, Metro Outer DAP



The public art shall be installed prior to commencement of use/occupation of any part of the development and thereafter maintained for the life of the development to the satisfaction of the Shire.

If Option 2 is elected, the cash-in-lieu amount shall be paid in full to the Shire prior to occupancy

4. Prior to obtaining a building permit or commencing site works, the landowner/applicant shall submit a construction management plan to the satisfaction of the Shire of Mundaring. The construction management plan shall detail measures to minimise nuisance to neighbours (including dust, noise, waste and vehicle parking), and also protect the significant trees mentioned in the Shire's Local Heritage Survey, during site works and construction. Works shall thereafter be completed in accordance with the approved construction management plan.
5. Prior to commencement of use, all car parking bays and manoeuvring/circulation areas shown on the approved plans shall be sealed/paved, surface marked in accordance with Australian Standard 2890.1 - Off-street car parking and Australian Standard 2890.6 - Off-street parking for people with disabilities (where relevant), kerbed and drained and thereafter maintained by the landowner(s) for the life of the development to the satisfaction of the Shire of Mundaring.
6. Prior to the practicable completion of the aged care facility development, all landscaping shall be planted in accordance with the approved landscaping plan and be maintained thereafter by the owner of the subject site, for the life of the development to the satisfaction of the Shire of Mundaring.
7. All stormwater must be managed to prevent erosion and transportation of water borne pollutants, to the satisfaction of the Shire of Mundaring.
8. No street trees on the verge are to be removed, relocated or replaced, except with the prior written consent of the Shire.
9. All significant trees shown on the site plan shall be retained.
10. Measures to protect the significant trees during construction works shall include Tree Protection Zones (TPZs) in accordance with AS 4970-2007. Protection of trees on development sites require the TPZs to be fenced, creating a physical barrier from construction impacts.
11. All staff and visitor vehicle access to the site to be via Coongan Avenue once the proposed undercroft basement parking area becomes available for non-building related activity.
12. No vehicle access to the site via Wortley Road after demolition works are finalised unless otherwise agreed by the Shire.
13. No vehicle access to the site via Chiraz Street.

**Eugene Koltasz**  
Presiding Member, Metro Outer DAP





14. Prior to the practicable completion of the proposed aged care facility building, the proposed drop off bays being marked and/or sign posted as being 'drop off/pick up bays only', and be maintained thereafter, by the owner of the subject site for the life of the development to the satisfaction of the Shire of Mundaring.
15. Prior to the practicable completion of the proposed aged care facility building, the conservation and maintenance works recommended in the Undercliffe Conservation Management Strategy dated January 2024 be undertaken, and Undercliffe House be maintained thereafter, by the owner of the subject site to the satisfaction of the Shire of Mundaring.
16. This noise sensitive development adjacent to a major transport corridor must implement measures to ameliorate the impact of transport noise. The development is to comply and implement the Acoustic Report prepared by Lloyd George Acoustics dated 9 May 2025 (ref 25019799-01A), revision A with the following amendment:
  - a) The report must provide detailed construction specifications for the northern units (as shown in Figure 5-3) demonstrating that all internal noise levels meet the targets outlined in State Planning Policy 5.4 – Road and Rail Noise.
17. Prior to occupation of the development, certification from a qualified acoustic consultant being submitted, confirming that the recommendations of the approved acoustic report prepared by Lloyd George Acoustics have been implemented is to be provided to the satisfaction of the Shire of Mundaring.
18. A notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the Certificate(s) of Title of the proposed development. The notification is to state:

*"The lots are situated in the vicinity of a transport corridor and are currently affected, or may in the future be affected by transport noise."*
19. No vehicle access shall be permitted onto Great Eastern Highway.
20. Stormwater discharge shall not exceed pre-development discharge to the Great Eastern Highway Road Reserve.
21. All waste collection is to be onsite.

#### Advice Notes

- a) Prior to undertaking any works within the Great Eastern Highway Road Reserve, a Working on Roads Permit must be obtained from Main Roads.
- b) The applicant is required to submit an Application form to undertake works within the road reserve prior to undertaking any works within the road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website > Technical & Commercial > Working on Roads.

**Eugene Koltasz**  
Presiding Member, Metro Outer DAP



- c) The upgrading/widening of Great Eastern Highway is not in Main Roads current 4-year forward estimated construction program and all projects not listed are subject to change without notice, and Main Roads assumes no liability for the information provided.
- d) In relation to condition 12, the applicant and the landowner are advised that the Shire will only grant access for specific maintenance and upkeep purposes.
- e) Prior to the issue of building permit the applicant is encouraged to liaise with Shire about the viability of transplanting the significant Gum tree.

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

**REASON:** The development meets the specific scheme requirements for Special Design Area No. 1 and aligns with a key performance area of the Shire's Council Plan. There are no issues in relation to setbacks, overshadowing and visual privacy and although there is a part of the building that exceeds the height requirements of the scheme, the exceedance is negligible and contained to a small part of the building. The Traffic Impact Statement provided with the application did not identify any traffic or parking related issues, and the Shire is satisfied that the development will not have an adverse impact on the local street network. This is largely because there is only one additional unit being created through this development and so there is little to no intensification of use being proposed. The panel noted there were objections received to the proposal but were satisfied these were either issues that cannot reasonably be taken into account when making a planning decision or they are matters that have been covered off in the RAR or via appropriate conditions of approval.

**4. Form 2 DAP Applications**

Nil.

**5. Section 31 SAT Reconsiderations**

Nil.

**Eugene Koltasz**  
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:

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

### 2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 11:35am.

Eugene Koltasz  
Presiding Member, Metro Outer DAP