



## Metro Inner-South Joint Development Assessment Panel Minutes

**Meeting Date and Time:** Monday, 28 February 2022; 9.30am  
**Meeting Number:** MISJDAP/87  
**Meeting Venue:** Electronic Means

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

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## **Attendance**

### **DAP Members**

Mr Clayton Higham (Presiding Member)  
Ms Rachel Chapman (Deputy Presiding Member)  
Mr Peter Lee (Third Specialist Member)

#### *Item 8.1*

Mayor Patrick Hall (Local Government Member, City of Canning)  
Cr Amanda Spencer-Teo (Local Government Member, City of Canning)

#### *Item 9.1*

Cr Nicholas Pazolli (Local Government Member, City of Melville)  
Cr Clive Ross (Local Government Member, City of Melville)

### **Officers in attendance**

#### *Item 8.1*

Mr Sergio Famiano (City of Canning)  
Mr Shakeel Maqbool (City of Canning)

#### *Item 9.1*

Mr Ben Ashwood (City of Melville)  
Mr Steve Cope (City of Melville)  
Mr Peter Prendergast (City of Melville)

### **Minute Secretary**

Ms Ashlee Kelly (DAP Secretariat)

### **Applicants and Submitters**

#### *Item 8.1*

Mr Malcolm Mackay (Mackay Urbandesign)

#### *Item 9.1*

Mr Robert Gugliotta (Edge Visionary Living)  
Mr Gavin Hawkins (Edge Visionary Living)  
Mr Luc Tasker (Edge Visionary Living)  
Mr Gary Godfrey (Hillam Architects)  
Mr Andrew Cumming (Rowe Group)  
Mr Mike Burns

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

There were 3 members of the public in attendance.

Ms Claire Tyrell from Business News was in attendance.



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

The Presiding Member declared the meeting open at 9.33am on 28 February 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 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 (Zoom). Members were reminded to announce their name and title prior to speaking.

## **2. Apologies**

Cr Matthew Woodall (Local Government Member, City of Melville)

## **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**

DAP Member, Ms Rachel Chapman, declared an Impartiality Interest in item 9.1. Ms Chapman is a Director and Shareholder of Taylor Burrell Barnett (TBB). In February 2020, TBB were commissioned by The City of Melville to prepare a local planning policy relating to bonus building height in the Canning Bridge Activity Centre Plan area. The contract was completed in August 2020 with the preparation of a draft policy which was not adopted by the City. TBB has not been commissioned for any further work for the City of Melville in relation to this matter or any other matter. Ms Chapman has declared that she will participate in the JDAP meeting and consider the item without bias



In accordance with section 2.4.9 of the DAP Code of Conduct 2017, DAP Members, Cr Nicholas Pazolli and Cr Clive Ross, declared that they participated in a prior Council meeting in relation to the application at item 9.1. However, under section 2.1.2 of the DAP Code of Conduct 2017, Cr Nicholas Pazolli and Cr Clive Ross 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 2020, the Presiding Member determined that the members listed above, who had disclosed an Impartiality Interest, were permitted to participate in the discussion and voting on the items.

## **7. Deputations and Presentations**

- 7.1** Mr Malcolm Mackay (Mackay Urbandesign) addressed the DAP in support of the recommendation for the application at Item 8.1.

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

- 7.2** Mr Mike Burns addressed the DAP against the recommendation for the application at Item 9.1 and responded to questions from the panel.

- 7.3** Mr Gary Godfrey (Hillam Architects) addressed the DAP in support of the recommendation for the application at Item 9.1 and responded to questions from the panel.

- 7.4** Mr Andrew Cumming (Rowe Group) addressed the DAP in support of the recommendation for the application at Item 9.1 and responded to questions from the panel.

- 7.5** The City of Melville Officers addressed the DAP in relation to the application at Item 9.1 and responded to questions from the panel.

