



Metro Central Joint Development Assessment Panel Minutes

Meeting Date and Time: 30 March 2020; 9:30am
Meeting Number: MCJDAP/394
Meeting Venue: via electronic means.

This DAP meeting was conducted by electronic means open to the public rather than requiring attendance in person.

Attendance

DAP Members

Ms Megan Adair (Presiding Member)
Ms Rachel Chapman (Deputy Presiding Member)
Mr John Syme (A/Specialist Member)
Cr Glenn Cridland (Local Government Member, City of South Perth)
Cr Stephen Russell (Local Government Member, City of South Perth)

Officers in attendance

Mr Brendan Phillips (City of South Perth)
Ms Vicki Lummer (City of South Perth)
Ms Fiona Mullen (City of South Perth)
Mr Scott Price (City of South Perth)

Minute Secretary

Ms Ashlee Kelly

Applicants and Submitters

Item 8.1

Mr Alan White (MJA Studio)

Item 8.2

Ms Alison Healey (element)
Mr David Read (element)
Mr Marc Karol (T&Z Architects)
Mr Andrew Baranowski (PlanE)

Members of the Public / Media

Nil



1. Declaration of Opening

The Presiding Member declared the meeting open at 9:48 on 30 March 2020 and acknowledged the traditional owners and paid 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.

In response to the COVID-19 situation, this meeting was convened via electronic means. Members were reminded to announce their name and title prior to speaking.

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

DAP Member, Glenn Cridland, declared an impartiality interest in item 8.2. His mother in law lives close to the vicinity of the development. Cr Cridland has not discussed the item with her.

In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2017, the Presiding Member determined that the member listed above, who had disclosed an impartiality interest, was permitted to participate in the discussion and voting on the item.



7. Deputations and Presentations

- 7.1 Mr Jackson Parker (Department of Fire and Emergency Services) addressed the DAP against the application at Item 8.1 and responded to questions from the panel.
- 7.2 Mr Alan White (MJA Studio) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.
- 7.3 The City of South Perth officers responded to questions from the panel in relation to Item 8.1.

The presentation at Item 7.1-7.3 was heard prior to the application at Item 8.1.

- 7.4 Mr Marc Karol (T&Z Architects) addressed the DAP in support of the application at Item 8.2 and responded to questions from the panel.
- 7.5 Ms Alison Healey (element) addressed the DAP in support of the application at Item 8.2 and responded to questions from the panel
- 7.6 The City of South Perth officers responded to questions from the panel in relation to Item 8.2.

The presentations at Items 7.4 - 7.6 were heard prior to the application at Item 8.2.

8. Form 1 – Responsible Authority Reports – DAP Applications

- 8.1 Property Location: Proposed Lot 287 Cygnus Parade, Waterford
Development Description: Three (3) storey Multiple Dwelling Development (comprising 16 apartments)
Applicant: MJA Studio
Owner: Trustees of the Christian Brothers
Responsible Authority: City of South Perth
DAP File No: DAP/19/01693

REPORT RECOMMENDATION

Moved by: Mr John Syme

Seconded by: Ms Rachel Chapman

That the Metro Central JDAP resolves to:

Approve DAP Application reference DAP/19/01693 and accompanying plans (**Attachment 1**) dated 9 March 2020, in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the provisions of the City of South Perth Town Planning Scheme No. 6, and clause 24 (1) and 26 of the Metropolitan Region Scheme, subject to the following conditions:



Conditions

Approval Timeframe

1. If the development the subject of this approval is not substantially commenced within a period of 3 years after the date of determination, the approval will lapse and be of no further effect. Where an approval has so lapsed no development must be carried out without the further approval of the local government having first been sought and obtained.

