



Regional Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 12 November 2025; 9.30am
Meeting Number: RDAP/58
Meeting Venue: 140 William Street, Perth

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

[RDAP/58 - 12 November 2025 - Town of Port Hedland - City of Kalgoorlie-Boulder](#)

PART A – INTRODUCTION

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

PART B – TOWN OF PORT HEDLAND

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 3263 (No.12) Dempster Street, Port Hedland – Proposed 40 grouped dwellings – DAP/25/02965
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – CITY OF KALGOORLIE-BOULDER

PART D – OTHER BUSINESS

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


Clayton Higham
Presiding Member, Regional DAP



DAP Members
Clayton Higham (Presiding Member)
Dale Page (Deputy Presiding Member)
Francesca Lefante
Commissioner Jessica Shaw (Part B – Town of Port Hedland)
Commissioner Ronald Yuryevich (Part B – Town of Port Hedland)

DAP Secretariat
Ashlee Kelly
Kristen Gray



Part B – Town of Port Hedland
Applicant
Reegan Cake (Dynamic Planning) Aston Gobetti (Dynamic Planning)
Officers/Technical Advisors in Attendance
Craig Zannotti

Members of the Public / Media

Observers via livestream

There were 5 persons observing the meeting via the livestream.


Clayton Higham
Presiding Member, Regional DAP



PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.31am on 12 November 2025 and acknowledged the traditional owners and custodians of the land on which the meeting was held and welcomed members.

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

1.1 Announcements by Presiding Member

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

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

2. Apologies

Nil

3. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).



PART B – TOWN OF PORT HEDLAND

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 6 November 2025 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 3263 (No.12) Dempster Street, Port Hedland – Proposed 40 grouped dwellings – DAP/25/02965

Deputations

Reegan Cake (Dynamic Planning) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

The Town of Port Hedland addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

SUBSTANTIVE MOTION

An administrative amendment was made to Condition 1 y. to reflect correct year of plans as follows:

y. Floor plans 3B-2, May ~~2025~~ 2024, Rev F;

Moved by: Commissioner Ronald Yuryevich **Seconded by:** Commissioner Jessica Shaw

That the Regional Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/25/02965 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Clause 18 of the Town of Port Hedland Local Planning Scheme No. 7, subject to the following conditions:

Clayton Higham
Presiding Member, Regional DAP



Conditions

General conditions

1. Development shall be in accordance with the following plans and documents contained in **Attachment 1 – Development plans**:
 - a. Location plan, Aug 2025, Rev A;
 - b. Feature survey, Aug 2025, Rev A;
 - c. Overall site plan, Aug 2025, Rev B;
 - d. Site setout plan (1 of 4), Aug 2025, Rev B;
 - e. Site setout plan (2 of 4), Aug 2025, Rev B;
 - f. Site setout plan (3 of 4), Aug 2025, Rev B;
 - g. Site setout plan (4 of 4), Aug 2025, Rev B;
 - h. Street views (1 of 2), Aug 2025, Rev B;
 - i. Street views (2 of 2), Aug 2025, Rev B;
 - j. Site landscape, Jul 2025, Rev B;
 - k. Part site landscape (1 of 4), Jul 2025, Rev B;
 - l. Part site landscape (2 of 4), Jul 2025, Rev B;
 - m. Part site landscape (3 of 4), Jul 2025, Rev B;
 - n. Part site landscape (4 of 4), Jul 2025, Rev B;
 - o. Floor plans 4B-1M, May 2025, Rev F;
 - p. Elevations 4B-1M, May 2025, Rev B;
 - q. Floor plans 4B-1, May 2025, Rev F;
 - r. Elevations 4B-1, May 2025, Rev B;
 - s. Floor plans 2B-2, May 2025, Rev F;
 - t. Elevations 2B-2, May 2025, Rev B;
 - u. Floor plans 2B-2M, May 2025, Rev F;
 - v. Elevations 2B-2M, May 2025, Rev B;
 - w. Floor plans, 4B-2B, May 2025, Rev B;
 - x. Elevations 4B-2B, May 2025, Rev B;
 - y. Floor plans 3B-2, May 2025, Rev F;
 - z. Elevations 3B-2, May 2025, Rev B;
 - aa. Floor plans 2B-1, May 2025, Rev F;
 - bb. Elevations 2B-1, May 2025, Rev B;
 - cc. Floor plans 3B-1, May 2025, Rev F;
 - dd. Elevations 3B-1, May 2025, Rev B;
 - ee. Floor plans 3B-1M, May 2025, Rev F;
 - ff. Elevations 3B-1M, May 2025, Rev B;
 - gg. Floor plans 4B-2A, May 2025, Rev F;
 - hh. Elevations 4B-2A, May 2025, Rev B;
 - ii. Floor plans 4B-2M, May 2025, Rev F;
 - jj. Elevations 4B-2M, May 2025, Rev B;
 - kk. Floor plan 4B-2, May 2025, Rev F;
 - ll. Elevations 4B-2, May 2025, Rev B;
 - mm. External finishes schedule, 21 Aug 2025;
 - nn. Stormwater management plan, 11.08.25, Rev C;
 - oo. Rubbish management plan, August 2025.

and any minor modification approved in writing by the Town. It does not relate to any other development on this lot.



