



Metro Inner-South Joint Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 17 August 2022; 9.30am
Meeting Number: MISJDAP/106
Meeting Venue: Electronic Means

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

1 Table of Contents

1.	Opening of Meeting, Welcome and Acknowledgement.....	2
2.	Apologies.....	3
3.	Members on Leave of Absence.....	3
4.	Noting of Minutes.....	3
5.	Declaration of Due Consideration.....	3
6.	Disclosure of Interests.....	3
7.	Deputations and Presentations.....	3
8.	Form 1 – Responsible Authority Reports – DAP Applications.....	3
	8.1 269 (Lot 27) Fisher Street, Cloverdale	3
9.	Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval	13
	Nil.....	13
10.	State Administrative Tribunal Applications and Supreme Court Appeals ...	14
11.	General Business.....	14
12.	Meeting Closure	14

Rachel .



Attendance

DAP Members

Ms Rachel Chapman (A/Presiding Member)
Ms Lee O'Donohue (A/Deputy Presiding Member)
Mr John Syme (A/Third Specialist Member)
Cr Phil Marks (Local Government Member, City of Belmont)
Cr Robert Rossi (Local Government Member, City of Belmont)

Officers in attendance

Mr Alex Bott (City of Belmont)
Mr Brandon Pang (City of Belmont)
Ms Janet Cherry-Murphy (City of Belmont)

Minute Secretary

Mr Christopher Dodson (DAP Secretariat)
Ms Ashlee Kelly (DAP Secretariat)

Applicants and Submitters

Ms Andra Biondi (Urbanista Town Planning)
Ms Daniella Mrdja (Urbanista Town Planning)
Mr Alex Yap (JAV Properties Pty Ltd)

Members of the Public / Media

There was 1 member of the public in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The A/Presiding Member declared the meeting open at 9:33am on 17 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 A/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 A/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 A/Presiding Member has given permission to do so.*', the meeting would not be recorded.

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



2. Apologies

Mr Clayton Higham (Presiding Member)
Mr Peter Lee (Third Specialist Member)

3. Members on Leave of Absence

DAP Member, Mr Clayton Higham has been granted leave of absence by the Director General for the period of 8 August 2022 to 22 August 2022 inclusive.

DAP Member, Mr Peter Lee has been granted leave of absence by the Director General for the period of 6 July 2022 to 7 September 2022 inclusive.

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 Ms Andra Biondi (Urbanista Town Planning) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

7.2 The City of Belmont 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

8.1 269 (Lot 27) Fisher Street, Cloverdale

Development Description:	10 Multiple Dwellings
Applicant:	Urbanista Town Planning
Owner:	JAV Properties Pty Ltd
Responsible Authority:	City of Belmont
DAP File No:	DAP/22/02235

Rachel



REPORT RECOMMENDATION

Moved by: Cr Phil Marks

Seconded by: Ms Lee O'Donohue

That the Metro Inner-South JDAP resolves to:

1. **Approve** DAP Application reference DAP/22/02235 and accompanying plans dated 22 July 2022 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 Belmont Local Planning Scheme No. 15, subject to the following conditions:

Conditions

1. Development shall be in accordance with the attached approved plan(s) dated 22 July 2022 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the Metro Central Joint *Development Assessment Panel or the City of Belmont*.
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 lodgement of an application for a building permit, the applicant/ owner shall submit a detailed schedule of external materials, finishes and colours to be used in the construction of the development *to the satisfaction of the City, on the advice of the Design Review Panel*. The plan must include details of materials relating to roof, façade, paving, front fence and visual privacy screening.
4. Prior to lodgement of an application for a building permit, the applicant/ owner shall submit plans, details and specification of the solar panels *to the satisfaction of the City, on the advice of the Design Review Panel*.
5. Prior to occupation or use of the development the solar panels are to be installed and thereafter maintained in accordance with the approved plans to the satisfaction of the City.
6. Prior to lodgement of an application for a building permit, the applicant/ owner shall submit details of an intercom system for the gate to facilitate visitor access, to the satisfaction of the City of Belmont.
7. Prior to the lodgement of an application for a building permit, amended plans shall be submitted with modifications to the balcony of Unit 8 as marked in 'RED' on the approved plans, such that the visual privacy setback 7.5 metres to the north-western boundary is achieved, to the satisfaction of the City.

Rachel .



