



Metro Outer Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 17 December 2025; 1:00pm
Meeting Number: MODAP/118
Meeting Venue: 140 William Street, Perth

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

[MODAP/118 - 17 December 2025 - City of Wanneroo - Shire of Serpentine Jarrahdale](#)

PART A – INTRODUCTION

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

PART B – CITY OF WANNEROO

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Part Lot 9002 (2570K) Marmion Avenue, Alkimos - Proposed Shopping Centre – DAP/25/02972
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – SHIRE OF SERPENTINE–JARRAHDAL

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1a Lot 32 (1324) Thomas Road, Oakford - Proposed Oat Mill Operating Facility and Associated Buildings and Structures - 'Industry-Rural' – DAP/25/02840
 - 3.1b Lot 32 (1324) Thomas Road, Oakford - Proposed Oat Mill Operating Facility and Associated Buildings and Structures – 'Industry – Rural' – DAP/25/02840
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)
Luigi D'Alessandro (Deputy Presiding Member)
Heidi Herget
Cr Sonet Coetzee (Part B – City of Wanneroo)
President Robert Coales (Part C – Shire of Serpentine - Jarrahdale)

DAP Secretariat
Tenielle Brownfield
Ashlee Kelly

Eugene Koltasz
Presiding Member, Metro Outer DAP



Part B – City of Wanneroo

Applicant

Marc Re (Planning Solutions) Aoise Noone (Planning Solutions) James Dann (Centuria Capital) Stephanie Voon (Place Fabric)
--

Officers/Technical Advisors in Attendance
--

Aaron Jones

Part C – Shire of Serpentine-Jarrahdale
--

Applicant

Jason Hunt (Statewest Planning) Belinda Moharich (Moharich and More) Marina Kleyweg (Premise) Vincent Tran (VPE)

Officers/Technical Advisors in Attendance
--

Andrew Trosic Marius Le Grange Heather O'Brien Martin Erlacher (Western Australian Planning Commission) Cale Luxton (Western Australian Planning Commission) Lina Restrepo (Department of Planning, Lands and Heritage) Sultan Md Sazza Hossain (Department of Planning, Lands and Heritage)
--

Members of the Public / Media

Nil

Observers via livestream

There were 8 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 1:00pm on 17 December 2025 and acknowledged the traditional owners and custodians of the land on which the meeting was held and welcomed members.

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

1.1 Announcements by Presiding Member

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

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

2. Apologies

Cr Bronwyn Smith (Local Government Member, City of Wanneroo)
Cr Jacqueline Huntley (Local Government Member, City of Wanneroo)
Cr Nathan Bishop (Local Government Member, Shire of Serpentine-Jarrahdale)

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 WANNEROO

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 3.1, received on 11 December 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

3.1 Part Lot 9002 (2570K) Marmion Avenue, Alkimos - Proposed Shopping Centre – DAP/25/02972

Deputations

Marc Re (Planning Solutions) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

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

SUBSTANTIVE MOTION

Moved by: Luigi D'Alessandro

Seconded by: Eugene Koltasz

That the Metro Outer DAP resolves to:

Approve DAP Application reference DAP/25/02972 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 the City of Wanneroo District Planning Scheme No. 2, subject to the following conditions:

Conditions

1. This decision constitutes planning 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. The approved uses must conform to the District Planning Scheme No. 2 definition. The following uses are approved:

Eugene Koltasz
Presiding Member, Metro Outer DAP



Tenancy	Approved Use(s)
1	Liquor Store - Small
2	Convenience Store Restaurant/Café Lunch Bar
3	Convenience Store Restaurant/Café Lunch Bar
4	Convenience Store Restaurant/Café Lunch Bar
5	Convenience Store Restaurant/Café Lunch Bar
6	Convenience Store Restaurant/Café Lunch Bar
7	Convenience Store Shop Restaurant/Café Recreation – Private Office Lunch Bar
8	Convenience Store Shop Restaurant/Café Recreation – Private Office Lunch Bar
9	Convenience Store Shop Restaurant/Café Recreation – Private Office Lunch Bar
10	Convenience Store Shop Restaurant/Café Recreation – Private Office Lunch Bar
11	Convenience Store Shop Restaurant/Café Recreation – Private Office Lunch Bar
12	Shop Restaurant/Café Office