2. This decision constitutes planning approval only and is valid for a period of four 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.
3. Stormwater shall not be directed to adjoining private property and in areas not designed specifically for stormwater discharge.

Waste management, bin storage and collection

4. Waste management, including bin storage and collection, shall occur within the confines of the property as detailed in accordance with the 'Rubbish Management Plan', dated August 2025.

Stage 1 conditions

The following conditions must be cleared prior to the lodgement of an application for a building permit and prior to the commencement of works:

Landscaping plan

5. A revised landscaping plan shall be submitted to the specification of the Town and approved.

Stormwater management

6. A revised stormwater management plan shall be submitted to the specification of the Town and approved.

Eaves

7. Plans shall be submitted to the specification of the Town and approved, demonstrating that the roof line of all buildings achieves a 750mm setback from all property boundaries. Alternatively, a design shall demonstrate that water sheeting off rooflines, during heavy rainfall (cyclonic) events, will not prejudice stormwater drainage for neighbouring properties. The approved design shall be implemented and maintained thereafter to the satisfaction of the Town.

Movement network

8. A movement network plan shall be submitted to the specification of the Town and approved.

Fencing

9. Plans shall be submitted to the specification of the Town and approved, for the detailed design of fencing adjacent to all property boundaries.

Screening

10. Design plans for the screening of all external building plant, piped, ducted and wired services, air conditioners, hot water systems, water storage tanks, service meters, outdoor storage and bin storage areas, shall be submitted to the specification of the Town and approved.



Retention and protection of street trees

11. Vegetation not identified for removal shall be protected in accordance with *Australian Standard 4970-2009 Protection of trees on development sites*. The developer shall organise a site visit with the Town to confirm adequate protection measures have been undertaken and written consent shall be obtained. These protection measures shall be maintained until site works have been completed.

Construction management plan

12. A management plan shall be submitted to the specification of the Town and approved. The approved plan shall be fully implemented and adhered to, to the satisfaction of the Town.

Public art

13. A detailed public art plan shall be submitted to the specification of the Town and approved. This shall include details of the proposed public art to a minimum value of one percent of the total project cost, in accordance with Local Planning Policy/04 Percent for Public Art.

Wayfinding

14. A street naming and numbering plan shall be submitted to the specification of the Town and approved.

Stage 2 conditions

The following conditions must be cleared prior to the occupation or use of the development:

Landscaping plan

15. The approved landscaping plan shall be fully implemented, and maintained thereafter, to the satisfaction of the Town.

Stormwater management

16. The approved stormwater management plan shall be fully implemented, and maintained thereafter, to the satisfaction of the Town.

Movement network

17. The approved movement network plan shall be fully implemented, and maintained thereafter, to the satisfaction of the Town.

Fencing

18. The approved fencing plan shall be fully implemented, and maintained thereafter, to the satisfaction of the Town

Screening

19. The approved screening shall be installed, and maintained thereafter, to the satisfaction of the Town.

Public art

20. The approved public art plan shall be implemented in full and maintained thereafter, to the satisfaction of the Town.



Wayfinding

21. The approved street naming and numbering plan shall be implemented in full and maintained thereafter, to the satisfaction of the Town.

Ceding of land to the local government

22. Arrangements shall be made to the satisfaction of the Town and at the landowner's expense, for the ceding of land, free of cost, for:
 - a. Portions of existing property functioning as part of Reserve 34344 (Colin Matheson Oval), indicated in plans as 'Colin Matheson Oval'; and
 - b. The existing Pedestrian Access Way, connecting the childcare centre to Port Hedland Primary School, via Colin Matheson Oval.

