



## Metro Inner-North Joint Development Assessment Panel Minutes

**Meeting Date and Time:** Wednesday, 14 October 2020; 9.00am  
**Meeting Number:** MINJDAP/43  
**Meeting Venue:** Town of Bassendean  
48 Old Perth Road, Bassendean

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## Attendance

### DAP Members

Ms Francesca Lefante (Presiding Member)  
Ms Lee O'Donohue (Deputy Presiding Member)  
Mr John Syme (Third Specialist Member)  
Cr Renee McLennan (Local Government Member, Town of Bassendean)  
Cr Kathryn Hamilton (Local Government Member, Town of Bassendean)

### Officers in attendance

Ms Donna Shaw (Town of Bassendean)

### Minute Secretary

Ms Amy Holmes (Town of Bassendean)

### Applicants and Submitters

Ms Clare McLean (Peter Webb & Associates)

### Members of the Public / Media

Nil

## 1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.01am on 14 October 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 2020 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

### 1.1 Announcements by Presiding Member

The Presiding Member advised that in accordance with Section 5.16 of the DAP Standing Orders 2020 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. Declarations of Due Consideration

All members declared that they had duly considered the documents.

#### 6. Disclosure of Interests

Nil

#### 7. Deputations and Presentations

7.1 Ms Clare McLean (Peter Webb & Associates) and Mr Guy Grant (Montague Grant Architects) addressed the DAP in support of the recommendation for the application at Item 8.1.

7.2 The Town of Bassendean Officers responded to questions from the panel in relation to Item 8.1.

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

##### 8.1 Lot 54 (27) Hamilton Street, Lots 84 (68) & 85 (70) Old Perth Road, Bassendean

Development Description:	Aged Care Facility and Commercial
Applicant:	Ms Clare McLean, Peter Webb & Associates
Owner:	Mr Geoff Taylor, T & T Management Services PTY LTD Mr Michael Cross, T & T Management Services PTY LTD
Responsible Authority:	Town of Bassendean
DAP File No:	DAP/20/01833

#### REPORT RECOMMENDATION

**Moved by:** Ms Lee O'Donohue

**Seconded by:** Mr John Syme

It is recommended that the Metro Inner-North JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/20/01833 is appropriate for consideration as a "Aged Care & Commercial" land use and compatible with the objectives of the zoning table in accordance with Clause 3.2.3 of the Town of Bassendean Local Planning Scheme No. 10;
2. **Approve** DAP Application reference DAP/20/01833 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 Town of Bassendean Local Planning Scheme No. 10, subject to the following conditions:



## Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. Prior to the occupation of the development, Lot 54 Hamilton Street and Lots 84 and 85 Old Perth Road, Bassendean shall be amalgamated into a single lot on a Certificate of Title or the owner shall enter into a legal agreement with the Town of Bassendean prepared by the Town of Bassendean's Solicitors at the owner's cost requiring amalgamation to be completed within twelve months of the issue of a building permit, or the completion of the development, whichever occurs earlier.
4. Prior to applying for a Building Permit, a revised landscape plan being submitted and approved to the satisfaction of the Town of Bassendean. The following details are to be included:
  - (i) Details of the location and type of proposed trees, shrubs, ground cover and lawn areas to be planted;
  - (ii) Low water use;
  - (iii) Landscaping of the verge area adjacent to the development site, including the Hamilton Street road reserve, the central median island of Old Perth Road and the provision of substantial street trees (minimum of 2m high and 100-litre pot size at the time of planting); and
  - (iv) Details of the proposed watering system to ensure the establishment of species and their survival during the hot, dry summer months
5. Prior to the occupation of the development, the landscaping and irrigation of the development site and the adjoining verges is to be installed in accordance with the approved landscape plan and thereafter maintained to the satisfaction of the Town of Bassendean.
6. The existing street trees within the street verges adjacent to the development site being protected from damage with barricades during construction in accordance with Council Policy 1.8 – Street Trees.
7. Prior to or in conjunction with an application for a Building Permit, a lighting plan detailing lighting to communal streets and accessways, pathways, areas of communal open space and car parking areas is to be submitted and approved to the satisfaction of the Town of Bassendean.
8. Prior to the occupation of the development, the lighting plan is to be implemented and thereafter maintained for the duration of the development to the satisfaction of the Town of Bassendean.