Eugene Koltasz
Presiding Member, Metro Outer DAP



	Lunch Bar
13	Shop Restaurant/Café Office Lunch Bar
14	Small Bar Restaurant/Café Lunch Bar
15	Convenience Store Restaurant/Café Lunch Bar Shop
16	Convenience Store Shop Restaurant/Café Recreation – Private Office Lunch Bar
17	Convenience Store Shop Restaurant/Café Recreation – Private Office Lunch Bar
Childcare	Child Care Premises
Medical	Medical Centre Consulting Room Office
Supermarket	Shop

3. A maximum of **103 children** are permitted within the **Child Care Premises** at any one time.
4. No more than **ten (10)** practitioners or medical professionals may practice within the **Medical Centre** at any one time.
5. All signage is to be contained entirely within the lot.
6. Parking areas, driveways and points of ingress and egress must be designed and constructed in accordance with the Australian Standard for Offstreet Carparking (AS 2890) and must be drained, sealed, marked and maintained to the satisfaction of the City prior to occupation of the development.
7. The parking areas and associated access indicated on the approved plans must not be used for the purpose of storage or obstructed in any way at any time, without the prior approval of the City.

Eugene Koltasz
Presiding Member, Metro Outer DAP



8. Prior to the lodgement of a building permit, a detailed schedule of external finishes (including materials, colour schemes and details) must be submitted and approved by the City. The development must be finished in accordance with the approved schedule.
9. Detailed landscaping plans for the subject site which include specifications for the planter boxes, a plant legend which includes botanical and common names and plant quantities, confirmation of mulch details, detail for the infrastructure proposed within the pedestrian plaza area and the outdoor play area of the Child Care Premises must be lodged for approval by the City prior to lodging a building permit. The plans must demonstrate that 9.1% of the site is used for deep soil areas. Planting and installation must be in accordance with the approved landscaping and reticulation plans and completed prior to occupation of the development and maintained thereafter, to the satisfaction of the City.
10. Detailed civil engineering drawings and specifications for works within the verge/road reserve for the on-street parking bays and intersection treatment for the southern full movement crossover and future four-way intersection (southern crossover), must be lodged for approval to the City prior to commencement of construction works. Construction works are to be undertaken in accordance with the approved development application, engineering drawings and specifications to the satisfaction of the City.
11. Line marking and signage must be installed surrounding the eastern vehicular entry to the carpark to prevent opposing vehicle movements for the left-in access point.
12. Line marking and signage must be installed at the proposed four-way intersection (southern crossover) to indicate right of way and appropriate treatments including the raised plateau.
13. An onsite stormwater drainage system, sufficient to contain a 1:100 year storm event (over 24 hours) must be provided. Plans illustrating the system proposed must be submitted and approved prior to a building permit being issued. The system must be installed during the construction of the development.
14. The development is to comply with the recommendations and assumptions of the Acoustic Report (Ref 35038-2-25287) prepared by **Herring Storer Acoustics** dated **July 2025**. Recommended works must be completed prior to the commencement of the use.
15. Lighting must be installed along all driveways, pedestrian pathways, car parking areas and in all common service areas prior to the development first being occupied.
16. All storage areas, external fixtures and building plant, including air conditioning units and water tanks must be located so as to minimise any visual and noise impact on surrounding landowners and screened from view from streets, public places and adjacent properties to the satisfaction of the City.

