



Metro Outer Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 5 May 2026; 9:30am
Meeting Number: MODAP/138
Meeting Venue: 140 William Street, Perth

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

[MODAP/138 - 5 May 2026 - City of Rockingham - City of Cockburn](#)

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
 - 3.1 Lot 432 (No. 2) Charleston Street and Lot 449 (No. 1) Isabelline Terrace, Karnup - Proposed Medical Centre – DAP/25/03007
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – CITY OF COCKBURN

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 168 (81) Quill Way, Henderson - Mixed Commercial Development (Henderson Business Hub) – DAP/25/03034
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



DAP Members

Eugene Koltasz (Presiding Member)

Francesca Lefante (Deputy Presiding Member)

John Syme

Cr Mark Jones (Part B – City of Rockingham)

Mayor Lorna Buchan (Part B – City of Rockingham)

Cr Tom Widenbar (Part C – City of Cockburn)

Cr Chontelle Stone (Part C – City of Cockburn)

DAP Secretariat

Tenielle Brownfield

Ashlee Kelly

Eugene Koltasz
Presiding Member, Metro Outer DAP



Part B – City of Rockingham
Applicant
Neil Teo (Dynamic Planning)
Officers/Technical Advisors in Attendance
Nyah Cheater Casey Gillespie
Part C – City of Cockburn
Submitters
Kareena May (Site Planning and Design)
Applicant
Callum Thatcher (SLR) Robert Engelhard (Scope Property Group) Shaun Quinlan (Scope Property Group) Robert Engelhard (Scope Property Group) Stephen Pennock (Pennock Architects) Andreas Wang (PTG) Tim Reynolds (Herring Storer Acoustics) Andrew Bellamy (CETEC) Reto Dorta (CETEC)
Officers/Technical Advisors in Attendance
Riley Brown Lucia Dunstan Donna Di Renzo Azade Ghannad

Members of the Public / Media

Nil

Observers via livestream

There were 6 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 9:31am on 5 May 2026 and acknowledged the traditional owners and custodians of the land on which the meeting was held and welcomed members.

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

1.1 Announcements by Presiding Member

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

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

2. Apologies

Nil

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

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

3.1 Lot 432 (No. 2) Charleston Street and Lot 449 (No. 1) Isabelline Terrace, Karnup - Proposed Medical Centre – DAP/25/03007

Deputations

The panel noted a written submission in support of the application at Item 3.1. was received from Neil Teo (Dynamic Planning).

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

SUBSTANTIVE MOTION

Moved by: Cr Mark Jones

Seconded by: Mayor Lorna Buchan

That the Metropolitan Outer Development Assessment Panel (MODAP) resolves to:

1. **Accept** that the DAP Application reference DAP/25/03007 is appropriate for consideration as a 'Medical Centre' land use and compatible with the objectives of the zoning table in accordance with Clause 3.2 of the City of Rockingham Town Planning Scheme No.2; and
2. **Approve** DAP Application reference DAP/25/03007 and accompanying plans:
 - Site Plan, Drawing No. A1-01 (Revision C), dated 6 March 2026;
 - Landscape Plan, Drawing No. A1-02 (Revision C), dated 6 March 2026;
 - Ground Floor Plan, Drawing No. A2-01 (Revision C), dated 6 March 2026;
 - First Floor Plan, Drawing No. A2-02 (Revision C), dated 6 March 2026;
 - Roof Plan, Drawing No. A2-03 (Revision C), dated 6 March 2026;
 - Elevations 03 & 04, Drawing No. A3-01 (Revision C), dated 6 March 2026;
 - Elevations 01 & 02, Drawing No. A3-02 (Revision C), dated 6 March 2026;

in accordance with Clause 68(2)(b) 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, subject to the following conditions:

Eugene Koltasz
Presiding Member, Metro Outer DAP



Conditions

1. This decision constitutes development approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. No more than 14 staff, including a maximum of seven (7) health care practitioners, are permitted to be on-site at any one time during the approved operating hours specified in Condition 3.
3. The Medical Centre must only operate between the hours of 8:00am to 6:00pm Monday to Saturday, and between the hours of 11:00am to 5:00pm on Sundays.
4. Clients and patients attending the Medical Centre must do so by appointment only, and only during the approved operating hours specified in Condition 3.
5. Prior to applying for a Building Permit, arrangements must be made to the satisfaction of the City of Rockingham for the amalgamation of Lot 432 (No.2) Charleston Street, Karnup, and Lot 449 (No.1) Isabelline Terrace, Karnup, into one Certificate of Title. The amalgamation must be completed prior to occupation of the development.
6. Prior to applying for a Building Permit, an amended Site Plan, demonstrating the provision of at least 28 car parking bays on-site, must be submitted to the satisfaction of the City of Rockingham. The development must be designed and all works carried out in accordance with the amended Site Plan approved by the City of Rockingham.
7. Prior to applying for a Building Permit, a Stormwater Management Plan must be prepared by a suitably qualified consultant showing how stormwater will be contained on-site and those plans must be submitted to the City of Rockingham for its approval. All stormwater generated by the development must be managed in accordance with *Local Planning Policy 3.4.3 - Urban Water Management* to the satisfaction of the City of Rockingham. The approved plans must be implemented and all works must be maintained for the duration of the development.
8. Prior to applying for a Building Permit, two (2) short-term bicycle parking spaces and two (2) long-term bicycle parking spaces must be provided for the development, designed in accordance with Australian Standard AS 2890.3 – 2015: Parking Facilities, Part 3: Bicycle Parking and be approved by the City of Rockingham.

The bicycle parking spaces must be constructed prior to occupancy of the development and be retained and maintained in good and safe condition for the duration of the development.

Eugene Koltasz
Presiding Member, Metro Outer DAP



9. Prior to applying for a Building Permit, a bin store enclosure must be designed in accordance with the City of Rockingham's Health Local Laws and provide a suitable size to service the development. The bin store enclosure must be constructed prior to the occupation of the development and must be retained and maintained in good condition for the duration of the development.
10. Prior to applying for a Building Permit, a Landscaping Plan to the satisfaction of the City of Rockingham must be prepared and must include the following detail:
 - (i) the location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area;
 - (ii) any lawns to be established and areas to be mulched;
 - (iii) provision of street trees at a rate of one (1) tree per 14m of frontage;
 - (iv) any natural landscape areas to be retained;
 - (v) relocation of the bin collection point to the verge area directly adjoining the bin store;
 - (vi) those areas to be reticulated or irrigated; and
 - (vii) proposed upgrading to landscaping, paving and reticulation of the street setback area and all verge areas.

The landscaping, paving and reticulation must be completed prior to the occupation of the development, and must be maintained at all times to the satisfaction of the City of Rockingham for the duration of the development.

11. The carpark must:
 - (i) provide a minimum of 28 car parking spaces;
 - (ii) be designed, constructed, sealed, kerbed, drained and marked in accordance with User Class 3 for standard bays and User Class 4 for universal bays of Australian/New Zealand Standard AS/NZS 2890.1:2004 (as amended), Parking facilities, Part 1: Off-street car parking prior to applying for a Building Permit;
 - (iii) provide four (4) car parking space(s) dedicated to people with a disability, which are designed, constructed, sealed, kerbed, drained and marked in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2022 (as amended), 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 1428.1-2021 (as amended), Design for access and mobility, Part 1: General Requirements for access—New building work;

Eugene Koltasz
Presiding Member, Metro Outer DAP



- (iv) be constructed, sealed, kerbed, drained and marked prior to the development being occupied and maintained thereafter; and
 - (v) comply with the above requirements for the duration of the development.
12. Materials, goods or bins must not be stored or displayed within carpark areas at any time. Car parks must remain freely accessible at all times for car parking purposes.
 13. Crossovers must provide one way vehicle movements only, in accordance with the approved Site Plan, and must be designed and constructed in accordance with the City's Specification for the Construction of Commercial/Industrial Crossovers.
 14. Prior to occupation of the development, pavement markings and signage must be provided at the crossover locations, to clearly delineate the intended traffic flow, to the satisfaction of the City of Rockingham.
 15. Prior to the commencement of works on-site, a Construction Management Plan must be submitted to and approved by the City of Rockingham. The Construction Management Plan must include, but not be limited to, the following:
 - (i) A Dust, Noise and Vibration Management Plan;
 - (ii) Detail how access roads to and all trafficable areas on the site/s will be treated and maintained to prevent or minimise the generation of airborne dust;
 - (iii) How any stockpiles on site/s are to be managed;
 - (iv) Construction waste disposal strategy and location of waste disposal bins;
 - (v) How materials and equipment will be delivered and removed from the site/s; and
 - (vi) A Traffic Management Strategy for the duration of the project, including the locations of all car parking and loading areas to be used, the duration and frequency of use of these areas and any exemption requests.

