



Metro Inner-North Joint Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 23 September 2020; 9.00am
Meeting Number: MINJDAP/36
Meeting Venue: via electronic means

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

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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)
Mayor Cilla de Lacy (Local Government Member, City of Nedlands)
Cr Kerry Smyth (Local Government Member, City of Nedlands)

Officers in attendance

Ms Bonnie Hall (City of Nedlands)
Mr Ross Jutras-Minett (City of Nedlands)

Minute Secretary

Ms Ashlee Kelly (DAP Secretariat)
Ms Zoe Hendry (DAP Secretariat)

Applicants and Submitters

Mr Dominic Snellgrove (Cameron Chisholm Nicol)
Ms Kate Bainbridge (element)
Mr Mark Young (Hillam Architects)
Mr David Hillam (Atrio Property Group Pty Ltd)
Cr Rebecca Coghlan (City of Nedlands Councillor)
Mr Joel Barker
Ms Claire Bartlett
Ms Emma Rose
Mr Justin Kennedy
Mr Andrew Jackson

Members of the Public / Media

There were 22 members of the public in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.02am on 23 September 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*.



1.1 Announcements by Presiding Member

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

In accordance with section 2.4.9 of the DAP Code of Conduct 2017, DAP Members, Mayor Cilla de Lacy and Cr Kerry Smyth, declared that they removed themselves from a prior Council meeting in relation to the application at item 8.1. Under section 2.1.2 of the DAP Code of Conduct 2017, Mayor Cilla de Lacy and Cr Kerry Smyth acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.

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



7. Deputations and Presentations

- 7.1** Ms Claire Bartlett addressed the DAP against the application at Item 8.1.
- 7.2** Ms Emma Rose addressed the DAP against the application at Item 8.1 and responded to questions from the panel.
- 7.3** Mr Justin Kennedy addressed the DAP against the application at Item 8.1 and responded to questions from the panel.
- 7.4** Mr Andrew Jackson addressed the DAP against the application at Item 8.1 and responded to questions from the panel.
- 7.5** Cr Rebecca Coghlan (City of Nedlands Councillor) addressed the DAP against the application at Item 8.1 and responded to questions from the panel.
- 7.6** Mr David Hillam (Atrio Property Group Pty Ltd) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.
- 7.7** Mr Mark Young (Hillam Architects) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.
- 7.8** Ms Kate Bainbridge (element) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.
- 7.9** The City of Nedlands Officers addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Lot 142 and 141 (21-23) Louise Street, Nedlands

Development Description:	7 Grouped Dwellings and 6 Apartments
Applicant:	Mr Mark Young, Hillam Architects
Owner:	Maison Holdings No 3 Pty Ltd
Responsible Authority:	City of Nedlands
DAP File No:	DAP/20/01782

REPORT RECOMMENDATION

Moved by: Mayor Cilla de Lacy

Seconded by: Cr Kerry Smyth

- 1. Defer** DAP Application reference DAP/20/01782 for a period of 60 days to address the following:



- a) Modifications to the plans to achieve the following objectives of the following Residential Design Codes Volume 2 elements:
 - i. 2.4 – Side and rear setbacks
 - ii. 2.5 – Plot ratio
 - iii. 2.7 – Building separation
 - iv. 3.2 – Orientation
 - v. 3.7 – Pedestrian access and entries
 - vi. 4.1 – Solar and daylight access
 - vii. 4.5 – Circulation and common spaces
 - viii. 4.10 – Façade design
- b) Modifications to the plans to achieve the deemed-to-comply and/or design principles of the Residential Design Codes Volume 1 elements:
 - i. 5.1.3 – Lot boundary setbacks
 - ii. 5.1.4 – Open space
 - iii. 5.3.1 – Outdoor living areas
 - iv. 5.4.1 – Visual privacy

AMENDING MOTION 1

Moved by: Cr Kerry Smyth

Seconded by: Mayor Cilla de Lacy

That deferral reasons to be amended to read as follows:

- a) *Modifications to the plans to achieve the following objectives of the following Residential Design Codes Volume 2 elements:*
 - i. 2.4 – Side and rear setbacks
 - ii. 2.5 – Plot ratio
 - iii. 2.7 – Building separation
 - iv. 3.2 – Orientation
 - v. **3.3 – Tree Canopy and Deep Soil Treatment**
 - vi. 3.7 – Pedestrian access and entries
 - vii. **3.9 – Car and Bicycle Parking**
 - viii. 4.1 – Solar and daylight access
 - ix. 4.5 – Circulation and common spaces
 - x. 4.10 – Façade design
 - xi. **4.17 – Waste Management**
- b) *Modifications to the plans to achieve the deemed-to-comply and/or design principles of the Residential Design Codes Volume 1 elements:*
 - i. 5.1.3 – Lot boundary setbacks
 - ii. 5.1.4 – Open space
 - iii. 5.3.1 – Outdoor living areas
 - iv. **5.3.3 – Visitor parking**
 - v. 5.4.1 – Visual privacy

The Amending Motion was put and LOST (3/2).



For: Mayor Cilla de Lacy
Cr Kerry Smyth

Against: Ms Francesca Lefante
Ms Lee O'Donohue
Mr John Syme

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

For: Ms Francesca Lefante
Mayor Cilla de Lacy
Cr Kerry Smyth

Against: Ms Lee O'Donohue
Mr John Syme

REASON: The proposal was deferred for a period of 60 days to address various of design and amenity elements of the development.

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 State Administrative Tribunal 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/17/01353 DR122/2020	City of Stirling	Lot 100 (304) Scarborough Beach Road, Osborne Park	Motor Vehicle Sales and Repair	08/06/2020



Finalised SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/19/01722	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 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.

12. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 12.02pm.