

Metro Outer Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 29 July 2026; 9:30am
Meeting Number: MODAP/151
Meeting Venue: 140 William Street, Perth

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

[MODAP/151- 29 July 2026 - City of Cockburn](#)

PART A – INTRODUCTION

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

PART B – CITY OF COCKBURN

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Item 3.1 - Lot 1 (No. 490) Wattleup Road, Hammond Park - Fast Food Outlets – DAP/26/03119
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



Dale Page
Presiding Member, Metro Outer DAP

DAP Members

Dale Page (Presiding Member)

Eugene Koltasz (Deputy Presiding Member)

Dr Agata Cabanek

Cr Tom Widenbar (Part B – City of Cockburn)

Cr Chontelle Stone (Part B – City of Cockburn)

DAP Secretariat

Tenielle Brownfield

Kristen Gray



Dale Page
Presiding Member, Metro Outer DAP

Part B – City of Cockburn
Applicant
Lidija Langford (Rowe Group) Declan Allcock (Rowe Group) Kris Kennedy (Aigle Royal Developments)
Officers/Technical Advisors in Attendance
Shehan Mendis Riley Brown

Members of the Public / Media

Nil

Observers via livestream

There were 6 persons observing the meeting via the livestream.



Dale Page
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 29 July 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](#).



PART B – CITY OF COCKBURN

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 Item 3.1 - Lot 1 (No. 490) Wattleup Road, Hammond Park - Fast Food Outlets – DAP/26/03119

Deputations

Lidija Langford (Rowe Group) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Kris Kennedy (Aigle Royal Developments) responded to questions from the panel.

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

SUBSTANTIVE MOTION

Moved by: Cr Tom Widenbar

Seconded by: Cr Chontelle Stone

That the Metro Outer DAP resolves to **APPROVE** DAP Application reference DAP/26/03119 for Construction of the Fast Food Sites at Lot 1 (No.490) Wattleup Road, Hammond Park 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 Town Planning Scheme No. 3, subject to the following conditions:

1. The development is to be undertaken in accordance with the approved plans and documents attached to this approval, as listed below, except where amended by subsequent conditions:

Plan/ Document Name	Reference	Date
Hungry Jack's Hammond Park		
Cover Page & Location Plan	DA00 Rev. A	March 2024
Overall Site Plan	DA01 Rev. C	March 2024
Site Plan & Signage Location Plan	DA02 Rev. C	March 2024
Floor Plan	DA03 Rev. B	March 2024



Dale Page
Presiding Member, Metro Outer DAP

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Roof Plan	DA04 Rev. A	March 2024
External Elevations Sheet 1	DA05 Rev. A	March 2024
External Elevations Sheet 2	DA06 Rev. A	March 2024
Signage Details Sheet 1	DA07 Rev. C	March 2024
Signage Details Sheet 2	DA08 Rev. A	March 2024
Signage Details Sheet 3	DA09 Rev. B	March 2024
Drive Thru Order Station Details	DA10 Rev. A	March 2024
External Finishes Schedule	DA11 Rev. A	March 2024
3D Sketches	DA12 Rev. C	March 2024
KFC Hammond Park		
Site Plan	A0.02 Rev. I	19 May 2026
Site Plan Signage	A0.10 Rev. D	19 May 2026
External Signage Details	A0.11 Rev. E	19 May 2026
Floor Plan	A1.00 Rev. J	19 May 2026
Elevations – Sheet 1	A2.00 Rev. H	19 May 2026
Elevations – Sheet 2	A2.01 Rev. G	19 May 2026
Perspectives 01	A2.02 Rev. H	19 May 2026
Perspectives 02	A2.03 Rev. G	19 May 2026
Internal Perspectives	A9.06 Rev. F	19 May 2026

2. This decision constitutes planning approval only and is valid for a period of four years from the date of approval, being 29 July 2026. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. No building or construction activities shall be carried out before 7.00am or after 7.00pm, Monday to Saturday, and not at all on Sunday or Public Holidays, unless otherwise approved by the City.
4. The premises shall be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction of the City.
5. Prior to occupation or use of the development, vehicle manoeuvring and circulation areas shall be designed, constructed, sealed, drained, line marked and kerbed in accordance with:
 - The approved plans;
 - Council's engineering requirements and design guidelines. The areas must be sealed in bitumen or concrete in accordance with City's specifications, unless otherwise approved by the City
6. The loading and/or unloading of vehicles is to occur on-site and in a manner that does not interfere with the parking of vehicles in the car park. All car parking bays in the car park are to be always made available for the parking of vehicles by visitors or employees.