Advice Notes

1. Regarding a revised landscaping plan, this should include:
 - a. Removal of cracker dust, fines and other non-suitable surface finishes from the Dempster and Tinder Street verges and replacement with alternative finishes;
 - b. Additional plantings in the Dempster and Tinder Street verges;
 - c. Increased use of endemic local species that are tolerant of the extreme climatic conditions of the area;
 - d. Increased use of trees that grow to a minimum of 4 metres in height, with a canopy diameter of 4 metres, to provide greater levels of shade to active and passive areas such as the dwellings, outdoor living areas, footpaths and pavements;
 - e. All rock mulch to be a minimum size of 20mm; and
 - f. Verge landscaping to be irrigated and maintained.
2. Regarding a revised stormwater management plan, this should include:
 - a. Information and design elements consistent with Local Planning Policy 11 – Stormwater management;
 - b. Finished Ground Levels (FGL) and Finished Floor Levels (FFL);
 - c. Details on roof direction;
 - d. Locations and details of excess water discharge to the Town's drainage system;
 - e. Details and location of barriers and kerbing; and
 - f. Hardstand detail and surface treatments across the site.
3. Regarding a movement network plan, this should include:
 - a. A continuous footpath connection from within the site, serving each dwelling, and connecting to the public footpath network;
 - b. Designated, signed and marked priority pedestrian crossings and pram ramps;
 - c. Signed and marked visitor bays;
 - d. Dimensions and specifications for all movement and circulation areas, with internal roads measuring a minimum of six metres in width to allow for two-way traffic;
 - e. Detailed design of crossovers, sizes and tie-in detail to kerbs and footpaths;
 - f. Wheel stops, or other suitable barriers, to prevent vehicle overhang onto footpaths, landscaping and property boundaries;



- g. Signage and line marking; and
 - h. Designed in accordance with the relevant Australian Standards.
4. Regarding fencing, this should include:
- a. Dimensions and specifications;
 - b. A pedestrian access point between the development and the existing Pedestrian Access Way on the south-western portion of the property;
 - c. Measures and design features to achieve visual permeability in accordance with the design principles of the WAPC's *Residential Design Codes*, particularly on Dempster and Tinder Streets; and
 - d. Measures and design features in accordance with the WAPC's *Safer Places by Design – Crime Prevention through Environmental Design Planning Guidelines*, particularly for the Colin Matheson Oval and the footpath to the childcare centre on the western boundary.
5. Regarding the construction management plan, this should include:
- a. Construction traffic and signage;
 - b. Construction operation hours;
 - c. How materials and equipment will be delivered and removed from the site;
 - d. How materials and equipment will be stored on the site;
 - e. Parking arrangements for contractors;
 - f. Construction waste disposal strategy and location of waste disposal bins;
 - g. Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
 - h. How risks of excessive noise, vibration, dust, wind and/or water borne erosion and sedimentation will be mitigated during and after the works; and
 - i. Other matters likely to impact on the surrounding properties.
- The Town's Environmental Health Services advise that a Regulation 13 Noise Approval will be required should there be any construction work commencing after hours, or on Sundays and Public Holidays.
6. Regarding public art, Local Planning Policy 4 Percent for Public Art, and the Percent for Art Guidelines apply.
7. Regarding the ceding of land, this is generally identified as follows:
- a. Reserve 34344 (Colin Matheson Oval): An area of land measuring approximately 2,400 square metres, on the south-western portion of the property, containing football posts, light tower and grass;
 - b. Pedestrian Access Way: An area of land measuring approximately 90 square metres, on the south-western portion of the property, containing a north-south path.
8. Advice from the Water Corporation is contained in **Attachment 2 – Water Corporation advice**.



AMENDING MOTION 1

Moved by: Clayton Higham

Seconded by: Francesca Lefante

That Condition No. 12 be amended to read as follows:

*A **construction** management plan shall be submitted to the specification of the Town and approved. The approved plan shall be fully implemented and adhered to, to the satisfaction of the Town.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: to clarify the missing word.

SUBSTANTIVE MOTION (AS AMENDED)

That the Regional Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/25/02965 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Clause 18 of the Town of Port Hedland Local Planning Scheme No. 7, subject to the following conditions:

Conditions

General conditions

1. Development shall be in accordance with the following plans and documents contained in **Attachment 1 – Development plans**:
 - a. Location plan, Aug 2025, Rev A;
 - b. Feature survey, Aug 2025, Rev A;
 - c. Overall site plan, Aug 2025, Rev B;
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 - e. Site setout plan (2 of 4), Aug 2025, Rev B;
 - f. Site setout plan (3 of 4), Aug 2025, Rev B;
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Clayton Higham
Presiding Member, Regional DAP



- v. Elevations 2B-2M, May 2025, Rev B;
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- oo. Rubbish management plan, August 2025.

and any minor modification approved in writing by the Town. It does not relate to any other development on this lot.

2. This decision constitutes planning approval only and is valid for a period of four 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.
3. Stormwater shall not be directed to adjoining private property and in areas not designed specifically for stormwater discharge.

