



Metro Inner-South Joint Development Assessment Panel Agenda

Meeting Date and Time: Thursday, 28 January 2021; 9:00am
Meeting Number: MISJDAP/34
Meeting Venue: City of Fremantle
70 Parry Street, Fremantle

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Attendance

DAP Members

Mr Clayton Higham (Presiding Member)
Ms Rachel Chapman (Deputy Presiding Member)
Ms Diana Goldswain (A/Third Specialist Member)
Cr Andrew Sullivan (Local Government Member, City of Fremantle)
Cr Bryn Jones (Local Government Member, City of Fremantle)

Officers in attendance

Ms Julia Kingsbury (City of Fremantle)
Mr Tom Geddes (City of Fremantle)
Mr Paul Garbett (City of Fremantle)

Minute Secretary

Ms Kayla Goodchild (City of Fremantle)

Applicants and Submitters

Item 8.1

Mr Paul Kotsoglo (Planning Solutions)
Mr Finn Smith (Planning Solutions)
Mr Jonathan Riley (Riley Consulting)
Ms Nyanda Smith
Ms Judy Canute
Mr Thomas Daubney
Mr Ben Lawver
Dr Susan Foster
Ms Melissa Beeck
Mr Matt Watson
Dr Amanda Hodgson
Ms Kylah McCarthy
Dr Felicity Newman
Mr Shane O'Neill
Mr Cameron Mead
Ms Maude Martin

Item 9.1

Mr Gerard O'Brien (Silverleaf Investments Pty Limited)
Mr Peter Simpson (PTS Town Planning Pty Ltd)

Members of the Public / Media

Nil



1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.10am on 28 January 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 panel members may refer to technical devices, such as phones and laptops, throughout the meeting to assist them in considering the information before them.

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

Mr Peter Lee (Third Specialist Member)

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 8.1, received on 27 January 2021.

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, Cr Bryn Jones and Cr Andrew Sullivan declared that they participated in a prior Council meeting in relation to the application at item 8.1 & 9.1. However, under section 2.1.2 of the DAP Code of Conduct 2017, Cr Jones and Cr Sullivan acknowledged that they are not bound by any previous decision or resolution of the local government and undertake 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 2020, the Presiding Member determined that the members listed above, who had disclosed an Impartiality Interest, are permitted to participate in the discussion and voting on the items.

7. Deputations and Presentations

7.1 Mr Gerard O'Brien (Silverleaf Investments Pty Ltd) presenting in support of the recommendation for the application at Item 9.1. and responded to questions from the panel.

7.2 Ms Julia Kingsbury (City of Fremantle) addressed the DAP in relation to the application at Item 9.1

The presentation at Item 7.1 and 7.2 was heard prior to the application at Item 9.1.

7.3 Ms Nyanda Smith presenting against the recommendation for the application at Item 8.1.

7.4 Ms Judy Canute presenting against the recommendation for the application at Item 8.1.

7.5 Mr Thomas Daubney presenting against the recommendation for the application at Item 8.1.

7.6 Ms Maude Martin presenting against the recommendation for the application at Item 8.1.

7.9 Dr Susan Foster presenting against the recommendation for the application at Item 8.1 and answered questions from the panel.

7.10 Ms Melissa Beeck presenting against the recommendation for the application at Item 8.1.

7.11 Mr Matt Watson presenting against the recommendation for the application at Item 8.1 and answered questions from the panel.

7.12 Dr Amanda Hodgson presenting against the recommendation for the application at Item 8.1 and answered questions from the panel.

7.13 Ms Kylah McCarthy resenting against the recommendation for the application at Item 8.1 and answered questions from the panel.

7.14 Dr Felicity Newman presenting against the recommendation for the application at Item 8.1.

7.15 Mr Shane O'Neill presenting against the recommendation for the application at Item 8.1.

7.16 Mr Ben Lawver presenting against the recommendation for the application



at Item 8.1.

