



## Metro Outer Development Assessment Panel Minutes

**Meeting Date and Time:** Tuesday, 17 March 2026; 9:30am  
**Meeting Number:** MODAP/130  
**Meeting Venue:** 140 William Street, Perth

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

[MODAP/130- 17 March 2026 - Shire of Serpentine-Jarrahdale - City of Kalamunda - City of Swan](#)

### **PART A – INTRODUCTION**

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

### **PART B – SHIRE OF SERPENTINE-JARRAHDAL**

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
  - 3.1a Nil
  - 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 C – CITY OF KALAMUNDA**

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
  - 3.1 Lot 17 (No. 581) Welshpool Road East, Wattle Grove - Proposed Warehouse/Storage and Incidental Office – DAP/25/03012
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

### **PART D – CITY OF SWAN**

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications

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



4. Form 2 DAP Applications
  - 4.1a Lot 888 (previously 241) No.2 Wangalla Road, Bellevue - Proposed 121 Grouped Dwellings - Extension of Time – DAP/15/00848
  - 4.1b Lot 888 (previously 241) No.2 Wangalla Road, Bellevue - Proposed 121 Grouped Dwellings - Extension of Time – DAP/15/00848
5. Section 31 SAT Reconsiderations

**PART D – OTHER BUSINESS**

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. Meeting Closure

A handwritten signature in cursive script, reading "Eugene Koltasz".

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



**DAP Members**

Eugene Koltasz (Presiding Member)

Luigi D'Alessandro (Deputy Presiding Member)

Heidi Herget

Cr President Robert Coales (Part B – Shire of Serpentine-Jarrahdale)

Mayor Margaret Thomas (Part C – City of Kalamunda)

Deputy Mayor Kathy Ritchie (Part C – City of Kalamunda)

Cr Rod Henderson (Part D – City of Swan)

Cr Charlie Zannino (Part D – City of Swan)

**DAP Secretariat**

Ashlee Kelly

Tenielle Brownfield

Shanara Wijethunga

Deb Hankin

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



<b>Part B – Shire of Serpentine-Jarrahdale</b>
<b>Applicant</b>
Jason Hunt (Statewest Planning)
<b>Officers/Technical Advisors in Attendance</b>
Martin Erlacher (Western Australian Planning Commission) Cale Luxton (Western Australian Planning Commission)

<b>Part C – City of Kalamunda</b>
<b>Applicant</b>
Tony Watson (MW Urban)
<b>Officers/Technical Advisors in Attendance</b>
Regan Travers Cardia Mariani Ronan Marsh

<b>Part D – City of Swan</b>
<b>Applicant</b>
Adam Richards (Tuscom Subdivision Consultants)
<b>Officers/Technical Advisors in Attendance</b>
Phil Russell Rohan Sim (Western Australian Planning Commission) Mario Carbone (Western Australian Planning Commission)

**Members of the Public / Media**

Nil

**Observers via livestream**

There were 4 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 17 March 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

Cr Mel Congerton (Local Government Member, City of Swan)  
Cr Nathan Bishop (Local Government Member, Shire of Serpentine-Jarrahdale)  
Cr Reece Jerrett – (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 – SHIRE OF SERPENTINE-JARRAHDALÉ

### 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

DAP Member, President Robert Coales, declared an impartiality interest in item 3.1b. 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 Nil

#### 3.1b 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 3.1b.

The Western Australian Planning Commission addressed the DAP in relation to the application at Item 3.1b.

### SUBSTANTIVE MOTION

**Moved by:** President Rob Coales

**Seconded by:** Luigi D'Alessandro

That the MODAP resolves to:

1. **Accept** that the DAP Application reference DAP/25/02840 is appropriate for consideration as a "rural" land use and is compatible with the purpose of the Rural zone under the Metropolitan Region Scheme.
2. **Approve** DAP Application reference DAP/25/02840 and accompanying plans date stamped 3 January 2025 by the Department of Planning, Lands and Heritage, subject to the following conditions:

#### Conditions

1. This decision constitutes planning approval only and is valid for a period of two 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.

