

## Metro Outer Development Assessment Panel Related Information

**Meeting Date and Time:** Thursday, 2 July 2026; 9:30am  
**Meeting Number:** MODAP/147

### PART B – CITY OF WANNEROO

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
  - 3.1 Lot 1000 (188) Reflection Boulevard, Jindalee – Group Dwellings (49 Units) – DAP/26/03056
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

### PART C – CITY OF SWAN

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
  - 3.1 Lot 9006 Petrana Promenade, Henley Brook – Proposed Child Care Premises – DAP/26/03073
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

## PART B – CITY OF WANNEROO

|                                                    |
|----------------------------------------------------|
| <b>Applicant</b>                                   |
| Justin Hansen (URPS)                               |
| Jay Sarmadi (Emergen Property)                     |
| Nick King (Emergen Property)                       |
| Fred Zuideveld (Zuideveld Marchant Hur Architects) |
| Robert Finnie (Robert Finnie Landscape Design)     |
| <b>Officers/Technical Advisors in Attendance</b>   |
| Richard Dimisianos                                 |
| Nick de Vecchis                                    |

### 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 or having attending a briefing session, the local government DAP members acknowledge that in accordance with section 2.4.5 of the DAP Code of Conduct 2025 they have declared that they had participated in a prior Council meeting or briefing in relation an item being determined at this meeting. However, under section 2.1.2 of the DAP Code of Conduct 2025, 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.

| Member         | Item | Nature of Interest                                                                                           |
|----------------|------|--------------------------------------------------------------------------------------------------------------|
| Eugene Koltasz | 3.1  | Indirect Pecuniary Interest – Superannuation fund has a small interest in an unrelated project with Emergen. |

### 3. Form 1 DAP Applications

#### 3.1 Lot 1000 (188) Reflection Boulevard, Jindalee – Group Dwellings (49 Units) – DAP/26/03056

##### 3.1.1 Deputations

Jay Sarmadi (Emergen Property) speaking in support of the application at Item 3.1. The deputation will address support of the proposed development.

Justin Hansen (URPS) speaking in support of the application at Item 3.1. The deputation will address the planning merit of the proposed 49-dwelling grouped housing development, including its consistency with the coastal activity node context, and seek a targeted amendment to the stormwater condition to align with adopted policy and the approved estate drainage framework.

The City of Wanneroo 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 a DAP request for services and responsible authority response was published on 30 June 2026. in relation to Item 3.1.

The Presiding Member notes a DAP request for services and responsible authority response was published on 1 July 2026. in relation to Item 3.1.

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

Nil

## **5. Section 31 SAT Reconsiderations**

Nil



## Deputation Request Form

Regulation 40(3) and DAP Standing Orders 2026 cl. 3.6

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

### Deputation Request Guidelines

Before requesting to present to a DAP please review the Responsible Authority Report that has been published on the DAP website and consider whether any previous comments have been adequately addressed.

Your request will be determined by the Presiding Member based on relevance to the subject application, individual merit, other requests raising the same issues and likely contribution to the DAP's consideration and determination of the application.

Deputations are not to exceed **3 minutes**, unless otherwise approved by the Presiding Member. The Presiding Member may agree to or require combined deputations where the deputations are considered complementary to each other and would assist the efficiency and effectiveness of the DAP meeting.

In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your deputation request must be accompanied with a document setting out the deputation content.

Handouts or power points will not be accepted on the day.

In accordance with Clause 3.6.9 of the *DAP Standing Orders*, if your deputation request is not approved, the submitted content will be circulated to the DAP and published on the DAP website as a written submission.

Please complete a separate form for each presenter and submit to [daps@dplh.wa.gov.au](mailto:daps@dplh.wa.gov.au)

### Presenter Details

|                                                       |                                                                                                                                                                                                          |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name                                                  | Jay Sarmadi                                                                                                                                                                                              |
| Company (if applicable)                               | Emergen Property                                                                                                                                                                                         |
| Relationship to proposed development                  | Proponent                                                                                                                                                                                                |
| Please identify if you have any special requirements: | <b>YES</b> <input type="checkbox"/> <b>NO</b> <input checked="" type="checkbox"/><br>If yes, please state any accessibility or special requirements:<br><a href="#">Click or tap here to enter text.</a> |



### Meeting Details

|                        |                                                |
|------------------------|------------------------------------------------|
| DAP Name               | Metro Outer DAP                                |
| Meeting Date           | 2/07/2026                                      |
| DAP Application Number | DAP/26/03065                                   |
| Property Location      | Lot 1000 (#188) Reflection Boulevard, Jindalee |

### Deputation Details

|                                                                                                                                           |                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| I have read the contents of the Responsible Authority Report contained in the published DAP Meeting Agenda                                | <b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <input type="checkbox"/>              |
| Is your deputation in support or against the <u>proposed development</u> ?                                                                | <b>SUPPORT</b> <input checked="" type="checkbox"/> <b>AGAINST</b> <input type="checkbox"/>     |
| Will your deputation involve a presentation that requires power-point facilities?                                                         | <b>YES</b> <input type="checkbox"/> <b>NO</b> <input checked="" type="checkbox"/>              |
| Will you be attending in person or via electronic means                                                                                   | <b>In person</b> <input checked="" type="checkbox"/><br><b>Online</b> <input type="checkbox"/> |
| I acknowledge that my deputation content <u>will be</u> published on the DAP website and circulated to the local government and applicant | <b>YES</b> <input checked="" type="checkbox"/>                                                 |

### Deputation Content\*

|                                                                                                              |                                                                                           |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| Brief sentence summarising your deputation<br>(To be included in the Related Information part of the agenda) | <i>The deputation will address:</i><br>Will speak in support of the proposed development. |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|

*Please provide your deputation content below or attach as a separate document. Any document must be provided in Microsoft word (.doc), PDF (.pdf), PowerPoint .pptx) or Image (.jpeg) format and be no more than 5MB.*

*If your deputation references documents that are contained within the Responsible Authority Report and/or its attachments, please consider referencing the document rather than including a duplication of documents:-*



Click or tap here to enter text.

