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## Minutes of the Metro Central Joint Development Assessment Panel

**Meeting Date and Time:** 9 January 2019, 2:00pm  
**Meeting Number:** MCJDAP/329  
**Meeting Venue:** Teleconference  
Department of Planning, Lands and Heritage  
140 William Street  
Perth

### Attendance

#### DAP Members

Mr Eugene Koltasz (Presiding Member)  
Mr Christopher Antill (A/Deputy Presiding Member) – *via Teleconference*  
Mr Michael Hardy (Specialist Member)

#### Item 9.1

Cr Phil Marks (Local Government Member, City of Belmont) – *via Teleconference*  
Cr Janet Powell (Local Government Member, City of Belmont) – *via Teleconference*

#### Item 9.2

Cr Sara Saberi (Local Government Member, City of Canning)  
Cr Margaret Hall (Local Government Member, City of Canning)

#### Officers in attendance

##### Item 9.1 – *via Teleconference*

Ms Alyssa Van Butzelaar (City of Belmont)  
Ms Lidija Langford (City of Belmont)

##### Item 9.2 – *via Teleconference*

Ms Zoe Lavranos (City of Canning)  
Mr Owen Clark (City of Canning)

#### Minute Secretary

Ms Zoe Hendry (DAP Secretariat)

#### Applicants and Submitters

##### Item 9.1

Ms Belinda Moharich (Moharich and More) – *via Teleconference*  
Ms Natasha Di Ciano (NXT Tec Ltd)

##### Item 9.2

Mr Leo Chong (Rechitects Architecture and Design)

**Mr Eugene Koltasz**  
Presiding Member, Metro Central JDAP



## Members of the Public / Media

There was 1 member of the public in attendance.

Ms Nadia Budihardjo from Community News was in attendance.

### 1. Declaration of Opening

The Presiding Member declared the meeting open at 2pm on 9 January 2019 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

Due to the leave of absence of the Presiding Member and in accordance with regulation 27(3A) of the *Planning and Development (Development Assessment Panel) Regulations 2011*, Mr Eugene Koltasz has been appointed as Presiding Member for this meeting.

The Presiding Member, announced the meeting would be run in accordance with the DAP Standing Orders 2017 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

The Presiding Member advised that in accordance with Section 5.16 of the DAP Standing Orders 2017 which states '*A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.*', the meeting would not be recorded.

### 2. Apologies

Ms Megan Adair (Presiding Member)  
Ms Rachel Chapman (Deputy Presiding Member)  
Cr Robert Rossi (Local Government Member, City of Belmont)  
Cr Jesse Jacobs (Local Government Member, City of Canning)

### 3. Members on Leave of Absence

DAP Member, Ms Megan Adair has been granted leave of absence by the Director General for the period of 20 December 2018 to 11 January 2019 inclusive.

### 4. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

### 5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

Mr Eugene Koltasz  
Presiding Member, Metro Central JDAP



## 6. Disclosure of Interests

DAP Member, Ms Rachel Chapman, declared an impartiality interest in item 9.1. Ms Chapman is a director and shareholder of Taylor Burrell Barnett, who currently have a contract with the City of Belmont to provide planning and design services relating to the Great Eastern Highway Corridor Strategy. The subject land is within the study area of the Great Eastern Highway Corridor Strategy.

In accordance with section 6.3.1 of the DAP Standing Orders 2017, the Presiding Member, Ms Megan Adair, determined that the member listed above, who had disclosed an impartiality interest, was not permitted to participate in the discussion or voting on the items.

## 7. Deputations and Presentations

7.1 Ms Belinda Moharich (Moharich and More) addressed the DAP in support of the application at Item 9.1 and responded to questions from the panel.

7.2 Ms Natasha Di Ciano (NXT Tec Ltd) addressed the DAP in support of the application at Item 9.1 and responded to questions from the panel.

***The presentation at Item 7.1 and 7.2 was heard prior to the application at Item 9.1.***

7.3 Mr Leo Chong (Rechitects Architecture and Design) addressed the DAP in support of the application at Item 9.2 and responded to questions from the panel.