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



2. The approved plans are to be modified in accordance with the findings, requirements and modified plans that are provided in the Transport Impact Statement (Premise, Revision FINAL, dated 10 February 2026) to the specification of Main Roads Western Australia and the satisfaction of the Western Australian Planning Commission.
3. Prior to construction commencing, the applicant is to prepare a 15% crossover design concept to the specification of Main Roads Western Australia and the satisfaction of the Western Australian Planning Commission.
4. Prior to occupation of the development, the crossover to Thomas Road is to be constructed to the specification of Main Roads Western Australia and the satisfaction of the Western Australian Planning Commission.
5. Prior to occupation of the development, the redundant vehicle crossover is to be removed, and kerbing, verge and footpath (where relevant) reinstated with grass or landscaping to the specification of the Shire of Serpentine Jarrahdale and the satisfaction of the Western Australian Planning Commission.

#### **Advice Notes**

1. In regard to the condition for a 15% crossover design concept to be prepared, the matters to be addressed include but are not limited to the following:
  - (a) swept paths for the 'left turn in' are to demonstrate the minimum kerb-to-kerb turning radius of R20 for tandem drive trucks and R22 for tri-drive trucks;
  - (b) satisfactory observation angles for an exiting vehicle turning left onto Thomas Road; and
  - (c) a Safe Intersection Sight Distance vertical check to ensure adequate sightlines for both a driver on the major road and a driver on the side road are provided.

Main Roads Western Australia advises that the 15% crossover design concept is to be in accordance with Main Roads Western Australia's *Main Roads Supplement to Austroads Guide to Road Design* document.

2. The applicant is advised that prior to undertaking works within the Thomas Road road reserve, a Working on Roads Permit must be obtained from Main Roads Western Australia.
3. Main Roads Western Australia advises that: the upgrading/widening of Thomas Road is not in Main Roads Western Australia's current 4-year forward estimated construction program; and that all projects not listed are subject to change without notice; and that Main Roads Western Australia assumes no liability for the information provided.
4. Main Roads Western Australia advises that the applicant is required to submit an application form to Main Roads Western Australia to undertake works within the road reserve prior to undertaking any works within the road reserve. Main Roads Western Australia advises that application forms and supporting information about the procedure can be found on the Main Roads Western Australia website.

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



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

**REASON:** The Panel was satisfied that the revised access / egress arrangement negotiated between the proponent, Main Roads WA (MRWA) and the Shire provide for appropriate safe movement to and from the site. The proponents have demonstrated that a safe and efficient crossover, with better sight lines than the original proposal is acceptable.

**4. Form 2 DAP Applications**

Nil

**5. Section 31 SAT Reconsiderations**

Nil

*President Rob Coales (Local Government DAP Member, Shire of Serpentine-Jarrahdale) left the panel at 9:39am.*

A handwritten signature in cursive script, reading "Eugene Koltasz".

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



## PART C – CITY OF KALAMUNDA

*Mayor Margaret Thomas and Deputy Mayor Kathy Richards (Local Government DAP Members, City of Kalamunda) joined the panel at 9:39am.*

### 1. Declaration of Due Consideration

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

### 2. Disclosure of Interests

DAP Member, Heidi Herget, declared an impartiality interest in item 3.1. Heidi previously undertook work for the Applicant at a different site under a separate consultancy more than 10 years ago in Fremantle and has had no involvement with the Applicant since that time.

In accordance with section 3.3 of the DAP Code of Conduct 2025, the Presiding Member determined that the member listed above, who had disclosed a impartiality interest, was permitted to participate in the discussion and voting on the item.