Dear panel members, presiding member and councillors

Emergen Property is a medium density developer with a strong focus in delivering quality built form outcomes and housing diversity while providing relative affordability to the buyers within our communities.

Shoreline by Emergen is intended to do just that, provide relative affordability and more choice to buyers within the Perth northern beaches corridor. The project delivers a medium density outcome that is different from the adjacent lower density housing provided with the broader Eden Beach estate. The townhouses also present a sensible step up in density towards the coastal node while ensuring the amenity of the adjacent residents is not impacted.

The interior and exterior of the dwellings has been designed in collaboration with industry leading experts providing a cohesive and complementary built form outcome to the coastal vernacular.

We are excited to bring this much needed housing supply to market and we seek the panel's recommendation to approve the project subject to the conditions proposed by the City of Wanneroo's RAR.

Thank you

Jay Sarmadi

A large, light-colored watermark of the word "emergen" is positioned at the bottom of the page, spanning most of the width.



## Deputation Request Form

Regulation 40(3) and DAP Standing Orders 2026 cl. 3.6

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### Presenter Details

|                                                       |                                                                                                                                                                                                          |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name                                                  | Justin Hansen                                                                                                                                                                                            |
| Company (if applicable)                               | URPS                                                                                                                                                                                                     |
| Relationship to proposed development                  | Applicant                                                                                                                                                                                                |
| Please identify if you have any special requirements: | <b>YES</b> <input type="checkbox"/> <b>NO</b> <input checked="" type="checkbox"/><br>If yes, please state any accessibility or special requirements:<br><a href="#">Click or tap here to enter text.</a> |



### Meeting Details

|                        |                                                |
|------------------------|------------------------------------------------|
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| Meeting Date           | 2/07/2026                                      |
| DAP Application Number | DAP/26/03065                                   |
| Property Location      | Lot 1000 (#188) Reflection Boulevard, Jindalee |

### Deputation Details

|                                                                                                                                           |                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| I have read the contents of the Responsible Authority Report contained in the published DAP Meeting Agenda                                | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>              |
| Is your deputation in support or against the <u>proposed development</u> ?                                                                | SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>     |
| Will your deputation involve a presentation that requires power-point facilities?                                                         | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>              |
| Will you be attending in person or via electronic means                                                                                   | In person <input checked="" type="checkbox"/><br>Online <input type="checkbox"/> |
| I acknowledge that my deputation content <u>will be</u> published on the DAP website and circulated to the local government and applicant | YES <input checked="" type="checkbox"/>                                          |

### Deputation Content\*

|                                                                                                              |                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Brief sentence summarising your deputation<br>(To be included in the Related Information part of the agenda) | <i>The deputation will address:</i><br>Will address the planning merit of the proposed 49-dwelling grouped housing development, including its consistency with the coastal activity node context, and seek a targeted amendment to the stormwater condition to align with adopted policy and the approved estate drainage framework. |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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Click or tap here to enter text.

# Proposed Grouped Dwelling Development

Lot 1000 (#188) Reflection Boulevard, Jindalee



02 July 2026

SHAPING  
GREAT  
COMMUNITIES

# Context and Character

## Strategic Coastal Location

- Positioned within the Jindalee North Local Structure Plan (LSP) Coastal Activity Node.
- Close to established amenities, public open space, and coastal recreation areas.

## Urban Renewal Opportunity

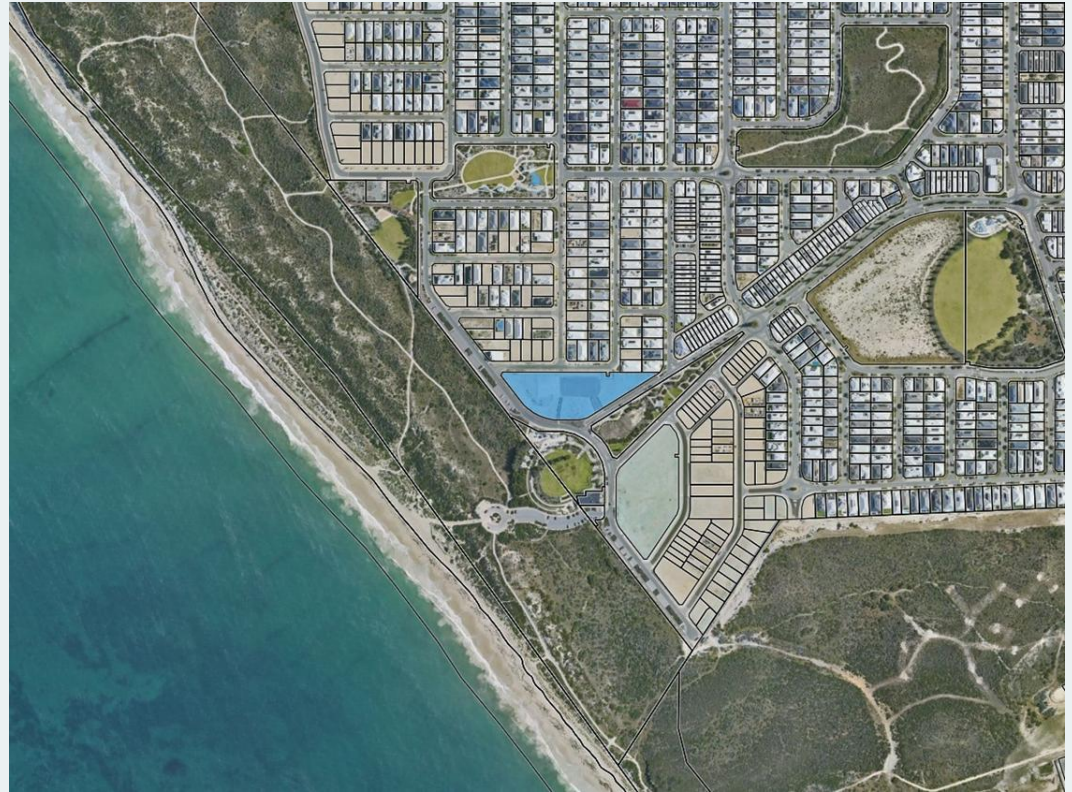
- Activates a prominent vacant site with high-quality residential development.
- Enhances the coastal frontage with a contemporary, integrated design.