Eugene Koltasz
Presiding Member, Metro Outer DAP



17. Any graffiti applied to the external surfaces of the building must be removed to the satisfaction of the City of Wanneroo.
18. Development is to be implemented in accordance with the Environmentally Sustainable Development Strategy provided by Full Circle Design Services dated 22 July 2025. Prior to occupancy of the development, information is to be provided demonstrating the development has incorporated the Environmentally Sustainable Development Strategy to the satisfaction of the City.
19. Information is to be provided to demonstrate that the measures contained in Table 4 of the **Bushfire Management Plan Addendum (70302 / 169586 (Rev 0))** undertaken by **JBS&G** dated **5 September 2025** have been implemented during subdivisional works. This information should include a completed 'Compliance Certificate' prepared by the bushfire planning practitioner.
20. Prior to occupancy, an Operational & Waste Management Plan is to be submitted and approved, to the satisfaction of the City. The management plan must include detail on how waste and deliveries for all tenancies will be managed and how the uses will operate to ensure there are no adverse impact on public areas. Future operations on the lot must be undertaken in accordance with the approved Operational & Waste Management Plan, to the satisfaction of the City.
21. Prior to occupancy of the 'Liquor Store – small' and 'Small Bar' tenancy an operational management plan must be provided and approved detailing measures to minimise the impact of the use on the amenity of the surrounding area. The operational management plan must then be implemented to the satisfaction of the City.
22. The approved development is to be situated on land parcel(s), with titles issued in accordance with the Western Australian Planning Commission subdivision approval Reference No. 200940 prior to the occupation of the development.
23. A Construction Management Plan must be submitted for approval when an application is made for a building permit. This plan is to detail how construction will be managed to minimise disruption in the area and to adjoining landowners. The plan must address the following:
 - a) The delivery of and delivery times for materials and equipment to the site;
 - b) Storage of materials and the location and types of equipment on site;
 - c) Parking arrangements for contractors and sub-contractors;
 - d) The impact on traffic movement;
 - e) Construction times;
The relocation of public footpaths;
 - f) Measures to minimise impacts of noise and sand drift and dust from the site;
 - g) Tree protection zones to be established for trees identified to be retained in the approved landscaping plan (including any verge trees) where applicable; and
 - h) The relocation/disruption of any public transport infrastructure.

Eugene Koltasz
Presiding Member, Metro Outer DAP



The construction management plan is to be submitted to and approved by the City prior to the commencement of any development. Construction is to be implemented in accordance with the approved construction management plan.

24. Prior to the submission of a building permit, a revised Traffic Report and SIDRA intersection modelling for 10 years after the opening of the development is to be undertaken to assess the modelling, service level and operation of the surrounding intersections, specifically the Kambarniny Street and Romeo Road intersection. The report is to include modelling which outlines whether the unsignalised intersection appropriately services the development and locality. The revised Traffic Report is to detail responsibility for any contributions toward the design, constructed and/or funding of the ultimate intersection control.

Advice Notes

1. The owner/applicant is to submit the "Certification of Compliance with Development Approval Conditions" form certifying that all of the conditions specified in the approval for the development of the land have been completed in accordance with the approved plans, and the certification is to be lodged with the City within 14 days from the date of practical completion, and applies to all of the conditions, except for those conditions relating to on-going compliance.

AMENDING MOTION 1

Moved by: Luigi D'Alessandro

Seconded by: Eugene Koltasz

That Condition No. 24 be amended to read as follows:

Prior to the submission of a building permit, a revised Traffic Report and SIDRA intersection modelling for 10 years after the opening of the development is to be undertaken to assess the modelling, service level and operation of the surrounding intersections, specifically the Kambarniny Street and Romeo Road intersection. The report is to include modelling which outlines whether the unsignalised intersection appropriately services the development and locality. The revised Traffic Report is to detail responsibility for any contributions toward the design, constructed and/or funding of the ultimate intersection control.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: This condition is to provide clarity as to the extent and the catchment for the modelling. The responsibility to contributions to design, construction/and or funding is not triggered by this proposal alone and should not be at the proponent's cost.