All works must be carried out in accordance with the approved Construction Management Plan and maintained at all times, for duration of the development.

16. Prior to occupation of the development, lighting is to be provided under all street awnings to the satisfaction of the City of Rockingham.
17. Prior to the installation of any exterior lighting, an illumination report must be prepared which demonstrates to the satisfaction of the City of Rockingham, that the proposed lighting complies with the requirements of AS/NZS 4282:2023, Control of the obtrusive effects of outdoor lighting. A final illumination report once installed must be submitted which demonstrates compliance with the requirements of AS/NZS 4282:2023 to the satisfaction of the City of Rockingham.

Eugene Koltasz
Presiding Member, Metro Outer DAP



18. To provide a commercial, interactive frontage, the development must comply with the following:-
- (i) All entries facing Verdigris Road must be kept unlocked during all hours when the subject premises is trading;
 - (ii) All entries and window frontages facing the 'Main Street' of Verdigris Road, as shown as clear glazing on the approved Elevations, must not be covered, closed or screened off (including by means of dark tinting, shutters, roller doors or similar) at any time;
 - (iii) All entries and window frontages facing Verdigris Road, as shown as clear glazing on the approved Elevations, must have a minimum visible light transmission rate of at least 79%, and a maximum visible reflectivity rate of 9% in order to ensure that a commercial, interactive frontage is available to the development from Verdigris Road and the pedestrian access. The glazing must be thereafter installed and maintained to the satisfaction of the City of Rockingham for the duration of the development; and
 - (iv) Blinds and curtains installed on active window frontages facing Verdigris Road must remain open at all times during business trading hours, and may only be closed between 3:00pm to 6:00pm when excessive sun glare or heat occurs.

The above requirements must be maintained for the duration of the development to the satisfaction of the City of Rockingham.

19. Prior to occupation of the development, a Sign Strategy must be prepared (which must include the information required by *Local Planning Policy 3.3.1 - Control of Advertisements*) to the satisfaction of the City of Rockingham and it must thereafter be implemented for the duration of the development.
20. Prior to the occupation of the development, written confirmation from a suitably qualified Acoustic Consultant must be provided that demonstrates that all requirements indicated in Section 6 of the Environmental Noise Assessment prepared by Lloyd George Acoustics, dated 31 October 2025, have been implemented within the development. The acoustic requirements must thereafter be implemented to the satisfaction of the City of Rockingham for the duration of the development.
21. Waste collection internal to the site must only occur between the hours of 7:00am to 8:00am and 6:00pm to 7:00pm Monday to Saturday, and between 6:00pm to 7:00pm on Sundays and Public Holidays.
22. A minimum 1.8m high fence, as measured from the finished ground levels of the car park, must be maintained along the eastern boundary of Lot 432 (No.2) Charleston Street, Karnup, and Lot 449 (No.1) Isabelline Terrace, Karnup, at all times for the duration of the development, to the satisfaction of the City of Rockingham.

Eugene Koltasz
Presiding Member, Metro Outer DAP



Advice Notes

1. If the development the subject of this approval is not substantially commenced within a period of 4 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.
2. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
3. If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.
4. This Approval relates to the details provided in the application; to undertake the development in a different manner to that stated in the application, a new application for Development Approval must be submitted to the City.
5. The applicant is advised that this approval is not a Building Permit, which constitutes a separate legislative requirement. Prior to any building work commencing on-site, a Building Permit must be obtained. Please liaise with the City's Building Services for further information in this regard.
6. The Applicant/Owner is advised a Crossover Application must be submitted to the City's Strategic Asset Management Team for approval, prior to any works commencing within the verge. Please refer to the City's *Specification for the Construction of Commercial/Industrial Crossovers* for further information.
7. The Applicant and their contractor(s) are responsible for protecting any existing City streetscape assets along Charleston Street, Verdigris Road and Isabelline Terrace during the course of the project. This includes any existing streetscape lighting, grated gully pits, side entry pits, kerbing, footpaths, trees, turf etc.