Construction

2. Prior to the submission of a building permit application or a demolition permit application, or the commencement of development, whichever is earlier, a Construction Management Plan must be submitted to, and approved in writing by, the City of South Perth. The approved Plan shall be implemented and adhered to all times during the construction phase, unless otherwise approved by the City of South Perth.
3. Prior to submission of a building permit application, the applicant shall provide written confirmation of appropriate preventative measures to be undertaken during the construction phase to ensure that no construction material, soil, rubbish or deleterious matter is allowed to enter the adjacent Public Open Space being Lot 4001 or the stormwater system, to the satisfaction of the City of South Perth on advice from the Department of Biodiversity, Conservation and Attractions.
4. Prior to submission of a building permit application, the applicant must provide certification from a geotechnical engineer or other suitably qualified consultant to confirm that, following a geotechnical investigation, any fill products proposed are suitable and otherwise fit for its purpose and that they do not cause environmental harm, pollution, unreasonable emissions or unauthorised discharges, to the satisfaction of the City of South Perth on advice from the Department of Biodiversity, Conservation and Attractions.

Subdivision

5. Prior to the submission of a building permit application, the deposited plan and certificate of title for Lot 287 Cygnus Parade must be issued by the Land Titles Office, following the clearance and implementation of the subdivision approval for the southern stage of the Cygnia Cove estate (ref. WAPC157214) to the satisfaction of the City of South Perth.

Alternatively, a legal agreement is to be prepared to defer the issue of the certificate of title for Lot 287 Cygnus Parade, subject to the site being connected to an underground electricity supply, gas service, reticulated sewerage, telecommunications and water supply service. The legal agreement is to be prepared at the owner's expense, and executed prior to the submission of a building permit, to the satisfaction of the City of South Perth.



Bushfire Management

6. Prior to the submission of a building permit application, the building design recommendations of the Bushfire Management Plan prepared by Ecological Australia (ref. 15571 dated 12 March 2020) are to be adequately incorporated into the development plans. Certification is to be submitted by a qualified Fire Safety Engineer confirming that the development provides a fully enclosed car park screen wall on the western elevation, and achieves a 90/90/90 fire resistance level (FRL) with the material selection of the building being non-combustible where applicable, in accordance with Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas, to the satisfaction of the City of South Perth.
7. Prior to submission of an occupancy permit application, all recommended design measures as referenced in the Bushfire Management Plan by Ecological Australia (ref. 15571 dated 12 March 2020), and any additional requirements confirmed by the Fire Safety Engineer, shall be implemented and maintained thereafter, to the satisfaction of the City of South Perth. All recommendations of the BMP shall be adhered to on an ongoing basis, to the satisfaction of the City of South Perth on advice from the Department of Fire and Emergency Services (DFES) where necessary.

Parking

8. Prior to the submission of a building permit application, the applicant must be in receipt of an approved “Crossings Application” that confirms the design is to the satisfaction of the City. The existing verge levels at the front property boundary and verge assets (inclusive of street trees) shall not be altered without prior approval of the City of South Perth.
9. The car parking bays shall be marked on site as indicated on the approved site plan, in order to comply with the requirements of clause 6.3 (10) (c) of Town Planning Scheme No. 6 and such marking shall be subsequently maintained so that the delineation of parking bays remains clearly visible at all times. Hard standing areas approved for the purpose of car parking or vehicle access shall be maintained in good condition at all times. Visitor parking bays shall be permanently marked, maintained and accessible at all times for use exclusively by visitors to the property, be clearly visible or suitably sign posted from the street or internal driveway, to the satisfaction of the City of South Perth.
10. Prior to the submission of an occupancy permit application, the applicant shall supply certification confirming the constructed design of all car parks, vehicle access-ways and bicycle bays are compliant with Australian Standards AS2890.1 and AS2890.3 and the approved plans, to the satisfaction of the City of South Perth.
11. Prior to the submission of a building permit application, the applicant shall submit details to confirm the provisioning of an electrical supply system to a minimum of 20 per cent of all car parking bays to allow for future capacity to supply electric vehicle charging points in the form of general power outlets (GPOs), to the satisfaction of the City of South Perth. Prior to submission of an occupancy permit application, the endorsed electrical supply system shall be implemented and maintained thereafter, to the satisfaction of the City of South Perth.