Eugene Koltasz
Presiding Member, Metro Outer DAP



SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Outer DAP resolves to:

Approve DAP Application reference DAP/25/02972 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 the City of Wanneroo District Planning Scheme No. 2, subject to the following conditions:

Conditions

1. This decision constitutes planning 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. The approved uses must conform to the District Planning Scheme No. 2 definition. The following uses are approved:

Tenancy	Approved Use(s)
1	Liquor Store - Small
2	Convenience Store Restaurant/Café Lunch Bar
3	Convenience Store Restaurant/Café Lunch Bar
4	Convenience Store Restaurant/Café Lunch Bar
5	Convenience Store Restaurant/Café Lunch Bar
6	Convenience Store Restaurant/Café Lunch Bar
7	Convenience Store Shop Restaurant/Café Recreation – Private Office Lunch Bar
8	Convenience Store Shop Restaurant/Café Recreation – Private Office Lunch Bar
9	Convenience Store Shop

Eugene Koltasz
Presiding Member, Metro Outer DAP



	Restaurant/Café Recreation – Private Office Lunch Bar
10	Convenience Store Shop Restaurant/Café Recreation – Private Office Lunch Bar
11	Convenience Store Shop Restaurant/Café Recreation – Private Office Lunch Bar
12	Shop Restaurant/Café Office Lunch Bar
13	Shop Restaurant/Café Office Lunch Bar
14	Small Bar Restaurant/Café Lunch Bar
15	Convenience Store Restaurant/Café Lunch Bar Shop
16	Convenience Store Shop Restaurant/Café Recreation – Private Office Lunch Bar
17	Convenience Store Shop Restaurant/Café Recreation – Private Office Lunch Bar
Childcare	Child Care Premises
Medical	Medical Centre Consulting Room Office
Supermarket	Shop

Eugene Koltasz
Presiding Member, Metro Outer DAP



3. A maximum of **103 children** are permitted within the **Child Care Premises** at any one time.
4. No more than **ten (10)** practitioners or medical professionals may practice within the **Medical Centre** at any one time.
5. All signage is to be contained entirely within the lot.
6. Parking areas, driveways and points of ingress and egress must be designed and constructed in accordance with the Australian Standard for Offstreet Carparking (AS 2890) and must be drained, sealed, marked and maintained to the satisfaction of the City prior to occupation of the development.
7. The parking areas and associated access indicated on the approved plans must not be used for the purpose of storage or obstructed in any way at any time, without the prior approval of the City.
8. Prior to the lodgement of a building permit, a detailed schedule of external finishes (including materials, colour schemes and details) must be submitted and approved by the City. The development must be finished in accordance with the approved schedule.
9. Detailed landscaping plans for the subject site which include specifications for the planter boxes, a plant legend which includes botanical and common names and plant quantities, confirmation of mulch details, detail for the infrastructure proposed within the pedestrian plaza area and the outdoor play area of the Child Care Premises must be lodged for approval by the City prior to lodging a building permit. The plans must demonstrate that 9.1% of the site is used for deep soil areas. Planting and installation must be in accordance with the approved landscaping and reticulation plans and completed prior to occupation of the development and maintained thereafter, to the satisfaction of the City.
10. Detailed civil engineering drawings and specifications for works within the verge/road reserve for the on-street parking bays and intersection treatment for the southern full movement crossover and future four-way intersection (southern crossover), must be lodged for approval to the City prior to commencement of construction works. Construction works are to be undertaken in accordance with the approved development application, engineering drawings and specifications to the satisfaction of the City.
11. Line marking and signage must be installed surrounding the eastern vehicular entry to the carpark to prevent opposing vehicle movements for the left-in access point.
12. Line marking and signage must be installed at the proposed four-way intersection (southern crossover) to indicate right of way and appropriate treatments including the raised plateau.
13. An onsite stormwater drainage system, sufficient to contain a 1:100 year storm event (over 24 hours) must be provided. Plans illustrating the system proposed must be submitted and approved prior to a building permit being issued. The system must be installed during the construction of the development.