***The presentations at Items 7.3 - 7.5 were heard prior to the application at Item 9.1.***

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

### **8.1 178 (Lot 50) Railway Parade, Queens Park**

Development Description:	Mixed Development
Applicant:	Mackay Urban Design
Owner:	Lakeside Development Pty Ltd
Responsible Authority:	City of Canning
DAP File No:	DAP/21/02049



## REPORT RECOMMENDATION

**Moved by:** Mayor Patrick Hall

**Seconded by:** Cr Amanda Spencer-Teo

1. **Approve** DAP Application reference DAP/21/02049 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 Clause 4.21 of the City of Canning Local Planning Scheme No. 42, 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 decision constitutes planning approval only and is valid for a period of two (2) 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 obtaining strata title approval for the proposed development the subject of this application, the applicant/owner is to comply with all requirements of Council's Town Planning Scheme No. 21 inclusive of the Public Open Space Contribution valuation and payment in accordance with requirements of the Scheme.
4. Prior to occupation or use of the development, the owner is to register notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the Certificate of Title. The notification is to state as follows:  
  
*'The lot is situated in the vicinity of a transport corridor and is currently affected, or may in future be affected by transport noise.'*
5. The noise-sensitive development adjacent to a major transport corridor must implement measures to ameliorate the impact of transport noise, in compliance with *WAPC State Planning Policy 5.4 Road and Rail Noise*
6. Prior to occupation or use of the development, the owner is to register a notification pursuant of Section 70A of the *Transfer of Land Act 1893* on the Certificate of Title of the subject land, at the cost of the owner and to the satisfaction of the City's Solicitors, that states:

*'This property is situated in the vicinity of Perth Airport and is currently affected, or may be affected in the future by aircraft noise. Noise exposure levels are likely to increase in the future as a result of an increase in aircraft using the airport, changes in aircraft type or other operational changes. Further information about aircraft noise is available from the Perth Airport website. Information regarding development restrictions and noise insulation requirements for noise affected property is available on request from the relevant local government offices.'*



7. Prior to the submission of an application for building permit or other time agreed to in writing by the City, the owner/developer is to elect to either:
  - (a) Seek approval from the City of Canning for an artist to provide public art on the development site to a minimum value representing 1% of the cost of the development (capped at \$250,000 as per the Local Planning Policy LP.03); or
  - (b) Make arrangements with the City of Canning for a cash-in-lieu payment representing 1% of the cost of development.
8. Where public art is to be provided on the development site, the approved concept is to be thereafter implemented and the artwork constructed and maintained for the duration of the development to the satisfaction of the City.
9. The external finish of all boundary walls facing an adjoining lot shall be either clean render or face brick finish, to the satisfaction of the City.
10. Prior to the occupation or use of the development, any exposed portions of boundary wall and/or fencing which will be visible from Water Corporation drainage reserve, are to be finished with sacrificial anti-graffiti paint to the satisfaction of the City.
11. Prior to the occupation or use of the development, permanent screening, that complies with the visual privacy design element of State Planning Policy 7.3 - Residential Design Codes Volume 2, is to be installed to restrict views from the upper storey communal open space at the southern building into the adjoining lot(s) to the satisfaction of the City.
12. Prior to occupation of the development, the applicant is to demonstrate compliance with Universal Access Standards/Adaptable Housing AS4299-1995 in relation to at least two of the proposed residential apartments.
13. All street trees are to be retained as part of the development, with the exception of one (1) tree indicated (circled in Red) on the approved plan, in accordance with Australian Standard AS 4970-2009 Protection of Trees on Development Sites and AS 4373-2007 Pruning of Amenity Trees. Pruning or removal of the street trees to be retained must be approved in writing by the Manager, City Greening.
14. Prior to the submission of an application for a building permit, a detailed schedule of external finishes (including materials and colour schemes and details) is to be submitted to and approved by the City.
15. Prior to the occupation or use of the development, car parking spaces together with their aisles are designed as per AS2890.1 and to be clearly paved, sealed, marked, drained and arranged with the car park so that all vehicles may at all times leave or enter the street in a forward gear. All parking bays and access aisles are to be thereafter maintained to the satisfaction of the City.
16. Prior to occupation or use of the development, a minimum of twenty (20) residents/tenant bicycle parking bays and associated end of trip facilities, including six (6) lockers and two (2) showers, as depicted on the approved plan are to be installed and thereafter maintained in accordance with *Australian Standard AS2890.3* and Council specifications to the satisfaction of the City.



