



Metro Inner-North Development Assessment Panel Minutes

Meeting Date and Time: Monday, 21 June 2021; 9.00am
Meeting Number: MINJDAP/91
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)

Item 8.1

Cr David Boothman (Local Government Member, City of Stirling)
Cr Suzanne Migdale (Local Government Member, City of Stirling)

Item 9.1

Cr Andres Timmermanis (Local Government Member, Town of Cambridge)

Officers in attendance

Item 8.1

Mr Reece Woo (Western Australian Planning Commission)
Mr Ben Hesketh (Western Australian Planning Commission)

Item 9.1

Mr Steven Laming (Town of Cambridge)

Minute Secretary

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

Applicants and Submitters

Item 9.1

Mr Jeremy Hofland (Rowe Group)
Mr Mario Sorci (Giorgi Group)

Members of the Public / Media

Ms Nadia Budihardjo from Community News was in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.04am on 21 June 2021 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.

This meeting was convened via electronic means. Members were reminded to announce their name and title prior to speaking.

2. Apologies

Cr Alaine Haddon-Casey (Local Government Member, Town of Cambridge)

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 Western Australian Planning Commission officers addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

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

- 7.2 Mr Mario Sorci (Giorgi Group) addressed the DAP in support of the recommendation for the application at Item 9.1.

- 7.3 Mr Jeremy Hofland (Rowe Group) addressed the DAP in support of the recommendation for the application at Item 9.1 and responded to questions from the panel.



- 7.4 Town of Cambridge officers addressed the DAP in relation to the application at Item 9.1 and responded to questions from the panel.

The presentations at Items 7.2 - 7.4 were heard prior to the application at Item 9.1.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 No 18 (Lot 8566) Loxwood Road, Balga

Development Description: Additions to existing North Metropolitan Tafe – Balga Campus
Applicant: Hassell Limited
Owner: State of WA
Responsible Authority: Western Australian Planning Commission
DAP File No: DAP/21/01978

REPORT RECOMMENDATION

Moved by: Cr David Boothman

Seconded by: Cr Suzanne Migdale

That the Inner-North Joint Development Assessment Panel resolves to

Approve DAP Application reference DAP/21/01978 and accompanying plans date stamped 14 April 2021 by the Department of Planning, Lands and Heritage, on behalf of the Western Australian Planning Commission, in accordance with the provisions of Clause 30(1) of the Metropolitan Region Scheme, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of four years from the date of approval, which is inclusive of the automatic two year extension of time provided for under the *COVID-19 Response and Economic Recovery Omnibus Act 2020*. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The design of the development being amended so as to relocate the bin store adjacent to the proposed bike store to improve sightlines in line with Crime Prevention Through Environmental Design principles, to the satisfaction of the Western Australian Planning Commission on advice from the Office of the Government Architect.
3. Prior to the commencement of works, an outdoor lighting plan being prepared and approved to the specification of the City of Stirling and satisfaction of the Western Australian Planning Commission. Development is to be carried out in accordance with the approved outdoor lighting plan.



4. Prior to the occupation of development, a signage plan, detailing any signage to be installed for the approved development, to be prepared to the specification of the City of Stirling and satisfaction of the Western Australian Planning Commission. Any signage installed on site is to accord with the approved signage plan.
5. Prior to the occupation of the development, all driveways, parking and manoeuvring areas shall be constructed, drained and maintained to the specification of the City of Stirling and satisfaction of the Western Australian Planning Commission.
6. Prior to the occupation of the development, a minimum of one tree for every six new car parking bays shall be planted to the specification of the City of Stirling and satisfaction of the Western Australian Planning Commission.
7. Prior to the occupation of the development, crossover/s shall be designed and constructed to the specification of the City of Stirling and satisfaction of the Western Australian Planning Commission.
8. Prior to the occupation of the development, any redundant crossover(s) shall be removed and the kerbing and road verge reinstated at the owners cost to the specification of the City of Stirling and satisfaction of the Western Australian Planning Commission.
9. Prior to the occupation of the development, all landscaped areas are to be planted, reticulated, mulched and maintained thereafter in accordance with the Landscape Construction Drawings prepared by Hassell, dated 26 March 2021, to the specification of the City of Stirling and satisfaction of the Western Australian Planning Commission.
10. Prior to the occupation of development, suitable arrangements for a public art contribution in accordance with the State Government's Percentage for Public Art Scheme are to be made to the satisfaction of the Western Australian Planning Commission, on advice from the Department of Finance.
11. Stormwater from all roofed and paved areas shall be collected and contained on site to the specification of the City of Stirling and satisfaction of the Western Australian Planning Commission.
12. All air-conditioning units, ducts and other services shall be screened from view and are to be located away from the primary street to the specification of the City of Stirling and satisfaction of the Western Australian Planning Commission.
13. Collection and disposal of waste shall be managed in accordance with the Waste Management Plan prepared by Encycle Consulting, dated 26 March 2021, to the specification of the City of Stirling and satisfaction of the Western Australian Planning Commission.



14. No walls, letterboxes, fences or other structures above 0.75 metres in height are to be constructed within the 1.5 metres of where:
 - a) vehicular access points adjoin the site, or
 - b) a driveway meets a public street, or
 - c) two streets intersect, or
 - d) a driveway meets a right of way, to the specification of the City of Stirling and satisfaction of the Western Australian Planning Commission.
15. No goods or materials being stored in the parking or landscape areas or within access driveways, to the specification of the City of Stirling and satisfaction of the Western Australian Planning Commission.