Eugene Koltasz
Presiding Member, Metro Outer DAP



14. The development is to comply with the recommendations and assumptions of the Acoustic Report (Ref 35038-2-25287) prepared by **Herring Storer Acoustics** dated **July 2025**. Recommended works must be completed prior to the commencement of the use.
15. Lighting must be installed along all driveways, pedestrian pathways, car parking areas and in all common service areas prior to the development first being occupied.
16. All storage areas, external fixtures and building plant, including air conditioning units and water tanks must be located so as to minimise any visual and noise impact on surrounding landowners and screened from view from streets, public places and adjacent properties to the satisfaction of the City.
17. Any graffiti applied to the external surfaces of the building must be removed to the satisfaction of the City of Wanneroo.
18. Development is to be implemented in accordance with the Environmentally Sustainable Development Strategy provided by Full Circle Design Services dated 22 July 2025. Prior to occupancy of the development, information is to be provided demonstrating the development has incorporated the Environmentally Sustainable Development Strategy to the satisfaction of the City.
19. Information is to be provided to demonstrate that the measures contained in Table 4 of the **Bushfire Management Plan Addendum (70302 / 169586 (Rev 0))** undertaken by **JBS&G** dated **5 September 2025** have been implemented during subdivisional works. This information should include a completed 'Compliance Certificate' prepared by the bushfire planning practitioner.
20. Prior to occupancy, an Operational & Waste Management Plan is to be submitted and approved, to the satisfaction of the City. The management plan must include detail on how waste and deliveries for all tenancies will be managed and how the uses will operate to ensure there are no adverse impact on public areas. Future operations on the lot must be undertaken in accordance with the approved Operational & Waste Management Plan, to the satisfaction of the City.
21. Prior to occupancy of the 'Liquor Store – small' and 'Small Bar' tenancy an operational management plan must be provided and approved detailing measures to minimise the impact of the use on the amenity of the surrounding area. The operational management plan must then be implemented to the satisfaction of the City.
22. The approved development is to be situated on land parcel(s), with titles issued in accordance with the Western Australian Planning Commission subdivision approval Reference No. 200940 prior to the occupation of the development.

Eugene Koltasz
Presiding Member, Metro Outer DAP



23. A Construction Management Plan must be submitted for approval when an application is made for a building permit. This plan is to detail how construction will be managed to minimise disruption in the area and to adjoining landowners. The plan must address the following:
- a) The delivery of and delivery times for materials and equipment to the site;
 - b) Storage of materials and the location and types of equipment on site;
 - c) Parking arrangements for contractors and sub-contractors;
 - d) The impact on traffic movement;
 - e) Construction times;
The relocation of public footpaths;
 - f) Measures to minimise impacts of noise and sand drift and dust from the site;
 - g) Tree protection zones to be established for trees identified to be retained in the approved landscaping plan (including any verge trees) where applicable; and
 - h) The relocation/disruption of any public transport infrastructure.

The construction management plan is to be submitted to and approved by the City prior to the commencement of any development. Construction is to be implemented in accordance with the approved construction management plan.

24. Prior to the submission of a building permit, a revised Traffic Report and SIDRA intersection modelling for 10 years after the opening of the development is to be undertaken to assess the modelling, service level and operation of the Kambarniny Street and Romeo Road intersection. The report is to include modelling which outlines whether the unsignalised intersection appropriately services the development.

Advice Notes

1. The owner/applicant is to submit the "Certification of Compliance with Development Approval Conditions" form certifying that all of the conditions specified in the approval for the development of the land have been completed in accordance with the approved plans, and the certification is to be lodged with the City within 14 days from the date of practical completion, and applies to all of the conditions, except for those conditions relating to on-going compliance.

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

Eugene Koltasz
Presiding Member, Metro Outer DAP



REASON: The Panel was satisfied that the proposed shopping centre is consistent with the planning framework for the site as outlined in the City of Wanneroo District Planning Scheme No 2 and the Alkimos City Centre Activity Centre Structure Plan 89 (ACP 89). The proposed uses will deliver a mix of retail, commercial, childcare and medical uses as envisaged under ACP 89. While the design does not fully deliver the ultimate high-density vision for the precinct as outlined in ACP 89 it provides a strong pedestrian focus, active frontages and potential for a high standard of landscaping and built form appropriate for the first stage of development. The Panel agreed that the proposal will deliver a functional and well-designed centre that supports the long-term growth of Alkimos.

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil

Cr Sonet Coetzee (Local Government Member, City of Wanneroo) left the panel at 1:21pm.

Eugene Koltasz
Presiding Member, Metro Outer DAP



PART C – SHIRE OF SERPENTINE–JARRAHDALÉ

President Robert Coales (Local Government DAP Members, Shire of Serpentine - Jarrahdale) joined the panel at 1:23pm.

