

Reference number: DA25/0174 - 4309285

31 July 2025

Planning Solutions (Aust) Pty Ltd
PO Box 2709
CLOISTERS SQUARE WA 6850

Health Studio & Warehouse

803L and 142 (Lot 1) Yangebup Road COCKBURN CENTRAL WA 6164

I refer to your application dated 11/03/2025 for the above and advise that the proposed development has been conditionally approved in accordance with the attached Notice of Determination on Application for Planning Approval. This approval was granted pursuant to clause 68 of the Planning and Development (Local Planning Schemes) Regulations 2015 under the requirements for development approval stipulated in clause 60. Delegated authority was exercised by clause 82 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Should you be aggrieved by this determination, there is a right of review by the State Administrative Tribunal under Part 14 of the *Planning and Development Act 2005*. The application for review must be submitted within 28 days of the date of this decision to the State Administrative Tribunal, 6th Floor, 565 Hay Street, Perth. It is recommended that you contact the State Administrative Tribunal for further details (telephone 9219 3111) or via website: www.sat.justice.wa.gov.au.

Planning approval does not remove the need for any other approvals, licences or permits that may be required.



Tanya Wasley
PLANNING OFFICER

REF No: DA25/0174 - 4309285

Issue Date: 31 July 2025

**NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT
APPROVAL
PLANNING AND DEVELOPMENT ACT 2005**

Description of proposed development: **Health Studio & Warehouse**

APPROVAL TO COMMENCE DEVELOPMENT

Owner Name & Address



LOCATION: 803L and 142 (Lot 1) Yangebup Road COCKBURN CENTRA WA 6164

LOT: 803

PLAN/DIAGRAM: DP/44876

FOLIO NO: 442

VOL NO: 2624

Application Date: 11/03/2025

Received on: 11/03/2025

The application for development approval is approved subject to the following conditions:

CONDITIONS

1. Development shall be carried out in accordance with the terms of the approved plan.
2. **Prior to commencement of construction**, the owner/applicant shall:
 - submit to the City for approval a preliminary proposal for an art work designed be a professional artist at a cost of 1% of the total project cost (to a maximum of \$250,000), to be to be located within the subject site as an integral part of the development;
 - submit to the City for approval an 'Application for Art Work Design';
 - enter into a contract with a professional artist/s to design and install (if appropriate) the art work approved by the City.

The art work shall then be installed **prior to occupation** of the building/development and maintained thereafter to the satisfaction of the City.

3. **Prior to the issue of a Building Permit**, a detailed landscaping plan shall be submitted to and approved by the City. The plan agreed to by the City shall be implemented in the development.
4. Landscaping including verge planting shall be installed, reticulated and/or irrigated in accordance with the/an approved plan and maintained thereafter to the satisfaction of the City. The landscaping shall be implemented prior to the initial occupation of the development and any species which fail to establish within a period of 12 months from planting shall be replaced to the satisfaction of the City.
5. The applicant must implement all of the recommendations contained in the Bushfire Management Plan prepared by *WA fire and Safety dated 04 March 2025* and approved by the *Local Government* for the duration of the development, including the implementation of all of the requirements outlined in Table 5 under Part 6.0 Roles and Responsibilities.
6. **Prior to the initial occupation** of the development hereby approved, the parking bays, driveways and points of ingress and egress shall be sealed, kerbed, drained and line marked in accordance with the approved plans to the satisfaction of the City.
7. No building or construction activities shall be carried out before 7.00am or after 7.00pm, Monday to Saturday, and not at all on Sunday or Public Holidays.
8. The development shall comply with the noise pollution provisions of the Environmental Protection Act 1986, and more particularly with the requirements of the Environmental Protection (Noise) Regulations 1997.
9. Crossovers are to be located and constructed to the City's Vehicle Crossover Specifications.
10. All stormwater to be contained on site. Stormwater drainage to be able to contain a 1 in 100-year, 24-hour storm event.
11. **Prior to the lodgement of a Building Permit Application**, details about the stormwater drainage design intended for the proposed development shall be submitted to the City, for review and approval. Details should include drainage calculations with catchment area and rainfall intensity.
12. All services areas and service related hardware, including antennae, satellite dishes and air conditioning units, being suitably located away from public view and/or screened to the satisfaction of the City.