- 7.17 Mr Cameron Mead resenting in support of the recommendation for the application at Item 8.1.
- 7.18 Mr Jonathan Riley (Riley Consulting) presenting in support of the recommendation for the application at Item 8.1 and answered questions from the panel.
- 7.19 Mr Paul Kotsoglo (Planning Solutions) presenting in support of the recommendation for the application at Item 8.1 and answered questions from the panel.
- 7.20 Ms Julia Kingsbury (City of Fremantle) addressed the DAP in relation to the application at Item 8.1 and answered questions from the panel.
- 7.21 Written submissions were provided, published and circulated to the DAP Members for their consideration. These submissions were from various members of the public addressing their disapproval of the report recommendation and were against development.

The presentations at Items 7.3 - 7.20 were heard prior to the application at Item 8.1

PROCEDURAL MOTION

Moved by: Cr Andrew Sullivan

Seconded by: Cr Bryn Jones

That the application at Item 9.1 be heard prior to the application at Item 8.1

The Procedural Motion was put and CARRIED UNANIMOUSLY

REASON: The panel agreed that Item 9.1 would likely be dealt with quickly meaning that the applicant did not need to stay for what was likely to be a lengthy Item at 8.1.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 South Street, No. 285 & 297 (Lots 500 & 80) Hilton

Development Description:	Single storey shop, restaurant and liquor store with basement
Applicant:	Planning Solutions
Owner:	Zianni Pty Ltd
Responsible Authority:	City of Fremantle
DAP File No:	DAP/20/01880



REPORT RECOMMENDATION

Moved by: Ms Rachel Chapman

Seconded by: Ms Diana Goldswain

Responsible Authority Recommendation

That the Metro Inner South Joint Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/20/01880 is appropriate for consideration as a “Shop, Liquor Store and Restaurant” land uses and compatible with the objectives of the zoning table in accordance the City of Fremantle Local Planning Scheme No. 4;
2. **Approve** DAP Application reference DAP/20/01880 and accompanying plans (2809 04, 05, 06, 07, 08, 09 dated 8 December 2020) 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 Fremantle Local Planning Scheme No. 4, 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 approval relates only to the development as indicated on the approved plans dated 8 December 2020. It does not relate to any other development on this lot and must substantially commence within 4 years from the date of the decision letter.
3. This development approval does not relate to any works within the road reserve other than awnings for weather protection and signage.
4. Prior to lodging an application for a building permit, storm water disposal plans, details and calculations must be submitted for approval by the City of Fremantle and thereafter implemented, constructed and maintained to the satisfaction of the City of Fremantle.
5. Prior to the issue of a Building Permit for the development hereby approved, final details of the external materials, colours and finishes of the proposed development, including a physical sample board or materials is to be submitted and approved to the satisfaction of the City of Fremantle.
6. The windows to the northern and western facades facing South Street and Paget Street respectively are to remain clear to provide surveillance between the building and the roadway. The windows are to be kept clear of racking, shelving, signage for the life of the development, to the satisfaction of the City.



7. Prior to issue of a building permit of the development hereby approved, the owner is to submit a waste management plan for approval by the City, detailing at a minimum the following:
- Estimated waste generation
 - Proposed storage of receptacles
 - Collection methodology for waste including collection timing
 - Additional management requirements to be implemented and maintained for the life of the development.
 - The use of any waste compactor on site.

The Waste Management Plan must be implemented at all times to the satisfaction of the City of Fremantle.

8. Use of the Service Yard and Loading Dock including any deliveries to the subject site are not to occur outside of the hours of 7.00am to 7.00pm daily, to the satisfaction of the City of Fremantle.
9. Prior to the issue of a building permit, a Delivery Management Plan is to be submitted and approved to the satisfaction of the City of Fremantle, including the following:
- Delivery timing limited to between 7.00am and 7.00pm,
 - Noise mitigation and management measures,
 - Types of vehicles and numbers,
 - Management for waiting delivery vehicles,

The business shall operate in accordance with the approved delivery management plan thereafter. Any amendments to the management plan shall be submitted to, and approved by the City of Fremantle, prior to implementing the amended management plan.