1. Declaration of Due Consideration

The Presiding Member noted that additional information was received from the Shire of Serpentine-Jarrahdale was published on 12 December 2025 in relation to Item 3.1.

The Presiding Member noted that additional information was received from the Western Australian Planning Commission was published on 12 December 2025 in relation to Item 3.1.

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, President Robert Coales, declared an impartiality interest in item 3.1. President Robert Coales participated in the prior Council decision in accordance with his functions as a member of a local government.

3. Form 1 DAP Applications

3.1a Lot 32 (1324) Thomas Road, Oakford - Proposed Oat Mill Operating Facility and Associated Buildings and Structures - 'Industry-Rural' – DAP/25/02840

Deputations

Jason Hunt (Statewest Planning) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Belinda Moharich (Moharich and More) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Marina Kleyweg (Premise) responded to questions from the panel.

The Shire of Serpentine-Jarrahdale 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 1

Moved by: NIL

Seconded by: NIL

That the Metro Outer Development Assessment Panel resolves to:

1. **Refuse** DAP/25/02840 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 Serpentine Jarrahdale Planning Scheme No. 3, for the following reasons:
 - a. The development is not consistent with the Rural Zone due to concerns pertaining to noise, traffic and noise impacts on nearby sensitive dwellings.

The Substantive Motion LAPSED for want of a mover and a seconder.

SUBSTANTIVE MOTION 2

Moved by: President Robert Coales

Seconded by: Luigi D'Alessandro

That the Metro Outer Development Assessment resolves to:

1. **Accept** that the DAP Application reference DAP/25/02840 is appropriate for consideration as an 'Industry Rural' land use and compatible with the objectives of the zoning table in accordance with Clause 17 of the Shire of Serpentine Jarrahdale Local Planning Scheme No. 3.
2. **Approve** DAP Application reference DAP/25/02840 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 Serpentine Jarrahdale Planning Scheme No. 3, subject to following conditions:

Conditions

- a. The development is to be carried out in compliance with the plans and documentation listed below except where amended by other conditions of this consent:

Plans and Specifications	Development Plans received on 30 January 2025 Transport Impact Assessment received on 22 May 2025 Bushfire Management Plan received on 30 May 2025 Environmental Noise Impact Assessment received on 22 July 2025
--------------------------	--

Eugene Koltasz
Presiding Member, Metro Outer DAP



- b. Prior to the lodgement of a Building Permit, detailed engineering drawings shall be submitted to and approved by the Shire, on the advice of Main Roads Western Australia (MRWA). The drawings shall detail the provision of the following infrastructure improvements:
- i. The driveway entrance from Thomas Road being suitability upgraded to enforce the Left in/Left out movements only, restricting right turns to/from the site.
 - ii. The raised/kerbed island being sufficiently offset from the Thomas Road carriageway as per MRWA standards.
 - iii. The driveway lit as per Main Roads standards.

Once approved, the infrastructure improvements are required to be fully constructed prior to operation of the development.

- c. Prior to the lodgement of a Building Permit, an updated Traffic Impact Assessment (TIA) shall be submitted to and approved by the Shire, on the advice of MRWA. The TIA shall be updated to provide trip generation surveys associated with the development.
- d. Prior to occupation of the development, the vehicle parking areas, accessways, internal roads and crossover must:
- i. Be designed in accordance with the relevant Australian/New Zealand Standard;
 - ii. Include a suitable number of car parking spaces dedicated to people with disability designed in accordance with the relevant Australian/New Zealand Standard;
 - iii. Be constructed, sealed, kerbed, drained, marked and thereafter maintained.

Plans depicting these works are to be submitted to and approved by the Shire prior to the issue of a Building Permit and fully constructed prior to operation.

