



## **Metro Central Joint Development Assessment Panel Minutes**

**Meeting Date and Time:** 11 March 2020; 2pm  
**Meeting Number:** MCJDAP/391  
**Meeting Venue:** Department of Planning, Lands and Heritage  
140 William Street, Perth  
via teleconference

### **Attendance**

#### **DAP Members**

Ms Megan Adair (Presiding Member)  
Ms Rachel Chapman (Deputy Presiding Member)  
Mr John Syme (A/Specialist Member)  
Cr Jesse Jacobs (Local Government Member, City of Canning)  
Cr Sara Saberi (Local Government Member, City of Canning)

#### **Officers in attendance**

Ms Steph Cohen-Radosevich (City of Canning)  
Ms Kelly Vilksen (City of Canning)  
Ms Stephanie Cohen-Radosevich (City of Canning)

#### **Minute Secretary**

Ms Ashlee Kelly (DAP Secretariat)

#### **Applicants and Submitters**

Mr Bay Yeo (Cannington Ventures Pty Ltd)

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

Nil

### **1. Declaration of Opening**

The Presiding Member declared the meeting open at 2.00pm on 11 March 2020 and acknowledged the traditional owners and pay respect to Elders past and present 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 Dr Bay Yeo responded to questions from the panel in relation to Item 9.1.

7.2 The City of Canning officers responded to questions from the panel in relation to Item 9.1.

**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 110 (16) and 111 (14) Leila Street, Cannington
Development Description:	Mixed Development (Four Commercial Tenancies and 114 Multiple Dwellings)
Proposed Amendments:	Amendment to Condition 20 of the Development Approval and Dual Land Use of Multiple Dwelling and Holiday Accommodation to Levels 1 to 6
Applicant:	Cannington Ventures Pty Ltd
Owner:	Cannington Ventures Pty Ltd
Responsible Authority:	City of Canning
DAP File No:	DAP/19/01580

### REPORT RECOMMENDATION

**Moved by:** Ms Rachel Chapman

**Seconded by:** Mr John Syme

*With the agreement of the mover and seconder, the following administrative changes were made for consistency with the original approval:*

- (i) *Advice Note A to be renamed to Advice Note I and replace existing Advice Note I*
- (ii) *Advice Note B to be renamed to Advice Note Q*
- (iii) *Advice Note C to be renamed to Advice Note R*

That the Metro Central JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/19/01580 as detailed on the DAP Form 2 dated 18 December 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/19/01580 as detailed on the DAP Form 2 date 18 December 2019 and accompanying plans and Short Stay Accommodation Management Plan in Attachments 2 and 5 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 Canning Town Planning Scheme No. 40, for the proposed minor amendment to the approved Mixed Development at 14 and 16 Leila Street Cannington (Lots 110 and 111 on P003191), subject to the following conditions:

### Amended Conditions

- 20 Occupation of the four retail tenancies shown as retail spaces 1, 2, 3 and 4 on the ground floor/site plan are restricted to Restaurant/Café, Bulky Goods Showroom, Shop, Liquor Store – Small or Office land uses.



## **New Conditions**

23. Occupation of the dwellings on Levels 1 to 6 on the floor plans are restricted to Multiple Dwelling or Holiday Accommodation land uses.
24. Prior to the occupation or use of the development, an amended Short Stay Accommodation Management Plan for the Holiday Accommodation units shall be submitted to and approved in writing by the City, which addresses the following:
  - a. Confirmation of the management of the Holiday Accommodation; and
  - b. Remove the reference of any other local government area and include reference the City of Canning.

The approved Management Plan is to be incorporated into the Strata By-laws and thereafter complied with to the satisfaction of the City, unless an amendment to the Management Plan is approved by the City.

## **Modifications to Advice Note**

### **Replace Advice Note I with the following wording**

- I. In relation to the ground floor retail tenancies, it is noted that the four retail tenancies shown as retail space 1, 2, 3 and 4 on the ground floor/site plan may be occupied by Restaurant/Café, Bulky Goods Showroom, Shop, Liquor Store – Small or Office land uses. These land uses are consistent with the City's consideration of appropriate land use amenity and provision of adequate car parking. Any other land use will require change of use development approval to be obtained from the City.

### **Add the following new Advice Notes**

- Q. In relation to the dwellings on Levels 1 to 6, it is noted that the 80 dwellings on the floor plans may be occupied by Multiple Dwellings or Holiday Accommodation land uses. These land uses are consistent with the City's consideration of appropriate land use amenity and provision of adequate car parking. Any other land use will require a further development approval to be obtained from the City.
- R. In relation to the Short Stay Accommodation Management Plan, the Management Plan may need amending from time to time to ensure the use operates without impacting on the amenity of the area. Amendments regarding preservation of amenity must be with the approval of the City's Officers.

All other conditions and requirements detailed on the previous approval dated 26 July 2019 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. Furthermore, the Panel was unanimous in its decision that the changes requested in the Form 2 are not so substantial that they materially change the essence of the application, with the only changes being the inclusion of additional approved uses complementary to the existing approved uses.



## 10. Appeals to the State Administrative Tribunal

The Presiding Member noted the following State Administrative Tribunal Applications -

<b>Current Applications</b>		
<b>LG Name</b>	<b>Property Location</b>	<b>Application Description</b>
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 Belmont	Lot 20 (10) Hendra Street, Cloverdale	Construction of 14 Multiple Dwellings

<b>Finalised SAT Applications</b>		
<b>LG Name</b>	<b>Property Location</b>	<b>Application Description</b>
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 2.21pm.