### 3. Form 1 DAP Applications

#### 3.1 Lot 17 (No. 581) Welshpool Road East, Wattle Grove - Proposed Warehouse/Storage and Incidental Office – DAP/25/03012

##### Deputations

The panel noted a written submission in support of the application at Item 3.1. was received from Tony Watson (MW Urban) and responded to questions from the panel.

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

## SUBSTANTIVE MOTION

**Moved by:** Mayor Margaret Thomas

**Seconded by:** Eugene Koltasz

That the Metro Outer Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/25/03012 is appropriate for consideration as a “Warehouse/Storage” land use and compatible with the objectives of the zoning table in accordance with Clause 4.2.4 of the City of Kalamunda Local Planning Scheme No. 3;

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



- Approve** DAP Application reference DAP/25/03012 and accompanying development 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 Clause 10.4 of the City of Kalamunda Local Planning Scheme No. 3, subject to the following conditions:

**Conditions**

- This decision constitutes planning approval only and is valid for a period of 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.
- The development being carried out in accordance with the plan(s)/drawing(s) and document(s) (including any recommendations made) listed below, including any amendments to those plans as shown in red.

<b>Plan No.</b>	<b>Rev.</b>	<b>Title</b>	<b>Date</b>	<b>Prepared by</b>
A100	B	Site Plan	19.01.26	ParsonsGroup
A101	A	Ground Floor	12.09.25	ParsonsGroup
A102	A	First Floor	12.09.25	ParsonsGroup
A103	A	Elevations	12.09.25	ParsonsGroup
C155/01	1	Landscape Plan	26.09.25	Naturesque
6	0	Stormwater Drainage Management Plan	05.02.26	Development Engineering Consultants
7	2	Traffic Impact Statement	Jan. 26	MW Urban
250647	1	Bushfire Attack Level & Planning Report	25.09.25	Bushfire Prone Planning

- For the duration of the development, all stormwater must be contained on site and connected to the local drainage system in accordance with the approved Stormwater Drainage Management Plan and the Maddington Kenwick Strategic Employment Area Urban Water Management Plan to the specification and satisfaction of the City of Kalamunda
- The Stormwater Drainage Management Plan is to be implemented, and all required drainage infrastructure thereafter maintained, to the satisfaction of the City of Kalamunda.
- A post geotechnical report is to be submitted in accordance with Australian Standards, certifying that the land is physically capable of development and detailing site conditions with respect to soil, groundwater and stormwater disposal to the satisfaction of the City of Kalamunda.

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



6. Prior to occupation of the development, the applicant/landowner must enter into an agreement (Deed) to the satisfaction of the City of Kalamunda and the applicant/landowner to enable the City of Kalamunda to acquire a portion of Lot 17 (No. 581) Welshpool Road East, Wattle Grove as a road reserve at no cost to facilitate a road realignment at the intersection of Welshpool Road East and Coldwell Road. The Deed must be prepared by the City's solicitors and costs associated with the preparation and execution of the deed of agreement are to be borne by the applicant/landowner.
7. Prior to occupation permit being granted of the development, an Interim Development Contribution Arrangement (IDCA) being prepared by the landowner in accordance with City of Kalamunda' Local Planning Policy 25 (Interim Development Contribution Arrangements) and executed by all parties, for the applicant to contribute towards the cost of providing common infrastructure as established through Local Planning Scheme Amendment No. 101, to the City of Kalamunda Local Planning Scheme No.3 when gazetted. Such arrangements are to be at the cost of the applicant and to the satisfaction of the City of Kalamunda.
8. Prior to an occupation permit being granted for the development, all crossovers shall be designed and constructed to the specifications and satisfaction of the City of Kalamunda.
9. Redundant vehicle crossover(s) to be removed and the kerbing, verge, and footpath (where relevant) reinstated with grass or landscaping to the satisfaction of the City of Kalamunda.
10. Prior to an occupation permit being granted for the development, all hardstand areas shall be paved, sealed and drained to the satisfaction of the City of Kalamunda.
11. For the duration of development, the incidental use of office shall be restricted to use by the occupier of the warehouse and must not be made available for public use.
12. Prior to an occupation permit being granted of the development, the landowner/applicant contributing towards public art, pursuant to City of Kalamunda Local Planning Policy 26 by providing art on-site to the satisfaction of the City of Kalamunda.
13. Prior to applying for a building permit, a Construction Management Plan must be prepared by the landowner/applicant and approved by the City of Kalamunda. The Construction Management Plan shall detail how the construction of the development will be maintained including the following:
  - a. Public safety and security;
  - b. Hours of construction;
  - c. Traffic management plans during construction, including any proposed road closures;
  - d. Toilet facilities for construction workers;
  - e. Protection of public infrastructure;

