



Metro Outer Development Assessment Panel Related Information

Meeting Date and Time: Thursday, 27 February 2025; 9:30am
Meeting Number: MODAP/66

PART B – CITY OF MANDURAH

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 812 (4) Waardong Court, Halls Head – Residential - Multiple Dwellings – DAP/24/02815
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations



Attendance

Officers in attendance

Tegan Dare (City of Mandurah)
Aaron Lucas (City of Mandurah)

Applicants and Submitters

Curtis Cox (Yaran Property Group)
Nadav Strum (Yaran Property Group)
Zackery Manning (Yaran Property Group)
Jayden Fuller (Yaran Property Group)
Marco Buonaiuto (Yaran Property Group)



PART B – CITY OF MANDURAH

1. Declarations of Due Consideration

2. Disclosure of Interests

Please note a standing declaration of interest, if the items on this agenda have been considered at the relevant local government council meeting, the local government DAP members acknowledge that in accordance with section 2.4.9 of the DAP Code of Conduct 2024 they have declared that they had participated in a prior Council meeting in relation an item being determined at this meeting. However, under section 2.1.2 of the DAP Code of Conduct 2024, they acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.

3. Form 1 DAP Applications

3.1 Lot 812 (4) Waardong Court, Halls Head – Residential - Multiple Dwellings – DAP/24/02815

3.1.1 Deputations and Presentations

Curtis Cox (Yaran Property Group) presenting in support of the recommendation for the application at Item 3.1. The presentation will address support for the recommendation and provision of further background information.

The City of Mandurah may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

3.1.2 Additional Information

The Presiding Member notes an addendum to the agenda was published to include details of a DAP request for further information and responsible authority response in relation to Item 3.1, received on 26 February 2025.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.



Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

Must be submitted at least 72 hours (3 ordinary days) before the meeting

Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **3 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Curtis Cox
Company (if applicable)	Yaran Property Group
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Metro Outer Development Assessment Panel
Meeting Date	27 th February 2025
DAP Application Number	DAP/24/02815
Property Location	Lot 812 (4) Waardong Court, Halls Head
Agenda Item Number	3.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be</u> published as part of the Agenda:	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u>)? (<i>contained within the Agenda</i>)	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> Support for the recommendation and provision of further background information to assist the Panel.
--	--

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents.

Please attach detailed content of presentation or provide below:-

On behalf of the Yaran Property Group, I commend the City for the recommendation for approval.

Yaran Property Group has a mission to provide housing for those in need, most recently with a focus on provision of SDA housing for NDIS participants. Yaran's mission has become even more important in recent years given the current housing crisis. In response, Yaran Property Group has expanded its market to the provision of small affordable apartments for key workers, young people, and older people of limited means who are at risk of being homeless.

The proposed development will deliver much needed homes to people in the Mandurah region. The site layout and the unit designs have been developed with the assistance of Malcolm Mackay from Mackay Urban design, who has sought a design outcome that accords to best urban design practice, delivers generous amenity to the residents, yet is necessarily efficient and economical. It is also noted that the DRP provided a high level of support for this design.

If the Panel has any questions, I would be happy to answer them.



Direction for Further Services from the Responsible Authority

Regulation 13(1)

Guidelines

A DAP Member who wishes to request further services (e.g. technical advice and assistance or information in writing) from the Responsible Authority must complete this form and submit to daps@dplh.wa.gov.au.

The request will be considered by the DAP Executive Director and if approved, the Responsible Authority will be directed to provide a response to DAP Secretariat within the form.

It is important to note that **the completed form containing the query, response and any accompanying documentation will be published on the DAP website** as an addendum to the meeting agenda.

DAP Application Details

DAP Name	Metro Outer DAP (Meeting MODAP/66)
DAP Application Number	DAP/24/02815
Responsible Authority	City of Mandurah
Property Location	Lot 812 (4) Waardong Court, Halls Head

Nature of technical advice required*

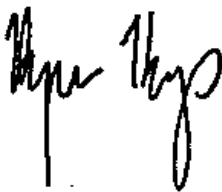
1	DAP query	<p>The acoustic assessment suggests that a Section 70(A) Notification be placed on the title of the property to ensure all future owners are aware of potential noise because of the location of the proposed building.</p> <p>Please comment on why this has not been included as a recommended condition of approval and whether including such a condition would be appropriate from the City's point of view.</p>
	Response	<p>Condition 7 required the implementation of the recommendations within the acoustic assessment however acknowledging the nature of the question, recommend that the following condition be added-</p> <p><i>"Prior to the commencement of the use, a Notification pursuant to Section 70A of the Transfer of Land Act must be registered against the Certificate of Title to the land the subject of the proposed development advising the owners and subsequent owners of the land that it is situated in the vicinity of a transport corridor and is currently affected or may in the future be affected by transport noise. Additional planning and building requirements may apply to development on this land to achieve an acceptable level of noise reduction."</i></p>
2	DAP query	<p>There is reference in the RAR to the Nerimba Estate Local Development Plan.</p> <p>Please comment on whether the City of Mandurah is satisfied that the proposed development meets the relevant requirements of the Local Development Plan.</p>

* Any alternate recommendation sought does not infer a pre-determined position of the panel.

OFFICIAL

	Response	<p>The subject local development plan was developed and subsequently approved to provide design and development controls for single dwelling R30 development within the estate. The subject site was captured in this plan as part of a condition of subdivision approval as the property is impacted by road and rail noise.</p> <p>The proposed development has, to the satisfaction of the City, considered and applied the relevant quiet house design requirements as captured in the noise acoustic assessment.</p>
3	DAP query	<p>There are no specific comments in the RAR regarding parking and traffic.</p> <p>Please comment on whether the City of Mandurah supports the findings and conclusions contained in the applicant's Traffic Impact Statement.</p>
	Response	<p>The City is satisfied with and supports the conclusions of the Traffic Impact Statement. The driveway location and number of parking bays provide is considered consistent with the City's technical officer recommendations.</p>

DAP Executive Director Authorisation

Signature	
Date	24 February 2025
Response Due	26 February 2025; midday