An inspection of the existing infrastructure surrounding the proposed area of works needs to be identified and documented prior to works commencing. Particular interest is to be paid to the state of the existing road pavements. Any damage to streetscape assets due to the works proposed, will need to be repaired to the satisfaction of the City of Rockingham.

Eugene Koltasz
Presiding Member, Metro Outer DAP



AMENDING MOTION 1

Moved by: Francesca Lefante

Seconded by: John Syme

That Condition No. 10 (iii) be amended to read as follows:

Prior to applying for a Building Permit, a Landscaping Plan to the satisfaction of the City of Rockingham must be prepared and must include the following detail:

- (i) the location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area;*
- (ii) any lawns to be established and areas to be mulched;*
- (iii) provision of street trees ~~at a rate of one (1) tree per 14m of frontage;~~*
- (iv) any natural landscape areas to be retained;*
- (v) relocation of the bin collection point to the verge area directly adjoining the bin store;*
- (vi) those areas to be reticulated or irrigated; and*
- (vii) proposed upgrading to landscaping, paving and reticulation of the street setback area and all verge areas.*

*The landscaping, paving and reticulation must be completed prior to the occupation of the development, and must be maintained at all times, **unless modified** to the satisfaction of the City of Rockingham for the duration of the development.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The changes reflect limitations on this proposal to provide street trees at intervals of 14m along all frontage. Rather the change provides opportunity for landscaping pockets that respond to the building design and street interface along Verdigris Road.

AMENDING MOTION 2

Moved by: Eugene Koltasz

Seconded by: John Syme

That Condition No. 4 be deleted and the remaining conditions be renumbered accordingly.

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

Eugene Koltasz
Presiding Member, Metro Outer DAP



For: Eugene Koltasz
Francesca Lefante
John Syme
Cr Mark Jones

Against: Mayor Lorna Buchan

REASON: The majority of the Panel considered that this condition has no planning purpose.

SUBSTANTIVE MOTION (AS AMENDED)

That the Metropolitan Outer Development Assessment Panel (MODAP) resolves to:

1. **Accept** that the DAP Application reference DAP/25/03007 is appropriate for consideration as a 'Medical Centre' land use and compatible with the objectives of the zoning table in accordance with Clause 3.2 of the City of Rockingham Town Planning Scheme No.2; and
2. **Approve** DAP Application reference DAP/25/03007 and accompanying plans:
 - Site Plan, Drawing No. A1-01 (Revision C), dated 6 March 2026;
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 - Roof Plan, Drawing No. A2-03 (Revision C), dated 6 March 2026;
 - Elevations 03 & 04, Drawing No. A3-01 (Revision C), dated 6 March 2026;
 - Elevations 01 & 02, Drawing No. A3-02 (Revision C), dated 6 March 2026;

in accordance with Clause 68(2)(b) 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, subject to the following conditions:

Conditions

1. This decision constitutes development approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. No more than 14 staff, including a maximum of seven (7) health care practitioners, are permitted to be on-site at any one time during the approved operating hours specified in Condition 3.
3. The Medical Centre must only operate between the hours of 8:00am to 6:00pm Monday to Saturday, and between the hours of 11:00am to 5:00pm on Sundays.

Eugene Koltasz
Presiding Member, Metro Outer DAP



4. Prior to applying for a Building Permit, arrangements must be made to the satisfaction of the City of Rockingham for the amalgamation of Lot 432 (No.2) Charleston Street, Karnup, and Lot 449 (No.1) Isabelline Terrace, Karnup, into one Certificate of Title. The amalgamation must be completed prior to occupation of the development.
5. Prior to applying for a Building Permit, an amended Site Plan, demonstrating the provision of at least 28 car parking bays on-site, must be submitted to the satisfaction of the City of Rockingham. The development must be designed and all works carried out in accordance with the amended Site Plan approved by the City of Rockingham.
6. Prior to applying for a Building Permit, a Stormwater Management Plan must be prepared by a suitably qualified consultant showing how stormwater will be contained on-site and those plans must be submitted to the City of Rockingham for its approval. All stormwater generated by the development must be managed in accordance with *Local Planning Policy 3.4.3 - Urban Water Management* to the satisfaction of the City of Rockingham. The approved plans must be implemented and all works must be maintained for the duration of the development.
7. Prior to applying for a Building Permit, two (2) short-term bicycle parking spaces and two (2) long-term bicycle parking spaces must be provided for the development, designed in accordance with Australian Standard AS 2890.3 – 2015: Parking Facilities, Part 3: Bicycle Parking and be approved by the City of Rockingham.

