Metro Outer Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 28 October 2026; 9:30am
Meeting Number: MODAP/166
Meeting Venue: 140 William Street, Perth

A recording of the meeting is available via the following link:
MODAP/166 - 28 October 2026 - Shire of Serpentine-Jarrahdale - City of Joondalup

PART A – INTRODUCTION

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

PART B – SHIRE OF SERPENTINE-JARRAHDALE

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

   3.1 Lot 9021 Skyline Boulevard, Whitby - Whitby District Centre – DAP/26/03154
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – CITY OF JOONDALUP

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

   3.1 Lot 519 (No 9) and Strata Lot 3 (Unit 3) Gunter Grove, Beldon - Alterations and Additions to Beldon Shopping Centre – DAP/26/03147
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART D – OTHER BUSINESS

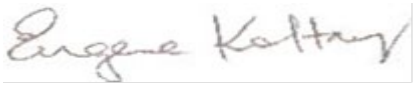
1. State Administrative Tribunal Applications and Supreme Court Appeals
2. Meeting Closure

Eugene Koltasz

Eugene Koltasz
Presiding Member, Metro Outer DAP

DAP Members
Eugene Koltasz (Presiding Member)
Dale Page (Deputy Presiding Member)
Francesca Lefante
President Rob Coales (Part B – Shire of Serpentine-Jarrahdale)
Cr Rebecca Pizzey (Part C – City of Joondalup)
Cr Lewis Hutton (Part C – City of Joondalup)

DAP Secretariat
Kristen Gray
Ashlee Kelly



Eugene Koltasz
Presiding Member, Metro Outer DAP

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Part B – Shire of Serpentine-Jarrahdale
Applicant
David Read (SLR Consulting)
Alessandro Paladin (Buchan)
Fred Ferrante (Golden Group)
Officers/Technical Advisors in Attendance
Andrew Trosic
Ryan Fleming
Heather O'Brien

Part C – City of Joondalup
Submitters
Applicant
Murray Castleton (SLR Consulting)
Luke Zoontjens (SLR Consulting)
Philip Andersen (Westbridge Funds Management)
Paul Starcevich
Officers/Technical Advisors in Attendance
Bella Moreton

Eugene Koltasz

Eugene Koltasz
Presiding Member, Metro Outer DAP

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Members of the Public / Media

Nil

Observers via livestream

There were 7 persons observing the meeting via the livestream.



Eugene Koltasz
Presiding Member, Metro Outer DAP

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PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:30am on 28 October 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 Nathan Bishop (Local Government DAP Member, Shire of Serpentine-Jarrahdale)
Cr Reece Jerrett (Local Government DAP Member, Shire of Serpentine-Jarrahdale)
Cr Joel Chan (Local Government DAP Member, Shire of Serpentine-Jarrahdale)
Cr Rohan O'Neill (Local Government DAP Member, City of Joondalup)

3. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the DAP website.

Eugene Koltasz
Eugene Koltasz
Presiding Member, Metro Outer DAP

PART B – SHIRE OF SERPENTINE-JARRAHDALE

1. Declaration of Due Consideration

The Presiding Member noted that details of a DAP direction for services and responsible authority response in relation to Item 3.1, received on 27 October 2026 was published in Part B of the Related Information.

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

2. Disclosure of Interests

Nil

3. Form 1 DAP Applications

3.1 Lot 9021 Skyline Boulevard, Whitby - Whitby District Centre – DAP/26/03154

Deputations

David Read (SLR Consulting), Alessandro Paladin (Buchan) and Fred Ferrante Golden Group) addressed the DAP in support of the application at Item 3.1 and 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.

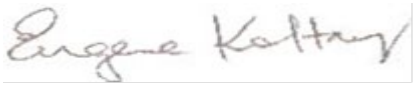
SUBSTANTIVE MOTION

Moved by: Francesca Lefante **Seconded by:** Dale Page

An administrative correction was made to Condition No. 2 to insert the date of approval, being 28 October 2026.

With the approval of the Presiding Member an administrative correction was made to reflect the correct dates in the list of plans table.

That the Metro Outer DAP resolves to **APPROVE** DAP Application reference DAP/26/03154 for the Whitby District Centre at Lot 9021 Skyline Boulevard, Whitby 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 Local Planning Scheme No. 3, subject to the following conditions:



Eugene Koltasz
Presiding Member, Metro Outer DAP

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
Development Plans	P1, P3, P4, P5, P6, P10, P18	2 July 2026
Development Plans	P2, P7, P7, P9, P11, P12, P13, P14, P15, P16, P17	29 June 2026
Traffic Impact Assessment	P19	24 Sep 2026
Stormwater Management Plan	P20	17 July 2026
Environmental Noise Assessment	P21	25 June 2026
Bushfire Management Plan	P22	July 2026
Waste Management Plan	P23	30 June 2026
Landscaping Concept Plan	P24	1 June 2026
Sustainability Report	P25	7 June 2026

2. This decision constitutes development approval only and is valid for a period of four years from the date of approval, being 28 October 2026. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

3. The 'Child Care Premises' is permitted to care for up to 86 children at any one time.

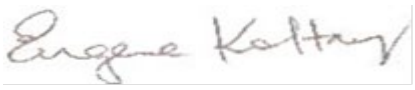
4. The permitted hours of operation for the 'Child Care Premises' are 7:00am to 7:00pm Monday to Friday.

5. This approval includes the two 'Fast Food Outlet' uses, however does not extend to the physical works components of these uses, including layout, signage and accessibility. Accordingly, prior to the lodgement of a Building Permit for the Fast Food Outlets, amended plans detailing all aspects of physical works, signage and layout are to be submitted to and approved by the Shire of Serpentine Jarrahdale.

6. Prior to the lodgement of a Building Permit, the landowner shall contribute towards development infrastructure pursuant to Local Planning Scheme No. 3, and the specific Development Contribution Plan for Development Contribution Area No. 3, to the satisfaction of the Shire of Serpentine Jarrahdale.

7. Prior to the lodgement of a Building Permit, the landowner shall contribute towards community infrastructure pursuant to Local Planning Scheme No. 3, and the specific Development Contribution Plan for Development Contribution Area No. 4, to the satisfaction of the Shire of Serpentine Jarrahdale.

8. Prior to lodgement of building permit a Public Art Plan shall be submitted to and approved by the Shire consistent with the requirements of Local Planning Policy 1.6 – Public Art. The Public Art Plan shall set out how public art will be curated across the site in a coordinated manner. Once approved, Public Art shall be delivered in accordance with the Public Art Plan to the satisfaction of the Shire.



Eugene Koltasz
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9. Prior to the lodgement of a Building Permit, amended development plans are to be submitted to and approved by the Shire of Serpentine Jarrahdale which specify:

   a. The final floor plans and elevations of the Community Workshop building;

   b. Provision of an additional 20 public bicycle racks, which take the form of integrated street furniture located either side of Skyline Boulevard, and are located near the main entrance to the development and community space area of the development;

   c. Updated east elevation of the click and collect area of the supermarket facing Skyline Boulevard to include additional material variation and/or vertical treatments to provide articulation and greater visual interest to the street;

   d. Updated site plan to show the construction of Goodwood Boulevard west of the roundabout intersection to an 'Integrator B' standard up to the western most car park entrance, including provision of a suitable temporary cul-de-sac turnaround area at the western end;

   e. Updated site plan to show the pedestrian crossing at Goodwood Boulevard and Skyline Boulevard to be provided perpendicular (at a 90-degree angle) to the road.

   Once approved, development shall be carried out in accordance with the amended development plans to the satisfaction of the Shire of Serpentine Jarrahdale.