Water Management

12. Prior to the submission of a building permit application, the applicant must be in receipt of an approved "Stormwater Drainage Application" that confirms the design is to the satisfaction of the City of South Perth, on advice from the Department of Biodiversity, Conservation and Attractions. The Drainage Plan shall also include details relating to water efficient irrigation systems, to the satisfaction of the City of South Perth. The approved Plan shall be implemented and adhered to all times, unless otherwise approved by the City of South Perth.
13. Prior to the submission of a building permit application, the applicant shall prepare and submit documentation, to the satisfaction of the City of South Perth, which shows all measures undertaken in the development to address requirements in relation to subsoil water seepage, adequate water proofing and 100 year flood levels, in accordance with Clause 6.9 (3) of Town Planning Scheme No. 6. The approved measures shall be implemented, unless otherwise approved by the City of South Perth.

Waste Management

14. Prior to submission of a building permit application, the approved Waste Management Plan by Talis Consultants (ref. TW19075 dated 9 October 2019) shall be updated to reflect the alteration to the number of dwellings, and thereafter implemented and adhered to at all times, to the satisfaction of the City of South Perth, unless otherwise approved by the City of South Perth.

Sustainability

15. The development is to achieve the equivalence of a 4 Star Green Star design as outlined within the sustainability strategy report by Cadds Group (ref. 121345 dated 9 March 2020). Prior to the submission of a building permit, the applicant is to submit an updated sustainability report confirming the final green star strategy that will guide the construction stage and further demonstrate an equivalent sustainable design rating is to be achieved.

Public Art

16. Prior to the submission of a building permit application, a public art concept for the subject development or alternatively a contribution to public art within the vicinity of the development, to the value of 1.0% must be submitted to and approved in writing by the City of South Perth.
17. Prior to the submission of an occupancy permit application, the approved public art concept shall be implemented and maintained thereafter, to the satisfaction of the City of South Perth.

Landscaping

18. Prior to the submission of an occupancy permit application, landscaping areas shall be installed in accordance with the approved landscaping plan by CAPA Landscape Design (ref. 200309 dated 9 March 2020). All landscaping areas shall be maintained thereafter to the satisfaction of the City of South Perth.



19. Prior to submission of an occupancy permit application, all vegetation, structures, ground coverings and treatments within the Council verge area, aside from the crossover, are to be carried out in accordance with the City's Verge Street Landscape Guidelines, to the satisfaction of the City of South Perth.

Materials and Finishes

20. Prior to the submission of a building permit application, the applicant is to submit a final materials, colours and finishes schedule to the satisfaction of the City of South Perth on advice from the City's Design Review Panel, as well as the Department of Biodiversity, Conservation and Attractions. Prior to submission of an occupancy permit application, the endorsed material and finishes schedule shall be implemented into the building design and maintained thereafter, to the satisfaction of the City of South Perth.
21. Prior to the submission of a building permit application, the applicant is to submit further detail confirming the development and material selection achieves minimal noise transfer between dwellings, in order to address Element 4.7 (Managing the Impact of Noise) of State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments, to the satisfaction of the City of South Perth. Prior to submission of an occupancy permit application, the necessary acoustic treatments shall be implemented and maintained thereafter, to the satisfaction of the City of South Perth.

Lighting

22. Prior to submission of a building permit application, a lighting strategy for the development must be submitted to, and approved in writing, by the City of South Perth, in order to address Element 3.7 (Pedestrian Access and Entries) of State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments, to the satisfaction of the City of South Perth.
23. Prior to submission of an occupancy permit application, the recommended specifications and measures of the lighting strategy shall be installed and maintained thereafter, to the satisfaction of the City of South Perth.

Livable Housing

24. Prior to the submission of a building permit application, certification completed by a Livable Housing Australia assessor confirming that a minimum of 20 per cent (4 dwellings) of all dwellings are compliant with the 'Silver Level' of the 'Livable Housing Design Guidelines' produced by Livable Housing Australia, must be submitted to, and approved in writing by, the City of South Perth. Prior to the submission of an occupancy permit application, all required design features shall be installed and remain operational thereafter.