9. Prior to the occupation of the development, vehicle parking, manoeuvring and circulation areas shall be designed, constructed, sealed, drained, line-marked and kerbed in accordance with:
- (i) The approved plan(s);
  - (ii) Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking;
  - (iii) Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities;
  - (iv) Australian Standard AS 1428.1-2009, Design for access and mobility, Part 1: General Requirements for access-New building work (by providing a link to the main entrance of the development by a continuous accessible path of travel); and
  - (v) Town of Bassendean engineering requirements and design guidelines.

The car parking is to be maintained to the satisfaction of the Town of Bassendean for the duration of the development.

10. The redundant crossover on the Old Perth Road frontage of the site and the second redundant crossover at the Hamilton Street/Old Perth Road intersection shall each be removed, and the verge/footpath shall be reinstated to the satisfaction of the Town of Bassendean.

Where reinstatement of the verge/footpath occurs, pavers to be lifted and relayed to stretcher bond pattern to match existing footpath pattern.

11. Four (4) bicycle parking spaces must be designed in accordance with AS2890.3—1993, *Parking facilities, Part 3: Bicycle parking facilities* and must be approved by the Town of Bassendean prior to applying for a Building Permit and constructed prior to occupancy of the development. The bicycle parking spaces must be retained and maintained in good and safe condition for the duration of the development.
12. One (1) secure hot-water shower, change room and clothing lockers must be approved by the Town of Bassendean, prior to applying for a Building Permit and constructed prior to occupancy of the development. The shower, change rooms and lockers must be retained and maintained in good and safe condition for the duration of the development.
13. Prior to the commencement of the development, the applicant is to submit an Acid Sulphate Soils Self-Assessment Form, to the satisfaction of the Town of Bassendean on the advice of the Department of Water and Environmental Regulation.

If, as a result of the self-assessment, an Acid Sulphate Soils Management Plan is required, those documents must be submitted to and approved by the Town of Bassendean, on the advice of the Department of Water and Environmental Regulation. Where an Acid Sulphate Soils Management Plan is required, all works shall be carried out in accordance with the approved management plan.



14. The development being constructed in accordance with the Stormwater Drainage Management Plan prepared by BPA Engineering dated 22 July 2020 and thereafter implemented and maintained to the satisfaction of the Town of Bassendean.
15. Prior to or in conjunction with an application for a Building Permit, details being submitted of all proposed external fixtures and ventilation systems, including the location of plant equipment, vents and air conditioning units, satellite dishes and non-standard television aerials. All fixtures and ventilation systems must be adequately screened from view of the street to the satisfaction of the Town of Bassendean.
16. Prior to applying for a Building Permit, a revised Waste Management Plan is to be submitted, approved and thereafter implemented to the satisfaction of the Town of Bassendean. The Waste Management Plan shall address matters including, but not necessarily limited to the following:
  - (i) Measures to be implemented for the purpose of minimizing the delivery of waste to landfill, including the onsite separation of materials for recycling;
  - (ii) the location of bin storage areas and bin collection areas;
  - (iii) the number, volume and type of bins, and the type of waste to be placed in the bins;
  - (iv) management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas;
  - (v) frequency of bin collections;
  - (vi) Details of intended method of collection (by private contractor) with a preference for the collection point to be at the rear of the premises; and
  - (vii) Details of how the Waste Management Plan will continue to be applied in perpetuity across the life of the development.

All works must be carried out in accordance with the Waste Management Plan and maintained at all times, for the duration of development.

17. Prior to applying for a Building Permit, a bin storage area must be designed with a size suitable to service the development and screened from view of the street to the satisfaction of the Town of Bassendean. The bin storage area must be:
  - (i) surrounded by a 1.8-metre-high minimum wall with a self-closing gate;
  - (ii) provided with 75mm minimum thickness concrete floors grading to a 100mm industrial floor waste, with a hose cock to enable both bins and bin storage area to be washed out; and
  - (iii) provided with internal walls that are cement rendered (solid and impervious) to enable easy cleaning.

The bin storage area is to be constructed prior to the occupation of the development and must be retained and maintained in good condition for the duration of the development.