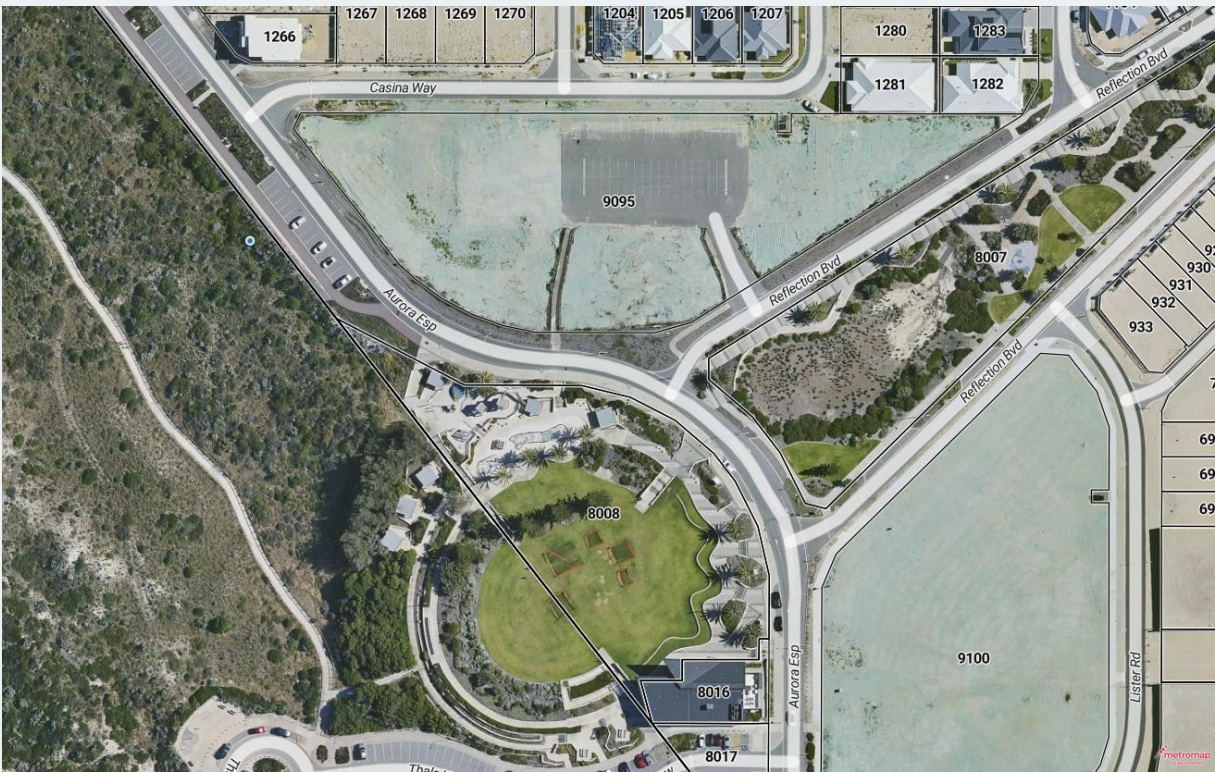
## Responsive Design

- Built form responds to site topography; communal driveway reduces visual bulk.
- Dwellings oriented to Reflection Boulevard and adjacent streets for passive surveillance and engagement.

## Neighbourhood Integration

- Scaled and articulated to complement surrounding low- to medium-density residential character.
- Material palette and façade detailing reflect coastal identity and future urban vision.