Dale Page
Presiding Member, Metro Outer DAP

7. All stormwater to be contained on site. Stormwater drainage to be able to contain a 1 in 100-year, 24-hour storm event.
8. **Prior to the issue of a Building Permit**, details about the stormwater drainage design intended for the proposed development shall be submitted to the City for review and approval. Details should include drainage calculations with catchment area, rainfall intensity and other relevant information.
9. **Prior to the issue of a Building Permit**, a construction management plan (CMP) shall be submitted to and approved by the City. The CMP shall be implemented to the satisfaction of the City. The Construction Management Plan shall be always implemented during the construction phase.
10. No wash-down of plant, vehicles or equipment is permitted on the premises. Industrial, commercial or wash-down wastes shall not enter stormwater disposal systems or otherwise be discharged into the environment.
11. Prior to the issue of a Building Permit, a detailed landscaping plan shall be submitted to and approved by the City, and shall include the following:
 - the location, number, size and species type of existing and proposed trees and shrubs, including calculations for the landscaping area;
 - any lawns to be established;
 - any existing landscape areas to be retained;
 - those areas to be reticulated or irrigated; and
 - verge treatments.
12. Landscaping including verge planting shall be installed, reticulated and/or irrigated in accordance with the/an approved plan and maintained thereafter to the satisfaction of the City. The landscaping shall be implemented prior to the initial occupation of the development and any species which fail to establish within a period of 12 months from planting shall be replaced to the satisfaction of the City.
13. **Prior to the issuance of a Building Permit**, Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of development, to ensure that:
 - Adequate Pedestrian crossings;
 - Associated pram ramps
14. All outdoor lighting shall be installed and maintained in accordance with Australian Standard AS 4282 - 1997 "*Control of the Obtrusive Effects of Outdoor Lighting*"
15. Noise from waste and delivery vehicles must comply with the Environmental Protection (Noise) Regulations and such vehicles should not service the site before 7.00am or after 7.00pm Monday to Saturday, or before 9.00am or after 7.00pm on Sundays and Public Holidays.



16. An updated Mechanical Plant Noise Report shall be submitted to and approved by the City, **prior to the submission of a Building Permit application**, and implemented thereafter, to the satisfaction of the City.
17. All noise attenuation measures, identified by the Lloyd George Acoustics "Environmental Noise Assessment, Proposed Hammond Park Shopping Centre, Hammond Park" (Ref: 20075601-01I, dated 24-01-24) and the Lloyd George Acoustics "Mechanical Plant Noise Assessment, Lots 9043 & 9053 Wattleup Road and Lot 305 Whadjuk Drive, Hammond Park Shopping Centre" (Ref: 20075601-05B, dated 21-6-24) and the further Mechanical Plant Noise Report required under condition 16, are to be implemented prior to occupancy of the development (or as otherwise required by the City) and the requirements of the Acoustic Report are to be observed at all times.
18. Written confirmation from a recognised acoustic consultant that all recommendations made in the Acoustic Report prepared by Lloyd George Acoustics and the further Mechanical Plant Noise Report required under conditions 16 & 17 have been incorporated into the proposed development, shall be submitted to the City at the time of lodgement of the Building Permit Application.
19. Written confirmation from a recognised acoustic consultant that all recommendations made in the Acoustic Report prepared by Lloyd George Acoustics and the further Mechanical Plant Noise Report required under conditions 16 & 17 have been incorporated into the proposed development, shall be submitted to the City at the time of lodgement of the BA7 Completion Form, prior to occupation of the development.
20. Provisions identified in the Delivery Management Plan provided Rowe Group dated 31/07/2023 which include specified delivery operation hours and noise management measures, are to be implemented and maintained thereafter to the satisfaction of the City.
21. An "Application to Construct or Alter a Food Premises" is required to be submitted to Health Services **prior to the issuance of a Building Permit**. This is to be accompanied by detailed plans and specifications of the food preparation and storage area (including mechanical ventilation and hydraulics), sanitary conveniences and garbage room, demonstrating compliance with the mentioned legislation.
22. The signage shall not include fluorescent, reflective or retro reflective colours or materials. If illuminated, signage shall not to flash, pulsate or chase.
23. All approved signage shall be installed and maintained in accordance with the plans approved by the City of Cockburn. Any alteration, addition, replacement, or display of signage not shown on the approved plans shall require the prior written approval of the City of Cockburn.
24. The approved signage is to be in relation to the use(s) of the site. Signage is to be maintained and not offensive in nature, to the satisfaction of the City.