13. **Prior to the issue of a Building Permit**, plans to be updated for the following works:

- a) The upgrade of the Yangebup Road verge, including any required modifications to existing road infrastructure to accommodate safe access/egress to the development site;
- b) Yangebup Road upgrading works including kerbing, backfilling and draining using soakwells abutting the development;
- c) Pedestrian access path to connect the new/relocated bus stop (as required under condition 21) to the site;
- d) A deceleration lane to Beeliar Drive in accordance with MRWA standards and the Austroads Guide to Road Design – Part 4A, should be clearly shown on the plans to suit the requirements of the of future development of the overall development including the neighbouring site(s);
- e) A seagull island treatment should be provided at the proposed crossover on Beeliar Drive, in accordance with Main Roads WA standards and guidelines.

Prior to the commencement of these works, engineering drawings and specifications are to be submitted to, and approved by, the City.

The approved works are required to be undertaken at the applicant's cost prior to the occupation of the development and to the satisfaction of the City.

14. The approved development must clearly display the street number/s.

15. All earthworks, cleared land and batters shall be stabilised to prevent sand or dust blowing to the satisfaction of the City.

16. The development site shall be connected to the reticulated sewerage system of the Water Corporation before the commencement of any use.

17. No wash-down of plant, vehicles or equipment is permitted on the premises. Industrial, commercial or wash-down wastes shall not enter stormwater disposal systems or otherwise be discharged into the environment.

18. All outdoor lighting shall be installed and maintained in accordance with Australia Standard AS 4282 - 1997 "*Control of the Obtrusive Effects of Outdoor Lighting*".

19. **Prior to the issue of Building Permit**, the applicant/landowner updating the plans to denote the bin store requirements to include the following:

- a) Minimum 17m² bin store with 1.8 high solid washable walls; and
- b) Concrete floor graded to a 100mm diameter industrial floor waste with hose cock and connected to the sewer.

20. **Prior to the issue of Building Permit**, the applicant/landowner updating the plans to denote a fence to the western boundary with a minimum total height of 1.2m, consisting of 350mm high (minimum) limestone with conservation fence above in accordance with the City's specification.

21. **Prior to the issue of Building Permit**, the applicant/landowner updating the plans comply with the requirements of the Public Transport Authority (PTA) in relation to the relocation and alterations of the existing bus stop network to Beeliar Drive. All costs associated with the required works are to be completed at full cost of the applicant/landowner.

The approved works are required to be undertaken prior to the occupation of the development and to the satisfaction of the City.

22. **Prior to the issue of Building Permit**, the applicant/landowner updating the plans to denote traffic calming measures to be installed to the western accessway, these measures are to be installed prior to occupancy and maintained in perpetuity to the satisfaction of the City.

23. **Prior to the issue of Building Permit**, the applicant/landowner is to provide detailed plans and specifications of the pylon sign as indicated on the site plan for review and approval by the City.

24. **Prior to the issue of Building Permit**, the applicant/landowner updating the plans to denote the extent of retaining wall as required to the eastern boundary on the site plan as required and amend the elevations to match as required.

25. **Prior to the lodgement of a Building Permit Application**, a schedule of the materials, finishes and colours shall be submitted to and approved by the City. The schedule shall include details of the type of materials proposed to be used, including their colour and texture. The development shall thereafter be maintained in accordance with the approved materials schedule.

26. **Prior to occupancy**, installation of pedestrian crossing markings, vehicular guide signs, and pavement markings should be provided to ensure safe movement throughout the site, in accordance with AS 2890.1, AS 1742.1, and AS 1742.10. Where pedestrians, including people with disabilities, are expected to cross, they shall be guided to an accessible travel path and a safe crossing point that provides adequate sight distance and is clearly marked with appropriate signage and pavement markings.

27. The dimensions of all car parking bays, aisle widths, wheel stops, columns, ramps and circulation areas complying with the Australian Standards AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.

28. All access ways, parking areas and hardstand areas shall be maintained in accordance with the City's engineering requirements and design guidelines.

29. **Prior to the occupation** of the buildings hereby approved, the owner of Lots 803 and 1 Yangebup Road ("the Owner") shall enter into an agreement with the City of Cockburn ("the City") to ensure that an easement is created over Lot 803 for the benefit of Lot 1 for access purposes in accordance with the specifications of and to the satisfaction of the City. The agreement shall be prepared by the City's solicitors to the satisfaction of the City. The owner shall be responsible to pay all costs of and incidental to the preparation of (including all drafts) and stamping of the agreement and lodgement at Landgate.