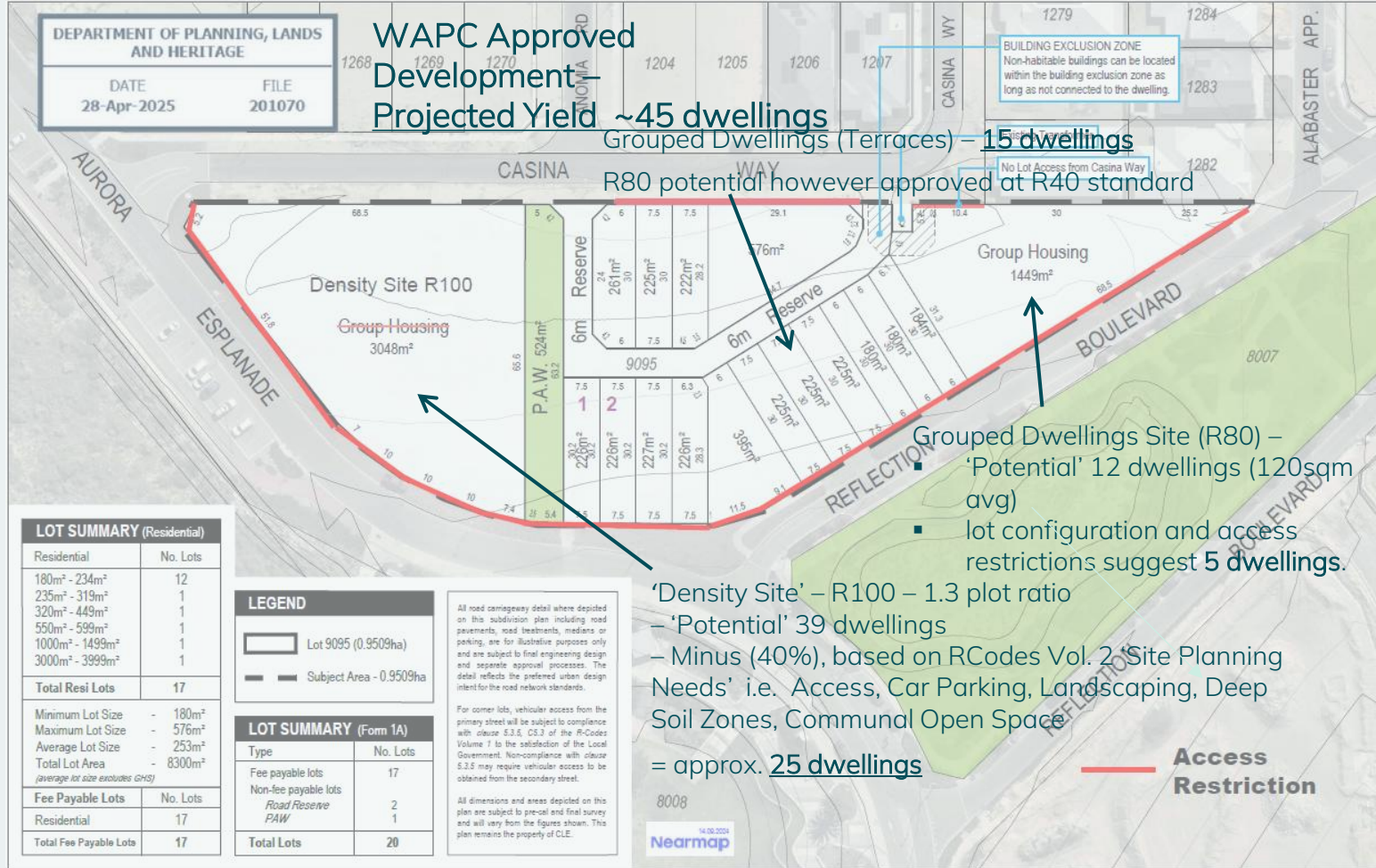


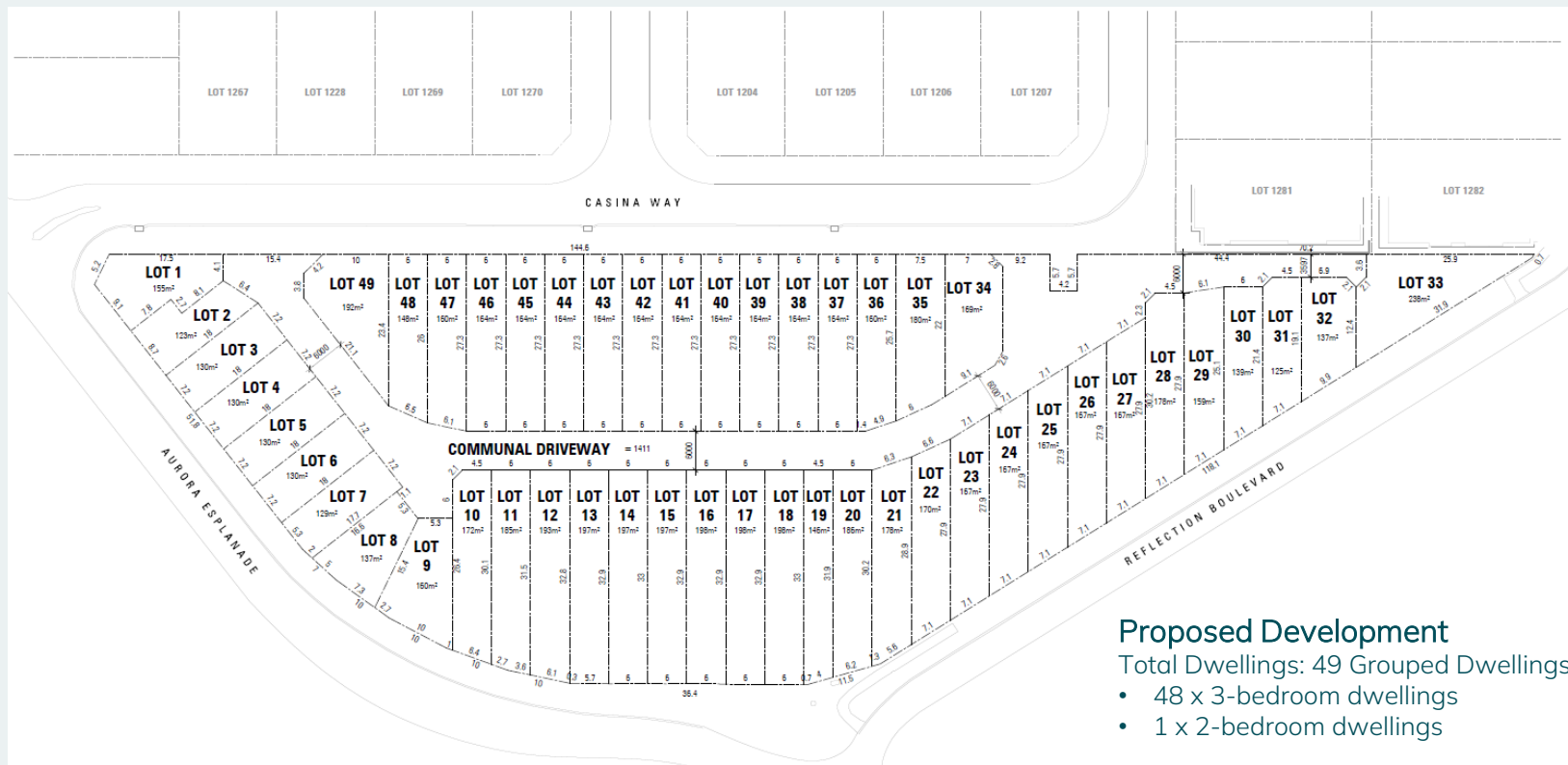
# Planning Framework Overview

## City of Wanneroo – Planning Framework

- Local Planning Scheme No.2:  
*'Urban Development'*
- Jindalee North Local Structure Plan  
Designated for –
  - Residential Development* within  
a *'Coastal Activity Node'*,
  - assigned density coding of **R100**
  - NB. Grouped Dwellings and  
Single Houses revert to **R80  
standards** under the Residential  
Design Codes.







## Proposed Development

Total Dwellings: 49 Grouped Dwellings

- 48 x 3-bedroom dwellings
- 1 x 2-bedroom dwellings

## Design Features

- Upper floor living spaces with balcony
- Dwellings oriented to capture coastal views
- Generous, functional living areas and bedrooms
- Private courtyards in addition to balconies for outdoor amenity

## Access & Parking

- Two secure garage spaces per dwelling
- 15 visitor parking bays integrated within Casina Way and Reflection Blvd
- Communal driveway for safe and efficient circulation

## Aesthetic & Landscaping

- Detailed colour palette and materials to be confirmed at formal application
- Landscaping integrated with communal and private spaces



- 15% deep soil (1,438 sq m) supporting tree growth and softening built form
- Minimum one tree per dwelling, two in key areas, enhancing shade and integration
  - Agonis flexuosa (WA Peppermint) street planting establishes coastal character
  - Olive, eucalyptus and deciduous trees provide canopy, seasonal variation and amenity
- Lawn pockets, landscaped verges and integrated parking create a cohesive public realm