10. Notwithstanding condition 1, this approval does not authorise the removal or modification of verge infrastructure and verge trees within the verge area.
11. Prior to the issue of a building permit for the development hereby approved, the owner/developer is to submit a verge landscaping plan and a modified street parking and pedestrian realm plan to the City of Fremantle for approval. The plan is to demonstrate the following:
- Modified on street car parking bays in Paget Street.
 - Verge landscaping details.
 - The painting of a two (2) metre wide median to Paget Street.
 - Pavement marking to the vehicle crossover.

The works shown on the approved plan shall be installed at the cost of the applicant/owner prior to the occupation of the development, to the satisfaction of the City of Fremantle.

12. Prior to the issue of a Building Permit for the development hereby approved, details of how the recommendations contained in the Acoustic Report (Ref: 20055508-01A), prepared by Lloyd George Acoustics, dated 2 October 2020 are to be implemented are to be submitted to the satisfaction of the City of Fremantle.



13. Prior to the issue of a Building Permit for the development hereby approved, an outdoor lighting plan must be submitted and approved by the City of Fremantle. The outdoor lighting is to be designed, baffled and located to prevent any increase in light spill onto the adjoining properties, to the satisfaction of the City of Fremantle.
14. Prior to the issue of a Building Permit for the development hereby approved, No. 285 and 297 (Lots 500 and 80 respectively) South Street are to be legally amalgamated into one lot on the Certificate of Title. Alternatively the owner may enter into a legal agreement with the City of Fremantle, drafted by the City's solicitors at the expense of the owner and be executed by all parties concerned. The legal agreement will specify measures to allow the development approval to operate having regard to the subject site consisting of two separate lots, to the satisfaction of the City of Fremantle.
15. Prior to the occupation of the development hereby approved, vehicle crossovers shall be constructed to the City's specification and thereafter maintained to the satisfaction of the City of Fremantle.
16. Prior to the occupation of the development hereby approved, any redundant crossovers shall be removed and the verge and kerbing reinstated to the City's specifications, at the expense of the applicant and to the satisfaction of the City of Fremantle.
17. Prior to the issue of a Building Permit for the development hereby approved, the applicant is to submit, and have approved to the satisfaction of the City of Fremantle, a detailed parking plan design which complies with the Australian Standard AS/NZS 2890 and AS/NZS 1428, including parking bays, loading bays, aisle widths, circulation areas, driveway/s and points of ingress and egress.
18. Prior to the occupation of the development hereby approved, all car parking, and vehicle access and circulation areas shall be maintained and available for car parking/loading, and vehicle access and circulation on an ongoing basis to the satisfaction of the City of Fremantle.
19. Prior to the issue of a Building Permit for the development hereby approved, a plan detailing the provision of a minimum of eleven (12) Class 2 and seven (7) Class 3 (as defined in Local Planning Scheme No. 4) bicycle racks shall be provided, with the class 3 racks being located immediately adjacent to the South Street entry to the Supermarket, to the satisfaction of the City of Fremantle. Prior to occupation of the development hereby approved, the required bicycle racks must be installed in accordance with the approved plan and thereafter be maintained for the life of the development, to the satisfaction of the City of Fremantle.
20. Prior to the issue of a Building Permit for the development hereby approved, two (2) male and (2) female end of trip facilities, or four (4) unisex end of trip facilities shall be provided, to the satisfaction of the City of Fremantle. Prior to occupation of the development the approved end of trip facilities must be installed and thereafter be maintained for the life of the development, to the satisfaction of the City of Fremantle.
21. Prior to the issue of a Building Permit for the development hereby approved, eleven (11), lockers shall be provided, to the satisfaction of the City of Fremantle. The