The bicycle parking spaces must be constructed prior to occupancy of the development and be retained and maintained in good and safe condition for the duration of the development.
8. Prior to applying for a Building Permit, a bin store enclosure must be designed in accordance with the City of Rockingham's Health Local Laws and provide a suitable size to service the development. The bin store enclosure must be constructed prior to the occupation of the development and must be retained and maintained in good condition for the duration of the development.
9. Prior to applying for a Building Permit, a Landscaping Plan to the satisfaction of the City of Rockingham must be prepared and must include the following detail:
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 - (iii) provision of street trees
 - (iv) any natural landscape areas to be retained;

Eugene Koltasz
Presiding Member, Metro Outer DAP



- (v) relocation of the bin collection point to the verge area directly adjoining the bin store;
- (vi) those areas to be reticulated or irrigated; and
- (vii) proposed upgrading to landscaping, paving and reticulation of the street setback area and all verge areas.

The landscaping, paving and reticulation must be completed prior to the occupation of the development, and must be maintained at all times, unless modified to the satisfaction of the City of Rockingham for the duration of the development.

10. The carpark must:

- (i) provide a minimum of 28 car parking spaces;
- (ii) be designed, constructed, sealed, kerbed, drained and marked in accordance with User Class 3 for standard bays and User Class 4 for universal bays of Australian/New Zealand Standard AS/NZS 2890.1:2004 (as amended), Parking facilities, Part 1: Off-street car parking prior to applying for a Building Permit;
- (iii) provide four (4) car parking space(s) dedicated to people with a disability, which are designed, constructed, sealed, kerbed, drained and marked in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2022 (as amended), 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 1428.1-2021 (as amended), Design for access and mobility, Part 1: General Requirements for access—New building work;
- (iv) be constructed, sealed, kerbed, drained and marked prior to the development being occupied and maintained thereafter; and
- (v) comply with the above requirements for the duration of the development.

- 11. Materials, goods or bins must not be stored or displayed within carpark areas at any time. Car parks must remain freely accessible at all times for car parking purposes.
- 12. Crossovers must provide one way vehicle movements only, in accordance with the approved Site Plan, and must be designed and constructed in accordance with the City's Specification for the Construction of Commercial/Industrial Crossovers.
- 13. Prior to occupation of the development, pavement markings and signage must be provided at the crossover locations, to clearly delineate the intended traffic flow, to the satisfaction of the City of Rockingham.

Eugene Koltasz
Presiding Member, Metro Outer DAP



14. Prior to the commencement of works on-site, a Construction Management Plan must be submitted to and approved by the City of Rockingham. The Construction Management Plan must include, but not be limited to, the following:
- (i) A Dust, Noise and Vibration Management Plan;
 - (ii) Detail how access roads to and all trafficable areas on the site/s will be treated and maintained to prevent or minimise the generation of airborne dust;
 - (iii) How any stockpiles on site/s are to be managed;
 - (iv) Construction waste disposal strategy and location of waste disposal bins;
 - (v) How materials and equipment will be delivered and removed from the site/s; and
 - (vi) A Traffic Management Strategy for the duration of the project, including the locations of all car parking and loading areas to be used, the duration and frequency of use of these areas and any exemption requests.

All works must be carried out in accordance with the approved Construction Management Plan and maintained at all times, for duration of the development.

15. Prior to occupation of the development, lighting is to be provided under all street awnings to the satisfaction of the City of Rockingham.
16. Prior to the installation of any exterior lighting, an illumination report must be prepared which demonstrates to the satisfaction of the City of Rockingham, that the proposed lighting complies with the requirements of AS/NZS 4282:2023, Control of the obtrusive effects of outdoor lighting. A final illumination report once installed must be submitted which demonstrates compliance with the requirements of AS/NZS 4282:2023 to the satisfaction of the City of Rockingham.
17. To provide a commercial, interactive frontage, the development must comply with the following:-
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Presiding Member, Metro Outer DAP



- (iv) Blinds and curtains installed on active window frontages facing Verdigris Road must remain open at all times during business trading hours, and may only be closed between 3:00pm to 6:00pm when excessive sun glare or heat occurs.

The above requirements must be maintained for the duration of the development to the satisfaction of the City of Rockingham.