View 4

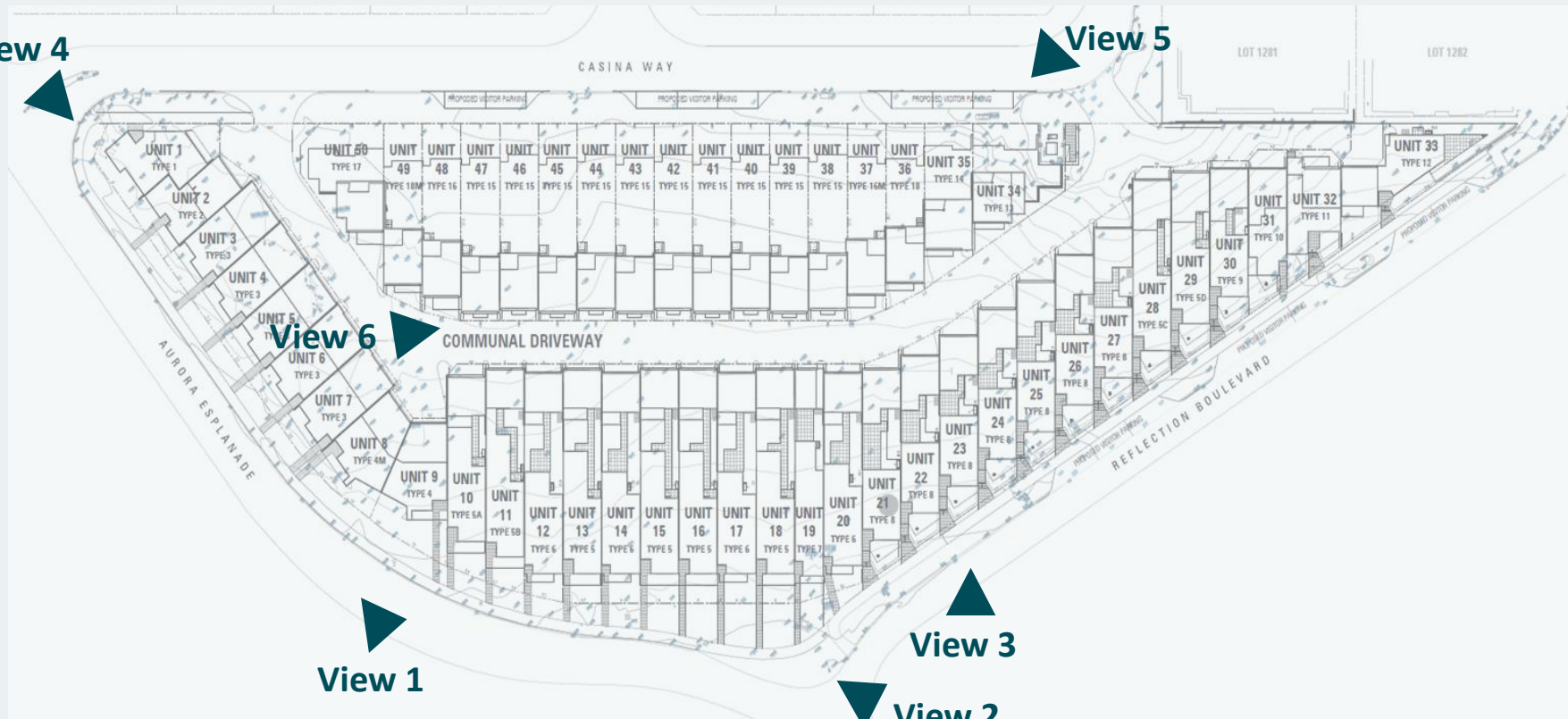
View 5

View 6

View 1

View 3

View 2



## Renders Aurora Esplanade – View 1

Aesthetics



## Renders Aurora Esplanade – View 2

LOT 1000 (#188) REFLECTION BOULEVARD, JINDALEE



Aesthetics



## Renders Aurora Esplanade – View 4

LOT 1000 (#188) REFLECTION BOULEVARD, JINDALEE



Aesthetics

## Renders Casina Way – View 5

LOT 1000 (#188) REFLECTION BOULEVARD, JINDALEE



Aesthetics

## Renders Communal Driveway – View 6

LOT 1000 (#188) REFLECTION BOULEVARD, JINDALEE



Aesthetics

# Contesting of Condition

## Condition 8

*An onsite stormwater drainage system, sufficient to contain the critical event for a 1% AEP storm event must be provided. Plans illustrating the system proposed must be submitted and approved prior to a building permit being issued. The system must then be installed during the construction of the development.*

## Proponents Response

- Draft condition requiring 1:100 ARI retention is not supported
- Exceeds City WD05 (2019) – requires 1-year ARI at-source only
- Inconsistent with approved UWMP (2018) – 1-year ARI via soakwells, no lot connections
- 100-year event already managed at estate level (incl. allowance for lot overflow) → condition double-counts
- Strata lot design compliant – 1-year ARI managed on-site, overflow to street network (estate standard)

## Requested Amendment

- Revise condition to:
- 1-year ARI at-source management (WD05 + UWMP compliant)
- Major events managed via approved estate drainage framework



## Direction for Services from the Responsible Authority

Regulation 13(1)

### Guidelines

Regulation 13 of the DAP regulations allows the DAP executive director to direct a responsible authority to provide further information to an application. The DAP executive director may do that directly using this form.

A DAP Member who wishes to request further information (e.g. technical advice and assistance or information in writing) from the Responsible Authority must also complete this form and submit to [daps@dplh.wa.gov.au](mailto: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               | MODAP/147                                        |
| DAP Application Number | DAP/26/03065                                     |
| Responsible Authority  | City of Wanneroo                                 |
| Property Location      | Lot 1000 (No.188) Reflection Boulevard, Jindalee |

### Nature of technical advice or information required

| 1            | DAP query      | <p>The Preamble of the Responsible Authority Recommendation (RAR) references the approval of the “accompanying plans (Attachment 1)”. Please provide a list of plans and supporting documents that are recommended to form part of the approved suite of documents, with dates and version references as relevant, as either as a revised preamble or condition of approval.</p> <p>Please also provide a copy of the listed plans and documents, if not already provided as an attachment to the RAR.</p>                                                                                                                                                                                                                                                        |             |               |      |          |              |           |            |   |              |                |            |   |              |                |            |   |              |                |            |   |
|--------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------|------|----------|--------------|-----------|------------|---|--------------|----------------|------------|---|--------------|----------------|------------|---|--------------|----------------|------------|---|
|              | Response       | <p>The City recommends the inclusion of an advice note to clarify the plans that form part of Attachment 1.</p> <p><b>Advice Note</b><br/>For the avoidance of doubt, the accompanying plans referred to in the Responsible Authority Recommendation as Attachment 1 comprise the plans listed in the following schedule.</p> <table><tr><th>Drawing no.</th><th>Drawing title</th><th>Date</th><th>Revision</th></tr><tr><td>P2350 SK1.02</td><td>Site Plan</td><td>13.04.2026</td><td>B</td></tr><tr><td>P2350 SK1.03</td><td>Part Site Plan</td><td>20.04.2026</td><td>C</td></tr><tr><td>P2350 SK1.04</td><td>Part Site Plan</td><td>20.04.2026</td><td>B</td></tr><tr><td>P2350 SK1.05</td><td>Part Site Plan</td><td>20.04.2026</td><td>C</td></tr></table> | Drawing no. | Drawing title | Date | Revision | P2350 SK1.02 | Site Plan | 13.04.2026 | B | P2350 SK1.03 | Part Site Plan | 20.04.2026 | C | P2350 SK1.04 | Part Site Plan | 20.04.2026 | B | P2350 SK1.05 | Part Site Plan | 20.04.2026 | C |
| Drawing no.  | Drawing title  | Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Revision    |               |      |          |              |           |            |   |              |                |            |   |              |                |            |   |              |                |            |   |
| P2350 SK1.02 | Site Plan      | 13.04.2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | B           |               |      |          |              |           |            |   |              |                |            |   |              |                |            |   |              |                |            |   |
| P2350 SK1.03 | Part Site Plan | 20.04.2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | C           |               |      |          |              |           |            |   |              |                |            |   |              |                |            |   |              |                |            |   |
| P2350 SK1.04 | Part Site Plan | 20.04.2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | B           |               |      |          |              |           |            |   |              |                |            |   |              |                |            |   |              |                |            |   |
| P2350 SK1.05 | Part Site Plan | 20.04.2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | C           |               |      |          |              |           |            |   |              |                |            |   |              |                |            |   |              |                |            |   |

\* Any Alternative to the responsible authority recommendation sought does not infer a pre-determined position of the panel.

