



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

**Meeting Date and Time:** Thursday, 18 September 2025; 10:00am  
**Meeting Number:** MODAP/103

### **PART B – CITY OF ROCKINGHAM**

1. Declarations 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



## **Attendance**

### **Officers/Technical Advisors in attendance**

Casey Gillespie (City of Rockingham)

David Banovic (City of Rockingham)

### **Applicants and Submitters**

Isabelle How (Planning Solutions)

Mark Re (Planning Solutions)

Matt Moyle (Lloyd George Acoustics)



## **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**

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**

##### **4.1.1 Deputations**

Isabelle How and Marc Re (Planning Solutions) speaking in support of the application at Item 4.1. The deputation will address the merits of the proposal and request for approval in accordance with the officer report.

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

##### **4.1.2 Additional Information**

Nil

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

Nil



## Deputation Request Form

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

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

### Deputation Request Guidelines

Before requesting to present to a DAP please review the Responsible Authority Report that has been published on the DAP website and consider whether any previous comments have been adequately addressed.

Your request will be determined by the Presiding Member based on relevance to the subject application, individual merit, other requests raising the same issues and likely contribution to the DAP's consideration and determination of the application.

Deputations are not to exceed **3 minutes**, unless otherwise approved by the Presiding Member. The Presiding Member may agree to or require combined deputations where the deputations are considered complementary to each other and would assist the efficiency and effectiveness of the DAP meeting.

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your deputation request must be accompanied with a document setting out the deputation content.

Handouts or power points will not be accepted on the day.

In accordance with Clause 3.6.7 of the *DAP Standing Orders*, if your deputation request is not approved, the submitted content will be circulated to the DAP and published on the DAP website as a written submission.

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	Isabelle How Marc Re Matt Moyle (zoom)
Company (if applicable)	Planning Solutions Lloyd George Acoustics
Relationship to proposed development	Applicant
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	Part B Item 4.1
Meeting Date	18/09/2025
DAP Application Number	DAP/24/02447
Property Location	Lot 622 (2) Aurea Boulevard, Golden Bay



### Deputation Details

I have read the contents of the Responsible Authority Report contained in the published DAP Meeting Agenda	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Is your deputation in support or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will your deputation involve a presentation that requires power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input checked="" type="checkbox"/>
I acknowledge that my deputation content <u>will be</u> published on the DAP website and circulated to the local government and applicant	YES <input checked="" type="checkbox"/>

### Deputation Content\*

Brief sentence summarising your deputation (To be included in the Related Information part of the agenda)	<i>The deputation will address:</i> The merits of the proposal and request for approval in accordance with the officer report.
--	---

*Please provide your deputation content below or attach as a separate document. Any document must be provided in Microsoft word (.doc), PDF (.pdf), PowerPoint .pptx) or Image (.jpeg) format and be no more than 5MB.*

*If your deputation references documents that are contained within the Responsible Authority Report and/or its attachments, please consider referencing the document rather than including a duplication of documents:-*

Refer attached Presentation Summary.
--------------------------------------

# Presentation Summary

<b>To:</b>	Metro Outer Development Assessment Panel	<b>From:</b>	Planning Solutions
<b>Attention:</b>	DAP Members	<b>Job No:</b>	9100
<b>Copy to:</b>	DAP Secretariat, City of Rockingham	<b>Date:</b>	12 September 2025
<b>Subject:</b>	MODAP/103 – Agenda Item Part B, 4.1 Proposed Amendment (Motor Vehicle Wash) to approved Mixed Commercial Development (Golden Bay Neighbourhood Centre) - Lot 622 (2) Aurea Boulevard, Golden Bay		

Planning Solutions acts on behalf of Golden Bay WA Properties Pty Ltd, the proponent of the proposed amendment to the approved neighbourhood centre development on Lot 622 (2) Aurea Boulevard, Golden Bay (**subject site**).

We are pleased to receive the City of Rockingham's (**City**) Responsible Authority Report and recommendation to approve the application.

## Overview and Merits of the Proposal

This application seeks a minor amendment to the approved Golden Bay Neighbourhood Centre to change the approved liquor store to a car wash in the north-eastern portion of the subject site. The proposed amendment warrants approval for the following reasons:

- The proposed car wash will provide a complementary service to the approved commercial tenancies in the Golden Bay Neighbourhood Centre and is appropriately located with frontage to Warnbro Sound Avenue.
- The car wash will present to Warnbro Sound Avenue, with landscaped boundaries per the existing approval and positioning of the building to the northern boundary of the site in accordance with the previously approved liquor store tenancy.
- The car wash has been designed with acoustic doors that will automatically close for each wash, ensuring that any noise is contained within the building. This, combined with the provided 5m acoustic wall, has been designed and achieves compliance with the noise regulations.
- The proposed amendment is consistent with the approved Golden Bay Neighbourhood Centre design, and is aligned with the planning framework for the site.

## Conclusion

As provided above, the proposed development is consistent with the applicable planning framework and is supported by the City of Rockingham's officers. We request the panel adopts the recommendation and approves the application.

We would be pleased to answer any questions from the panel at the meeting scheduled for 18 September 2025.

---

**ISABELLE HOW**  
**SENIOR PLANNER**