10. Prior to the lodgement of a Building Permit, civil drawings shall be submitted to and approved by the Shire of Serpentine Jarrahdale, based on the final revised plans required by the conditions of this approval. The civil drawings should detail vehicle parking areas including street bays, accessways, internal roads, crossovers, median strips and all adjoining verge upgrades pertaining to pathways. The civil drawings must:

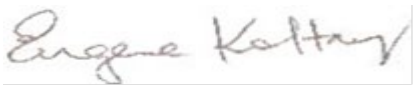
    a. Be designed in accordance with the relevant Australian/New Zealand Standard;

    b. Include a suitable number of car parking spaces dedicated to people with disability designed in accordance with the relevant Australian/New Zealand Standard;

    c. Be constructed, sealed, kerbed, drained, marked and thereafter maintained;

    d. Include suitable bus embayment's throughout the site, with final locations to be agreed with the Shire on advice of the Public Transport Authority.

    The works are to be completed prior to operation of the development and thereafter maintained.



Eugene Koltasz
Presiding Member, Metro Outer DAP

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11. Prior to the lodgement of a Building Permit, a Stormwater Management Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale. The Plan shall be developed in accordance with Local Planning Policy 2.4: Water Sensitive Urban Design Guidelines to the satisfaction of the Shire of Serpentine Jarrahdale. The Plan must include:

    a. Details that all impervious areas have been appropriately modelled for the catchment area, including all roofs, car parks, loading areas, footpaths, driveways, hardstand and service areas;

    b. Discharge calculations for major rainfall events, given differing critical duration assumptions are provided for each catchment area;

    c. The major event storage and infiltration rate calculations;

    d. That the 0.5m clearance of finished floor levels is achieved for the flood level;

    e. Outlet control to manage discharge rates at pre-development flows;

    f. Acceptable swale and basin design including detail of how biotreatment is to be implemented at swales and basins (i.e. planting of vegetation to treat nutrients and hydrocarbons prior to entering the stormwater system).

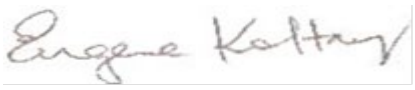
    g. The capacity of the system to manage upstream catchment flows in and through the site.

    h. Details of stormwater flows from the site which meet the Public Transport Authority requirements for stormwater management at the adjoining railway corridor.

12. Prior to the lodgement of a Building Permit, a Final Environmental Noise Assessment shall be submitted to and approved by the Shire of Serpentine Jarrahdale. The Assessment shall include final modelling and acoustic treatments demonstrating noise emissions from the development will comply with the *Environmental Protection (Noise) Regulations 1997* and State Planning Policy 5.4. The Assessment shall also provide modelling of noise generated from the undercover play courts. All recommendations detailed in the Final Environmental Noise Assessment shall be implemented and adhered to thereafter to the satisfaction of the Shire.

13. Prior to the lodgement of a Building Permit, a Lighting Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale to demonstrate the provision of lighting throughout the development area. Once approved, lighting shall be installed prior to occupation and maintained thereafter in accordance with the approved Lighting Plan.

14. Prior to the lodgement of a Building Permit, a Construction Management Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale.



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15. Prior to lodgement of a Building Permit, detailed Landscaping Plans shall be submitted to and approved by the Shire of Serpentine Jarrahdale. The Landscaping Plans shall include all adjoining verge areas and must detail:

    a. Full planting regime including planning details such as the species, tub size, number of plants as well as the planting methodology and irrigation;

    b. Full plans and details of the public open space area, which ordinarily match the detailed drawings received as part of public open space created through the subdivision process;

    c. How drainage basins and swales will be designed with vegetation that will provide a bio-treatment function whilst minimising asset management costs such as through the integration with xeriscaping mulch treatments;

    d. Final design of landscaping around buildings and near carparks to avoid conflicts with building canopies;

    e. Providing a suitable planting regime incorporating additional local native species;

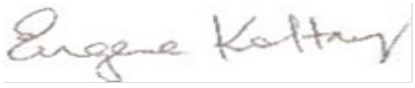
    f. The planting and ongoing management of landscaped areas consistent with the Bushfire Management Plan, where areas are identified as being managed to a 'low threat' state;

    g. Arrangements for the treatment and screening of the northern façade of the noise wall towards future development to the north of the site.

    Once approved, the detailed Landscaping Plan shall be implemented prior to occupation and maintained thereafter, including all adjoining verge areas, to the satisfaction of the Shire of Serpentine Jarrahdale.

16. Prior to occupation, the full extent of Skyline Boulevard shall be constructed to an 'Integrator B' standard, including the intersection of Skyline Boulevard and Norman Road, to the satisfaction of the Shire of Serpentine Jarrahdale.

17. Prior to occupation of each tenancy, a Signage Strategy shall be submitted to and approved by the Shire of Serpentine Jarrahdale. No window signage is permitted on window facades fronting Skyline Boulevard, and instead privacy for sensitive uses (such as medical, allied health, financial services etc) should be approached through the integration of bespoke designed screen elements, to the satisfaction of the Shire. Once approved, signage and privacy screen elements shall be displayed in accordance with the approved strategy.



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18. The proposed areas on the development plan(s) identified as Public Open Space outside of the Public Purpose (Community) element shown on the approved development plans shall be ceded and vested to the Crown under Section 152 of the *Planning and Development Act 2005* as a Reserve for Recreation. Such land is to be ceded free of cost and without any payment of compensation by the Shire. The ceding and vesting of Public Open Space is to coincide with the practical completion of all works associated with the Public Open Space element outside of the Public Purpose (Community) element of the development.

19. The proposed areas on the development plan(s) identified as Public Purpose (Community) outside of the Public Open Space element shown on the approved development plans shall be ceded and vested to the Crown under Section 152 of the *Planning and Development Act 2005* as a Reserve for Public Purposes including power to lease. Such land is to be ceded free of cost and without any payment of compensation by the Shire. The ceding and vesting of Public Purpose (Community) is to coincide with the practical completion of all works associated with the Public Purpose (Community) element outside of the Public Open Space element of the development.

20. Prior to occupation of the development, pursuant to Section 165 of the *Planning and Development Act 2005*, a notification is to be placed on the Certificate(s) of Title of the proposed development within 200m of the railway corridor in accordance with SPP5.4 - Road and Rail Noise. The notification is to state:

    "The lots are situated in the vicinity of a transport corridor and are currently affected, or may in the future be affected by, transport noise."

21. Prior to occupation of the development, an amended Waste Management Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale. Once approved, the amended Plan shall be implemented and thereafter adhered to, to the satisfaction of the Shire of Serpentine Jarrahdale.

22. Prior to occupation of the development, a Bushfire Emergency Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale for the Swim School, Child Care Premises and Medical Centre. Once approved, the Plan shall be implemented and thereafter adhered to, to the satisfaction of the Shire of Serpentine Jarrahdale.

Advice Notes

Nil

Eugene Koltasz

Eugene Koltasz
Presiding Member, Metro Outer DAP

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AMENDING MOTION 1

Moved by: Francesca Lefante **Seconded by:** President Rob Coales

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

> *The permitted hours of operation for the 'Child Care Premises' are ~~7:00am to~~* ***6:30am*** *to 7:00pm* ***6:30am*** *Monday to Friday*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To allow parents and carers who require an early start to drop off children from 6:30am. Local Planning Policy 4.24 permits childcare centres to open earlier where it can be demonstrated that there will be no adverse amenity impacts.

AMENDING MOTION 2

Moved by: Francesca Lefante **Seconded by:** President Rob Coales

That Condition No.7 be deleted and the remaining conditions be renumbered accordingly.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The Development Contribution Plan does not apply because no dwellings are proposed that would trigger its application.