25. No bunting is to be erected on the site (bunting includes streamers, streamer strips, banner strips or decorations of similar kind).
26. **Prior to the issue of an Occupancy Permit**, a minimum of five (5) bicycle parking spaces shall be provided for the Hungry Jack's site and a minimum of six (6) bicycle parking spaces shall be provided for the KFC site. Bicycle parking facilities shall be installed in accordance with AS 2890.3 – Bicycle Parking Facilities, and maintained for the life of the development, to the satisfaction of the City of Cockburn.
27. **Prior to the issue of an Occupancy Permit**, a minimum of six (6) vehicle parking bays shall be provided on the Hungry Jack's site and a minimum of seven (7) vehicle parking bays shall be provided on the KFC site. All parking areas, driveways, and points of ingress and egress shall be constructed, sealed, kerbed, drained, line-marked, and made available for use in accordance with the approved plans, to the satisfaction of the City of Cockburn.
28. The dimensions of all car parking bays, aisle widths, wheel stops, columns, ramps and circulation areas shall comply with the Australian Standards AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.
29. All access ways, parking areas and hardstand areas shall be maintained in accordance with the City's engineering requirements and design guidelines.
30. All services areas and service-related hardware, including antennae, satellite dishes, and air conditioning units, being suitably located away from public view and/or screened to the satisfaction of the City.
31. Provisions identified in the Waste Management Plan provided by Talis Consultants on behalf of Rowe Group dated 19/10/2023 and approved by the City on 03/11/2023, which include recycling measures and management of waste, are to be implemented and maintained thereafter to the satisfaction of the City.
32. The applicant must implement all of the recommendations contained in the Bushfire Management Plan prepared by JBS&G dated 12 May 2023 and approved by the Local Government for the duration of the development.
33. Prior to the issue of a Building Permit, the owner/applicant shall:
 - submit to the City for approval a preliminary proposal for an artwork designed be a professional artist at a cost of 1% of the total project cost (to a maximum of \$250,000), to be to be located within the subject site as an integral part of the development;
 - submit to the City for approval an 'Application for Artwork Design';
 - enter into a contract with a professional artist/s to design and install (if appropriate) the artwork approved by the City.

The artwork shall then be installed prior to occupation of the building/development and maintained thereafter to the satisfaction of the City.



Advice Notes

1. This is a Development Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, or with any requirements of the City of Cockburn Town Planning Scheme No. 3 or with the requirements of any external agency.
2. With regard to **Condition 33**, the art work shall be in accordance with Council' Local Planning Policy 5.13 Percent for Art and the 'Application for Art Work Design' and shall include a contract between the owner/applicant and the artists full working drawings (including an indication of where the art work is located) and a detailed budget being submitted to and approved by the City. Further information regarding the provision of artwork can be obtained from the City's Community Arts Officer on 9411 3444.
3. With regards to **Condition 12**. The landscaping plan should avoid any species that is considered detrimental to the neighbouring nature reserve, with an emphasis on WA natives to be confirmed by the City's Environmental Team. All Trees proposed to be suitable evergreen species to achieve screening and shading required to neighbouring properties and carpark area.
4. With regards to **Condition 9**, the City has developed CMP guidelines and checklist that is required to be completed and submitted to City's Development Engineer, (ATTN to: urajaram@cockburn.wa.gov.au) for review and approval. The CMP format is also available on the City's website (<https://www.cockburn.wa.gov.au/Building-and-Development/Town-Planning-and-Development/Land-Development-And-Subdivisions>).
5. If an odour detected at an adjacent premises is deemed to be offensive by the City, then any process, equipment and/or activities that are causing the odour shall be stopped until the process, equipment and or activity has been altered to prevent odours to the satisfaction of the City.
6. All food businesses shall comply with the Food Act 2008 and Chapter 3 of the Australia New Zealand Food Standard Code (Australia Only).
7. The estimated development cost provided in the development application form will be reviewed and compared to the cost stated in the subsequent building permit application. If a significant discrepancy is identified, the City reserves the right to recover any resulting difference in application fees. The release of the building permit may be deferred until the outstanding fee balance is paid in full.
8. Please be advised that the development must comply with the requirements of the Building Codes of Australia.
9. You are advised that a Sign Permit is required in accordance with the City's Local Laws (2000) prior to the erection of the signs. A permit is obtainable from the City's Building Services Department.