- facilities must thereafter be retained for the life of the development to the satisfaction of the City of Fremantle.
22. Prior to the issue of a Building Permit for the development hereby approved, a detailed landscaping plan, including information relating to species selection, reticulation, details of existing vegetation to be retained, and treatment of landscaped surfaces (i.e. mulch, lawn, synthetic grass etc), shall be submitted to and approved by the City of Fremantle.
 23. Prior to the occupation of the development hereby approved, the approved landscaping shall be completed in accordance with the approved plans or any approved modifications thereto to the satisfaction of the City of Fremantle. All landscaped areas are to be maintained on an ongoing basis for the life of the development, to the satisfaction of the City of Fremantle.
 24. Prior to the issue of a Building Permit for the development hereby approved, all piped, ducted and wired services, air conditioners, hot water systems, water storage tanks, service meters and bin storage areas must be located to minimise any visual and noise impact on the occupants of nearby properties and screened from view from the street. Design plans for the location, materials and construction for screening of any proposed external building plant must be submitted to and approved by the City of Fremantle.
 25. Prior to occupation/ use of the development hereby approved, the boundary walls located on the eastern and southern boundaries shall be of a clean finish in any of the following materials:
 - coloured sand render,
 - face brick,
 - painted surface,and be thereafter maintained to the satisfaction of the City of Fremantle.
 26. All works indicated on the approved plans, including any footings, shall be wholly located within the cadastral boundaries of the subject sites.
 27. Prior to the issue of a Building Permit for the development hereby approved, fencing and works shall be truncated or reduced to 0.75m height within 1.5m of vehicle access points and street corners in order to provide adequate sight lines and thereafter maintained to the satisfaction of the City of Fremantle.
 28. Prior to the issue of a building permit, the applicant/owner is to submit a copy of documentation from the Green Building Council of Australia or a suitably qualified professional stating how the development will achieve a Green Star rating of at least 4 Stars or equivalent, to the satisfaction of the City of Fremantle.
 29. Prior to the issue of a building permit, the applicant is to submit a signage strategy detailing signage location, size, and illumination of any signage for the development for the approval of the City of Fremantle. Signage is to be maintained in accordance with the approved signage strategy to the satisfaction of the City of Fremantle for the life of the development.
 30. Prior to the commencement of works for the development hereby approved, the owner shall contribute a monetary amount equal in value to one percent of the



estimated development cost, as indicated on the Form of Application for Planning Approval, to the City of Fremantle for development of public art works and/or heritage works to enhance the public realm in accordance with LPP 2.19: Contributions for Public Art and/or Heritage Works and to the satisfaction of the City of Fremantle. Based on the estimated cost of the development being \$10 million the contribution to be made is \$100,000.

31. Prior to the issue of a Building Permit or Demolition Permit for the development hereby approved, a Construction/Demolition Management Plan shall be submitted and approved, to the satisfaction of the City of Fremantle addressing, but not limited to, the following matters:
- a) Use of City car parking bays for construction related activities;
 - b) Protection of infrastructure and street trees within the road reserve;
 - c) Security fencing around construction sites;
 - d) Gantries;
 - e) Access to site by construction vehicles;
 - f) Contact details;
 - g) Site offices;
 - h) Noise - Construction work and deliveries;
 - i) Sand drift and dust management;
 - j) Waste management;
 - k) Dewatering management plan;
 - l) Traffic management; and
 - m) Works affecting pedestrian areas.
 - n) Dilapidation survey within road reserve.
- The approved Demolition and Construction Management Plan shall be adhered to throughout the demolition of the existing building on site and construction of the new development.
32. No development or car parking other than landscaping and pedestrian paving shall be permitted on the land required for future road purposes, as depicted on the enclosed extract of Main Roads drawing number 06310012.
33. Any signage, awning, fixture or structure that encroaches within the Primary Regional Road reservation must be removable and not impact the structural integrity of the building.
34. The applicant shall upon receipt of a notice from Main Roads, remove any signage, awning or structure that encroaches within the Primary Regional Road reservation at their own expense.
35. No earthworks shall encroach onto the South Street Road Reserve.
36. Stormwater discharge (if any) shall not exceed pre-development discharge to the South Street Road Reserve or the widened road reservation.
37. No waste collection is permitted from the South Street Road Reserve or widened road reservation.
38. The landowner/applicant shall make good any damage to the existing verge vegetation within the road reserve.



39. Where any of the preceding conditions has a time limitation for compliance, if any condition is not met by the time requirement within that condition, then the obligation to comply with the requirements of any such condition (other than the time limitation for compliance specified in that condition), continues whilst the approved development continues.