AMENDING MOTION 3

Moved by: Francesca Lefante **Seconded by:** Eugene Koltasz

That Condition No.9 (now Condition No.8) preamble be amended to read as follows:

> *Prior to the lodgement of a Building Permit* ***(excluding forward work)****, amended development plans are to be submitted to and approved by the Shire of Serpentine Jarrahdale which specify:*

The Amending Motion was put and CARRIED UNANIMOUSLY.

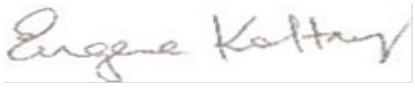
REASON: The amendment allows site works to be approved and undertaken without the need to resolve other, more complex matters**.**

AMENDING MOTION 4

Moved by: Francesca Lefante **Seconded by:** Eugene Koltasz

That Condition No. 9(a) (now Condition No. 8(a) be deleted and the remaining sub conditions be renumbered accordingly.

The Amending Motion was put and CARRIED (2/2).



Eugene Koltasz
Presiding Member, Metro Outer DAP

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For: Francesca Lefante
Eugene Koltasz

Against: Dale Page
President Rob Coales

Due to the equality of votes, the Presiding Member exercised a casting vote in accordance with Section 5.10.1 of the Standing Orders.

REASON: The plans and elevations are already included in the development application documents.

AMENDING MOTION 5

Moved by: Francesca Lefante **Seconded by:** President Rob Coales

That Condition No.11(h) (now Condition 10 (h) be amended to read as follows:

> *Details of stormwater flows from the site which meet the **relevant approved urban water management plans for Whitby, including** ~~Public Transport Authority requirements fo~~r stormwater management at the adjoining railway corridor.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The stormwater regime for the precinct has previously been adopted and approved through the relevant structure planning and subdivision approvals.

AMENDING MOTION 6

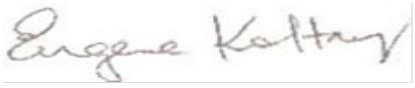
Moved by: Francesca Lefante **Seconded by:** President Rob Coales

That Condition No.14 (now Condition No.13) be amended to read as follows:

> *Prior to the lodgement of a Building Permit, a Construction Management Plan **relevant to the stage of development proposed** shall be submitted to and approved by the Shire of Serpentine Jarrahdale.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The development will be staged, and the Construction Management Plan will need to reflect the scope of works for each relevant stage.



AMENDING MOTION 7

Moved by: Francesca Lefante **Seconded by:** Dale Page

That Condition No.19 (now Condition No.18) be deleted and the remaining conditions be renumbered accordingly.

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

For: Francesca Lefante
Dale Page
Eugene Koltasz

Against: President Rob Coales

REASON: To provide certainty about what is required under the condition.

AMENDING MOTION 8

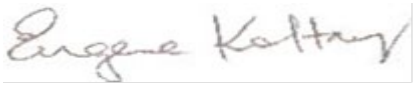
Moved by: Francesca Lefante **Seconded by:** President Rob Coales

That Condition No.21 (now Condition No.20) be amended to read as follows:

> *Prior to occupation of the development, an amended Waste Management Plan **detailing bin store enclosures with roof cover and availability of water and sewerage connections** shall be submitted to and approved by the Shire of Serpentine Jarrahdale. Once approved, the amended Plan shall be implemented and thereafter adhered to, to the satisfaction of the Shire of Serpentine Jarrahdale.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The amendment provides specific details about what is required to be included in the updated Waste Management Plan



Eugene Koltasz
Presiding Member, Metro Outer DAP

AMENDING MOTION 9

Moved by: Dale Page **Seconded by:** President Rob Coales

That Condition No.8 (now Condition No.7) be deleted and reworded as follows:

> ***Prior to commencement of built form works a Public Art Plan shall be submitted to and approved by the Shire consistent with the requirements of Local Planning Policy 1.6 – Public Art. The Public Art Plan shall set out how public art will be curated across the site in a coordinated manner. Once approved, and prior to occupation of each stage of development, satisfactory arrangements shall be made with the Shire of Serpentine Jarrahdale for the pro rata provision of public art, generally in line with the approved Public Art Plan, to an overall total of $300,000 being 1% of estimated construction costs, in accordance with Local Planning Policy 1.6 - Public Art for Major Developments. Final details of each public art component shall be agreed with the Shire prior to installation.***

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: For a development of this scale and significance, it is reasonable for the Shire to have an early indication, through a plan, concept or proposal, of how public art will be coordinated and integrated across the site. The final details of each public art component may be agreed with the Shire at the relevant stage of development.

AMENDING MOTION 10

Moved by: Dale Page **Seconded by:** Francesca Lefante

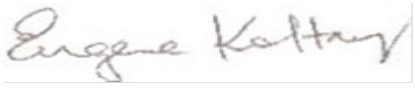
That Condition No.9 (d) (now Condition No.8 (c)) be deleted and the remaining sub conditions be renumbered accordingly.

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

For: Dale Page
Francesca Lefante
Eugene Koltasz

Against: President Rob Coales

REASON: The shopping centre does not generate the need for Goodwood Boulevard to be constructed to an Integrator B standard at this stage. The road will be developed by the landowner as required by conditions relating to future stages of subdivision approval, including when a solution for crossing the freight rail line is known.



Eugene Koltasz
Presiding Member, Metro Outer DAP

AMENDING MOTION 11

Moved by: Dale Page **Seconded by:** Francesca Lefante

That Condition No.10 (c) (now Condition No.9 (c)) be deleted and the remaining sub conditions be renumbered accordingly.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: This is not the appropriate place in the condition to include the requirement. The requirement is addressed in the closing sentence of the condition.

AMENDING MOTION 12

Moved by: Dale Page **Seconded by:** President Rob Coales

The following amendments were made en bloc:

i) That Condition No.15 (b) and 15 (g) (now Condition No.14 (b) and (g)) be deleted and the remaining sub conditions be renumbered accordingly.

ii) Amend the concluding sentence of condition 15 to read:

Once approved, the relevant parts of the detailed Landscaping Plan shall be implemented prior to occupation of the relevant part of development and maintained thereafter, including all adjoining verge areas, to the satisfaction of the Shire of Serpentine Jarrahdale. The POS areas north of the gym (Health Studio) shall be installed prior to occupation of either the gym or the community facilities.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: Subcondition (b) is addressed through the subdivision approval and will be dealt with separately. In relation to subcondition (g), a new condition is recommended to address this matter. The wall may be treated or screened by means other than landscaping, noting the maintenance concerns associated with landscaping at the rear of a noise wall.

As the development will be staged, the amended wording will align the timing of the landscaping with the adjoining stage of development

Eugene Koltasz

Eugene Koltasz
Presiding Member, Metro Outer DAP

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AMENDING MOTION 13

Moved by: Dale Page **Seconded by:** President Rob Coales

That Condition No.16 (now Condition No.15) be deleted and reworded to read as follows:

> ***Prior to occupation of any component of the development access to Norman Road via Skyline Boulevard shall be completed to the satisfaction of the Shire of Serpentine Jarrahdale.***

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The standard of road construction and design will be determined through the subdivision process. An alternative interim access arrangement may be proposed, depending on the staging of the development and the release of lots to the north.