18. Prior to occupation of the development, a Sign Strategy must be prepared (which must include the information required by *Local Planning Policy 3.3.1 - Control of Advertisements*) to the satisfaction of the City of Rockingham and it must thereafter be implemented for the duration of the development.
19. Prior to the occupation of the development, written confirmation from a suitably qualified Acoustic Consultant must be provided that demonstrates that all requirements indicated in Section 6 of the Environmental Noise Assessment prepared by Lloyd George Acoustics, dated 31 October 2025, have been implemented within the development. The acoustic requirements must thereafter be implemented to the satisfaction of the City of Rockingham for the duration of the development.
20. Waste collection internal to the site must only occur between the hours of 7:00am to 8:00am and 6:00pm to 7:00pm Monday to Saturday, and between 6:00pm to 7:00pm on Sundays and Public Holidays.
21. A minimum 1.8m high fence, as measured from the finished ground levels of the car park, must be maintained along the eastern boundary of Lot 432 (No.2) Charleston Street, Karnup, and Lot 449 (No.1) Isabelline Terrace, Karnup, at all times for the duration of the development, to the satisfaction of the City of Rockingham.

Advice Notes

1. If the development the subject of this approval is not substantially commenced within a period of 4 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.
2. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
3. If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.
4. This Approval relates to the details provided in the application; to undertake the development in a different manner to that stated in the application, a new application for Development Approval must be submitted to the City.

Eugene Koltasz
Presiding Member, Metro Outer DAP



5. The applicant is advised that this approval is not a Building Permit, which constitutes a separate legislative requirement. Prior to any building work commencing on-site, a Building Permit must be obtained. Please liaise with the City's Building Services for further information in this regard.
6. The Applicant/Owner is advised a Crossover Application must be submitted to the City's Strategic Asset Management Team for approval, prior to any works commencing within the verge. Please refer to the City's *Specification for the Construction of Commercial/Industrial Crossovers* for further information.
7. The Applicant and their contractor(s) are responsible for protecting any existing City streetscape assets along Charleston Street, Verdigris Road and Isabelline Terrace during the course of the project. This includes any existing streetscape lighting, grated gully pits, side entry pits, kerbing, footpaths, trees, turf etc.

An inspection of the existing infrastructure surrounding the proposed area of works needs to be identified and documented prior to works commencing. Particular interest is to be paid to the state of the existing road pavements. Any damage to streetscape assets due to the works proposed, will need to be repaired to the satisfaction of the City of Rockingham.

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

REASON: Panel Members were satisfied the proposed discretionary land use is consistent with the planning framework, including LPS2, commercial site and Vistas Structure Plan (endorsed by WAPC in 2013). Due regard was given to the concerns raised in the submissions and the Panel are satisfied the two-storey design, form and scale respond to the site locational context, and street interface, which incorporate entry doors and windows to provide activation at street level. Limitations on practitioner numbers reflect the on-site parking provision and anticipated traffic generated by the proposal. The Panel unanimously supported the proposal consistent with the RAR resolution inclusive of minor condition changes.

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil

Cr Mark Jones and Mayor Lorna Buchan (Local Government DAP Members, City of Rockingham) left the panel at 9:58am.

Eugene Koltasz
Presiding Member, Metro Outer DAP



PART C – CITY OF COCKBURN

Cr Tom Widenbar and Cr Chontelle Stone (Local Government DAP Members, City of Cockburn) 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

Nil

3. Form 1 DAP Applications

3.1 Lot 168 (81) Quill Way, Henderson - Mixed Commercial Development (Henderson Business Hub) – DAP/25/03034

Deputations

Callum Thatcher (SLR Planning) addressed the DAP in support of the application at Item 3.1.

Tim Reynolds (Herring Storer Acoustics) responded to questions from the panel.

The panel noted a written submission against the application at Item 3.1. was received from Kareena May (SITE Planning and Design).

The City of Cockburn addressed the DAP in relation to the application at Item 3.1.

SUBSTANTIVE MOTION

Moved by: Cr Chontelle Stone

Seconded by: John Syme

That the Metro Outer Development Assessment Panel resolves to:

Refuse DAP Application reference DAP/25/03034 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 City of Cockburn Local Planning Scheme No. 3, for the following reasons:

Reasons

1. The proposed development is not supported as it has not adequately demonstrated that the surrounding road network can safely and efficiently accommodate the additional traffic generated and relies on upgrades that are not resolved or secured, resulting in unacceptable transport impacts (clause 67(t) of the deemed provisions).