Advice Notes

1. A Building permit is required for the proposed Building Works. A certified BA1 application form must be submitted and a Certificate of Design Compliance (issued by a Registered Building Surveyor Contractor in the private sector) must be submitted with the BA1.
2. A demolition permit is required to be obtained for the proposed demolition work. The demolition permit must be issued prior to the removal of any structures on site.
3. The applicant is advised that additional information in relation to the City's waste management requirements can be found here:
<https://www.fremantle.wa.gov.au/residents/waste-and-recycling>
4. The applicant/owner is advised that the premises must comply with the Environmental Protection (Noise) Regulations 1997.
5. The applicant is advised that a crossover permit must be obtained from the City's Engineering Department. New/modified crossover(s) shall comply with the City's standard for crossovers, which are available on the City of Fremantle's web site.
6. The existing trees within the road reserve, shown on the approved plans shall be protected through the implementation of a Tree Protection Zone for protection during construction. Additional information with regard to the tree protection zone requirements can be found here: <https://www.fremantle.wa.gov.au/residents/trees-and-verges>.
7. The applicant is advised that the proposed works indicated outside of the lot boundaries of the subject site do not form part of this approval. Should the applicant wish to undertake these works separate approval is required from the City. Queries relating to these works should be directed to the City's Technical Officer, Parks and Landscape via info@fremantle.wa.gov.au or 9432 9999.
8. In regard to the condition requiring a Construction Management Plan, Local Planning Policy 1.10 Construction Sites can be found on the City's web site via <http://www.fremantle.wa.gov.au/development/policies>.
A copy of the City's Construction and Demolition Management Plan Proforma which needs to be submitted with building and demolition permits can be accessed via:
<https://www.fremantle.wa.gov.au/sites/default/files/Construction%20and%20Demolition%20Management%20Plan%20Proforma.pdf>
The Infrastructure Business Services department can be contacted via info@fremantle.wa.gov.au or 9432 9999.



9. The applicant is advised that any additional signage may be subject to a separate application for planning approval.
10. In relation to the condition relating to the public art contribution, the applicant is advised that Council may waive the requirement for the public art/heritage work contribution in accordance with clause 6 of LPP 2.19 where the development incorporates public art in the development to the same value as that specified in the condition that is located in a position clearly visible to the general public on the site of the development. Should artwork be incorporated in the development a public art strategy for the site must be submitted to and approved prior to the issue of a Building Permit, to the satisfaction of the City of Fremantle. Please contact the City's Public Arts Coordinator on 9432 9999 for further information on this process. Prior to occupation of the development, the approved artwork must be installed and thereafter maintained to the satisfaction of the City of Fremantle. In determining the appropriateness and artistic merit of the public art, council shall seek relevant professional advice.
11. For further conformation relating to the process and staging to ensure compliance with this planning condition please, refer to for the 'Developers handbook' for percentage for public arts process - <https://www.fremantle.wa.gov.au/sites/default/files/City%20of%20Fremantle%20Percent%20for%20Art%20Guidelines%20Sep%202015.pdf>
12. All existing 'Hilton Town Centre' street landscaping, including planting, furniture, walls, structures and signs are to be protected during construction and any damage occurred to be rectified by the developer at their cost, with City of Fremantle Park Maintenance staff overseeing and approving. Any of the 'Hilton Town Centre' landscaping within the lot boundary that the developer does not wish to retain the developer is to carefully remove, at their cost and notify the City of Fremantle Parks department to collect.
13. The applicant is advised that any queries in relation to conditions 32-39 and advice notes 15-17 should be directed to Main Roads WA.
14. Further to the conditions relating to awnings and signage projecting into the Primary Regional Road Reservation it is noted that the proposed awning is partially located over land reserved in the Metropolitan Region Scheme. This land will be required for road purposes sometime in the future. Any structures encroaching within the Primary Regional Road Reservation must be non-permanent and capable of removal.
15. Any services infrastructure or roadside furniture that requires relocation as a result of the development works will be at the applicant's cost.
16. The applicant is required to submit an application form to undertake works within the road reserve prior to undertaking any works within the road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website >Technical & Commercial>Working on Roads.
17. The upgrading/widening of Highway is not in Main Roads current 4-year forward estimated construction program and all projects not listed are considered long term.