17. Prior to occupation or use of the development, a minimum of six (6) visitor bicycle parking bays are to be installed as shown on the approved plans, and thereafter maintained to the satisfaction of the City.
18. Prior to the submission of an application for building permit, a lighting plan prepared in accordance with Australian Standard AS 1158.3.1 requirements, indicating lighting, hooding and surveillance to the following areas is to be submitted to and approved by the City:
  - Pathways.
  - Communal open spaces.
  - Pedestrian and vehicle entry points.
  - Internal Lobbies.
  - Car parking areas.

The lighting plan is to include details relating to the hooding of lights to ensure that there is no light spill affecting the internal residential apartments as well as adjoining residential lot.
19. Prior to the occupation of the development, the approved lighting is to be installed in accordance with Australian Standard AS1158.3.1 by and at the cost of the developer and maintained thereafter by and at the cost of the owner, to the satisfaction of the City.
20. Development to be connected to the Ministers sewer to the satisfaction of the City.
21. Prior to lodgement of an application for a building permit, a certified stormwater management plan is to be submitted to the satisfaction of the City. The approved stormwater management system is to be implemented and thereafter maintained to the satisfaction of the City.
22. Storm water from all roofed and paved areas must be collected and discharged to the Water Corporation drain, with the prior written permission of the Water Corporation of Western Australia. Storm water must not affect or be allowed to flow onto or into any other property. Drainage systems must be in accordance with the Building Code of Australia.
23. Prior to the submission of an application for building permit, a Water Management and Conservation Plan is to be submitted and approved by the City. The approved Water Management and Conservation Plan shall be implemented thereafter prior to the occupation of the development to the satisfaction of the City.
24. Prior to the commencement of any site or construction works, detailed plans and specifications for all works within the road reserve are to be submitted by and at the cost of the owner/developer to the satisfaction of the City, including:
  - (i) the construction of footpath
  - (ii) Paving and landscaping treatments in the Railway Parade and Wharf Street road reserve

Prior to the occupation or use of the development, the approved works within the road reserve are to be implemented by and at the cost of the owner/developer to the satisfaction of the City.
25. Redundant Crossover(s) shall be removed and the kerb, Verge and Footpath (if present) reinstated to fit in with the surrounding form/development pattern.



26. Prior to the occupation of the development, written evidence is to be provided to the City demonstrating compliance with the energy efficiency requirements of State Planning Policy 7.3 – Residential Codes – Volume 2. The energy efficiency requirements must be fully implemented and maintained thereafter, to the satisfaction of the City.
27. Prior to occupation or use of the development, onsite landscaping is to be installed in accordance with the Landscape Plan received 31 January 2022. Landscaping is to thereafter be maintained to the satisfaction of the City.
28. Prior to occupation or use of the development, the strata company for the property is to enter into a waste management deed with the City, where the strata company covenants to:
  - (a) Grant the City's employees, contractors and invitees access to those common areas on the strata plan reasonable necessary for the City to access for the purposes of collecting waste.
  - (b) Indemnify the City against any damage to any property caused by or attributed to any vehicles or equipment used by the City, its employees, contractors and invitees when collecting waste (excluding any damage caused by the wilful misconduct or negligence of the operatives of the City's refuse collection trucks).
  - (c) Incorporate the requirements of the waste management deed within the management statement for the strata scheme.
29. Prior to occupation or use of the development, suitable bin enclosures for the storage and cleaning of receptacles on the premises are to be provided to the satisfaction of the City.
30. All delivery vehicles are not to attend the property outside the hours of 7:00am to 7:00pm Monday to Saturday, and not at all on a Sunday, unless otherwise approved by the City.
31. Prior to the submission of a building permit, a Construction Management Plan is to be submitted and approved by the owner/developer to the satisfaction of the City. The approved construction management plan is to be thereafter implemented for the duration of the construction of the development.
32. Recommendations contained within the Acoustic Report, titled 178 Railway Parade, Queens Park Reference 21056382-01 DA Report, dated 16 June 2021, prepared by Lloyd George Acoustics shall be implemented in full and written certification shall be provided to the City, prior to occupation of the development, confirming that these recommendations have been implemented.
33. Prior to the submission of the relevant building permit application an Environmental Noise Assessment shall be prepared by a qualified acoustic consultant and submitted and approved by the City. This report shall consider worst case scenario whereby all commercial tenancies are occupied food businesses using equipment including but not limited to mechanical extraction canopies and cool room compressors. All recommendations from the submitted report shall be implemented in full. This report shall be at the cost of the applicant.