10. You are advised that a plan and description of any signage and advertising not exempt under Town Planning Scheme No. 3 or beyond the signage identified on the development plans shall be submitted to and approved by the City prior to the erection of any signage.
11. All earthworks and/or associated drainage details shall be in accordance AS3500 with plans and specifications certified by a suitably qualified practicing Engineer to the satisfaction of the City.
12. Retaining wall(s) being constructed in accordance with a suitably qualified Structural Engineer's design and a Building Permit being obtained prior to construction. Retaining walls are required for any cut and/or fill greater than 150mm in height. In this regard, any fill above or below natural ground level at the lot boundaries is to be suitably retained or have a compliant stabilised embankment.
13. The development shall comply with the noise pollution provisions of the Environmental Protection Act 1986, and more particularly with the requirements of the Environmental Protection (Noise) Regulations 1997. The installation and use of equipment within the development shall not result in noise emissions to neighbouring properties exceeding those imposed by the Environmental Protection (Noise) Regulations 1997 (as amended).

AMENDING MOTION 1

Moved by: Cr Chontelle Stone

Seconded by: Dale Page

That Condition No. 4 be amended to read as follows:

*The premises shall be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction of the City. **This shall include but not be limited to:***

- **Removal of any graffiti or vandalism as soon as practicable,**
- **Ongoing maintenance of all landscaped areas,**
- **Removal of waste, litter and debris as it appears; and**
- **Maintenance and repair of any damaged, deteriorated or disrepair materials, finishes and structures.**

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

For: Dale Page
Dr Agata Cabanek
Cr Tom Widenbar
Cr Chontelle Stone

Against: Eugene Koltasz



Dale Page
Presiding Member, Metro Outer DAP

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REASON: The wording of the current condition is vague and open-ended. Following questioning of the City officers about the intent of the condition, it was agreed to add additional wording to make the intent more specific and to assist the City in future compliance action, if required.

AMENDING MOTION 2

Moved by: Dale Page

Seconded by: Eugene Koltasz

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

Prior to the issue of a Building Permit, a construction management plan (CMP) shall be submitted to and approved by the City. The CMP shall be implemented to the satisfaction of the City. ~~The Construction Management Plan shall be always implemented during the construction phase.~~

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The deleted wording duplicates the intent and effect of the preceding sentence.

AMENDING MOTION 3

Moved by: Dale Page

Seconded by: Eugene Koltasz

That Condition No. 13 be amended to read as follows:

Prior to the issuance of a Building Permit, Engineering drawings and specifications are to be submitted, ~~approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of development, to ensure that:~~ to the City of Cockburn, that are to include pedestrian crossings and associated pram ramps to the satisfaction of the City of Cockburn.

~~—— Adequate Pedestrian crossings;~~
~~—— Associated pram ramps~~

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The existing wording of the condition is unclear. The amended wording provides greater certainty regarding the applicant's requirements



Dale Page
Presiding Member, Metro Outer DAP

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AMENDING MOTION 4

Moved by: Dale Page

Seconded by: Eugene Koltasz

That Condition No. 21 be deleted and the remaining conditions be renumbered accordingly.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: This requirement is addressed under separate legislation and is already covered by Advice Notes 1 and 6.

SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Outer DAP resolves to **APPROVE** DAP Application reference DAP/26/03119 for Construction of the Fast Food Sites at Lot 1 (No.490) Wattleup Road, Hammond Park 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 Town Planning Scheme No. 3, subject to the following conditions:

1. The development is to be undertaken in accordance with the approved plans and documents attached to this approval, as listed below, except where amended by subsequent conditions:

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Floor Plan	DA03 Rev. B	March 2024
Roof Plan	DA04 Rev. A	March 2024
External Elevations Sheet 1	DA05 Rev. A	March 2024
External Elevations Sheet 2	DA06 Rev. A	March 2024
Signage Details Sheet 1	DA07 Rev. C	March 2024
Signage Details Sheet 2	DA08 Rev. A	March 2024
Signage Details Sheet 3	DA09 Rev. B	March 2024
Drive Thru Order Station Details	DA10 Rev. A	March 2024
External Finishes Schedule	DA11 Rev. A	March 2024
3D Sketches	DA12 Rev. C	March 2024
KFC Hammond Park		
Site Plan	A0.02 Rev. I	19 May 2026
Site Plan Signage	A0.10 Rev. D	19 May 2026
External Signage Details	A0.11 Rev. E	19 May 2026
Floor Plan	A1.00 Rev. J	19 May 2026
Elevations – Sheet 1	A2.00 Rev. H	19 May 2026
Elevations – Sheet 2	A2.01 Rev. G	19 May 2026
Perspectives 01	A2.02 Rev. H	19 May 2026



Dale Page
Presiding Member, Metro Outer DAP

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Perspectives 02	A2.03 Rev. G	19 May 2026
Internal Perspectives	A9.06 Rev. F	19 May 2026

2. This decision constitutes planning approval only and is valid for a period of four years from the date of approval, being 29 July 2026. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. No building or construction activities shall be carried out before 7.00am or after 7.00pm, Monday to Saturday, and not at all on Sunday or Public Holidays, unless otherwise approved by the City.
4. The premises shall be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction of the City. This shall include but not be limited to:
 - Removal of any graffiti or vandalism as soon as practicable,
 - Ongoing maintenance of all landscaped areas,
 - Removal of waste, litter and debris as it appears; and
 - Maintenance and repair of any damaged, deteriorated or disrepair materials, finishes and structures.
5. Prior to occupation or use of the development, vehicle manoeuvring and circulation areas shall be designed, constructed, sealed, drained, line marked and kerbed in accordance with:
 - The approved plans;
 - Council's engineering requirements and design guidelines. The areas must be sealed in bitumen or concrete in accordance with City's specifications, unless otherwise approved by the City
 -
6. The loading and/or unloading of vehicles is to occur on-site and in a manner that does not interfere with the parking of vehicles in the car park. All car parking bays in the car park are to be always made available for the parking of vehicles by visitors or employees.
7. All stormwater to be contained on site. Stormwater drainage to be able to contain a 1 in 100-year, 24-hour storm event.
8. **Prior to the issue of a Building Permit**, details about the stormwater drainage design intended for the proposed development shall be submitted to the City for review and approval. Details should include drainage calculations with catchment area, rainfall intensity and other relevant information.
9. **Prior to the issue of a Building Permit**, a construction management plan (CMP) shall be submitted to and approved by the City. The CMP shall be implemented to the satisfaction of the City.



10. No wash-down of plant, vehicles or equipment is permitted on the premises. Industrial, commercial or wash-down wastes shall not enter stormwater disposal systems or otherwise be discharged into the environment.
11. Prior to the issue of a Building Permit, a detailed landscaping plan shall be submitted to and approved by the City, and shall include the following:
 - the location, number, size and species type of existing and proposed trees and shrubs, including calculations for the landscaping area;
 - any lawns to be established;
 - any existing landscape areas to be retained;
 - those areas to be reticulated or irrigated; and
 - verge treatments.
12. Landscaping including verge planting shall be installed, reticulated and/or irrigated in accordance with the/an approved plan and maintained thereafter to the satisfaction of the City. The landscaping shall be implemented prior to the initial occupation of the development and any species which fail to establish within a period of 12 months from planting shall be replaced to the satisfaction of the City.
13. **Prior to the issuance of a Building Permit, *Engineering drawings and specifications* are to be submitted** to the City of Cockburn, that are to include pedestrian crossings and associated pram ramps to the satisfaction of the City of Cockburn.
14. All outdoor lighting shall be installed and maintained in accordance with Australian Standard AS 4282 - 1997 "*Control of the Obtrusive Effects of Outdoor Lighting*"
15. Noise from waste and delivery vehicles must comply with the Environmental Protection (Noise) Regulations and such vehicles should not service the site before 7.00am or after 7.00pm Monday to Saturday, or before 9.00am or after 7.00pm on Sundays and Public Holidays.
16. An updated Mechanical Plant Noise Report shall be submitted to and approved by the City, **prior to the submission of a Building Permit application**, and implemented thereafter, to the satisfaction of the City.
17. All noise attenuation measures, identified by the Lloyd George Acoustics "Environmental Noise Assessment, Proposed Hammond Park Shopping Centre, Hammond Park" (Ref: 20075601-01I, dated 24-01-24) and the Lloyd George Acoustics "Mechanical Plant Noise Assessment, Lots 9043 & 9053 Wattleup Road and Lot 305 Whadjuk Drive, Hammond Park Shopping Centre" (Ref: 20075601-05B, dated 21-6-24) and the further Mechanical Plant Noise Report required under condition 16, are to be implemented prior to occupancy of the development (or as otherwise required by the City) and the requirements of the Acoustic Report are to be observed at all times.