Eugene Koltasz
Presiding Member, Metro Outer DAP



2. The proposal (as amended) results in a 424 car parking bay shortfall pursuant to the Town Planning Scheme No. 3 and has not justified varied parking rates against the Western Australian Planning Commission's WA Planning Manual: Non-Residential Car Parking Rates in Perth and Peel. Spillover parking in industrial areas presents a considerable risk to pedestrians and road users alike (clause 67(s)(ii) of the deemed provisions).
3. The proposal does not comply with the recommended separation distances required by the Environmental Protection Authority's Separation Distances between Industrial and Sensitive Land Uses as an existing ship building industry (emitting gas, noise, dust and odour) is located less than 200m from the proposed sensitive land use ('Hotel') (clause 67(m)(i) of the deemed provisions).
4. The proposal is inconsistent with the objectives of State Planning Policy 4.1 – Industrial Interface as it intensifies tourist development within an established industrial area, contributing to land use conflict and potential constraint on existing and future industrial operations, contrary to the strategic intent of the area (Clause 67(e) of the deemed provisions).
5. The economic and amenity impact associated with the introduction of a noise-sensitive land use within a strategic industrial precinct is significant. Given the onus is on noise emitting operators to comply with the Environmental Protection (Noise) Regulations 1997, the proposal presents an unacceptable risk of land-use sterilisation (clause 67(x) of the deemed provisions)
6. The application fails to adequately demonstrate that the proposal can achieve acceptable air quality outcomes for a sensitive land use, due to deficiencies in the submitted air quality assessment, resulting in uncertainty and potential risk to future occupants, contrary to the City and State Government precautionary approach concerning the habitable uses ('Hotel') within the Kwinana Air Quality Buffer.
7. To approve the development would be inconsistent with the principles of orderly and proper planning.

The Substantive Motion was put and CARRIED UNANIMOUSLY.

Eugene Koltasz
Presiding Member, Metro Outer DAP



REASON: Panel members considered the proposal, technical reports and submissions, and were satisfied that there is compelling rationale that the site location and proposed land use mix including hotel and office, and scale gives rise to location of sensitive land use conflict and therefore are incompatible with the surrounding significant Strategic Industrial Area current operation, intensification and anticipated expansion.

Members were of the opinion that following due consideration of the mix of land uses and scale of the development that these are significant and exceed the objectives of the local centre zone which is to provide for the day-to-day provisions. The inclusion of the proposed hotel, which is a discretionary use in the zone and a sensitive land use which is inconsistent with surrounding strategic industrial land. Members considered the development and specific locational context and noted there are no exemptions in this location under the noise regulations, and the site is within an environment affected by the Kwinana Air Quality Buffer. The scale and proximity of the hotel land use is considered an encroachment by an inappropriate use, that is inconsistent with its location. Members considered the significance of the surrounding industry needs to be protected, and weighted the planning precautionary principle, of placing this sensitive hotel land use in this location and considered that this aspect of the proposal conflicts with the operations of the core business of the rest of the precinct and expansion certainty for these vital industries.

Members were not satisfied the traffic modelling and parking provision for office in this location reflects the proposals heavy reliance on vehicles. The Panel also considered that there was insufficient justification for the assertion that alternative modes of transport could be relied upon to cater for a significant number of trips. The assumptions on the extent of shared parking on site were not considered to be sufficiently resolved to support a substantial parking shortfall. The site location requires almost total car reliance which places pressure and impact on the road system. Whilst some level of local amenity is appropriate the inclusion of a sensitive accommodation at the scale proposed is considered inappropriate in this location and provides a conflict with the operations of the core industrial business of the rest of the precinct. On balance Members were unable to support the proposal.

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil

Eugene Koltasz
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PART D – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

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

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DR196/2025	City of Kwinana	Lot 9501, No. 32 Meares Avenue, Kwinana Town Centre	Proposed Drive-In Takeaway Food Shop (McDonalds)	18/12/2025

Finalised SAT Applications*				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Finalised
DR50/2026	City of Gosnells	Lot 161 (139) Nicholson Road, Canning Vale	Proposed Child Care Premises	31/03/2026

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 10:41am.

Eugene Koltasz
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