AMENDING MOTION 14

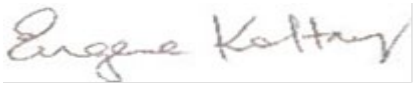
Moved by: Dale Page **Seconded by:** President Rob Coales

That Condition No.17 (now Condition No.16) be amended to include the wording suggested by the Shire in relation to the pylon sign. The condition will then read as follows:

> *Prior to occupation of each tenancy, a Signage Strategy shall be submitted to and approved by the Shire of Serpentine Jarrahdale* ***indicating the location and signage and that the signage directly related to the approved use of the relevant tenancy.*** *No window signage is permitted on window facades fronting Skyline Boulevard, and instead privacy for sensitive uses (such as medical, allied health, financial services etc) should be approached through the integration of bespoke designed screen elements, to the satisfaction of the Shire. Once approved, signage and privacy screen elements shall be displayed in accordance with the approved strategy****. The maximum height of the proposed pylon signs on Goodwood Boulevard shall not exceed 10 metres above the applicable ground level, with their final design and dimensions to be consistent with Local Planning Policy 4.11 – Advertising, to the satisfaction of the Shire of Serpentine Jarrahdale.***

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The proposed height of the pylon sign is appropriate in the context of the width of the road reserve and will not have an undue impact on the surrounding area.



Eugene Koltasz
Presiding Member, Metro Outer DAP

AMENDING MOTION 15

Moved by: Dale Page **Seconded by:** Francesca Lefante

That Condition No.18 (now Condition No.17) be deleted and the remaining conditions be renumbered accordingly.

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

For: Dale Page
Francesca Lefante
Eugene Koltasz

Against: President Rob Coales

REASON: This matter is addressed through the subdivision approval.

AMENDING MOTION 16

Moved by: Dale Page **Seconded by:** Francesca Lefante

That Condition No. 20 (now Condition No.18) be deleted and the remaining conditions be renumbered accordingly.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The Responsible Authority Report acknowledges that no noise-sensitive development is proposed in this location. The condition does not relate to this application and would be more appropriately imposed as part of a future subdivision or development application proposing noise-sensitive uses.

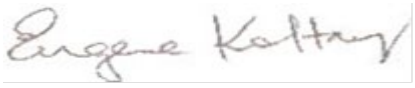
In any event, responsibility for placing the notifications rests with the Shire, subject to obtaining the landowner's consent, rather than with the applicant.

AMENDING MOTION 17

Moved by: Dale Page **Seconded by:** Francesca Lefante

That a new Condition No.19 be added to read as follows:

> ***Prior to the commencement of development, a staging plan is to be submitted to and approved by the Shire of Serpentine Jarrahdale. The staging plan is to identify the proposed sequence of development, including any forward works, car parking allocations, timing of landscaping and the conditions of development approval intended to be satisfied at each stage. The approved staging plan (as amended) shall be implemented to the satisfaction of the Shire.***



Eugene Koltasz
Presiding Member, Metro Outer DAP

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The development will be staged over time, and not all conditions of approval will need to be satisfied as part of each stage. The condition will allow forward works and other works to be approved while enabling the Shire to ensure that the relevant conditions of development approval are satisfied at the appropriate stage.

AMENDING MOTION 18

Moved by: Dale Page **Seconded by:** Francesca Lefante

That a new Condition No.20 be added to read as follows:

> ***Prior to occupation of the development, satisfactory arrangements for the treatment and/or screening of the northern façade of the noise wall towards future development to the north of the site shall be approved and implemented to satisfaction of the Shire of Serpentine Jarrahdale.***

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The treatment of the wall may comprise landscaping, public art or screening provided by future development that is yet to be approved.

AMENDING MOTION 19

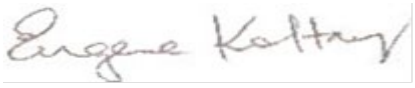
Moved by: Dale Page **Seconded by:** President Rob Coales

That a new Condition No.21 be added to read as follows:

> ***Prior to occupation of the development an Easement in accordance with Sections 195 and 196 of the Land Administration Act 1997 for the benefit of the general public are to be placed over the area of the future Goodwood Boulevard that is required for interim access to the development to the satisfaction of the Shire of Serpentine Jarrahdale.***

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: Goodwood Boulevard is not currently subject to a subdivision approval, and a legal right of access is required to enable the public to use the land. The road layout and easement in gross are shown on the development plans. The easement in gross will cease to be required once the road reserve is created and ceded to the Crown through a subsequent subdivision application.



SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Outer DAP resolves to **APPROVE** DAP Application reference DAP/26/03154 for the Whitby District Centre at Lot 9021 Skyline Boulevard, Whitby 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 Local 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
Development Plans	P1, P3, P4, P5, P6, P10, P18	2 July 2026
Development Plans	P2, P7, P7, P9, P11, P12, P13, P14, P15, P16, P17	29 June 2026
Traffic Impact Assessment	P19	24 Sep 2026
Stormwater Management Plan	P20	17 July 2026
Environmental Noise Assessment	P21	25 June 2026
Bushfire Management Plan	P22	July 2026
Waste Management Plan	P23	30 June 2026
Landscaping Concept Plan	P24	1 June 2026
Sustainability Report	P25	7 June 2026

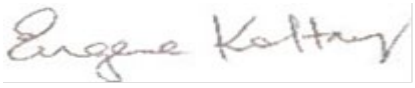
2. This decision constitutes development approval only and is valid for a period of four years from the date of approval, being 28 October 2026. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

3. The 'Child Care Premises' is permitted to care for up to 86 children at any one time.

4. The permitted hours of operation for the 'Child Care Premises' are 6:30am to 7:00pm Monday to Friday.

5. This approval includes the two 'Fast Food Outlet' uses, however does not extend to the physical works components of these uses, including layout, signage and accessibility. Accordingly, prior to the lodgement of a Building Permit for the Fast Food Outlets, amended plans detailing all aspects of physical works, signage and layout are to be submitted to and approved by the Shire of Serpentine Jarrahdale.

6. Prior to the lodgement of a Building Permit, the landowner shall contribute towards development infrastructure pursuant to Local Planning Scheme No. 3, and the specific Development Contribution Plan for Development Contribution Area No. 3, to the satisfaction of the Shire of Serpentine Jarrahdale.



Eugene Koltasz
Presiding Member, Metro Outer DAP

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7. Prior to commencement of built form works, a Public Art Plan shall be submitted to and approved by the Shire consistent with the requirements of Local Planning Policy 1.6 – Public Art. The Public Art Plan shall set out how public art will be curated across the site in a coordinated manner. Once approved, and prior to occupation of each stage of development, satisfactory arrangements shall be made with the Shire of Serpentine Jarrahdale for the pro rata provision of public art, generally in line with the approved Public Art Plan, to an overall total of $300,000 being 1% of estimated construction costs, in accordance with Local Planning Policy 1.6 - Public Art for Major Developments. Final details of each public art component shall be agreed with the Shire prior to installation.

8. Prior to the lodgement of a Building Permit (excluding forward work), amended development plans are to be submitted to and approved by the Shire of Serpentine Jarrahdale which specify:

    a. Provision of an additional 20 public bicycle racks, which take the form of integrated street furniture located either side of Skyline Boulevard, and are located near the main entrance to the development and community space area of the development;

    b. Updated east elevation of the click and collect area of the supermarket facing Skyline Boulevard to include additional material variation and/or vertical treatments to provide articulation and greater visual interest to the street;

    c. Updated site plan to show the pedestrian crossing at Goodwood Boulevard and Skyline Boulevard to be provided perpendicular (at a 90-degree angle) to the road.

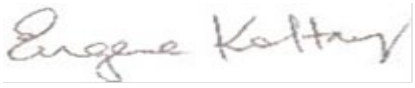
    Once approved, development shall be carried out in accordance with the amended development plans to the satisfaction of the Shire of Serpentine Jarrahdale.