Advice Notes

1. In regard to Condition 4:
 - a) external lighting should be positioned so as not to adversely affect the amenity of the locality, and in accordance with Australian Standard AS/NZ 4282-1997 and Crime Prevention Through Environmental Design Principles; and
 - b) the applicant should consider opportunities to improve outdoor lighting and passive surveillance of the proposed end-of-trip facilities.
2. In regard to Condition 5, a manoeuvring bay is to be provided to the new car parking area located centrally on the site to facilitate vehicle manoeuvring in accordance with Australian Standard 2890.1 (as amended).
3. Noisy Construction Work outside the period 7.00 am to 7.00 pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless a Noise Management Plan for the construction site has been approved in writing by the City of Stirling.
4. All street trees adjoining the subject land as shown on the submitted plans are to be retained and protected. It is the responsibility of the applicant to ensure that the site survey plan is correct as any inaccuracy of the plans will not be considered justification for removal of the trees in the event that their positions are incorrectly shown. The removal of street trees without the written approval of the City of Stirling is an offence.
5. The applicant is responsible for obtaining any other necessary approvals and to carry out development in accordance with any other laws.

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

REASON: The Panel Members were of the opinion that the proposal is consistent with the planning framework. The upgrade works are considered appropriate and timely. The retention of the access point from Mirrabooka Avenue is considered to facilitate vehicle movement to various locations and building on the site. The JDAP considered the RAR and reasons appropriate and accordingly adopted the recommendation without modifications to the conditions.



PROCEDURAL MOTION

Moved by: Cr David Boothman

Seconded by: Cr Suzanne Migdale

That the meeting be adjourned for a period of 1 minute to allow members to leave the panel.

REASON: to allow members to leave the panel.

The meeting was adjourned at 9.11am.

The meeting was reconvened at 9.12am.

Cr David Boothman and Cr Suzanne Migdale left the panel at 9.11am.

Cr Andres Timmermanis joined the panel at 9.11am.

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

9.1 Lot 30 (187) Salvado Road, Jolimont

Development Description:	Grouped Dwellings
Proposed Amendments:	Modification to JDAP Approval – Removal of Condition 10 and Amendments to Plans
Applicant:	Rowe Group
Owner:	Devisub Pty Ltd
Responsible Authority:	Town of Cambridge
DAP File No:	DAP/19/01684

REPORT RECOMMENDATION

Moved by: Cr Andres Timmermanis

Seconded by: Mr John Syme

That the Metro Inner-North JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/19/01684 as detailed on the DAP Form 2 dated 2 March 2021 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/19/01684 and accompanying plans (DD-01 to DD-16) 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 Cambridge Town Planning Scheme No.1, for the proposed minor amendment to the approved 17 grouped dwellings at Lot 30 (No.187) Salvado Road, Jolimont.

Conditions

1. The development shall at all times comply with the application and the approved amended plans, subject to any modifications required as a consequence of any conditions of this approval.



2. The previous development approval (Town's ref: DA19/0315, JDAP application ref: DAP/19/01684 dated 25 May 2020) and its conditions and advice notes remain in effect (excluding the plan(s) stamped as part of the previous approval, and excluding Condition 10 and Advice Note 2 of the previous approval).

Advice Notes

1. In accordance with item 4.2 of Clause 78H(6)(a) Notice of Exemption from Planning Requirements during State of Emergency, the original deadline for substantial commencement as specified in Advice Note 1 above is extended for a further period of two years to 11th May 2024.

AMENDING MOTION

Moved by: Cr Andres Timmermanis

Seconded by: NIL

That condition no. 2 be amended to read as follows:

The previous development approval (Town's ref: DA19/0315, JDAP application ref: DAP/19/01684 dated 25 May 2020) and its conditions and advice notes remain in effect (excluding the plan(s) stamped as part of the previous approval, and ~~excluding Condition 10~~ and Advice Note 2 of the previous approval).

The Report Recommendation LAPSED for want of seconder.

Councillor Andres Timmermanis withdrew his motion for the report recommendation.

REPORT RECOMMENDATION

Moved by: Mr John Syme

Seconded by: Ms Lee O'Donohue

That the Metro Inner-North JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/19/01684 as detailed on the DAP Form 2 dated 2 March 2021 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/19/01684 and accompanying plans (DD-01 to DD-16) 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 Cambridge Town Planning Scheme No.1, for the proposed minor amendment to the approved 17 grouped dwellings at Lot 30 (No.187) Salvado Road, Jolimont.

Conditions

1. The development shall at all times comply with the application and the approved amended plans, subject to any modifications required as a consequence of any conditions of this approval.



- The previous development approval (Town's ref: DA19/0315, JDAP application ref: DAP/19/01684 dated 25 May 2020) and its conditions and advice notes remain in effect (excluding the plan(s) stamped as part of the previous approval, and excluding Condition 10 and Advice Note 2 of the previous approval).

Advice Notes

- In accordance with item 4.2 of Clause 78H(6)(a) Notice of Exemption from Planning Requirements during State of Emergency, the original deadline for substantial commencement as specified in Advice Note 1 above is extended for a further period of two years to 11th May 2024.

The Report Recommendation was put and CARRIED (3/1)

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

Against: Cr Andres Timmermanis

REASON: The panel members supported the minor modifications to the original approved plans, the removal of the on-site parking condition was acceptable, as the bay is included in the plans, and any changes to the use of the bay require further planning consideration. The design changes are considered consistent with the planning framework for the reasons given in the RAR.

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/19/01651 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
DAP/15/00712 DR21/2021	City of Bayswater	Lot 100, 293 Guildford Road, Maylands	Mixed Use Development	05/02/2021



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.

11. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 9.32am.