Utilities and Facilities

25. External fixtures such as air conditioning infrastructure, shall be integrated into the design of the building to not be visually obtrusive when viewed from the street and to protect the visual amenity of residents in neighbouring properties, to the satisfaction of the City.



26. External clothes drying facilities shall be screened from view from the street or any other public place.

Advice Notes

1. If an 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 the determination.
2. This is a notice of determination on application for development approval issued in accordance the Planning and Development Act 2005, the Planning and Development (Local Planning Schemes) Regulations 2015, the City of South Perth Town Planning Scheme No. 6, and related policies. It is not a building permit or an approval to carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. Where conditions have a time limitation for compliance, and if the condition is not met in the required timeframe, the obligation to comply with the requirement of the condition(s) continues whilst the approved development exists.
4. All other advice notes will be included in a separate letter to the applicant from the City of South Perth.

AMENDING MOTION 1

Moved by: Ms Rachel Chapman

Seconded by: Mr John Syme

That condition no. 6 be amended to read as follows:

*Prior to the submission of a building permit application, the building design recommendations of the Bushfire Management Plan prepared by Ecological Australia (ref. 15571 dated 12 March 2020) are to be adequately incorporated into the development plans. Certification is to be submitted by a **registered Building Surveying Practitioner on advice from a qualified Fire Safety Engineer** confirming that the development provides a fully enclosed car park screen wall on the western elevation, and **the roof structure and car park screen** achieves a 90/90/90 fire resistance level (FRL) and the material selection is non-combustible where applicable, in accordance with Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas, **section 9**, to the satisfaction of the City of South Perth.*

The Amending Motion was put and CARRIED (4/1).

For: Ms Megan Adair
Mr John Syme
Ms Rachel Chapman
Cr Glenn Cridland

Against: Cr Steven Russell



Reason: The changes to the condition will ensure all of the matters raised by DFES are suitably addressed and certified as being complaint with section 9, in particular, of AS 3959 by appropriately qualified professionals.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro Central JDAP resolves to:

Approve DAP Application reference DAP/19/01693 and accompanying plans (**Attachment 1**) dated 9 March 2020, in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the provisions of the City of South Perth Town Planning Scheme No. 6, and clause 24 (1) and 26 of the Metropolitan Region Scheme, subject to the following conditions:

Conditions

Approval Timeframe

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Construction

2. Prior to the submission of a building permit application or a demolition permit application, or the commencement of development, whichever is earlier, a Construction Management Plan must be submitted to, and approved in writing by, the City of South Perth. The approved Plan shall be implemented and adhered to all times during the construction phase, unless otherwise approved by the City of South Perth.
3. Prior to submission of a building permit application, the applicant shall provide written confirmation of appropriate preventative measures to be undertaken during the construction phase to ensure that no construction material, soil, rubbish or deleterious matter is allowed to enter the adjacent Public Open Space being Lot 4001 or the stormwater system, to the satisfaction of the City of South Perth on advice from the Department of Biodiversity, Conservation and Attractions.
4. Prior to submission of a building permit application, the applicant must provide certification from a geotechnical engineer or other suitably qualified consultant to confirm that, following a geotechnical investigation, any fill products proposed are suitable and otherwise fit for its purpose and that they do not cause environmental harm, pollution, unreasonable emissions or unauthorised discharges, to the satisfaction of the City of South Perth on advice from the Department of Biodiversity, Conservation and Attractions.



Subdivision

5. Prior to the submission of a building permit application, the deposited plan and certificate of title for Lot 287 Cygnus Parade must be issued by the Land Titles Office, following the clearance and implementation of the subdivision approval for the southern stage of the Cygnia Cove estate (ref. WAPC157214) to the satisfaction of the City of South Perth.

Alternatively, a legal agreement is to be prepared to defer the issue of the certificate of title for Lot 287 Cygnus Parade, subject to the site being connected to an underground electricity supply, gas service, reticulated sewerage, telecommunications and water supply service. The legal agreement is to be prepared at the owner's expense, and executed prior to the submission of a building permit, to the satisfaction of the City of South Perth.