18. Written confirmation from a recognised acoustic consultant that all recommendations made in the Acoustic Report prepared by Lloyd George Acoustics and the further Mechanical Plant Noise Report required under conditions 16 & 17 have been incorporated into the proposed development, shall be submitted to the City at the time of lodgement of the Building Permit Application.
19. Written confirmation from a recognised acoustic consultant that all recommendations made in the Acoustic Report prepared by Lloyd George Acoustics and the further Mechanical Plant Noise Report required under conditions 16 & 17 have been incorporated into the proposed development, shall be submitted to the City at the time of lodgement of the BA7 Completion Form, prior to occupation of the development.
20. Provisions identified in the Delivery Management Plan provided Rowe Group dated 31/07/2023 which include specified delivery operation hours and noise management measures, are to be implemented and maintained thereafter to the satisfaction of the City.
21. The signage shall not include fluorescent, reflective or retro reflective colours or materials. If illuminated, signage shall not to flash, pulsate or chase.
22. All approved signage shall be installed and maintained in accordance with the plans approved by the City of Cockburn. Any alteration, addition, replacement, or display of signage not shown on the approved plans shall require the prior written approval of the City of Cockburn.
23. The approved signage is to be in relation to the use(s) of the site. Signage is to be maintained and not offensive in nature, to the satisfaction of the City.
24. No bunting is to be erected on the site (bunting includes streamers, streamer strips, banner strips or decorations of similar kind).
25. **Prior to the issue of an Occupancy Permit**, a minimum of five (5) bicycle parking spaces shall be provided for the Hungry Jack's site and a minimum of six (6) bicycle parking spaces shall be provided for the KFC site. Bicycle parking facilities shall be installed in accordance with AS 2890.3 – Bicycle Parking Facilities, and maintained for the life of the development, to the satisfaction of the City of Cockburn.
26. **Prior to the issue of an Occupancy Permit**, a minimum of six (6) vehicle parking bays shall be provided on the Hungry Jack's site and a minimum of seven (7) vehicle parking bays shall be provided on the KFC site. All parking areas, driveways, and points of ingress and egress shall be constructed, sealed, kerbed, drained, line-marked, and made available for use in accordance with the approved plans, to the satisfaction of the City of Cockburn.



27. The dimensions of all car parking bays, aisle widths, wheel stops, columns, ramps and circulation areas shall comply with the Australian Standards AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.
28. All access ways, parking areas and hardstand areas shall be maintained in accordance with the City's engineering requirements and design guidelines.
29. All services areas and service-related hardware, including antennae, satellite dishes, and air conditioning units, being suitably located away from public view and/or screened to the satisfaction of the City.
30. Provisions identified in the Waste Management Plan provided by Talis Consultants on behalf of Rowe Group dated 19/10/2023 and approved by the City on 03/11/2023, which include recycling measures and management of waste, are to be implemented and maintained thereafter to the satisfaction of the City.
31. The applicant must implement all of the recommendations contained in the Bushfire Management Plan prepared by JBS&G dated 12 May 2023 and approved by the Local Government for the duration of the development.
32. Prior to the issue of a Building Permit, the owner/applicant shall:
 - submit to the City for approval a preliminary proposal for an artwork designed by a professional artist at a cost of 1% of the total project cost (to a maximum of \$250,000), to be located within the subject site as an integral part of the development;
 - submit to the City for approval an 'Application for Artwork Design';
 - enter into a contract with a professional artist/s to design and install (if appropriate) the artwork approved by the City.

The artwork shall then be installed prior to occupation of the building/development and maintained thereafter to the satisfaction of the City.