- e. Prior to occupation, a monetary contribution of 1% of construction costs, shall be paid to the Shire of Serpentine Jarrahdale for the establishment of public art, or alternatively, the provision of public art shall be provided on site in accordance with the Shire of Serpentine Jarrahdale Local Planning Policy 1.6 – Public Art to the Shire's satisfaction.
- f. Prior to lodgement of a Building Permit, a Construction Management Plan is to be submitted to and approved by the Shire of Serpentine Jarrahdale. The Plan should address the following matters:
- i. Management of car parking, delivery vehicles and traffic associated with the construction of the development.
 - ii. Management of dust and noise

Once approved, the Construction Management Plan shall be implemented and adhered to for the duration of the construction unless otherwise agreed upon in writing by the Shire of Serpentine Jarrahdale

Eugene Koltasz
Presiding Member, Metro Outer DAP



- g. Prior to the occupation of the development, an Operational Management Plan (OMP) shall be submitted to and approved by the Shire of Serpentine Jarrahdale. The OMP shall include but not be limited to the following:
- i. a log of all complaints received;
 - ii. a log of all actions taken in response to complaints;
 - iii. public safety and site security;
 - iv. parking arrangements for contractors and sub-contractors;
 - v. delivery and access arrangements.

Once approved the OMP shall be adhered to by the development unless otherwise agreed upon in writing to the Shire of Serpentine Jarrahdale.

- h. Prior to occupation of the development, a Signage Plan shall be submitted to and approved by the Shire. Signage shall be in accordance with the Shire's Local Planning Policy 4.11 - Advertising Policy. No signs are permitted to be displayed in the road reserve at any time.
- i. Prior to occupation of the development, a Dust Management Plan shall be submitted to and approved by the Shire. Once approved, the Dust Management Plan shall be adhered to in its entirety.
- j. Prior to the commencement of works, a Drainage Management Plan must be submitted to and approved by the Shire, on the advice of the Department of Water and Environmental Regulation (DWER). Once approved, the Drainage Management Plan shall be implemented and maintained thereafter to the Shire's satisfaction.
- k. Prior to the commencement of works, a Noise Management Plan shall be submitted to and approved by the Shire. The Noise Management Plan shall include measures to ensure the development does not cause adverse noise impacts on surrounding sensitive land uses, in accordance with the Environmental Protection (Noise) Regulations 1997. Once approved, the development shall be undertaken in accordance with the Noise Management Plan.
- l. Prior to the issue of a building permit, a Landscaping Plan shall be submitted to and approved by the Shire. The Landscaping Plan shall detail the following:
- i. Provision of vegetative landscaping within the adjoining verges of the site, and the full management of verges adjoining the site;
 - ii. Detailed planting regime and plans, identifying the number of plants, species, size of tubs;
 - iii. A schedule of planting including how vegetation is planted, monitored and replaced where failed.

Once approved, the Landscaping Plan shall be implemented prior to occupation and maintained thereafter.

Eugene Koltasz
Presiding Member, Metro Outer DAP



- m. Prior to the commencement of works, a Waste Management Plan must be submitted to and approved by the Shire. Once approved, waste must be managed in accordance with the approved Waste Management Plan.
- n. Prior to the occupation of the development, all measures listed within the Bushfire Management Plan (BMP No: BMP24294v3.0) prepared by WA Fire & Safety shall be enacted and adhered to for the life of the development to the satisfaction of the Shire of Serpentine Jarrahdale.

Advice Notes

- 1. Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.
- 2. This development approval constitutes approval under the Local Planning Scheme No.3 only.

AMENDING MOTION 1

Moved by: Eugene Koltasz

Seconded by: NIL

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

The Applicant is to enter into a Deed of Agreement with the Shire of Serpentine-Jarrahdale which, on the construction of the right-of-way (Lot 100 on Diagram 31071) –

i. requires the removal of the approved crossover to Thomas Road; and

ii. access to the site to be obtained either –

A via the right-of-way; or

B via a new crossover approved and constructed further east along the Thomas Road frontage at a sufficient distance from the right-of-way.

The Amending Motion was withdrawn by the mover.

The Substantive Motion was put and CARRIED (3/1).