8. Prior to occupation or use of the development, major openings and unenclosed outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and overlook any part of any other residential property behind its street setback line shall be provided with permanent screening to restrict views within the cone of vision from those major opening and/or unenclosed active habitable spaces, in accordance with Element 3.5 of the Residential Design Codes Volume 2, to the satisfaction of the City.
9. Prior to occupation or use of the development, the external face of the wall built on the north-western and south-eastern boundaries shall be finished in either:
 - (a) face brick;
 - (b) painted render; or
 - (c) painted brick work.to the satisfaction of the City.
10. Prior to lodging an application for a building permit, a detailed landscaping plan for the subject site and/or the road verge *shall be* submitted for approval and implemented to the satisfaction of the City. The plan must include the landscaping of:
 - (a) all areas of the property visible from the street;
 - (b) communal spaces (including the planter on the Level 01); and
 - (c) the street verge in compliance with the Consolidated Local Law 2020.
11. Prior to occupation or use of the development, landscaping, plants, verge treatment and irrigation are to be installed and thereafter maintained in accordance with the approved landscaping and irrigation plan to the satisfaction of the City.
12. Existing turf, irrigation, verge treatment or street trees located within the verge are City of Belmont assets and as such must not be damaged, removed or interfered with during the course of the development.
13. Prior to the commencement of development, a lighting plan *shall be* submitted for approval and implemented to the satisfaction of the City. The plan must show lighting for the external common property areas associating with the ground floor, first floor, landscaped areas, driveway and pedestrian access to the development.
14. Prior to occupation or use of the development, vehicle parking, manoeuvring and circulation areas shall be designed, constructed, sealed, drained, line marked and kerbed in accordance with:
 - (a) The approved plan;
 - (b) Schedule 7 of City of Belmont Local Planning Scheme No. 15; and
 - (c) (c) Council's engineering requirements and design guidelines.

The areas must be sealed in concrete or brick paving in accordance with the City of Belmont specifications, unless approved in writing by the City. All parking bays must be clearly line marked.

Rachel .



15. All access ways, parking areas and hard stand areas shall be constructed and maintained in accordance with the City's engineering requirements and design guidelines.
16. Prior to occupation or use of the development the applicant/owner shall implement signage in front of the passing bay stating 'No Parking, Visitor Bays at Rear' to the satisfaction of the City.
17. Prior to occupation or use of the development, the owner/applicant shall, after having obtained written approval from the City (Crossover Upgrade Application), construct a vehicle crossover in accordance with the approved plans and the City's engineering specifications to the satisfaction of the City.
18. Prior to occupation or use of the development, the redundant crossover shall be removed and the verge and kerb reinstated in accordance with the City's Technical Specifications, to the satisfaction of the City.
19. All stormwater from roofed and paved areas shall be collected and disposed of on-site in accordance with the City of Belmont's engineering requirements and design guidelines.
20. Fences in the front setback of the property shall comply with the visually permeable 'Acceptable Outcomes' requirements of Element 3.6 of the Residential Design Codes Volume 2:
 - (a) 1.2 metres above natural ground level within the primary street setback area.
21. The security gate shall be visually permeable in accordance with the definition of 'Visually Permeable' in the Residential Design Codes.
22. No buildings, structures (including fencing) and landscaping exceeding 0.75 metres in height above ground level are permitted to be located within a 1.5m x 1.5m truncation at the junction of the access way and the Fisher Street road reserve, as marked in 'RED' on the approved plans.
23. Prior to occupation of the development, a minimum of six (6) bicycle bays are to be installed and thereafter maintained for the course of the development to the specifications outlined within *Austroads Guide AP-R527-16-Bicycle Parking Facilities Guidelines for Design and Installation* and AS2890.3:2015 to the satisfaction of the City.
24. No services, such as air conditioners, fire boosters, metre service boards or water heaters shall be visible from the street, unless approved in writing by the City.
25. All clothes drying devices and clothes drying areas shall be located and positioned so as not to be visible from the street or a public place.
26. Bin storage areas shall be paved with an impervious material and shall drain to an approved disposal system to the satisfaction of the City. Bin storage areas must not drain to a stormwater drainage system or to the environment.

Rachel .



Advice Notes

- i. A development approval is not an approval to commence any works associated with the development. A Building Permit must be obtained prior to commencement of any site and building works. Please liaise with the City's Building Services Department to ascertain the requirements for a building permit to be issued.
- ii. This development approval is not a demolition permit. A demolition permit must be obtained from the City's Building Services Department prior to the commencement of any demolition works. Please liaise with the City's Building Services Department for further information.
- iii. In relation to the finish of the boundary wall(s), the owner is encouraged to liaise with the adjoining property owners to ascertain a finish that satisfies both parties.
- iv. Balcony screening shall be a minimum height of 1.6 metres and fixed permanent opaque materials that comply with the requirements of Residential Design Codes Volume 2 Element 3.5 to the satisfaction of the City's Manager Planning Services.
- v. The landscaping plan shall be a minimum size of A3 at a scale of not less than 1:200. It is recommended that the landscaping plan is prepared by a qualified landscape architect / designer and meets the requirements specified in the City's Landscaping Plan Information Sheet.
- vi. In relation to the landscaping, the plants are to be nurtured until they reach their typical mature dimensions and shall thereafter be maintained at those mature dimensions unless the City approves otherwise in writing.
- vii. This development is not approval for any alteration of the verge and/or removal of street tree/s. An Infrastructure Services Clearance Application (ISCA) is to be lodged and approved, prior to commencement of any work on the verge.
- viii. The installation of outdoor lighting shall be in accordance with the requirements of Australian Standard AS 4282 – 1997 "Control of the Obtrusive Effects of Outdoor Lighting".
- ix. In relation to the maintenance of the access ways, parking areas and hard stand areas, the City's Engineering Requirements and Design Guidelines contains detailed specifications which must be adhered to in the preparation of plans submitted for approval in respect of such matters as drainage, paving, parking, accessways, crossovers, land fill and retaining.