9. Prior to the lodgement of a Building Permit, civil drawings shall be submitted to and approved by the Shire of Serpentine Jarrahdale, based on the final revised plans required by the conditions of this approval. The civil drawings should detail vehicle parking areas including street bays, accessways, internal roads, crossovers, median strips and all adjoining verge upgrades pertaining to pathways. The civil drawings must:

    a. Be designed in accordance with the relevant Australian/New Zealand Standard;

    b. Include a suitable number of car parking spaces dedicated to people with disability designed in accordance with the relevant Australian/New Zealand Standard;

    c. Be constructed, sealed, kerbed, drained, marked and thereafter maintained;



Eugene Koltasz
Presiding Member, Metro Outer DAP

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d. Include suitable bus embayment's throughout the site, with final locations to be agreed with the Shire on advice of the Public Transport Authority.

The works are to be completed prior to operation of the development and thereafter maintained.

10. Prior to the lodgement of a Building Permit, a Stormwater Management Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale. The Plan shall be developed in accordance with Local Planning Policy 2.4: Water Sensitive Urban Design Guidelines to the satisfaction of the Shire of Serpentine Jarrahdale. The Plan must include:

    a. Details that all impervious areas have been appropriately modelled for the catchment area, including all roofs, car parks, loading areas, footpaths, driveways, hardstand and service areas;

    b. Discharge calculations for major rainfall events, given differing critical duration assumptions are provided for each catchment area;

    c. The major event storage and infiltration rate calculations;

    d. That the 0.5m clearance of finished floor levels is achieved for the flood level;

    e. Outlet control to manage discharge rates at pre-development flows;

    f. Acceptable swale and basin design including detail of how biotreatment is to be implemented at swales and basins (i.e. planting of vegetation to treat nutrients and hydrocarbons prior to entering the stormwater system).

    g. The capacity of the system to manage upstream catchment flows in and through the site.

    h. Details of stormwater flows from the site which meet the relevant approved urban water management plans for Whitby, including stormwater management at the adjoining railway corridor.

11. Prior to the lodgement of a Building Permit, a Final Environmental Noise Assessment shall be submitted to and approved by the Shire of Serpentine Jarrahdale. The Assessment shall include final modelling and acoustic treatments demonstrating noise emissions from the development will comply with the *Environmental Protection (Noise) Regulations 1997* and State Planning Policy 5.4. The Assessment shall also provide modelling of noise generated from the undercover play courts. All recommendations detailed in the Final Environmental Noise Assessment shall be implemented and adhered to thereafter to the satisfaction of the Shire.

12. Prior to the lodgement of a Building Permit, a Lighting Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale to demonstrate the provision of lighting throughout the development area. Once approved, lighting shall be installed prior to occupation and maintained thereafter in accordance with the approved Lighting Plan.

13. Prior to the lodgement of a Building Permit, a Construction Management Plan relevant to the stage of development proposed shall be submitted to and approved by the Shire of Serpentine Jarrahdale.

14. Prior to lodgement of a Building Permit, detailed Landscaping Plans shall be submitted to and approved by the Shire of Serpentine Jarrahdale. The Landscaping Plans shall include all adjoining verge areas and must detail:

    a. Full planting regime including planning details such as the species, tub size, number of plants as well as the planting methodology and irrigation;

    b. How drainage basins and swales will be designed with vegetation that will provide a bio-treatment function whilst minimising asset management costs such as through the integration with xeriscaping mulch treatments;
    c. Final design of landscaping around buildings and near carparks to avoid conflicts with building canopies;

    d. Providing a suitable planting regime incorporating additional local native species;

    e. The planting and ongoing management of landscaped areas consistent with the Bushfire Management Plan, where areas are identified as being managed to a ‘low threat’ state;

    Once approved, the relevant parts of the detailed Landscaping Plan shall be implemented prior to occupation of the relevant part of development and maintained thereafter, including all adjoining verge areas, to the satisfaction of the Shire of Serpentine Jarrahdale. The POS areas north of the gym (Health Studio) shall be installed prior to occupation of either the gym or the community facilities.

15. Prior to occupation of any component of the development access to Norman Road via Skyline Boulevard shall be completed to the satisfaction of the Shire of Serpentine Jarrahdale.

Eugene Koltasz

Eugene Koltasz
Presiding Member, Metro Outer DAP

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16. Prior to occupation of each tenancy, a Signage Strategy shall be submitted to and approved by the Shire of Serpentine Jarrahdale indicating the location and signage and that the signage directly related to the approval use of the relevant tenancy shall be displayed in accordance with the approved strategy. No window signage is permitted on window facades fronting Skyline Boulevard, and instead privacy for sensitive uses (such as medical, allied health, financial services etc) should be approached through the integration of bespoke designed screen elements, to the satisfaction of the Shire. Once approved, signage and privacy screen elements shall be displayed in accordance with the approved strategy. The maximum height of the proposed pylon signs on Goodwood Boulevard shall not exceed 10 metres above the applicable ground level, with their final design and dimensions to be consistent with Local Planning Policy 4.11 – Advertising, to the satisfaction of the Shire of Serpentine Jarrahdale.

17. Prior to occupation of the development, an amended Waste Management Plan detailing bin store enclosures with roof cover and availability of water and sewerage connections shall be submitted to and approved by the Shire of Serpentine Jarrahdale. Once approved, the amended Plan shall be implemented and thereafter adhered to, to the satisfaction of the Shire of Serpentine Jarrahdale.

18. Prior to occupation of the development, a Bushfire Emergency Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale for the Swim School, Child Care Premises and Medical Centre. Once approved, the Plan shall be implemented and thereafter adhered to, to the satisfaction of the Shire of Serpentine Jarrahdale.

19. Prior to the commencement of development, a staging plan is to be submitted to and approved by the Shire of Serpentine Jarrahdale. The staging plan is to identify the proposed sequence of development, including any forward works, car parking allocations, timing of landscaping and the conditions of development approval intended to be satisfied at each stage. The approved staging plan (as amended) shall be implemented to the satisfaction of the Shire.

20. Prior to occupation of the development, satisfactory arrangements for the treatment and/or screening of the northern façade of the noise wall towards future development to the north of the site shall be approved and implemented to satisfaction of the Shire of Serpentine Jarrahdale.

21. Prior to occupation of the development an Easement in accordance with Sections 195 and 196 of the Land Administration Act 1997 for the benefit of the general public are to be placed over the area of the future Goodwood Boulevard that is required for interim access to the development to the satisfaction of the Shire of Serpentine Jarrahdale.

Advice Notes

Nil

Eugene Koltasz

Eugene Koltasz
Presiding Member, Metro Outer DAP

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

REASON: The proposal will introduce a well-designed centre that will provide substantial amenity for a growing residential area. The proposal is consistent with the objectives of the Urban Development zone and the Whitby Activity Centre Plan, and the proposed uses are consistent with those expected within a District Centre.

The Shire's Responsible Authority Report considered in detail the structure of the centre and the reassignment of the Main Street function from Goodwood Boulevard to Skyline Boulevard. The panel agreed with the Shire's assessment and conclusion that Skyline Boulevard would provide a superior main street outcome, having regard to the function and alignment of the two roads and the narrower main street design provided by Skyline Boulevard.

The panel was also satisfied that the proposed retail floor space was well within the amount allocated to the centre, allowing capacity for further expansion and improvement as the centre matures.

The panel noted that the anticipated traffic volumes were within the capacity of the road network and that all intersections associated with the development would operate satisfactorily. The panel was also satisfied with the approach taken to the parking assessment, including the calculation of likely parking demand for the centre as a whole. The panel noted the Shire's conclusion that the proposed parking provision would be sufficient to meet the demand generated by the District Centre.