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Parking

8. Prior to the submission of a building permit application, the applicant must be in receipt of an approved "Crossings Application" that confirms the design is to the satisfaction of the City. The existing verge levels at the front property boundary and verge assets (inclusive of street trees) shall not be altered without prior approval of the City of South Perth.



9. The car parking bays shall be marked on site as indicated on the approved site plan, in order to comply with the requirements of clause 6.3 (10) (c) of Town Planning Scheme No. 6 and such marking shall be subsequently maintained so that the delineation of parking bays remains clearly visible at all times. Hard standing areas approved for the purpose of car parking or vehicle access shall be maintained in good condition at all times. Visitor parking bays shall be permanently marked, maintained and accessible at all times for use exclusively by visitors to the property, be clearly visible or suitably sign posted from the street or internal driveway, to the satisfaction of the City of South Perth.
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Waste Management

14. Prior to submission of a building permit application, the approved Waste Management Plan by Talis Consultants (ref. TW19075 dated 9 October 2019) shall be updated to reflect the alteration to the number of dwellings, and thereafter implemented and adhered to at all times, to the satisfaction of the City of South Perth, unless otherwise approved by the City of South Perth.



Sustainability

15. The development is to achieve the equivalence of a 4 Star Green Star design as outlined within the sustainability strategy report by Cadds Group (ref. 121345 dated 9 March 2020). Prior to the submission of a building permit, the applicant is to submit an updated sustainability report confirming the final green star strategy that will guide the construction stage and further demonstrate an equivalent sustainable design rating is to be achieved.

Public Art

16. Prior to the submission of a building permit application, a public art concept for the subject development or alternatively a contribution to public art within the vicinity of the development, to the value of 1.0% must be submitted to and approved in writing by the City of South Perth.
17. Prior to the submission of an occupancy permit application, the approved public art concept shall be implemented and maintained thereafter, to the satisfaction of the City of South Perth.

Landscaping

18. Prior to the submission of an occupancy permit application, landscaping areas shall be installed in accordance with the approved landscaping plan by CAPA Landscape Design (ref. 200309 dated 9 March 2020). All landscaping areas shall be maintained thereafter to the satisfaction of the City of South Perth.
19. Prior to submission of an occupancy permit application, all vegetation, structures, ground coverings and treatments within the Council verge area, aside from the crossover, are to be carried out in accordance with the City's Verge Street Landscape Guidelines, to the satisfaction of the City of South Perth.

Materials and Finishes

20. Prior to the submission of a building permit application, the applicant is to submit a final materials, colours and finishes schedule to the satisfaction of the City of South Perth on advice from the City's Design Review Panel, as well as the Department of Biodiversity, Conservation and Attractions. Prior to submission of an occupancy permit application, the endorsed material and finishes schedule shall be implemented into the building design and maintained thereafter, to the satisfaction of the City of South Perth.
21. Prior to the submission of a building permit application, the applicant is to submit further detail confirming the development and material selection achieves minimal noise transfer between dwellings, in order to address Element 4.7 (Managing the Impact of Noise) of State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments, to the satisfaction of the City of South Perth. Prior to submission of an occupancy permit application, the necessary acoustic treatments shall be implemented and maintained thereafter, to the satisfaction of the City of South Perth.



Lighting

22. Prior to submission of a building permit application, a lighting strategy for the development must be submitted to, and approved in writing, by the City of South Perth, in order to address Element 3.7 (Pedestrian Access and Entries) of State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments, to the satisfaction of the City of South Perth.
23. Prior to submission of an occupancy permit application, the recommended specifications and measures of the lighting strategy shall be installed and maintained thereafter, to the satisfaction of the City of South Perth.

Livable Housing

24. Prior to the submission of a building permit application, certification completed by a Livable Housing Australia assessor confirming that a minimum of 20 per cent (4 dwellings) of all dwellings are compliant with the 'Silver Level' of the 'Livable Housing Design Guidelines' produced by Livable Housing Australia, must be submitted to, and approved in writing by, the City of South Perth. Prior to the submission of an occupancy permit application, all required design features shall be installed and remain operational thereafter.

