



## Metro Inner-North Joint Development Assessment Panel Minutes

**Meeting Date and Time:** Friday, 19 August 2022; 9.30am  
**Meeting Number:** MINJDAP/149  
**Meeting Venue:** City of Vincent  
244 Vincent Street, Leederville

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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 Susan Gontaszewski (Local Government Member, City of Vincent)  
Cr Ashley Wallace (Local Government Member, City of Vincent)

### **Officers in attendance**

Ms Karsen Reynolds (City of Vincent)  
Mr Van Phan (City of Vincent)

### **Minute Secretary**

Ms Ashlee Kelly (DAP Secretariat)

### **Applicants and Submitters**

Mr Trent Durward (Megara)

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

Nil

## **1. Opening of Meeting, Welcome and Acknowledgement**

The Presiding Member declared the meeting open at 9.30am on 19 August 2022 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 the meeting is being audio recorded 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 Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

## **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**

The Presiding Member noted that an addendum to the agenda was published to include details of a DAP direction for further information and responsible authority response in relation to Item 10.1, received on 18 August 2022.

All members declared that they had duly considered the documents.

#### **6. Disclosure of Interests**

Nil

#### **7. Deputations and Presentations**

**7.1** Mr Trent Durward (Megara) addressed the DAP in support of the recommendation for the application at Item 10.1 and responded to questions from the panel.

**7.2** The City of Vincent Officer addressed the DAP in relation to the application at Item 10.1 and responded to questions from the panel.

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

Nil

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

Nil

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

##### **8.1 No 636 – 640 (Lot No.102) Newcastle Street, Leederville**

Development Description: SAT Proposed Mixed Use Development  
(Amendment to Approved)

Summary of Modifications: Modifications to Signage

Applicant: Megara

Owner: Leederville Property Investment Pty Ltd

Responsible Authority: City of Vincent

DAP File No: DAP/18/01491



## REPORT RECOMMENDATION

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

**Seconded by:** Mr John Syme

That the Metro Inner North Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004* in respect of SAT application DR 61 of 2022 resolves to:

**Reconsider** its decision dated 17 March 2022 and **APPROVE** DAP Application reference DAP/18/01491 and accompanying plans 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 Vincent Local Planning Scheme No. 2, subject to the following conditions:

### Amended Conditions

1. All conditions, requirements and advice notes detailed on the development approval 5.2020.315.1 granted on 17 November 2020 continue to apply to this approval, except as follows:

1.1 A new Condition 20 is added to read as follows:

#### 20. Signage

20.1 The two integrated roof signs shall not be illuminated unless further development approval is obtained.

20.2 If illuminated, the wall sign shall to the satisfaction of the City:

- a. not cause a nuisance by way of light spillage to abutting sites;
- b. not comprise flashing, intermittent or running lights, or images that change more than once in any five minute period;
- c. not interfere with or be likely to be confused with, traffic control signals; and
- d. have a minimum clearance of 2.75 metres from finished ground level to the lowest part of the sign.

20.3 All signage shall be kept in a good state of repair, safe, non-climbable, and free from graffiti for the duration of its display on-site, to the satisfaction of the City.

20.4 All signage shall advertise products or services that are available on the site, for the duration of its display on-site, to the satisfaction of the City.

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

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

Against: Cr Ashley Wallace  
Cr Susan Gontaszewski



**REASON:** The majority of panel members were of the opinion that the proposed signage is consistent with the planning framework. The signage design is considered well integrated into the building fabric and form is appropriate with the location and context of the site.

Due consideration was given to DRP comments in support of the design integrated into the building, and updated signage policy provisions. On balance the JDAP supported the proposal consistent with the recommendation and reasons outlined in the RAR.

The Presiding Member noted the following SAT Applications –

<b>Current SAT Applications</b>				
<b>File No. &amp; SAT DR No.</b>	<b>LG Name</b>	<b>Property Location</b>	<b>Application Description</b>	<b>Date Lodged</b>
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/21/02136 DR60/2022	City of Nedlands	No. 43 Esplanade, Nedlands	Proposed Mixed Use Development - One consulting room and three multiple dwellings	01/04/2022
DAP/20/01923 DR89/2022	City of Subiaco	Lot 11 (No.379), Lot 81 (375), Lot 82 (377) Railway Road, Lot 80 (101), Lot 84 (No.97), Lot 85 (No.99), Evans Street, Shenton Park	5 storey mixed use development & demolition of existing building on Lot 82	30 May 2022

## 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 9.51am.