



Metro Outer Development Assessment Panel Related Information

Meeting Date and Time: Tuesday, 10 June 2025; 9.30am
Meeting Number: MODAP/83

PART B – CITY OF GOSNELLS

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 102 (No.6/1505) Albany Highway, Beckenham – Recreation – Private – DAP/25/02868
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations



Attendance

Officers/Technical Advisors in attendance

Item 3.1

Melissa Batista (City of Gosnells)
Brenton Scambler (City of Gosnells)
Liam Herzfeld (City of Gosnells)

Applicants and Submitters

Item 3.1

Alessandro Stagno (Apex Planning)
Richard Giorgi (Burgess Rawson)



PART B – CITY OF GOSNELLS

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 to 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 102 (No.6/1505) Albany Highway, Beckenham – Recreation – Private – DAP/25/02868

3.1.1 Deputations and Presentations

Alessandro Stagno (Apex Planning) presenting in support of the recommendation for the application at Item 3.1. The presentation will address Support for the RAR recommendation and requesting.

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

3.1.2 Additional Information

Nil

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	Alessandro Stagno
Company (if applicable)	Apex Planning
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	MODAP
Meeting Date	10 th June 2025
DAP Application Number	DAP/25/02868
Property Location	6/1505 Albany Highway, Beckenham
Agenda Item Number	Part B 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 RAR recommendation and requesting approval.
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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:-

Refer to attached submission.

Submission to MODAP

6/1505 Albany Highway, Beckenham

apex
planning

From:	Alessandro Stagno (Apex Planning)	Date:	6 June 2025
Subject:	MODAP/83 – Part B, item 3.1 – proposed recreation private (gym) 6/1505 Albany Highway, Beckenham (development site)		

Apex Planning is the applicant of the proposal for a new Recreation – Private (gym) at 6/1505 Albany Highway, Beckenham which is before the MODAP with a recommendation for **approval with conditions**.

The City of Gosnells' RAR is well-prepared and articulates sound reasoning for the **approval** of this high-quality development.

We concur with the concluding remarks in the RAR, confirming that the use is appropriate for the area and consistent with the objectives of the Local Centre zone.

The proposed development is designed to a high architectural standard. It will improve existing site conditions, enhance the amenity of the locality, and provide the local population with a suitably located facility to improve wellbeing and fitness.

We do not wish to request any modifications to the recommended conditions of approval at this time.

I look forward to presenting to the MODAP on 10th June and will be pleased to respond to any questions as required.

ALESSANDRO STAGNO
APEX PLANNING