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



- f. How materials and equipment will be delivered, stored and removed from the site;
  - g. Parking arrangements for staff, contractors and visitors;
  - h. Construction Waste disposal strategy and location of waste disposal bins;
  - i. Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction, and how they are to be managed;
  - j. How dust, noise, erosion, lighting and environmental hazards and will be managed during the stages of construction;
  - k. Complaint management procedure; and
  - l. Other matters likely to impact on surrounding property owners.
14. All landscaping noted in the approved Landscape Plan shall be planted in the first available planting season after the initial occupation of the development and maintained thereafter, to the satisfaction of the City of Kalamunda. Any species which fail to establish within the first two planting seasons following implementation shall be replaced at the landowners cost to the satisfaction of the City of Kalamunda.
15. The applicant is required to engage an appropriately qualified acoustic consultant (such as a member of the Australian Acoustical Society or the Association of Australian Acoustical Consultants) to undertake a detailed noise assessment in relation to the Environmental Protection (Noise) Regulations 1997 to the satisfaction of the City of Kalamunda prior to commencing the development. Where such an assessment finds the proposal fails to meet the legislative limits the proponent must submit a noise mitigation plan for approval of the City of Kalamunda prior to commencing the development.
16. Lighting for the proposed development is to comply with AS 4282-1997 – Control of the obtrusive effects of outdoor lighting.
17. All existing septic sewer systems including all tanks, pipes and associated drainage systems (soak wells or leach drains) are to be decommissioned, removed, filled with clean sand and compacted. The applicant must provide a statutory declaration to the City of Kalamunda stating that the site has been inspected and all effluent disposal systems have been removed. A pro-forma for this declaration is available from the City of Kalamunda.
18. Prior to occupation of the development, all boundary fencing must be visually permeable and no greater than 2.1 metres in height to demonstrate compliance with the City of Kalamunda's Local Planning Policy 19 (Kalamunda Wedge Industrial Area – Precinct 3A Design Guidelines) to the satisfaction of the City of Kalamunda.
19. Prior to occupation of the development, bicycle facilities shall be provided in accordance with Australian Standard AS 2890.3 to the Satisfaction of the City of Kalamunda. The facilities shall thereafter be retained for the duration of the development.

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



20. Prior to an occupation permit being granted for the development, all car parking areas must meet the following requirements:
- The provision and maintenance of a minimum of 32 car parking spaces, which are designed, constructed, sealed, kerbed, drained and marked in accordance with Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off street car parking;
  - The provision and maintenance car parking space(s) dedicated to people with disabilities, which are designed, constructed, sealed, kerbed, drained and marked in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009, 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 2009, Design for access and mobility, Part 1: General Requirements for access New building work;
  - Vehicle parking, manoeuvring and circulation areas are to be suitably constructed, sealed, kerbed, line marked and drained to the specification and satisfaction of the City of Kalamunda and Australian Standard AS2890; and
  - Comply with the above requirements and be maintained to the satisfaction of the City of Kalamunda for the duration of the development.
21. Prior to occupation of the development, a notification is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan).
- The notification is to state as follows:
- "This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to the development on this land."*
22. No development other than landscaping is to be located within the land requirement for the future upgrade of Welshpool Road East / Coldwell Road intersection as shown on the Site Plan prepared by Parsons Group, Dwg No.A100 (Rev B) dated 19 January 2026.
23. Landscaping of the verge shall be completed in accordance with City's "Verge Development Guidelines" and the verge swale needs to be protected at all times.
24. No vegetation within the Welshpool Road East road reservation is approved to be removed and instead must be retained and protected for the duration of the development.
25. No earthworks are to encroach onto the Welshpool Road East Road Reserve.

