



# Metro Outer Joint Development Assessment Panel Agenda

**Meeting Date and Time:** Tuesday, 14 November 2023; 9:30am  
**Meeting Number:** MOJDAP/285  
**Meeting Venue:** Electronic Means

To connect to the meeting via your computer -  
<https://us06web.zoom.us/j/83258458350>

To connect to the meeting via teleconference dial the following phone number -  
**+61 8 7150 1149**

Insert Meeting ID followed by the hash (#) key when prompted - **832 5845 8350**

*This DAP meeting will be conducted by electronic means (Zoom) open to the public rather than requiring attendance in person.*

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## **Attendance**

### **DAP Members**

Eugene Koltasz (Presiding Member)  
Lee O'Donohue (A/Deputy Presiding Member)  
Jason Hick (Third Specialist Member)  
Cr Tricia Duggin (Local Government Member, Shire of Serpentine Jarrahdale)  
Cr Shaye Mack (Local Government Member, Shire of Serpentine Jarrahdale)

### **Officers in attendance**

Andrew Trosic (Shire of Serpentine Jarrahdale)  
Ryan Fleming (Shire of Serpentine Jarrahdale)  
Helen Ball (Shire of Serpentine Jarrahdale)  
Jye Fagan (Western Australian Planning Commission)  
Andrea Lawson (Western Australian Planning Commission)

### **Minute Secretary**

Claire Ortlepp (DAP Secretariat)

### **Applicants and Submitters**

Nathan Maas (Planning Solutions)  
Josh Watson (Planning Solutions)  
Shane Highman (Porter Consulting Engineers)  
Mohammad Rasouli (Transcore)  
Behnam Bordbar (Transcore)

### **Members of the Public / Media**

Nil.

## **1. Opening of Meeting, Welcome and Acknowledgement**

The Presiding Member declares the meeting open and acknowledges the traditional owners and pay respects to Elders past and present of the land on which the meeting is being held.

This meeting is being conducted by electronic means (Zoom) open to the public. Members are reminded to announce their name and title prior to speaking.

## **2. Apologies**

Karen Hyde (Deputy Presiding Member)

## **3. Members on Leave of Absence**

DAP Member, Karen Hyde has been granted leave of absence by the Director General for the period of 6 November 2023 to 24 November 2023 inclusive.

## **4. Noting of Minutes**

Signed minutes of previous meetings are available on the [DAP website](#).



## 5. Declarations of Due Consideration

The Presiding Member notes an addendum to the responsible authority report was published in relation to Item 8.1, received on 13 November 2023.

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

## 6. Disclosure of Interests

Member	Item	Nature of Interest
Cr Tricia Duggin	8.1	Impartiality Interest – In Cr Duggin's role as an elected member, she participated in Council meetings in relation to this application. She acknowledges that she is not bound by any previous decision or resolution of the Council and will undertake to exercise independent judgment in relation to this DAP application, and will consider the application on its planning merits.
Cr Shaye Mack	8.1	Impartiality Interest – In Cr Mack's role as an elected member, he participated in Council meetings in relation to this application. He acknowledges that he is not bound by any previous decision or resolution of the Council and will undertake to exercise independent judgment in relation to this DAP application, and will consider the application on its planning merits.
Eugene Koltasz	8.1	Impartiality Interest – Mr Koltasz is a member of the Western Australian Planning Commission, which is one of the Responsible Authorities for this application.

## 7. Deputations and Presentations

- 7.1** Ryan Kiernan presenting against the recommendation for the application at Item 8.1. The presentation will address increased activity in a low-activity area, contradiction to local planning strategies, misalignment with structure plan objectives, non-compliance with State planning policies and inadequate land use.
- 7.2** Behnam Bordbar (Transcore) presenting in support of the recommendation for the application at Item 8.1. The presentation will address support for the recommendation and request for amendments to the proposed conditions.



- 7.3** Josh Watson (Planning Solutions) presenting in support of the recommendation for the application at Item 8.1. The presentation will address support for the recommendation and request for amendments to the proposed conditions.

The Shire of Serpentine Jarrahdale and Western Australian Planning Commission may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

## **8. Form 1 – Responsible Authority Reports – DAP Applications**

### **8.1a Lot 806 South Western Highway, Byford**

Development Description:	Proposed Showroom and Fast Food/Takeaway Development
Applicant:	Nathan Maas (Planning Solutions)
Owner:	Tania Coli & Warren Coli (Cecil & Esther Development Pty Ltd); Linda Coli & Warren Coli (Wallmar Pty Ltd)
Responsible Authority:	Shire of Serpentine Jarrahdale
DAP File No:	DAP/22/02358

### **8.1b Lot 806 South Western Highway, Byford**

Development Description:	Proposed Showroom and Fast Food/Takeaway Development
Applicant:	Nathan Maas (Planning Solutions)
Owner:	Tania Coli & Warren Coli (Cecil & Esther Development Pty Ltd); Linda Coli & Warren Coli (Wallmar Pty Ltd)
Responsible Authority:	Western Australian Planning Commission
DAP File No:	DAP/22/02358

## **9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval**

Nil.



## 10. State Administrative Tribunal Applications and Supreme Court Appeals

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DR75/2022 DAP/18/01543	City of Joondalup	Portion of 9040 (34) Kallatina Drive, Iluka	Mixed Commercial Centre (Iluka Plaza)	02/05/2022
DR135/2023 DAP/23/02447	City of Rockingham	Lot 622 (No.2) Aurea Boulevard, Golden Bay	Proposed mixed commercial development (Golden Bay Neighbourhood Centre)	11/08/2023
DR98/2023 DAP/22/02379	City of Swan	Lot 31 (No.1487) Neaves Road, Bullsbrook	Proposed roadhouse	16/06/2023

## 11. General Business

In accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

## 12. Meeting Closure