For: Eugene Koltasz
Luigi D'Alessandro
President Robert Coales

Against: Heidi Herget

Eugene Koltasz
Presiding Member, Metro Outer DAP



REASON: The Panel was satisfied that the proposed use was appropriately defined as “Industry- Rural” under the Shire of Serpentine Jarrahdale Local Planning Scheme No 3 and could be approved as a “D - Discretionary Use”. The proposal is considered to generally align with the Planning Framework. The application was supported by a number of technical assessments that demonstrate compatibility of the use with surrounding uses. The assessments also delivered solutions to issues that may have been perceived to affect the localities amenity on issues such as noise, dust, traffic and drainage. The Panel was satisfied that the proponents had addressed the principal concerns of MRWA but had imposed conditions to ensure that the Shire and proponents continued to liaise with MRWA on details of the access to the site from Thomas Road.

3.1b Lot 32 (1324) Thomas Road, Oakford - Proposed Oat Mill Operating Facility and Associated Buildings and Structures – ‘Industry – Rural’ – DAP/25/02840

Deputations

The Western Australian Planning Commission addressed the DAP in relation to the application at Item 3.1b and responded to questions from the panel.

SUBSTANTIVE MOTION 1

Moved by: Heidi Herget

Seconded by: NIL

That the Metro Outer Development Assessment Panel resolves to:

Accept that the DAP Application reference DAP/25/02840 is appropriate for consideration as a rural land use under the Metropolitan Region Scheme and is compatible with the purpose of the Rural zone under the Metropolitan Region Scheme.

Refuse DAP Application reference DAP/25/02840 and accompanying plans date stamped 3 January 2025 by the Department of Planning, Lands and Heritage for the following reasons:

1. The proposed driveway and crossover onto Thomas Road encroach into a right of way (Lot 100 on D 31071). The proposed crossover onto Thomas Road would conflict with vehicle access to and from the right of way and Thomas Road.
2. The application proposes access to and from Thomas Road for light vehicles and B-triple road trains. Thomas Road is reserved for Primary Regional Roads under the Metropolitan Region Scheme and is under the care and control of Main Roads Western Australia. Main Roads Western Australia is the responsible authority for managing the safety and function of Thomas Road. Main Roads Western Australia has not provided support for the proposal.
3. Insufficient evidence has been provided to demonstrate adequate provision can be made for the access to and egress from the site onto Thomas Road. The Transport Impact Statement (Premise, Revision I, dated October 2025) is not supported for the following reasons:

Eugene Koltasz
Presiding Member, Metro Outer DAP



- (a) inconsistent truck movements per day are specified;
- (b) survey data from similar sites has not been presented to provide evidence for the proposed trips generated and attracted to the development;
- (c) information is not provided to detail the reason traffic generation information in Transport Impact Statements version H and version I is different from Version G;
- (d) future traffic volume considerations have not been provided;
- (e) Main Roads Western Australia crash data information for the period from 2017 to 2022 is provided. The current Main Roads Western Australia crash data information is for 2020-2024;
- (f) the desirable minimum sight distance is incorrectly specified to be 248m. A desktop assessment at the Department of Planning, Lands and Heritage suggests that the sight distance provided is approximately 156m. Main Roads Western Australia have advised the Department of Planning, Lands and Heritage that a Safe Intersection Sight Distance of 156m would represent a Safe Intersection Sight Distance fail; and
- (g) the proposed mountable kerb is not sufficient to enforce left-out only vehicle movements.

The Substantive Motion LAPSED for want of a seconder.

SUBSTANTIVE MOTION 2

Moved by: Eugene Koltasz

Seconded by: Heidi Herget

It is recommended that the Metro Outer Development Assessment Panel resolves to:

Defer DAP application reference DAP/25/02840 and accompanying plans for up to 90 days, being on or before 17 March 2026, to address the following matter:

Reason:

1. To allow the applicants time to liaise with Main Roads WA and DPLH to resolve any outstanding matters.

The Substantive Motion was put and CARRIED UNANIMOUSLY.

REASON: For the applicants, MRWA and DPLH to have time to resolve any inconsistencies and uncertainties with the submissions made with a view to align with the assessment and approval under the Shire of Serpentine Jarrahdale Local Planning Scheme No 3.

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

Nil

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 2:51pm.

A handwritten signature in black ink, reading "Eugene Koltasz".

Eugene Koltasz
Presiding Member, Metro Outer DAP