Please be aware that timing information is subject to change and that Main Roads assumes no liability for the information provided.

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

For: Mr Clayton Higham
Ms Diana Goldswain
Ms Rachel Chapman

Against: Cr Andrew Sullivan
Cr Bryn Jones

REASON: The majority of the panel were of the opinion that the proposed use and development satisfied the requirements of the Scheme and Local Planning Policy. It was considered necessary to give higher regard to the requirements of the Scheme and Policy than the intent of the policy and original scheme amendment to the extent that the intent was not reflected in scheme provisions. The panel was also satisfied with the expert traffic assessment and advice in regard to the increase in traffic generation not having a significant impact on the surrounding road network.

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

9.1 Cantonment Street, No. 28 (Lot 1), Fremantle and Elder Place, No. 20 (Lot 800) Fremantle

Development Description: Proposed amendment to 6 Storey Mixed Use Development
Proposed Amendments: Proposed Amendments to 6 Storey Mixed Use Development
Applicant: PTS Town Planning
Owner: Silverleaf Investments
Responsible Authority: City of Fremantle
DAP File No: DAP/19/01688

REPORT RECOMMENDATION

Moved by: Ms Rachel Chapman

Seconded by: Ms Diana Goldswain

That the Metro Inner South resolves to:

1. **Accept** that the DAP Application reference DAP/19/01688 as detailed on the DAP Form 2 dated 26 November 2020 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/19/01688 and accompanying plans SK020 Woolstores Basement Plan Rev 1 and SK020 Woolstores Sections A and D in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of City of Fremantle Local Planning Scheme No. 4, for the proposed amendment to the approved 6 Storey Mixed Use Development at 29 (Lot 1) Cantonment Street and 20 (Lot 800) Elder Place, Fremantle subject to the following conditions:

Amended Conditions

- A. Delete Condition 28.
- B. Amend Condition 1 to read as follows:
 1. This approval relates only to the development as indicated on the approved Site Plan (0), Ground Floor Plan (2), First Floor Plan (3), Second Floor Plan (4), Third Floor Plan (5), Hotel Fourth, Fifth and Roof Plan (6), Overshadowing Diagram (7), West and South elevations (8), North and East elevations (9) dated 17 March 2020 and SK020 Woolstores Basement Plan Rev 1 and SK020 Woolstores Sections A and D dated 1 December 2020. It does not relate to any other development on this lot and must substantially commence within 5 years from the date of the original decision letter.

The Report Recommendation was put and CARRIED UNANIMOUSLY

REASON: The original condition was imposed in order to achieve *the required setbacks at all levels of the building, including the basement level, in accordance with the Local Planning Scheme. The basement setback was enforced to ensure the building was not located beneath existing road carriageways; to mitigate against disruptions caused by closure of the roundabout during construction; and, to ensure the intended setback zone could be adequately developed for its intended use as a pedestrian zone and for landscaping.* The Panel was satisfied that the amended plans have mitigated against this by providing an alternative solution in the form of a *corner truncation and by maintaining the required setback to a depth extending 1.0 metres below the existing ground levels.* Accordingly, Condition 28 is not required provided the amended plans are substituted as provided for in amended Condition 1.

PROCEDURAL MOTION

Moved by: Cr Andrew Sullivan

Seconded by: Ms Diana Goldswain

That the meeting be adjourned for a period of 10 minutes to allow members to have a comfort break.

The meeting was adjourned at 11.50am

The meeting was reconvened at 12.00pm

The Procedural Motion was put and CARRIED UNANIMOUSLY.



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/17/01320 DR184/2020	City of Melville	No. 18A (Lot 899) and No. 18B (Lot 898) Tweeddale Road Applecross	Ten (10) Multiple Dwellings	12/08/2020
DAP/20/01800 DR 244/2020	City of Belmont	Knutsford Avenue, 281 and 283 (Lots 136 and 135), Kewdale	Grouped Dwellings (Townhouses)	04/11/2020

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 12.39pm