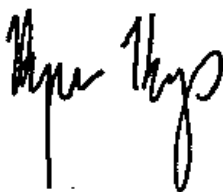
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|  |  |                  |                                                                |            |   |
|--|--|------------------|----------------------------------------------------------------|------------|---|
|  |  | P2350 SK1.06     | Part Site Plan                                                 | 20.04.2026 | B |
|  |  | P2350 SK2.01     | Part Ground Floor Plan                                         | 20.04.2026 | C |
|  |  | P2350 SK2.02     | Part Ground Floor Plan                                         | 20.02.2026 | B |
|  |  | P2350 SK2.03     | Part Ground Floor Plan                                         | 20.04.2026 | C |
|  |  | P2350 SK2.04     | Part Ground Floor Plan                                         | 20.04.2026 | B |
|  |  | P2350 SK2.05     | Part First Floor Plan                                          | 10.02.2026 | A |
|  |  | P2350 SK2.06     | Part First Floor Plan                                          | 13.04.2026 | B |
|  |  | P2350 SK2.07     | Part First Floor Plan                                          | 14.04.2026 | C |
|  |  | P2350 SK2.08     | Part First Floor Plan                                          | 13.04.2026 | B |
|  |  | P2350 SK3.01     | Site Elevations                                                | 10.02.2026 | A |
|  |  | P2350 SK3.02     | Site Elevations                                                | 10.02.2026 | A |
|  |  | P2350 SK3.03     | Site Elevations                                                | 13.04.2026 | B |
|  |  | P2350 SK3.04     | Site Elevations                                                | 13.04.2026 | B |
|  |  | P2350 SK3.05     | Site Elevations                                                | 10.02.2026 | A |
|  |  | P2350 SK3.06     | Typical Window & Screen Elevations                             | 20.04.2026 | B |
|  |  | P2350 SK4.01     | Site Section                                                   | 10.02.2026 | A |
|  |  | P2350 SK-1-2.01  | Lot 1 – Type 1 Floor Plans                                     | 20.04.2026 | B |
|  |  | P2350 SK-2-2.01  | Lot 2 – Type 2 Floor Plans                                     | 20.04.2026 | B |
|  |  | P2350 SK-3-2.01  | Lots 3, 4, 5, 6, 7 – Type 3 Typical Floor Plans (LH – Silver)  | 20.04.2026 | B |
|  |  | P2350 SK-4-2.01  | Lot 9 – Type 4 Floor Plans                                     | 20.04.2026 | B |
|  |  | P2350 SK-4M-2.01 | Lot 8 – Type 4 (Mirrored) Floor Plans                          | 20.04.2026 | B |
|  |  | P2350 SK-5-2.01  | Lots 13, 15, 16, 18 – Type 5 Typical Floor Plans (LH – Silver) | 20.04.2026 | C |
|  |  | P2350 SK-5A-2.01 | Lot 10 – Type 5A Floor Plans (LH – Silver)                     | 20.04.2026 | C |
|  |  | P2350 SK-5B-2.01 | Lot 11 – Type 5B Floor Plans (LH – Silver)                     | 20.04.2026 | C |
|  |  | P2350 SK-5C-2.01 | Lot 28 – Type 5C Floor Plans                                   | 20.04.2026 | B |
|  |  | P2350 SK-5D-2.01 | Lot 29 – Type 5D Floor Plans                                   | 20.04.2026 | B |
|  |  | P2350 SK-6-2.01  | Lots 12, 14, 17, 20 – Type 6 Typical Floor Plans (LH – Silver) | 20.04.2026 | C |
|  |  | P2350 SK-7-2.01  | Lot 19 – Type 7 Floor Plans                                    | 20.04.2026 | C |
|  |  | P2350 SK-8-2.01  | Lots 21–27 – Type 8 Typical Floor Plans                        | 20.04.2026 | B |
|  |  | P2350 SK-9-2.01  | Lot 30 – Type 9 Floor Plans                                    | 20.04.2026 | B |

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|  |  |                   |                                          |            |   |
|--|--|-------------------|------------------------------------------|------------|---|
|  |  | P2350 SK-10-2.01  | Lot 31 – Type 10 Floor Plans             | 20.04.2026 | B |
|  |  | P2350 SK-11-2.01  | Lot 32 – Type 11 Floor Plans             | 20.04.2026 | B |
|  |  | P2350 SK-12-2.01  | Lot 33 – Type 12 Floor Plans             | 20.04.2026 | B |
|  |  | P2350 SK-13-2.01  | Lot 34 – Type 13 Floor Plans             | 20.04.2026 | B |
|  |  | P2350 SK-14-2.01  | Lots 37–46 – Type 14 Typical Floor Plans | 20.04.2026 | B |
|  |  | P2350 SK-15-2.01  | Lot 47 – Type 15 Floor Plans             | 20.04.2026 | B |
|  |  | P2350 SK-15M-2.01 | Lot 36 – Type 15M (Mirrored) Floor Plans | 20.04.2026 | B |
|  |  | P2350 SK-16-2.01  | Lot 49 – Type 16 Ground Floor Plan       | 20.04.2026 | B |
|  |  | P2350 SK-17-2.01  | Lot 48 – Type 17 Floor Plans             | 20.04.2026 | B |
|  |  | P2350 SK-18-2.01  | Lot 35 – Type 18 Floor Plans             | 20.04.2026 | B |