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 - The existing Pedestrian Access Way, connecting the childcare centre to Port Hedland Primary School, via Colin Matheson Oval.



Advice Notes

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 - b. Additional plantings in the Dempster and Tinder Street verges;
 - c. Increased use of endemic local species that are tolerant of the extreme climatic conditions of the area;
 - d. Increased use of trees that grow to a minimum of 4 metres in height, with a canopy diameter of 4 metres, to provide greater levels of shade to active and passive areas such as the dwellings, outdoor living areas, footpaths and pavements;
 - e. All rock mulch to be a minimum size of 20mm; and
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 - c. Signed and marked visitor bays;
 - d. Dimensions and specifications for all movement and circulation areas, with internal roads measuring a minimum of six metres in width to allow for two-way traffic;
 - e. Detailed design of crossovers, sizes and tie-in detail to kerbs and footpaths;
 - f. Wheel stops, or other suitable barriers, to prevent vehicle overhang onto footpaths, landscaping and property boundaries;
 - g. Signage and line marking; and
 - h. Designed in accordance with the relevant Australian Standards.



4. Regarding fencing, this should include:
 - a. Dimensions and specifications;
 - b. A pedestrian access point between the development and the existing Pedestrian Access Way on the south-western portion of the property;
 - c. Measures and design features to achieve visual permeability in accordance with the design principles of the WAPC's *Residential Design Codes*, particularly on Dempster and Tinder Streets; and
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 - b. Construction operation hours;
 - c. How materials and equipment will be delivered and removed from the site;
 - d. How materials and equipment will be stored on the site;
 - e. Parking arrangements for contractors;
 - f. Construction waste disposal strategy and location of waste disposal bins;
 - g. Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
 - h. How risks of excessive noise, vibration, dust, wind and/or water borne erosion and sedimentation will be mitigated during and after the works; and
 - i. Other matters likely to impact on the surrounding properties.

The Town's Environmental Health Services advise that a Regulation 13 Noise Approval will be required should there be any construction work commencing after hours, or on Sundays and Public Holidays.

6. Regarding public art, Local Planning Policy 4 Percent for Public Art, and the Percent for Art Guidelines apply.
7. Regarding the ceding of land, this is generally identified as follows:
 - a. Reserve 34344 (Colin Matheson Oval): An area of land measuring approximately 2,400 square metres, on the south-western portion of the property, containing football posts, light tower and grass;
 - b. Pedestrian Access Way: An area of land measuring approximately 90 square metres, on the south-western portion of the property, containing a north-south path.
8. Advice from the Water Corporation is contained in **Attachment 2 – Water Corporation advice**.

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



REASON: The panel was supportive of the application, recognising the demand for this type of housing in the town and the quality and permanency of housing proposed near the town centre. The proposal is largely consistent with the deemed-to-comply provisions of Part C of the R-Codes and where discretion is sought against the design principles, the merits of applying discretion have been well justified in the Town's RAR. The panel was satisfied with the conditions that have been recommended and noted that no objections were received during public consultation on the proposal.

The proposed residential development incorporates housing mix with generous resident amenities in a form and scale consistent with the locational context. Retention of public access ways maintain pedestrian movements and interaction from various points in the surrounding local facilities including childcare and school. Whilst the proposal includes the existing retaining walls, the provision of combination visually permeable street fencing and decorative panels provides a positive street interface and surveillance. The minor variation to the internal driveway width and site landscaping were supported, consistent with the RAR comments relating to waste management, internal traffic movement, and the benefits of increased on-site landscaping given the site locational and climatic context. The proposal was supported consistent with the RAR.

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil

Commissioner Jessica Shaw and Commissioner Ronald Yuryevich (Local Government Members, Town of Port Hedland) left the panel at 10.05am.



PART C – CITY OF KALGOORLIE-BOULDER

DAP/23/02585 application has been removed from meeting RDAP/58, 12 November 2025 due the application being withdrawn.

The Regional DAP members were advised of this on 12 November 2025.


Clayton Higham
Presiding Member, Regional 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
DP/14/00039 DR65/2020	Shire of York	Lots 4869 (2256), 5931, 9926 (2948) and 26934 Great Southern Highway, St Ronans	Construction and Use of Allawuna Farm for the purposes of a Class II Landfill	28 July 2020

Finalised SAT Applications*				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Finalised
DAP/24/02737 DR190/2024	Town of Port Hedland	Lot 601, Portion of Lot 604, Lot 300 and Portion of Road Reserve Parola Court, South Hedland	Mixed Use Development	07/11/2025

* Matters finalised during the last meeting cycle.

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 10.05am.


Clayton Higham
Presiding Member, Regional DAP