



Metro Central Development Assessment Panel Minutes

Meeting Date and Time: 9 March 2020; 9:00am
Meeting Number: MCJDAP/390
Meeting Venue: City of Melville
10 Almondbury Road
Booragoon

Attendance

DAP Members

Ms Megan Adair (Presiding Member)
Ms Rachel Chapman (Deputy Presiding Member)
Mr Peter Keleman (A/Specialist Member)
Cr Nicholas Pazolli (Local Government Member, City of Melville)
Cr Matthew Woodall (Local Government Member, City of Melville)

Officers in attendance

Mr Mark Scarfone (City of Melville)
Mr Gavin Davey (City of Melville)

Minute Secretary

Ms Corinne Crotty (City of Melville)
Ms Larissa Bore (City of Melville)

Applicants and Submitters

Mr Ben Doyle (Planning Solutions)
Ms Ingrid Maher (Planning Solutions)
Mr Matthew Klopper (Klopper & Davis Architects)
Ms Violet Lin (Welink)
Mr Craig Riley (Welink)

Members of the Public / Media

There were three members of the public in attendance.

1. Declaration of Opening

The Presiding Member declared the meeting open at 9.00am on 9 March 2020 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

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

Nil

3. Members on Leave of Absence

Nil

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.

6. Disclosure of Interests

Nil

7. Deputations and Presentations

7.1 Mr Ben Doyle (Planning Solutions) addressed the DAP in support of the application at Item 9.1 and responded to questions from the panel.

7.2 Mr Matthew Klopper (Klopper & Davis Architects) addressed the DAP in support of the application at Item 9.1 and responded to questions from the panel.

7.3 City of Melville Officers addressed the DAP in relation to the application at Item 9.1 and responded to questions from the panel.

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:	Lot 71 (26) Fletcher Street, Applecross
Development Description:	Four Storey Multiple Dwelling
Proposed Amendments:	Reconfiguration of approved development including reduction in total number of dwellings
Applicant:	Welink Group
Owner:	Blanc Blase Pty Ltd
Responsible Authority:	City of Melville
DAP File No:	DAP/16/01079

REPORT RECOMMENDATION

Moved by: Peter Keleman

Seconded by: Rachel Chapman

That the Metro Central Joint Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/16/01079 as detailed on the DAP Form 2 dated 25-September 2019 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/16/01079 as detailed on the DAP Form 2 date 25-September 2019 and accompanying plans (Attachment 2) 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 Melville Local Planning Scheme No.6, for the proposed minor amendment to the approved Four Storey Multiple Dwelling development at 26 Fletcher Street, Applecross, subject to:

Amended Condition

(Condition 3) Prior to commencement of construction, a crossover application shall be submitted to and approved in writing by the City's Technical Services Directorate. The crossover(s) shall be designed to be as follows:

- width as per the approved site plan;
- located a minimum of 2m away from the outside of the trunk of any street tree; and
- a minimum of 1m from any existing street infrastructure.

The approved crossover is to be constructed prior to the initial occupation of the development to the satisfaction of the City.

Deleted Condition

(Condition 16) Prior to the commencement of the development, and in accordance with Local Planning Policy LPP1.6 Car Parking and Access, payment to the value of \$20,000.00 shall be provided to the City in lieu of the provision of two visitor bays.



New Conditions (if required)

1. Prior to commencement of the development detailed plans demonstrating that the proposed front fence of Unit 1 (as marked in RED on the approved plans) complies with clause A3.6 or an alternative solution in accordance with SPP 7.3 Vol. 2 and to the City's Satisfaction.

All other conditions and requirements detailed on the previous approval dated 03 April 2017 shall remain unless altered by this application.

AMENDING MOTION

Moved by: Rachel Chapman

Seconded by: Cr Matthew Woodall

- 1 That the modifications to condition 3 be deleted

REASON: The Panel were of the opinion that the wording of the existing condition adequately addresses the requirements of the City in relation to the crossover and there is no justification to amend the condition as a consequence of the modified plans.

- 2 That a new condition be added to read as follows:

In the event that public art is incorporated into the front fencing, prior to commencement of the development, detailed plans demonstrating that the proposed front fence of Unit 1 (as marked in RED on the approved plans) complies with clause A3.6 or an alternative solution in accordance with SPP 7.3 Vol. 2 and to the City's satisfaction.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The Panel were of the opinion that a new condition is required to ensure that the front fence complies with clause A3.6 of the RCodes (Vol 2) or an acceptable outcome is achieved to address the public domain interface, in the event that modifications are made to the front fence to incorporate a public art feature or design.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro Central Joint Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/16/01079 as detailed on the DAP Form 2 dated 25-September 2019 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/16/01079 as detailed on the DAP Form 2 date 25-September 2019 and accompanying plans (Attachment 2) 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 Melville Local Planning Scheme No.6, for the proposed minor amendment to the approved Four Storey Multiple Dwelling development at 26 Fletcher Street, Applecross, subject to:



Deleted Condition

(Condition 16) Prior to the commencement of the development, and in accordance with Local Planning Policy LPP1.6 Car Parking and Access, payment to the value of \$20,000.00 shall be provided to the City in lieu of the provision of two visitor bays.

Add a new Condition

17. In the event that public art is incorporated into the front fencing, prior to commencement of the development, detailed plans demonstrating that the proposed front fence of Unit 1 (as marked in RED on the approved plans) complies with clause A3.6 or an alternative solution in accordance with SPP 7.3 Vol. 2 and to the City's satisfaction.

Conditions are to be renumbers as required and all other conditions and requirements detailed on the previous approval dated 03 April 2017 shall remain unless altered by this application.

The Report Recommendation (as amended) was put and CARRIED (4/1).

For: Rachel Chapman
Megan Adair
Peter Keleman
Cr Matthew Woodall

Against: Cr Nicholas Pazzoli

REASON: The majority of the Panel were of the opinion that the modifications to the plans are not so substantial that they materially change the essence of the application and the modified plans should be approved on the basis that they are minor, they have been assessed against the relevant element objectives of SPP 7.3 (Vol. 2) and are found to achieve the relevant objectives. In addition, modifications to conditions were only supported where the modified plans gave rise to such changes. In this regard, deletion of Condition 16 was supported as there was no longer a car parking shortfall and a new condition was required to ensure consistency with Clause A3.6 of SPP 7.3 (Vol.2).



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 Melville	Nos. 10, 12 & 14 (Lots 311, 800 & 801) Forbes Road and Nos. 40A, 40B & 40C (Lots 802, 803 & 804) Kishorn Road, Applecross	20 Storey Mixed-Use Development comprising 97 Multiple Dwellings, 15 Short Stay Accommodation Units and 5 Non-Residential tenancies (Office, Restaurant, Shop and 2 Co-Working Spaces)
City of South Perth	Lots 2-20 (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 South Perth	Lot 688 (1) Mends Street, South Perth	Mixed Use Residential and commercial development, modifications to existing post office and former police station buildings and works within the surrounding road Reserves (Civic Triangle)

11. General Business / Meeting Close

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 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 9.47pm.