FOOTNOTES

- a) This is a Development Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, or with any requirements of the City of Cockburn Town Planning Scheme No. 3 or with the requirements of any external agency.
- b) With regard to condition 2, the art work shall be in accordance with Council' Local Planning Policy 5.13 Percent for Art and the 'Application for Art Work Design' and shall include a contract between the owner/applicant and the artists full working drawings (including an indication of where the art work is located) and a detailed budget being submitted to and approved by the City. Further information regarding the provision of art work can be obtained from the City's Community Arts Officer on 9411 3444.
- c) With regards to Condition 3. The landscaping plan should avoid any species that is considered detrimental to the neighbouring nature reserve, with an emphasis on WA natives to be confirmed by the City's Environmental Team.
- d) With regard to condition 9, Please submit a crossover application on City's website with a detailed site plan. A 2m x 2.5m sightline shall be provided at the intersection of the crossover(s) and road boundary. All sightlines shall be maintained clear of obstructions above a height of 0.75m. Copies of crossover specifications are available from the City's Engineering Services or from the City's website www.cockburn.wa.gov.au
- e) With regards to Condition 21. The plans should be updated to comply with the PTA's advice as follows:
 - i. Revised plans should reference stop 21030 as relocated 50m east, and shall include a new set of pram ramps and pedestrian refuge built, with existing pedestrian crossing and bus stop removed and kerbs reinstated to suit.
 - ii. Stop 21037 to have kerb ramp removed, and kerb extended, with all works to meet the DDA requirements of the PTA.
 - iii. Comply with the PTA Bus Stop Design Guidelines 2020.

- f) A clearing permit from the Department of Water and Environmental Regulation is required prior to any clearing for the development under the provisions of the *Environmental Protection Act 1986*.
- g) This development has been defined as a public building and shall comply with the relevant provisions of the Health (Miscellaneous Provisions) Act 1911 (as amended), and the Health (Public Buildings) Regulations 1992. A Building Permit Application shall be submitted for approval, prior to works commencing.
- h) Health – Air Handling Systems - Submission of mechanical engineering design drawings and specifications, together with certification by the design engineer that satisfy the requirements of the Australian Standard 3666 of 1989 for Air Handling and Water Systems, should be submitted in conjunction with the Building Permit Application. Written approval from the City's Health Service for the installation of air handling system, water system or cooling tower shall be obtained prior to the installation of the system.
- i) Please be advised that the development must comply with the requirements of the Building Codes of Australia.
- j) You are advised that a Sign Permit is required in accordance with the City's Local Laws (2000) prior to the erection of the signs. A permit is obtainable from the City's Building Services Department.
- k) If an odour detected at an adjacent premises is deemed to be offensive by the City, then any process, equipment and/or activities that are causing the odour shall be stopped until the process, equipment and or activity has been altered to prevent odours to the satisfaction of the City.
- l) If dust is detected at adjacent premises and is deemed to be a nuisance by the City, then any process, equipment and/or activities that are causing the dust nuisance shall be stopped until the process, equipment and or activity has been altered to prevent the dust to the satisfaction of the City.
- m) As part of transitioning Australia to the National Broadband Network (NBN), developers are encouraged to engage early with NBN, at least six months before the required service date, to understand requirements around future connections and the timing of infrastructure provision. This will ensure a connection is ready when residents move in. For more information please refer to <https://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments> or contact NBN on newdevelopments@nbnco.com.au or 1800 687 626.
- n) All earthworks and/or associated drainage details shall be in accordance AS3500 with plans and specifications certified by a suitably qualified practicing Engineer to the satisfaction of the City.

- o) Retaining wall(s) being constructed in accordance with a suitably qualified Structural Engineer's design and a Building Permit being obtained prior to construction. Retaining walls are required for any cut and/or fill greater than 150mm in height. In this regard, any fill above or below natural ground level at the lot boundaries is to be suitably retained or have a compliant stabilised embankment.
- p) The development may require approval under the provisions of the *Aboriginal Heritage Act 1972*. You are advised to contact the Department of Aboriginal Sites for further information related to this development.
- q) In accordance with Clause 26 of the Metropolitan Region Scheme (MRS) text, this development approval under Town Planning Scheme No.3 is also deemed to be an approval under the Metropolitan Regional Scheme.

- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the decision, the approval shall lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development shall be carried out without the further approval of the Council having first been sought and obtained.
- Note 3: If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of determination.



SIGNED:

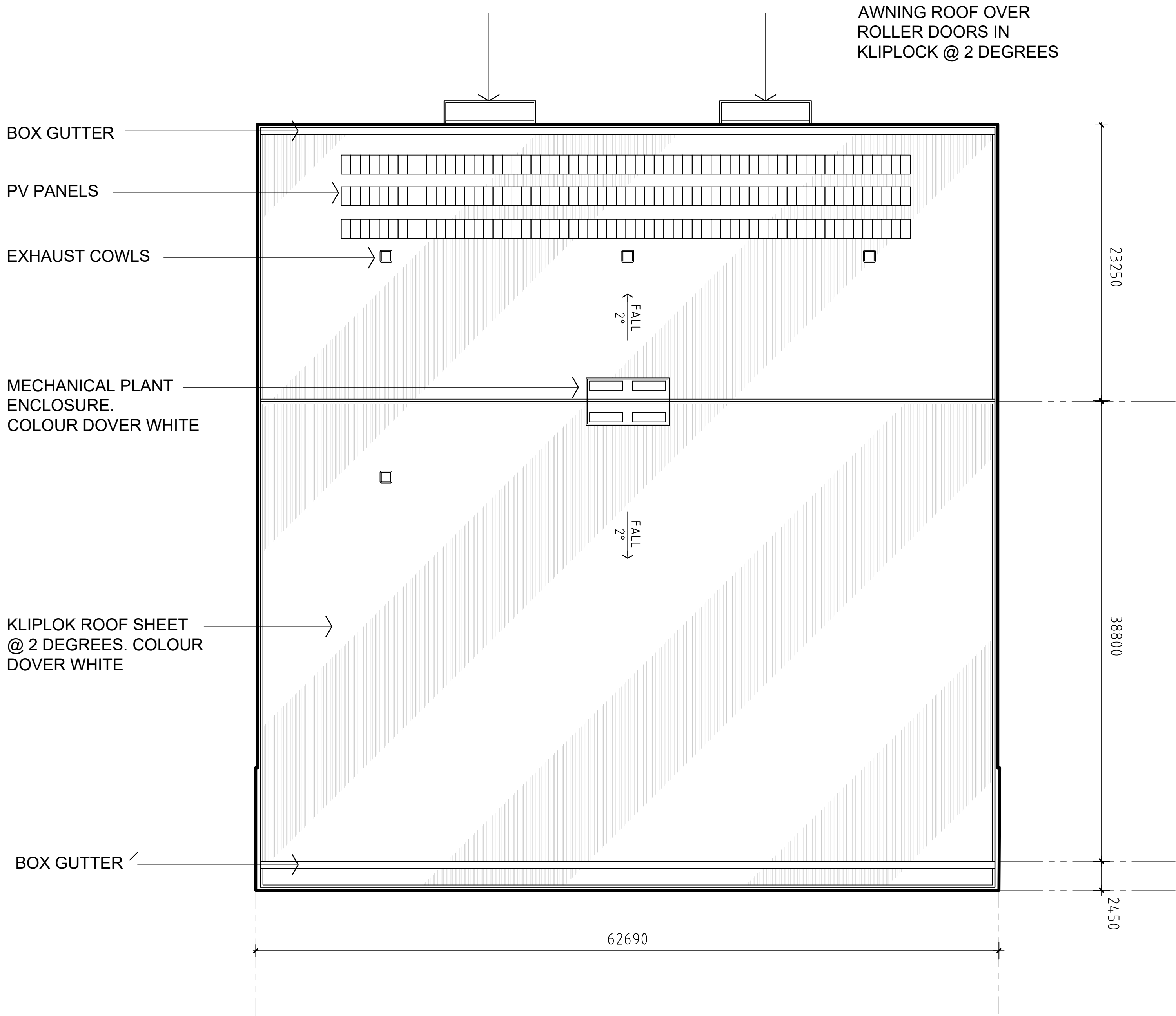
DATED: 31 July 2025

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Tanya Wasley

PLANNING OFFICER..

for and on behalf of the City of Cockburn.