In the event the access ways, parking areas and hard stand is not satisfactorily maintained, the City may require the area be brought up to a satisfactory standard.

Rachel .



- x. Neither a development approval nor a building permit constitutes an approval to construct a crossover to a property. Prior to commencement of any site works, separate approval must be obtained from the City's Infrastructure Services Department to construct a crossover to the property (i.e. from the road to connect with the property's internal driveway). This approval shall be sought by way of an application for Infrastructure Services Clearance. Failure to obtain approval from the City's Infrastructure Services for the crossover may result in time delays or refusal of a vehicle crossover subsidy. Please note Infrastructure Services Clearance Applications are determined within 30 working days from date of lodgment provided further information is not required.
- xi. *'Visually permeable' has the definition given to it in the Residential Design Codes. The City's expectation is that any walls and fences must allow for adequate views between the building and the street to promote passive surveillance.*
- iv. Please ensure all services are screened prior to the submitting of a Form 15A and Form 15C application to the City.

AMENDING MOTION 1

Moved by: Mr John Syme

Seconded by: Ms Rachel Chapman

The following amendments were made en bloc:

- (i) That Condition No. 1 be amended to read as follows:

*Development shall be in accordance with the attached approved plan(s) dated 22 July 2022 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the Metro ~~Central~~ **Inner-South** Joint Development Assessment Panel or the City of Belmont.*

- (ii) That the word 'Condition 6' be replaced with Condition 7 on the *Sun Study and Floor Plans (Development Plans - Attachment 1)* to be in line with the preamble in the report recommendation and consistent with the 'RED' markups referred to in Condition 7.

REASON: To correctly reflect the Panel's name and to provide clarity as to which condition should be noted on the approved Floor Plans .

The Amending Motion was put and CARRIED UNANIMOUSLY.

Rachel .



AMENDING MOTION 2

Moved by: Ms Rachel Chapman

Seconded by: Ms Lee O'Donohue

That Condition No. 14 be amended to read as follows:

Prior to occupation or use of the development, vehicle parking, manoeuvring and circulation areas shall be designed, constructed, sealed, drained, line marked and kerbed in accordance with:

- (a) *The approved plan;*
- (b) *Schedule 7 of City of Belmont Local Planning Scheme No. 15; and*
- (c) ~~(e)~~ *Council's engineering requirements and design guidelines.*

The areas must be sealed in concrete or brick paving in accordance with the City of Belmont specifications, unless approved in writing by the City. All parking bays must be clearly line marked.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To amend the administrative error.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro Inner-South JDAP resolves to:

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4. Prior to lodgement of an application for a building permit, the applicant/ owner shall submit plans, details and specification of the solar panels *to the satisfaction of the City, on the advice of the Design Review Panel.*
5. Prior to occupation or use of the development the solar panels are to be installed and thereafter maintained in accordance with the approved plans to the satisfaction of the City.
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- iv. Please ensure all services are screened prior to the submitting of a Form 15A and Form 15C application to the City.

The Report Recommendation (as amended) was put and CARRIED UNANIMOUSLY.

REASON: The Panel considered the proposal had suitably responded to the feedback provided by the Design Review Panel and with conditions imposed it address matters of privacy, impacts on adjoining properties have been suitably mitigated. The proposed multiple dwelling development meets the criteria for development at the higher R40 coding, is of a suitable scale that it fits well into the streetscape and sets a benchmark for redevelopment in this area.

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

Nil.

Rachel .



10. State Administrative Tribunal Applications and Supreme Court Appeals

The A/Presiding Member noted the following SAT Applications –

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/21/02116 DR 90/2022	City of South Perth	No. 3 & 3a (Lot 5) Davilak Street and Units 1-3, No. 135 (Lot 67) Robert Street, Como	Proposed Mixed Development in a 15 Storey Building	30/05/2022
DAP/21/01936 5.2020.709.1	Town of Victoria Park	No. 176 (Lot 40) Burswood Road, Burswood	Proposed Officer Tower	09/08/2021

11. General Business

The A/Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2020 only the A/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 A/Presiding Member declared the meeting closed at 10:12am.

Rachel