Utilities and Facilities

25. External fixtures such as air conditioning infrastructure, shall be integrated into the design of the building to not be visually obtrusive when viewed from the street and to protect the visual amenity of residents in neighbouring properties, to the satisfaction of the City.
26. External clothes drying facilities shall be screened from view from the street or any other public place.

Advice Notes

1. If an 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 the determination.
2. This is a notice of determination on application for development approval issued in accordance the Planning and Development Act 2005, the Planning and Development (Local Planning Schemes) Regulations 2015, the City of South Perth Town Planning Scheme No. 6, and related policies. It is not a building permit or an approval to carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. Where conditions have a time limitation for compliance, and if the condition is not met in the required timeframe, the obligation to comply with the requirement of the condition(s) continues whilst the approved development exists.



4. All other advice notes will be included in a separate letter to the applicant from the City of South Perth.

The Report Recommendation (as amended) was put and CARRIED (3/2).

For: Ms Megan Adair
Mr John Syme
Ms Rachel Chapman

Against: Mr Steven Russell
Mr Glenn Cridland

REASON: In accordance with details contained in the Responsible Authority Report and Amending Motion.

PROCEDURAL MOTION

Moved by: Ms Megan Adair

Seconded by: Cr Glenn Cridland

That the meeting be adjourned for a period of 5 minutes to allow members a comfort break.

The Procedural Motion was put and CARRIED UNANIMOUSLY.

The meeting was adjourned at 10.49am
The meeting reconvened at 10.55am

- 8.2** Property Location: Lot 2194 (No. 25) Mount Henry Road, Salter Point
Development Description: Proposed two storey (with loft) High-Level Residential Aged Care Facility, comprising 112 bedrooms
Applicant: element
Owner: Retirees WA
Responsible Authority: City of South Perth
DAP File No: DAP/20/01735



REPORT RECOMMENDATION

Moved by: Ms Rachel Chapman

Seconded by: Mr Glenn Cridland

That the Metro Central JDAP resolves to:

1. **Approve** DAP Application reference DAP/20/01735 and accompanying plans Site Plan DA.101_R2, Ground Floor Plan DA.201_R5, First Floor Plan DA.202_R4, Second Floor Plan DA.203_R1, Roof Plan DA.204_R1, Elevations DA.501_R1, Street Elevation & Sections DA.502_R1, Tree Concept Plan C1.104_Rev C, Hardscape Concept Plan C1.105_Rev A, Landscaping Site Plan DA.101.1_DRP2, dated 21 February 2020, in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the *Metropolitan Region Scheme* and the provisions of the City of South Perth's Town Planning Scheme No. 6, subject to the following conditions:

Conditions:

1. The development shall be in accordance with the approved plans unless otherwise authorised by the City of South Perth or the Metro Central JDAP.
2. If the development the subject of this approval is not substantially commenced within a period of 3 years after the date of determination, the approval will lapse and be of no further effect. Where an approval has so lapsed no development must be carried out without the further approval of the local government having first been sought and obtained.
3. This approval does not pertain to the erection, placement and display of any advertisements. A separate application is to be submitted and development approval is to be obtained for any proposed advertisements that are not exempt from requiring development approval of the local government.
4. Prior to the submission of a building permit application or a demolition permit application, or the commencement of development, whichever is earlier, a Construction Management Plan must be submitted to, and approved in writing by, the City of South Perth. The approved Plan shall be implemented and adhered to all times, unless otherwise approved by the City of South Perth.
5. The approved Waste Management Plan by Talis Consultants shall be implemented and adhered to at all times, to the satisfaction of the City of South Perth, unless otherwise approved by the City of South Perth.
6. Prior to the submission of a building permit application, a Detailed Landscaping Plan for the development site and the street verge, consisting of Hardscape Plans and Softscape (Planting) Plans, must be submitted to, and approved in writing by, the City of South Perth.
7. Prior to the submission of an occupancy permit application, landscaping areas shall be installed in accordance with the approved Detailed Landscaping Plan. All landscaping areas shall be maintained thereafter to the satisfaction of the City of South Perth.