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



26. Stormwater discharge shall not exceed pre-development discharge to Welshpool Road East Road Reserve.
27. Illumination of signage must not exceed 300 cd/m<sup>2</sup> (candela per square metre) during the daytime, and 150 cd/m<sup>2</sup> during the night-time, and not flash, pulsate or chase during all hours for the duration of development.
28. Signs and on-site advertising must not include reflective, flashing, chasing or pulsating lights and must not have such intensity as to cause annoyance to the public or illuminate beyond the extent of the lot boundaries for the duration of the development.

### Advice Notes

1. A new effluent disposal system that complies with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulation 1974* must be installed.
2. The applicant is advised that an application for a Secondary Treatment System with nutrient retention is required.
3. All material known or suspected to contain asbestos is to be removed and disposed of in accordance with the Environmental protection (Controlled Waste) Regulations 2004 and the Health (Asbestos) Regulations 1992. Please note an Asbestos Management Plan may be required prior to issue of a demolition licence.
4. The applicant is advised that an "Application to Construct or Install an Apparatus for the Treatment of Sewage" must be submitted and approved before a building licence will be issued. The application form can be found at: <https://www.kalamunda.wa.gov.au/building-development/health/effluent-disposal>
5. The applicant is reminded of their obligations to comply with the "Land development sites and impacts on air quality: a guideline for the prevention of dust and smoke pollution from land development sites in Western Australia", prepared by the Department of Water and Environment Regulation.
6. The applicant is required to manage noise and vibration during the works in accordance with Australian Standard AS 2436 "Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites"
7. Any damage to public assets arising during the course of the development activity must be repaired and restored in accordance with the 'Local Government Guidelines for Restoration and Reinstatement in WA,' and to the satisfaction of the City of Kalamunda.
8. With regard to Development Contributions, Amendment No. 101 to City of Kalamunda Local Planning Scheme No.3 is viewed by the City to be a seriously entertained planning proposal, which will provide for developer contributions for community infrastructure.
9. This development approval does not authorise the erection of any signage not exempted by Schedule 5 (Exempted advertisements) of the City of Kalamunda Local Planning Scheme No. 3.

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



10. With regard to verge vegetation within the Welshpool Road East Road Reserve, no vegetation is permitted to be modified for the purpose of improving visibility and legibility of advertising signage.
11. The applicant is required to submit an application form to undertake works within the road reserve prior to undertaking any works within the road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website.
12. In regards to Public Art, the City of Kalamunda's Local Planning Policy 26 (Public Art Contributions) provides a concise and documented procedure for public art contributions to provide for consistent management and transparent process by the City.
13. In regards to Public Art, the landowners are advised that a public art contribution of \$109,000 applies to this approval, which has been conditioned to be provided on-site.

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

**REASON:** The Panel was satisfied that the proposed uses are consistent with the planning framework for the site and locality under the City of Kalamunda Local Planning Scheme No 3 Light Industry zoning. The Built Form demonstrates general compliance with the development controls of Local Planning Policy No19 (MKSEA Guidelines). Variations to some of the development standards are considered minor and are supported. The assessment of the application satisfied the Panel that the development will not cause any adverse amenity impacts, subject to compliance with the approved plans and conditions imposed.