Advice Notes

1. This is a Development Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, or with any requirements of the City of Cockburn Town Planning Scheme No. 3 or with the requirements of any external agency.
2. With regard to **Condition 33**, the art work shall be in accordance with Council's Local Planning Policy 5.13 Percent for Art and the 'Application for Art Work Design' and shall include a contract between the owner/applicant and the artists full working drawings (including an indication of where the art work is located) and a detailed budget being submitted to and approved by the City. Further information regarding the provision of artwork can be obtained from the City's Community Arts Officer on 9411 3444.



3. With regards to **Condition 12**. The landscaping plan should avoid any species that is considered detrimental to the neighbouring nature reserve, with an emphasis on WA natives to be confirmed by the City's Environmental Team. All Trees proposed to be suitable evergreen species to achieve screening and shading required to neighbouring properties and carpark area.
4. With regards to **Condition 9**, the City has developed CMP guidelines and checklist that is required to be completed and submitted to City's Development Engineer, (ATTN to: urajaram@cockburn.wa.gov.au) for review and approval. The CMP format is also available on the City's website (<https://www.cockburn.wa.gov.au/Building-and-Development/Town-Planning-and-Development/Land-Development-And-Subdivisions>).
5. If an odour detected at an adjacent premises is deemed to be offensive by the City, then any process, equipment and/or activities that are causing the odour shall be stopped until the process, equipment and or activity has been altered to prevent odours to the satisfaction of the City.
6. All food businesses shall comply with the Food Act 2008 and Chapter 3 of the Australia New Zealand Food Standard Code (Australia Only).
7. The estimated development cost provided in the development application form will be reviewed and compared to the cost stated in the subsequent building permit application. If a significant discrepancy is identified, the City reserves the right to recover any resulting difference in application fees. The release of the building permit may be deferred until the outstanding fee balance is paid in full.
8. Please be advised that the development must comply with the requirements of the Building Codes of Australia.
9. You are advised that a Sign Permit is required in accordance with the City's Local Laws (2000) prior to the erection of the signs. A permit is obtainable from the City's Building Services Department.
10. You are advised that a plan and description of any signage and advertising not exempt under Town Planning Scheme No. 3 or beyond the signage identified on the development plans shall be submitted to and approved by the City prior to the erection of any signage.
11. All earthworks and/or associated drainage details shall be in accordance AS3500 with plans and specifications certified by a suitably qualified practicing Engineer to the satisfaction of the City.
12. Retaining wall(s) being constructed in accordance with a suitably qualified Structural Engineer's design and a Building Permit being obtained prior to construction. Retaining walls are required for any cut and/or fill greater than 150mm in height. In this regard, any fill above or below natural ground level at the lot boundaries is to be suitably retained or have a compliant stabilised embankment.



13. The development shall comply with the noise pollution provisions of the Environmental Protection Act 1986, and more particularly with the requirements of the Environmental Protection (Noise) Regulations 1997. The installation and use of equipment within the development shall not result in noise emissions to neighbouring properties exceeding those imposed by the Environmental Protection (Noise) Regulations 1997 (as amended).

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

REASON: The Panel noted that the land use was approved as part of the development application for Stage 1 of the Hammond Park Neighbourhood Centre in December 2023 and that this application primarily relates to the built form and works associated with the fast-food outlets. The floor area of the proposed tenancies is slightly smaller than previously approved, and there is a reduction of one parking bay for the Hungry Jack's tenancy, which corresponds with the reduced floor area. The built form complies with the height and setback requirements of the Local Development Plan for the site, and the size and extent of the proposed signage remains unchanged from the previous approval. Further details have been provided regarding the servicing and bin storage areas for the tenancies, and these are not expected to adversely affect the amenity of surrounding properties or the streetscape, as they will be located behind the buildings and softened by landscaping along the southern boundary.

Further detail and clarification are required regarding the provision and location of bicycle parking, pedestrian paths, and pram ramps, and these matters will be addressed through conditions of approval. The Panel did not support the deletion of Condition 33 requiring an additional public art contribution, as it considered that the cost of the built form component of the tenancies had not been adequately reflected in the estimated construction cost for Stage 1, which formed part of the earlier DAP approval.

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil



Dale Page
Presiding Member, Metro Outer DAP

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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
DR 79/2026	City of Cockburn	Lot 168 (81) Quill Way, Henderson	Mixed Commercial Development (Henderson Business Hub)	28/05/2026

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 10:27am.