18. Visually impermeable roller shutters (external and internal), doors, grilles and security bars shall not be installed on any part of the frontage of the development facing Old Perth Road or Hamilton Street.
19. Prior to the issue of a building permit the applicant shall lodge a Construction Management Plan to the satisfaction of the Town of Bassendean that provides details of the following:
  - (i) Estimated timeline and phasing of construction;
  - (ii) Dust control measures;
  - (iii) Noise control measures;
  - (iv) Access points for heavy vehicles during demolition and construction; and
  - (v) 24 hours contact details of staff available to deal with either an emergency situation or to respond to complaints.
20. The incorporation of public art into the proposed development or a cash-in-lieu payment of one percent of the construction cost of the proposed development in accordance with the Town's adopted Local Planning Policy No. 15 "Percent for Art Policy".

Detailed arrangements and agreement with respect to art to be provided on site or alternatively payment of the required fee shall be made prior to or in conjunction with the application for a Building Permit.
21. The street number is to be prominently displayed at the front of the development.
22. External finishes according with those identified on the 'Schedule of Finishes' prepared by Montague Grant Architects and dated 13 July 2020 unless otherwise approved.
23. Ground floor glazing fronting Old Perth Road must have a minimum 80% clear glazing in order ensure that a commercial, interactive frontage is available to the development. The glazing must be thereafter be installed and maintained to the satisfaction of the Town of Bassendean for the duration of the development.
24. Entries and window frontages facing the street of ground floor tenancies must not be covered, closed or screened off (including by means of dark tinting, shutters, curtains, blinds, roller doors or similar), to ensure that a commercial, interactive frontage is available to the development from Old Perth Road, for the duration of the development.
25. Prior to applying for a Building Permit, the applicant shall prepare and have approved by the Town of Bassendean, a signage strategy detailing the design and location or all proposed signage.
26. Prior to commencement of development, electronic school speed zone signage on Hamilton Street is to be relocated to the satisfaction of the Town of Bassendean on the advice of Main Roads Western Australia, at the applicants expense.



**Advice Notes:**

1. The applicant is advised that this Development Approval does not constitute approval for any works within the road reserve abutting the subject land. The *Local Government Act 1995* requires prior approval to be obtained from the Town of Bassendean before any works carried out within the road reserve. It is the responsibility of the applicant to obtain the appropriate permits, with all applications to be made to the Town of Bassendean.
2. The submitted Building Permit application plans are to be consistent with the plans that form part of the relevant Development Approval, to the satisfaction of the Town of Bassendean.
3. The issue of a Building Permit is required prior to the commencement of works onsite.
4. The premises and equipment the subject of this development approval are required to comply with the Food Standards Code, *Food Safety Standards 3.2.3*.
5. An application shall be made to the Town's Health Services for environmental health matters. In this regard, please submit two (2) sets of scaled plans (minimum 1:100) and specifications detailing the design and fit out, to Health Services which include the following information:
  - (i) the structural finishes of walls, floors, ceilings, benches, shelves and other surfaces;
  - (ii) the position and type of all fixtures, fittings and equipment;
  - (iii) all floor wastes/bucket traps/cleaner's sinks, grease traps, etc;
  - (iv) waste storage and disposal areas;
  - (v) elevations of food handling and storage areas;
  - (vi) plans and specifications of the mechanical exhaust system including roof plan for discharge location.

An inspection of the premises will be required to be carried out by Health Services prior to occupation of the development.
6. All internal W.C.'s and en-suites shall be provided with mechanical exhaust ventilation and flumed to the external air in accordance with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*.
7. The development and operation of the premises, including air conditioning units to bedrooms, shall comply with the *Environmental Protection (Noise) Regulations 1997*.
8. Mechanical exhaust ventilation system to undercroft carpark shall comply with *AS 1668.2*.