The panel also noted the assessment against State Planning Policy 7.0 and considered that the external architectural design was of a high quality and reflected Whitby's identity as an urban village connected to its natural setting.

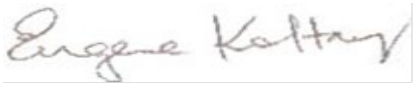
4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil

President Rob Coales (Local Government DAP Member, Shire of Serpentine-Jarrahdale) left the panel at 11:45am.



Eugene Koltasz
Presiding Member, Metro Outer DAP

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PART C – CITY OF JOONDALUP

Cr Rebecca Pizzey and Cr Lewis Hutton (Local Government DAP Member, City of Joondalup) joined the panel at 11:47am.

1. Declaration of Due Consideration

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

2. Disclosure of Interests

Nil

3. Form 1 DAP Applications

3.1 Lot 519 (No 9) and Strata Lot 3 (Unit 3) Gunter Grove, Beldon - Alterations and Additions to Beldon Shopping Centre – DAP/26/03147

Deputations

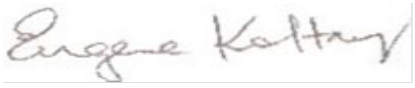
Philip Anderson (Westbridge Funds Management) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Murray Casselton (SLR Consulting) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Luke Zoontjens (SLR Consulting) addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

Paul Starcevich addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

The City of Joondalup 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

Moved by: Dale Page **Seconded by:** Francesca Lefante

An administrative correction was made to insert the date of approval, being 28 October 2026 to Condition 2.

That the Metro Outer DAP resolves to **APPROVE** DAP Application reference DAP/26/03147 for alterations and additions to the existing shopping centre at Lot 519 (No. 9) and Strata Lot 3 (Unit 3, No. 1) Gunter Grove, Beldon 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 Joondalup Local 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
Development Plans	Revision 9, A100 to A125	20 August 2026
Acoustic Report, prepared by SLR Consulting Australia Pty Ltd	Version 1	11 June 2026
Traffic Impact Statement, prepared by Level 5 Design	Version 3	20 July 2026
Waste Management Plan, prepared by Talis consultants	Version 2	13 August 2026
Sustainable Design report, prepared by Level 5 Design	Version 2	15 June 2026

2. This decision constitutes planning approval only and is valid for a period of four years from the date of approval, being 28 October 2026. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

3. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.

4. All development shall be contained within the property boundaries, except where it relates to landscaped areas within the adjoining verge areas as shown on the approved plans.

5. The applicant shall remove the redundant crossover(s), including any concrete apron, and reinstate any kerbing, landscaping, footpath and/or other infrastructure to the satisfaction of the City. These works shall be completed within 28 days of the completion of construction of the new crossover.

Eugene Koltasz

Eugene Koltasz
Presiding Member, Metro Outer DAP

6. A Construction Management Plan shall be submitted for approval to the City of Joondalup prior to lodging an application for a building permit. The Plan is to address the following, but not limited to:

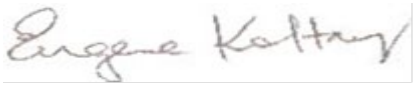
   - hours of construction;
   - temporary fencing, hoardings, gantries, and signage;
   - site access and egress;
   - construction traffic management;
   - pedestrian and cyclist management and any footpath obstructions;
   - parking arrangements for staff and contractors;
   - deliveries and storage of construction materials and machinery;
   - management of vibration, dust, and erosion; management of any site dewatering or stormwater discharge;
   - management of construction noise and other site generated noise;
   - demolition and construction waste management, recycling, and removal;
   - protection of street trees and public realm infrastructure; and
   - public communication and complaint handling procedures.

   The approved Construction Management Plan is to be implemented thereafter, to the satisfaction of the City of Joondalup.

7. A detailed landscaping plan shall be submitted to, and approved by, the City prior to lodging an application for a building permit. The plan is to indicate the proposed landscaping treatment(s) in the subject site and the adjoining road verge(s), and shall:

   - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
   - Provide all details relating to paving, treatment of verges and tree planting in the car park;
   - Show spot levels and/or contours of the site;
   - Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
   - Be based on water sensitive urban design principles to the satisfaction of the City;
   - Be based on Designing out Crime principles to the satisfaction of the City; and
   - Show all irrigation design details.

8. The car parking and vehicle circulation areas, access points/crossovers, signage and line marking shown on the approved plans shall be designed and constructed in accordance with Australian Standard for Off-street Car Parking (AS/NZS2890.1 2021) and the approved development plans, to the satisfaction of the City. The approved car parking areas, vehicle circulation areas, access points/crossovers, signage and line marking shall be installed prior to occupation of the development and thereafter maintained to the satisfaction of the City.



Eugene Koltasz
Presiding Member, Metro Outer DAP

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9. Waste collection activities shall only occur between 7:00am and 7:00pm Monday to Saturday, and between 9:00am and 7:00pm on Sundays and Public Holidays, unless otherwise supported by a Noise Management Plan demonstrating compliance with the Assigned Levels under the *Environmental Protection (Noise) Regulations 1997* to the satisfaction of the City.

10. Deliveries associated with the development shall be restricted to the following hours:

    a). Supermarket tenancy: only between 7:00am and 10:00pm Monday to Saturday, and 9:00am and 10:00pm on Sundays and Public Holidays.
    b). All other tenancies: only between 7:00am and 7:00pm Monday to Saturday, and 9:00am and 7:00pm on Sundays and Public Holidays.

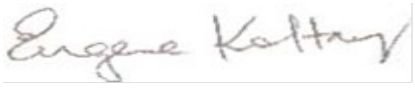
11. Prior to occupation of the Tavern development, a Noise Management Plan for the Tavern shall be submitted to and approved by the City of Joondalup. The Noise Management Plan shall consolidate the recommendations contained within section 5.0 of the Acoustic Report dated 1 June prepared by SLR Consulting Australia Pty Ltd in addition to the following:

    - Music provided at the Tavern shall be of background level only.
    - No music shall be provided to the Bistro.
    - The disposal of glass waste into outdoor bins shall only occur between 7:00 am and 7:00 pm Monday to Saturday and 9:00 am and 7:00 pm on Sundays and public holidays.
    - The collection of waste bins and delivery of goods to the Tavern shall only occur between 7:00 am and 7:00 pm Monday to Saturday and 9:00 am and 7:00 pm on Sundays and public holidays.
    - A complaint response procedure in relation to noise is detailed.

    The development shall comply with the approved Noise Management Plan thereafter.

12. Prior to occupation of the development, an updated Acoustic Report prepared by a suitably qualified acoustic consultant shall be submitted to the satisfaction of the City. The updated Acoustic Report is to demonstrate that noise emissions from mechanical plant and equipment complies with the requirements of the Environmental Protection (Noise) Regulations 1997, and any measures required to be implemented to achieve compliance shall be completed prior to occupation of the development and thereafter maintained to the satisfaction of the City.

13. Lighting must be installed along all driveways, pedestrian pathways, car parking areas and in all common service areas, and shall comply with Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting prior to occupation of the development.



Eugene Koltasz
Presiding Member, Metro Outer DAP

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14. The bicycle parking spaces shall be designed and installed in accordance with the Australian Standard for Off-street Car Parking – Bicycles (AS2890.3-1993), prior to occupation of the development and thereafter maintained to the satisfaction of the City.

15. Any proposed building plant and equipment, including air conditioning units, piping, ducting and water tanks shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings. Details shall be submitted to and approved by the City prior to lodging an application for a building permit. Development shall be in accordance with these approved details.