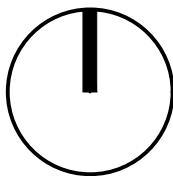


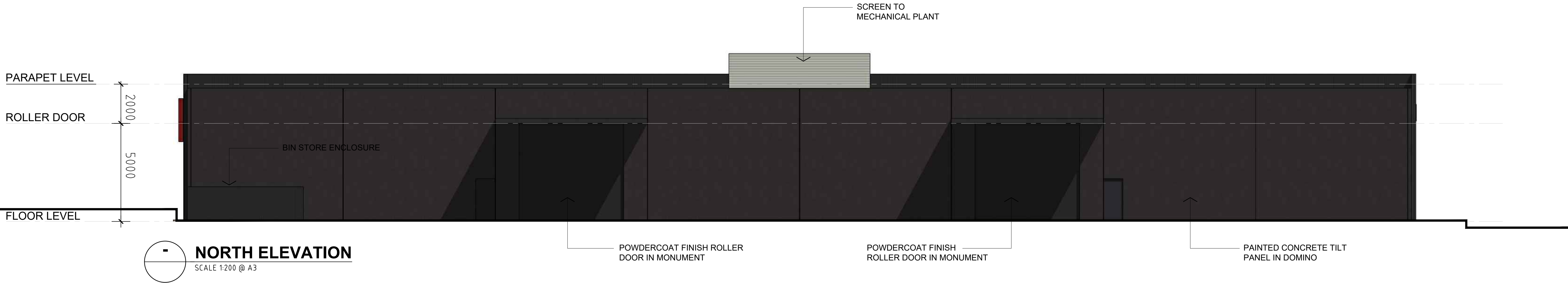
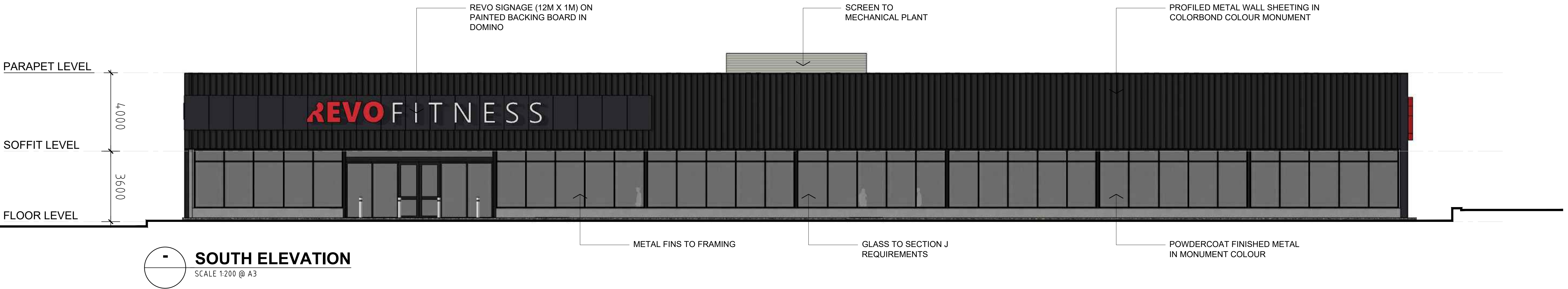


CITY OF COCKBURN
DEVELOPMENT APPLICATION
Subject to any amendments shown in red
and compliance with conditions of approval