**4. Form 2 DAP Applications**

Nil

**5. Section 31 SAT Reconsiderations**

Nil

*Mayor Margaret Thomas and Deputy Mayor Kathy Ritchie (Local Government DAP Members, City of Kalamunda) left the panel at 9:56am.*

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



## **PART D – CITY OF SWAN**

*Heidi Herget (Specialist Member) left the panel at 9:58am.*

*Cr Rod Henderson and Cr Charlie Zannino (Local Government DAP Members, City of Swan) joined the panel at 9:58am.*

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

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

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

DAP Member, Heidi Herget, declared an impartiality interest in item 4.1a and 4.1b. Heidi has previously provided specialist traffic and car parking advice on this application as it relates to the previous 2015 approval in the form of a Transport Impact and Car Parking Assessment under Move Consultants as well as more recent advice in 2023 and 2024 for Tuscom Subdivision Consultants.

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

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

Nil

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

#### **4.1a Lot 888 (previously 241) No.2 Wangalla Road, Bellevue - Proposed 121 Grouped Dwellings - Extension of Time – DAP/15/00848**

##### **Deputations**

Adam Richards (Tuscom Subdivision Consultants) responded to question from the panel.

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

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



## SUBSTANTIVE MOTION

**Moved by:** Cr Charlie Zannino

**Seconded by:** Cr Rod Henderson

That the Metro-outer Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/15/00848 as detailed on the DAP Form 2 dated 14 October 2025 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the extension to the term of the approval of DAP Application DAP/15/0048 issued 16 September 2016 for a further period of two years.

## AMENDING MOTION 1

**Moved by:** Cr Rod Henderson

**Seconded by:** Cr Charlie Zannino

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

*As the development is within the Midland District Drainage Area, a drainage contribution of \$457,774 is required. This fee is to contribute towards the upgrade and supply of an adequate drainage ~~service~~ **system** within the area based on ~~\$63,500~~ **the current rate** per hectare. Payment shall be made prior to the issue of a Building Licence and prior to any work commencing on the site.*

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

**REASON:** The Panel considered that the current rate per hectare for the drainage contribution should be applied, given the considerable time passed since the original approval was granted.

## SUBSTANTIVE MOTION (AS AMENDED)

That the Metro-outer Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/15/00848 as detailed on the DAP Form 2 dated 14 October 2025 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the extension to the term of the approval of DAP Application DAP/15/0048 issued 16 September 2016 for a further period of two years.

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



### Amended Condition

4. As the development is within the Midland District Drainage Area, a drainage contribution is required. This fee is to contribute towards the upgrade and supply of an adequate drainage system within the area based on the current rate per hectare. Payment shall be made prior to the issue of a Building Licence and prior to any work commencing on the site.

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

**REASON:** The Panel considered that the extension of time was warranted given the proponents had demonstrated substantial commencement given their stated actions and expenditure to date. Further, disruptive delays due to impact of the Covid pandemic had financial and infrastructure implications that also delayed progress on the development proposed.

#### **4.1b Lot 888 (previously 241) No.2 Wangalla Road, Bellevue - Proposed 121 Grouped Dwellings - Extension of Time – DAP/15/00848**

The Western Australian Planning Commission addressed the DAP in relation to the application at Item 4.1b.

### SUBSTANTIVE MOTION

**Moved by:** Cr Charlie Zannino

**Seconded by:** Eugene Koltasz

That the Metro Outer Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/15/00848 is appropriate for consideration in accordance with regulation 17 of the of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/15/00848 and accompanying plans in accordance with Clause 55(1)(a) of the Metropolitan Region Scheme for 121 Grouped Dwellings at Lot 888 (No.2) Wangalla Road, Bellevue.

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

**REASON:** The Panel considered that the extension of time was warranted given the proponents had demonstrated substantial commencement given their stated actions and expenditure to date. Further, disruptive delays due to impact of the Covid pandemic had financial and infrastructure implications that also delayed progress on the development proposed.

### 5. Section 31 SAT Reconsiderations

Nil

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



## PART D – OTHER BUSINESS

### 1. State Administrative Tribunal Applications and Supreme Court Appeals

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

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

### 2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 10:14am.

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