9. On completion of the installation of any Mechanical Services, the applicant shall provide a Mechanical Services Plan signed by a suitably qualified Mechanical Services Engineering or Air Conditioning Contractor. It shall certify that the mechanical ventilation of the development complies with and is installed in accordance with AS 1668.2, AS 3666 and the *Health (Air Handling and Water Systems) Regulations 1994*.
10. Grease trap requirements to be to the satisfaction of the Industrial Waste Section of the Water Corporation and installed to the satisfaction of the Town's Health Services.
11. Investigations and remediation are to be carried out in compliance with the *Contaminated Sites Act 2003* and current Department of Water and Environmental Regulation contaminated sites guidelines.
12. In regards to the "acid sulphate soils self-assessment form", this form can be downloaded from the Western Australian Planning Commission's website at: [www.dplh.wa.gov.au](http://www.dplh.wa.gov.au).

The "acid sulfate soils self-assessment form" makes reference to the Department of Environment and Conservation's "Identification and Investigation of Acid Sulfate Soils" guideline. This guideline can be obtained from the Department of Water and Environmental Regulation website at: [www.dwer.wa.gov.au](http://www.dwer.wa.gov.au).

13. With respect to construction of crossovers, please liaise with the Town's Asset Services. The applicant is advised that the Town of Bassendean Verge permit (2020/21 fee) is to be applied for and fee to be paid in this respect.
14. With respect to the Waste Management Plan, the applicant is encouraged to provide for three bins per tenancy in accordance with the recently introduced Food Organics Garden Organics system.
15. With respect to car parking, the applicant is advised that the following modifications are required to ensure compliance with AS2890.1:
  - (i) The length of the accessible car bay and the adjoining visitor car bay shall each be increased to 5.4m minimum without compromising the prescribed aisle width behind these bays. The column to the rear of the visitor bay shall be positioned in accordance with Figure 5.2 of AS2890.1;
  - (ii) The width of the aisle between shared use car parking bays 19 and 20 shall be increased to a minimum of 6.1 metres, clear of the columns; and
  - (iii) The ramp to the car park being constructed in accordance with the provisions contained within Cl 2.5.3 of AS2890.1 (Circulation roadway and ramp grades).



16. Further to the relocation of the electronic school speed zone signage, the applicant is to liaise with Main Roads Western Australia, providing detailed crossover plans, and gain Main Roads Western Australia approval prior to signage being modified. All costs associated with the works will be the cost of the developer and will be paid in full upfront, prior to commencing works. It is noted that a 6 week lead time is required for the relocation approval process. Relevant Main Roads Western Australia team can be contacted at [murray.cocking@mainroads.wa.gov.au](mailto:murray.cocking@mainroads.wa.gov.au)
17. With respect to the stormwater design:
  - (i) The silt pit (prior to connection to Town infrastructure) shall be exposed at all times;
  - (ii) Maintenance shall be undertaken by the landowner in accordance with a hydraulic engineers specifications;
  - (iii) Existing drainage levels shall be confirmed on site to ensure appropriate connection to the Town's infrastructure; and
  - (iv) Payment of the Town's drainage fees shall be paid prior to applying for a Building Permit.
18. An application for a verge permit is required prior to any works commencing. Further information is available at:  
<https://www.bassendean.wa.gov.au/develop-build/building-demolition/engineering.aspx>

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

**REASON:** The JDAP considered the proposal was a good quality design consistent with the planning framework and town centre zoning, and accordingly supported the RAR recommendations and reasons.

**9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval**

Nil



## 10. State Administrative Tribunal Applications and Supreme Court Appeals

The Presiding Member noted the following SAT Applications -

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/19/01600 DR161/2019	Town of Claremont	Lots 18 (164) and 19 (162) Alfred Road, Swanbourne	Proposed Childcare Centre	07/10/2019
DAP/19/01741 DR111/2020	City of Nedlands	Lot 689 (5) Hillway, Nedlands	Multiple Dwelling Development	27/05/2020
DAP/20/01770 DR161/2020	City of Nedlands	Lot 100 (97) and Lot 500 (105) Stirling Highway, Nedlands	Mixed Use Development	21/07/2020
DAP/19/01651 DR160/2020	City of Nedlands	Lot 1 (80) Stirling Highway, Lots 21-23 (2, 4 & 6) Florence Road and Lots 33 & 33 (9&7) Stanley Street, Nedlands	Shopping Centre	21/07/2020
DAP/19/01722 DR155/2020	City of Stirling	Lot 1 (331) West Coast Drive, Trigg	4 Storey Mixed Use Development	16/07/2020

## 11. General Business

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2020 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.

## 12. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 9.17am.