APPROVED

31 Jul 2025
File Ref: DA25/0174
Plan 2 of 5

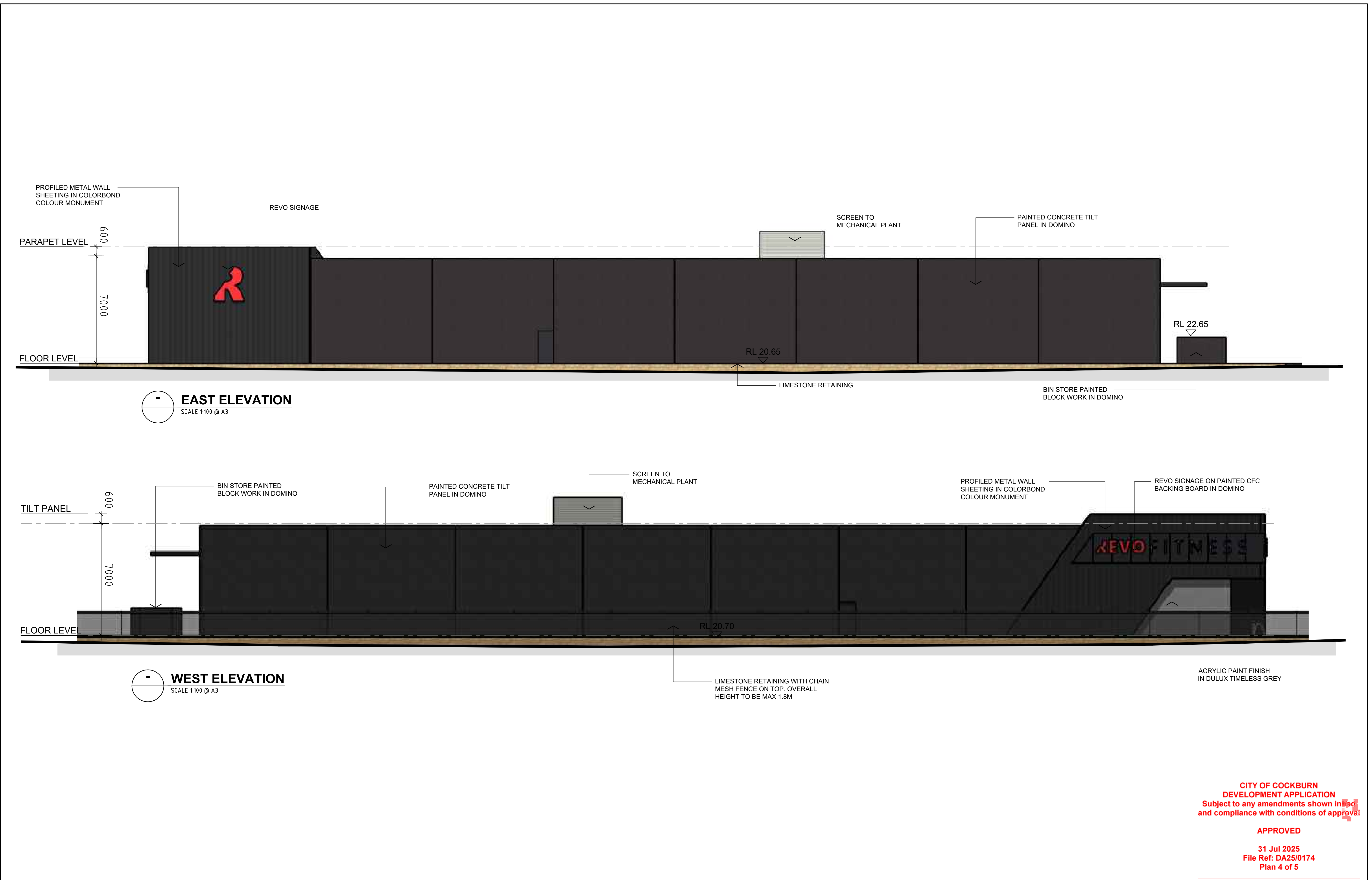




CITY OF COCKBURN
DEVELOPMENT APPLICATION
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APPROVED

31 Jul 2025
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Plan 3 of 5



CITY OF COCKBURN
DEVELOPMENT APPLICATION
Subject to any amendments shown in red
and compliance with conditions of approval

APPROVED

31 Jul 2025
File Ref: DA25/0174
Plan 4 of 5

ninefinedesign. REVO builden.							GENERAL NOTES		LOT 803 BEELIAR DRIVE			
							CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK - REFER ANY DISCREPANCY TO ARCHITECT/OWNER AND MAKE ADJUSTMENTS AS DIRECTED. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DRAWINGS. BUILDER TO ALLOW FOR ALL BUILDERS WORK NOTED ON CONSULTANT DRAWINGS.		REVO GYM & WAREHOUSE - COCKBURN			
									ELEVATIONS			
A	REVISED FOR CITY OF COCKBURN RFI'S			13/06/25								
REV	DESCRIPTION			DATE	APP					SCALE 1:200@A3	DRAWING No. A104	REVISION A