**DAP Executive Director Authorisation**

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Signature    |  |
| Date         | 25 June 2026                                                                        |
| Response Due | 26 June 2026; 3:00pm                                                                |



## Direction for Services from the Responsible Authority

Regulation 13(1)

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|                        |                                                  |
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| DAP Name               | MODAP/147                                        |
| DAP Application Number | DAP/26/03065                                     |
| Responsible Authority  | City of Wanneroo                                 |
| Property Location      | Lot 1000 (No.188) Reflection Boulevard, Jindalee |

### Nature of technical advice or information required

|   |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| 1 | DAP query | <p><b>The Preamble of the Responsible Authority Recommendation (RAR) references the approval of the “accompanying plans (Attachment 1)”. Please provide a list of plans and supporting documents that are recommended to form part of the approved suite of documents, with dates and version references as relevant, as either as a revised preamble or condition of approval.</b></p> <p><b>Please also provide a copy of the listed plans and documents, if not already provided as an attachment to the RAR.</b></p> |
|   | Response  | Please refer to response issued on 30 June 2026.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2 | DAP query | <p><b>A number of the landscaped areas shown as deep soil areas do appear to be compliant with the requirements for deep soil areas pursuant to the R-Codes. Please confirm which of the landscape areas are compliant deep soil areas in accordance with the R-Codes requirements and advise the total area of these compliant deep soil areas.</b></p>                                                                                                                                                                 |
|   | Response  | The submitted plans do not clearly delineate deep soil areas in a manner that enables full verification of compliance with the Residential Design Codes (R-Codes) at this stage. In particular, dwellings fronting Reflection Boulevard incorporate retaining walls, with no accompanying                                                                                                                                                                                                                                |

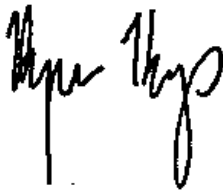
\* Any Alternative to the responsible authority recommendation sought does not infer a pre-determined position of the panel.

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|   |           | <p>footing or backing block design details provided, limiting the ability to confirm whether sufficient unobstructed soil depth is achieved.</p> <p>Furthermore, the Landscape Site Plan provided in Attachment 3 of the City's Responsible Authority Report (Drawing No. DA-03) broadly identifies landscaped areas as "deep soil areas" but does not distinguish between general soft landscaping and deep soil areas as defined under the R-Codes. As such, it is not possible to definitively quantify the total extent of compliant deep soil areas based on the current documentation.</p> <p>Notwithstanding this, it is acknowledged that a number of the nominated landscape areas, particularly within the primary street setback, as well as select portions of private open space, appear capable of accommodating deep soil planting and are likely to satisfy the minimum dimensional requirements of the R-Codes.</p> <p>More broadly, the City is satisfied that the development provides sufficient opportunities for planting across private lots, common property areas, street setbacks and verges to achieve an appropriate overall tree canopy outcome.</p> <p>It is also noted that, while some individual landscape areas may not strictly meet the deemed-to-comply deep soil provisions, they may still support tree planting subject to appropriate species selection.</p> <p>Accordingly, the precise extent and configuration of compliant deep soil areas, together with the anticipated tree canopy outcomes, are to be demonstrated and confirmed through the detailed landscaping plans required pursuant to Condition 4.</p> |
| 3 | DAP query | <p><b>A number of the dwellings propose to incorporate the bin store area for three (3) bins within the allocated store area. Allowing for space to manoeuvre the bins each week do the store areas, independent of the bin areas, still comply with the minimum requirements under the R Codes?</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|   | Response  | <p>The storerooms have been assessed independently of the bin storage areas. On that basis, all dwellings achieve the required storage area under the R-Codes.</p> <p>A variation remains to the minimum store dimension for dwelling Types 5, 5B, 5D and 6, where a 0.6m dimension is proposed in lieu of the R-Code minimum. This variation is supported as the storage areas remain clearly identified and usable.</p> <p>It is also noted that the R-Codes require one resident parking space per grouped dwelling, whereas all but one dwelling are provided with two resident parking spaces. As discussed in the relevant section of the report, this provides additional capacity within the garages for incidental household storage, separate from the bin storage areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 4 | DAP query | <p><b>Given the limited width of the communal street and the number of vehicles potentially exiting from garages, is there a need for any safety measures within the street?</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|   | Response  | <p>The communal street is intended to operate as a low-speed internal environment, facilitated by the narrow accessway, short internal travel</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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|  |  | <p>distances and the frequency of garage crossovers, which inherently calms vehicle movement.</p> <p>The arrangement has been reviewed by the City's Engineering team, who have not identified additional safety measures to be implemented within the communal street.</p> |
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**DAP Executive Director Authorisation**

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|--------------|-----------------------------------------------------------------------------------|
| Signature    |  |
| Date         | 30 June 2026                                                                      |
| Response Due | 1 July 2026; 9:00am                                                               |