8. Prior to the submission of a building permit application, a Public Art Concept for the subject development or alternatively a contribution to public art within the vicinity of the development, to the value of 1.0% of the construction value, must be submitted to, and approved in writing by, the City of South Perth.

Prior to the submission of an occupancy permit application, the approved Concept shall be implemented and maintained thereafter, to the satisfaction of the City of South Perth.

9. Prior to the submission of an occupancy permit application, the owner/applicant shall prepare and have approved to the satisfaction of the City of South Perth, a lighting management plan addressing:
- i. Carpark and driveway lighting - lighting to the satisfaction of the City;
 - ii. Amenity - All external lighting positioned so as not to adversely affect the amenity of the locality in accordance with Australian Standard AS/NZ 4282-1997;
 - iii. Standard - Any outside lighting should meet Australia Standards AS 4282-1997 for the control of obstructive effects of outdoor lighting and must not spill into any residential premises;
 - iv. Canopies - Exterior lighting shall be provided under all awnings, along footpaths and walkways and at all entry locations.
10. Prior to the submission of a building permit application, certification confirming that the design of all parking areas, including the car parking bays, loading bays, disabled bays, vehicle accessways, manoeuvring and circulation areas and bicycle bays are compliant with Australian Standards AS2890.1, AS2890.3 and the approved plans, must be submitted to, and approved in writing by, the City of South Perth. Prior to the submission of an occupancy permit application, certification confirming the constructed design and markings of all parking areas are compliant with Australian Standards AS2890.1, AS2890.3 and the approved plans, must be submitted to, and approved in writing by, the City of South Perth.

This certification shall include a parking facility design using the B99 standard single turn swept path vehicle template in accordance with Australian Standard AS2890.1/2004 and AS/NZS 1428 for the dimensions of all vehicle access/egress entrances, ramps, circulation areas and avoidance of blind isles in areas open to the public, prepared to the satisfaction of the City of South Perth.

11. The applicant is required to pay all costs associated with the proposed modification of the traffic island in Mount Henry Road carriageway, to the satisfaction of the City's Infrastructure & Engineering Department.
12. The development is to achieve a 4 Star Green Star rating or the equivalent under another formally recognised ecologically sustainable rating system. Prior to the submission of a building permit application, the applicant is to submit a secondary sustainability report confirming the final green star strategy (or equivalent) that will guide the construction stage of the development and beyond; this report shall clearly demonstrate that an equivalent sustainable design rating is to be achieved for the development. Where relevant, elements of the sustainability report and strategy should clearly be reflected in documentation and plans submitted with the building permit application. All sustainable design features proposed in the development shall be implemented.



13. Prior to the submission of a building permit application, an acoustic report written by a suitably qualified person that assesses all potential noise sources including air conditioning units etc. Demonstrating compliance with the Environmental Protection (Noise) Regulations 1997 is to be provided and approved, to the satisfaction of the City of South Perth.
14. Prior to the issue of a building permit, the applicant must have an approved "Stormwater Drainage Application" that confirms the stormwater design is to the satisfaction of the City.

Advice Notes

1. If an 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 the determination.
2. This is a notice of determination on application for development approval issued in accordance the Planning and Development Act 2005, the Planning and Development (Local Planning Schemes) Regulations 2015, the City of South Perth Town Planning Scheme No. 6, and related policies. It is not a building permit or an approval to carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. All other advice notes will be included in a separate letter to the applicant from the City of South Perth.

The Report Recommendation was put and CARRIED UNANIMOUSLY.

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

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

Nil



10. Appeals to the State Administrative Tribunal

The Presiding Member noted the following State Administrative Tribunal Applications -

Current SAT 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 Belmont	Lot 20 (10) Hendra Street, Cloverdale	14 Multiple Dwellings

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 11:23am.