Project Name

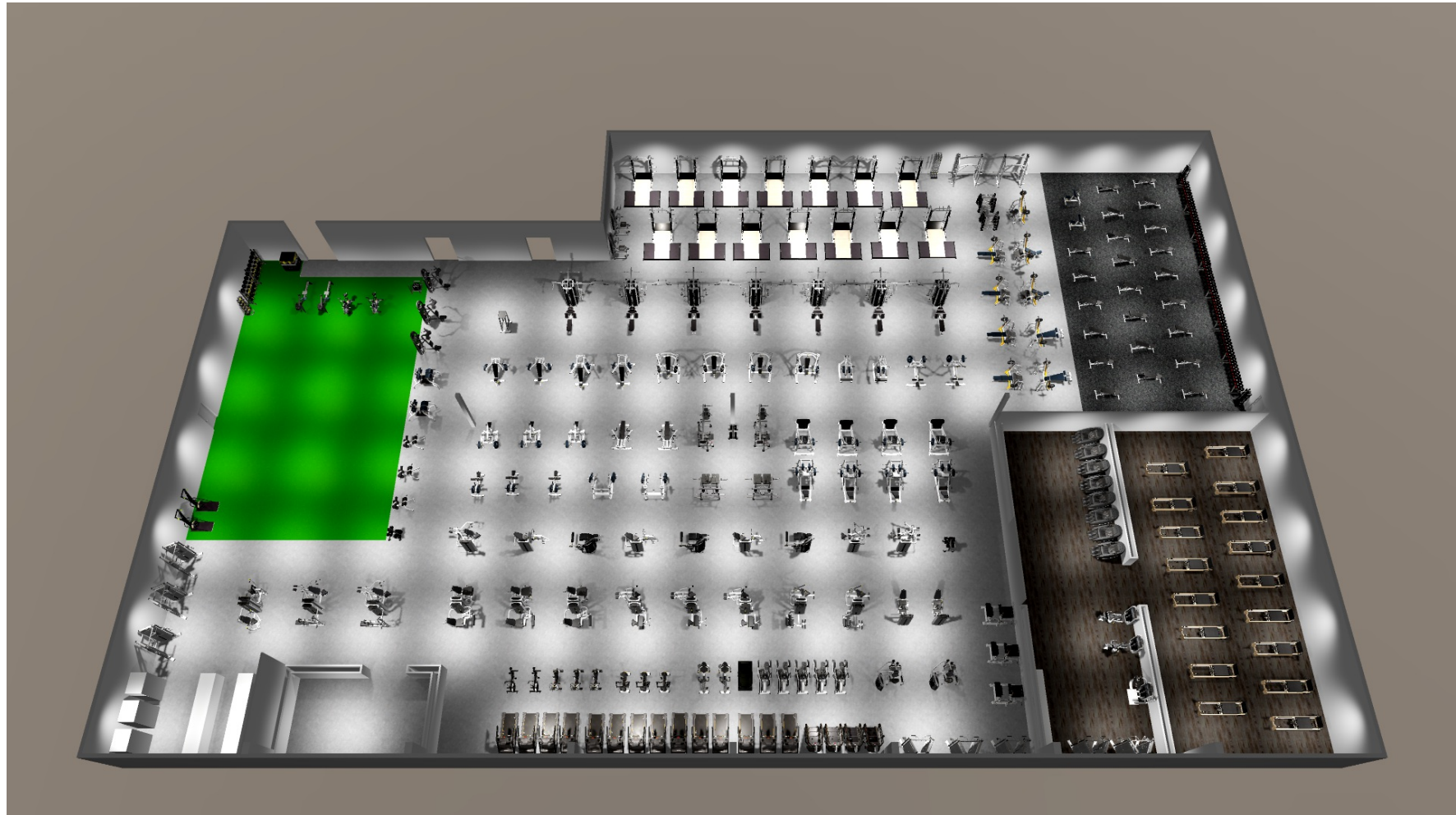
Cockburn 2.0

Web**Project Reference**

Revo Fitness

Email

kalen@revofitness.com.au

**APPROXIMATION OF FLOOR AND PLANNING AREA**

Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the accuracy of the floor plans, we make no guarantee, warranty, or representation as to their accuracy and completeness. You or your advisors should conduct a careful, independent investigation of the property to determine its suitability for your space requirements.

CITY OF COCKBURN
DEVELOPMENT APPLICATION
Subject to any amendments
shown in red
and compliance with
conditions of approval

APPROVED

31 Jul 2025
File Ref: DA25/0174
Plan 5 of 5