***The presentation at Item 7.3 was heard prior to the application at Item 9.2.***

## 8. Form 1 – Responsible Authority Reports – DAP Application

Nil

## 9. Form 2 – Responsible Authority Reports – Amending or cancelling DAP development approval

9.1	Property Location:	Strata Lot 41 (61) Great Eastern Highway, Rivervale.
	Development Description:	120 bedroom Hotel with Restaurant/Bar
	Proposed Amendment:	Form 2.1 - Extension of time to substantially commence; 2 years
	Applicant:	Moharich and More - c/- NXT Global Pty Ltd
	Owner:	Lux WA Pty Ltd
	Responsible Authority:	City of Belmont
	DAP File No:	DAP/16/01137

Mr Eugene Koltasz  
Presiding Member, Metro Central JDAP



## REPORT RECOMMENDATION

**Moved by:** Mr Michael Hardy

**Seconded by:** Cr Phil Marks

That the Metro Central JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/16/01137 as detailed on the DAP Form 2 dated 12 November 2018 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DAP/16/01137 as detailed on the DAP Form 2 dated 12 November 2018 and accompanying plans dated 26 October 2016 and 24 April 2017 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Belmont Local Planning Scheme No.15, for the proposed amendment to the approved 120 bedroom hotel with restaurant/bar and parking at Strata Lot 41 (No. 61) Great Eastern Highway, corner Fitzroy Road, Rivervale, subject to:

### Amended Conditions

3. A landscaping, irrigation and maintenance plan for the subject development site and street verge is to be prepared and submitted to the City for approval prior to the approval of a Building Permit.
27. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of the original approval (i.e. 23 January 2021). If the subject development is not substantially commenced within this period, the approval shall lapse and be of no further effect.

All other conditions and advice notes detailed on the previous approval dated 23 January 2017 shall remain unless altered by this application.

**The Report Recommendation was put and CARRIED UNANIMOUSLY.**

**REASON:** In accordance with details contained in the Responsible Authority Report.

*Cr Phil Marks and Cr Janet Powell (City of Belmont) left the panel at 2:16pm.*

*Cr Margaret Hall and Cr Sara Saberi (City of Canning) joined the panel at 2:18pm.*

<b>9.2</b>	Property Location:	Lot 301 (14) Cecil Avenue, Cannington
	Development Description:	Nine (9) storey mixed development comprising 53 units, restaurants and offices
	Proposed Amendment:	Form 2.1 - Internal changes to vehicle ramps, car parking areas, layout of multiple dwellings and landscaping
	Applicant:	Rechitects Architecture and Design
	Owner:	Abundance Australia Investment Pty Ltd
	Responsible Authority:	City of Canning
	DAP File No:	DAP/18/01356

**Mr Eugene Koltasz**  
Presiding Member, Metro Central JDAP



**REPORT RECOMMENDATION**

**Moved by:** Mr Michael Hardy

**Seconded by:** Cr Margaret Hall

That the Metro Central Joint Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/18/01356 as detailed on the DAP Form 2 dated 3 October 2018 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DAP/18/01356 as detailed on the DAP Form 2 date 3 October 2018 and accompanying plans in Attachment 3 in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Canning Town Planning Scheme No. 40, subject to the following conditions as follows:

**No Amended Conditions**

All conditions and requirements detailed on the previous approval dated 17 May 2018 shall remain unless altered by this application.

**The Report Recommendation was put and CARRIED UNANIMOUSLY.**

**REASON:** In accordance with details contained in the Responsible Authority Report.

**10. Appeals to the State Administrative Tribunal**

The Presiding Member noted the following State Administrative Tribunal Applications –

Current Applications		
LG Name	Property Location	Application Description
City of South Perth	Lots 2-20 (No. 72-74) Mill Point Road, South Perth	36 Level (118.2m) Mixed Use Development
City of South Perth	Lot 4 (No. 3) Lyall Street and Lot 11 (No. 56) Melville Parade, South Perth	43 Storey Mixed Development
City of Melville	Lots 1060 (No. 20) and 1061 (No. 22) Kintail Road, Applecross	16 Storey Mixed Use Residential Development with 91 apartments and 5 non-residential tenancies
City of South Perth	Lots 29-31 (No. 50-52) Melville Parade, South Perth	31 Level (103.1m) Mixed Use Development
City of South Perth	Lots 81 and 82 (No.31) Labouchere Road and Lot 12 (No.24) Lyall Street, South Perth	Mixed use development comprising commercial and residential land uses (41 Storey)

**Mr Eugene Koltasz**  
Presiding Member, Metro Central JDAP



## 11. General Business / Meeting Close

The Presiding Member announced that in accordance with Section 7.3 of DAP Standing Order 2017 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.

There being no further business, the Presiding Member declared the meeting closed at 2:28pm.

A handwritten signature in cursive script that reads "Eugene Koltasz".

**Mr Eugene Koltasz**  
Presiding Member, Metro Central JDAP