16. A full schedule of colours and materials for all exterior parts to the development and including retaining walls reference the existing character of the shopping centre, is to be submitted to and approved by the City prior to lodging an application for a building permit. Development shall be in accordance with the approved schedule, and all external materials and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.

17. Prior to the lodgement of an application for a building permit, an amended Development Plan(s) shall be submitted to and approved by the City, showing widening of the southern-most proposed crossover along Gradient Way. Construction of the crossover shall be in accordance with the approved plans, to the satisfaction of the City.

18. The signage shall:

    - Use low illumination that does not flash, pulsate or chase;
    - Not include fluorescent, reflective or retro reflective colours;
    - Relate to the associated business and not contain any obscene or vulgar material; and
    - Be established and thereafter maintained to a high standard to the satisfaction of the City.

Advice Notes

1. Any existing infrastructure/assets within the road reserve (e.g. footpath, kerbing and street trees) are to be retained and protected during construction of the development and are not to be removed or altered unless otherwise approved by the City. Should any infrastructure or assets be damaged during the construction of the development, it is required to be reinstated to the satisfaction of the City.

2. The applicant/owner is advised that verge treatments are required to comply with the City's Street Verge Guidelines. A copy of the Guidelines can be obtained at www.joondalup.wa.gov.au/wp-content/uploads/2021/10/Street-Verge-Guidelines-2021.pdf.

Eugene Koltasz

Eugene Koltasz
Presiding Member, Metro Outer DAP

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3. In regard to Condition 6, the Construction Management Plan shall be prepared using the City's Construction Management Plan template which can be provided upon request.

4. In respect of Condition 7, the existing tree/s proposed to be retained onsite are to be protected during construction to avoid damaging or removal of the tree(s). Should the tree not survive, a replacement tree of a similar size at maturity will need to be planted onsite (and thereafter maintained) by the landowners to ensure compliance with this condition of development approval.

5. In regard to Condition 8, the applicant is advised that the associated crossovers (including crossover wings) are to be wholly contained within the verge directly adjacent to the subject site and are to be constructed either side of the existing footpath, maintaining a continuous uninterrupted footpath. The crossovers are to be designed and constructed in accordance with the City's Crossover Guidelines.

6. In relation to Condition 13, any lighting is to achieve compliance with AS/NZS 1680.1:2006 Interior and workplace lighting or AS/NZS 4282:2019 Outdoor Lighting Obtrusive Effects.

7. In respect of Condition 16, the City encourages the applicant/owner to incorporate materials and colours to the external surface of the development, including roofing, that have low reflective characteristics to minimise potential glare from the development impacting the amenity of the adjoining or nearby neighbours.

AMENDING MOTION 1

Moved by: Dale Page **Seconded by:** Francesca Lefante

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

Deliveries associated with the development shall be restricted to the following hours:

*a). Supermarket tenancy: only between **5:00am and 10:30pm, seven days a week** ~~7:00am and 10:00pm Monday to Saturday, and 9:00am and 10:00pm on Sundays and Public Holidays.~~*

b). All other tenancies: only between 7:00am and 7:00pm Monday to Saturday, and 9:00am and 7:00pm on Sundays and Public Holidays.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To reflect the existing site operations and leasing arrangements. Delivery noise during these hours will be required to comply with the *Environmental Protection (Noise) Regulations 1997*.

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AMENDING MOTION 2

Moved by: Dale Page **Seconded by:** Francesca Lefante

That Condition No.11 be amended to read as follows:

Prior to occupation of the Tavern development, a Noise Management Plan for the Tavern shall be submitted to and approved by the City of Joondalup. The Noise Management Plan shall consolidate the recommendations contained within section 5.0 of the Acoustic Report dated 1 June prepared by SLR Consulting Australia Pty Ltd in addition to the following:

- *Music provided at the Tavern shall be of background level only.*
- *No music shall be provided to the **outdoor** Bistro **area** as annotated in red on page 4 of the email submission from SLR received on 28 October 2026..*
- *The disposal of glass waste into outdoor bins shall only occur between 7:00 am and 7:00 pm Monday to Saturday and 9:00 am and 7:00 pm on Sundays and public holidays.*
- *The collection of waste bins and delivery of goods to the Tavern shall only occur between 7:00 am and 7:00 pm Monday to Saturday and 9:00 am and 7:00 pm on Sundays and public holidays.*
- *A complaint response procedure in relation to noise is detailed.*

The development shall comply with the approved Noise Management Plan thereafter.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The proposed tavern does not include a separate bistro. The condition therefore requires clarification as to which part of the premises the relevant requirement applies.

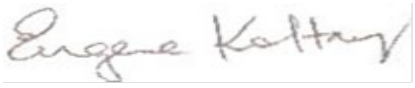
AMENDING MOTION 3

Moved by: Dale Page **Seconded by:** Cr Rebecca Pizzey

That Condition No.16 be amended to read as follows:

A full schedule of colours and materials for all exterior parts to the development ~~and including retaining walls reference the existing character of the shopping centre,~~ is to be submitted to and approved by the City prior to lodging an application for a building permit. Development shall be in accordance with the approved schedule, and all external materials and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City

The Amending Motion was put and CARRIED UNANIMOUSLY.



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REASON: The wording proposed to be deleted is unclear and does not add value to the condition.

SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Outer DAP resolves to **APPROVE** DAP Application reference DAP/26/03147 for alterations and additions to the existing shopping centre at Lot 519 (No. 9) and Strata Lot 3 (Unit 3, No. 1) Gunter Grove, Beldon 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 Joondalup Local 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:

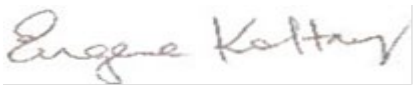
Plan/ Document Name	Reference	Date
Development Plans	Revision 9, A100 to A125	20 August 2026
Acoustic Report, prepared by SLR Consulting Australia Pty Ltd	Version 1	11 June 2026
Traffic Impact Statement, prepared by Level 5 Design	Version 3	20 July 2026
Waste Management Plan, prepared by Talis consultants	Version 2	13 August 2026
Sustainable Design report, prepared by Level 5 Design	Version 2	15 June 2026

2. This decision constitutes planning approval only and is valid for a period of four years from the date of approval, being 28 October 2026. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

3. All stormwaters shall be collected on-site and disposed of in a manner acceptable to the City.

4. All development shall be contained within the property boundaries, except where it relates to landscaped areas within the adjoining verge areas as shown on the approved plans.

5. The applicant shall remove the redundant crossover(s), including any concrete apron, and reinstate any kerbing, landscaping, footpath and/or other infrastructure to the satisfaction of the City. These works shall be completed within 28 days of the completion of construction of the new crossover.



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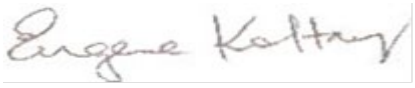
6. A Construction Management Plan shall be submitted for approval to the City of Joondalup prior to lodging an application for a building permit. The Plan is to address the following, but not limited to:

   - hours of construction;
   - temporary fencing, hoardings, gantries, and signage;
   - site access and egress;
   - construction traffic management;
   - pedestrian and cyclist management and any footpath obstructions;
   - parking arrangements for staff and contractors;
   - deliveries and storage of construction materials and machinery;
   - management of vibration, dust, and erosion; management of any site dewatering or stormwater discharge;
   - management of construction noise and other site generated noise;
   - demolition and construction waste management, recycling, and removal;
   - protection of street trees and public realm infrastructure; and
   - public communication and complaint handling procedures.

   The approved Construction Management Plan is to be implemented thereafter, to the satisfaction of the City of Joondalup.

7. A detailed landscaping plan shall be submitted to, and approved by, the City prior to lodging an application for a building permit. The plan is to indicate the proposed landscaping treatment(s) in the subject site and the adjoining road verge(s), and shall:
   - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
   - Provide all details relating to paving, treatment of verges and tree planting in the car park;
   - Show spot levels and/or contours of the site;
   - Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
   - Be based on water sensitive urban design principles to the satisfaction of the City;
   - Be based on Designing out Crime principles to the satisfaction of the City; and
   - Show all irrigation design details.

8. The car parking and vehicle circulation areas, access points/crossovers, signage and line marking shown on the approved plans shall be designed and constructed in accordance with Australian Standard for Off-street Car Parking (AS/NZS2890.1 2021) and the approved development plans, to the satisfaction of the City. The approved car parking areas, vehicle circulation areas, access points/crossovers, signage and line marking shall be installed prior to occupation of the development and thereafter maintained to the satisfaction of the City.



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9. Waste collection activities shall only occur between 7:00am and 7:00pm Monday to Saturday, and between 9:00am and 7:00pm on Sundays and Public Holidays, unless otherwise supported by a Noise Management Plan demonstrating compliance with the Assigned Levels under the *Environmental Protection (Noise) Regulations 1997* to the satisfaction of the City.

10. Deliveries associated with the development shall be restricted to the following hours:

    a). Supermarket tenancy: only between 5:00am and 10:30pm, seven days a week
    b). All other tenancies: only between 7:00am and 7:00pm Monday to Saturday, and 9:00am and 7:00pm on Sundays and Public Holidays.

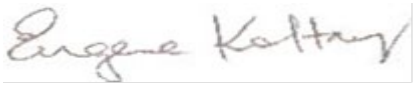
11. Prior to occupation of the Tavern development, a Noise Management Plan for the Tavern shall be submitted to and approved by the City of Joondalup. The Noise Management Plan shall consolidate the recommendations contained within section 5.0 of the Acoustic Report dated 1 June prepared by SLR Consulting Australia Pty Ltd in addition to the following:

    - Music provided at the Tavern shall be of background level only.
    - No music shall be provided to the outdoor Bistro area *as annotated in red on page 4 of the email submission from SLR received on 28 October 2026.*.
    - The disposal of glass waste into outdoor bins shall only occur between 7:00 am and 7:00 pm Monday to Saturday and 9:00 am and 7:00 pm on Sundays and public holidays.
    - The collection of waste bins and delivery of goods to the Tavern shall only occur between 7:00 am and 7:00 pm Monday to Saturday and 9:00 am and 7:00 pm on Sundays and public holidays.
    - A complaint response procedure in relation to noise is detailed.

    The development shall comply with the approved Noise Management Plan thereafter.

12. Prior to occupation of the development, an updated Acoustic Report prepared by a suitably qualified acoustic consultant shall be submitted to the satisfaction of the City. The updated Acoustic Report is to demonstrate that noise emissions from mechanical plant and equipment complies with the requirements of the Environmental Protection (Noise) Regulations 1997, and any measures required to be implemented to achieve compliance shall be completed prior to occupation of the development and thereafter maintained to the satisfaction of the City.

13. Lighting must be installed along all driveways, pedestrian pathways, car parking areas and in all common service areas, and shall comply with Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting prior to occupation of the development.



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14. The bicycle parking spaces shall be designed and installed in accordance with the Australian Standard for Off-street Car Parking – Bicycles (AS2890.3-1993), prior to occupation of the development and thereafter maintained to the satisfaction of the City.

15. Any proposed building plant and equipment, including air conditioning units, piping, ducting and water tanks shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings. Details shall be submitted to and approved by the City prior to lodging an application for a building permit. Development shall be in accordance with these approved details.

16. A full schedule of colours and materials for all exterior parts to the development, is to be submitted to and approved by the City prior to lodging an application for a building permit. Development shall be in accordance with the approved schedule, and all external materials and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.

17. Prior to the lodgement of an application for a building permit, an amended Development Plan(s) shall be submitted to and approved by the City, showing widening of the southern-most proposed crossover along Gradient Way. Construction of the crossover shall be in accordance with the approved plans, to the satisfaction of the City.

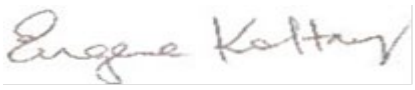
18. The signage shall:

    - Use low illumination that does not flash, pulsate or chase;
    - Not include fluorescent, reflective or retro reflective colours;
    - Relate to the associated business and not contain any obscene or vulgar material; and
    - Be established and thereafter maintained to a high standard to the satisfaction of the City.

Advice Notes

1. Any existing infrastructure/assets within the road reserve (e.g. footpath, kerbing and street trees) are to be retained and protected during construction of the development and are not to be removed or altered unless otherwise approved by the City. Should any infrastructure or assets be damaged during the construction of the development, it is required to be reinstated to the satisfaction of the City.

2. The applicant/owner is advised that verge treatments are required to comply with the City's Street Verge Guidelines. A copy of the Guidelines can be obtained at www.joondalup.wa.gov.au/wp-content/uploads/2021/10/Street-Verge-Guidelines-2021.pdf.



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3. In regard to Condition 6, the Construction Management Plan shall be prepared using the City's Construction Management Plan template which can be provided upon request.

4. In respect of Condition 7, the existing tree/s proposed to be retained onsite are to be protected during construction to avoid damaging or removal of the tree(s). Should the tree not survive, a replacement tree of a similar size at maturity will need to be planted onsite (and thereafter maintained) by the landowners to ensure compliance with this condition of development approval.

5. In regard to Condition 8, the applicant is advised that the associated crossovers (including crossover wings) are to be wholly contained within the verge directly adjacent to the subject site and are to be constructed either side of the existing footpath, maintaining a continuous uninterrupted footpath. The crossovers are to be designed and constructed in accordance with the City's Crossover Guidelines.

6. In relation to Condition 13, any lighting is to achieve compliance with AS/NZS 1680.1:2006 Interior and workplace lighting or AS/NZS 4282:2019 Outdoor Lighting Obtrusive Effects.

7. In respect of Condition 16, the City encourages the applicant/owner to incorporate materials and colours to the external surface of the development, including roofing, that have low reflective characteristics to minimise potential glare from the development impacting the amenity of the adjoining or nearby neighbours.

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

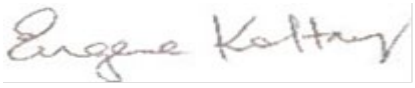
REASON: The centre requires substantial upgrading. The panel noted that, although the proposal would increase the retail floor area, the overall size of the centre would remain within the threshold allocated under the City's Local Commercial Strategy.

The proposed uses are either permitted or discretionary within the Commercial zone and already operate on the site. Accordingly, the suitability of those uses was not a significant matter for consideration.

The panel supported the proposed architectural design and built form, which represented a significant improvement, particularly along the southern and eastern sides of the centre and at the main access point from Gunter Grove.

The panel noted that the proposal would reduce the total number of parking bays on the site. However, the remaining number of bays would continue to exceed the applicable policy requirements.

The overall landscaping area would be less than required under the relevant policy. However, the site adjoins a substantial area of public open space and the proposal would result in a net increase of 41 trees across the site. The panel therefore supported the proposed landscaping.



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The panel also noted the design amendments made in response to feedback from the City's Design Review Panel and the Design Review Panel's overall support for the proposal, subject to conditions addressing the screening of plant and equipment, sustainability, and the quality of materials and landscaping.

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil

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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	28/05/2026

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 12:50pm.

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