34. Prior to the submission of the relevant building permit application an Environmental Odour Assessment shall be prepared by a qualified consultant and submitted and approved by the City. This report shall consider worst case scenario whereby all commercial tenancies are food businesses preparing highly odorous foods using mechanical fume extraction. All recommendations from the submitted report shall be implemented in full. This report shall be at the cost of the applicant.
35. The Waste Management Plan prepared by Urbii Consulting Pty Ltd Reference U21.081 dated 24 December 2021 shall be implemented and adhered to for the duration of the occupancy or use of the development, to the satisfaction of the City. A copy of the Waste Management Plan is to be included in the Strata Management Plan for reference and records.
36. All clothes drying devices and clothes drying areas are to be located and positioned so as not to be visible from the street or public place to the satisfaction of the City. This requirement is to be included in the Strata Management Plan.
37. No services, such as air conditioners or water heaters, conduits or pipes are to be visible from the street or public place.

#### **Advice Notes**

1. This approval is subject to Clause 4.2 of Clause 78H Notice of Exemption from Planning Requirements During State of Emergency Clause 78H (6) (a) Amended Notice. Under Clause 4.2 the expiry date for substantial commencement of this approval is further extended by a period of two (2) years from the date stated under Condition 1 of this approval.
2. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first being sought and obtained.
3. This approval does not authorise the commencement of any building works. The applicant is advised that a building permit must be obtained prior to the commencement of any works. To obtain a building permit it will be necessary to submit documentation in compliance with the Building Regulations, including plans incorporating all conditions of this approval, specifications and structural drawings.
4. The proponent of this development is advised that it is their responsibility to obtain all necessary approvals from Public Transport Authority and any other relevant agencies to for the proposed works near the rail reserve. The proponent is advice to that all development works undertaken shall be in accordance with "Guidelines for Working in and Around the PTA Rail Reserve" to ensure all the relevant Rail Safety Act, Regulations and PTA Electrical requirements are complied with.
5. The new works and affected parts of the proposed building works must comply with the requirements of the Disability (Access to Premises - Buildings) Standards 2010, particularly in relation to two Universally Accessible apartment, relevant lobbies/passageways, lift, parking etc.
6. The proponent is to submit a set of the approved plans to the Fire and Emergency Services Authority of Western Australia (FESA) for assessment. For further information in this regard contact FESA on 9336 9300.



7. This Development Approval does not authorise any works within the road reserve, including but not limited to drainage works, crossover construction and crossover removal. Prior to any works within the road reserve an application must be made to the City on the prescribed form, accompanied by a site plan clearly showing the design, dimensions and specifications of the proposed works, and an application fee. Please go to the City's website for more information, or contact the City's Development Engineer.
8. With regards to condition relating to developer funded public art contribution, a copy of the City's Local Planning Policy LP.03 – Developer Funded Public Art can be downloaded by visiting the City's [website](#).
9. Suitable bin enclosures shall be provided showing they are capable to accommodate their intended use, including each is provided with a water supply, is adequately ventilated, has impervious walls and floor, a floor graded to a floor waste gully connected to sewer, have a gate/door and be of sufficient size to accommodate all receptacles used on the premises, but in any event having a floor area not less than a size approved by the Manager of Waste Services or an Environmental Health Officer.
10. The proponent is advised that the Waste Management Plan may need amending from time to time to ensure the development operates without impacting on the amenity of the area. Amendments regarding preservation of amenity must be with the approval of the City's officers.
11. The removal of the street tree(s) will be undertaken by the City following the issue of a building permit. A replacement tree will be installed by the City following completion of construction works and subject to the City's street tree planting program.

Prior to the issue of a building permit, the landowner is to pay the City for the cost of the:

- (i) Removal of one street tree only as marked in red on the approved plans; and
- (ii) Provision and installation of a new replacement street tree in an alternative location on the verge abutting the subject property.

All other street trees located in the verge areas adjoining the subject site are to be retained and protected. Pruning or removal of the tree(s) must be approved in writing by the Manager, Parks and City Greening. For more information please the contact the City's Parks and City Greening on 1300 422 664.

12. In relation to the Construction Management Plan, the Construction Management Plan should include the route that construction vehicles will take to and from the site, the temporary realignment of pedestrian access ways, vehicular access to the site during construction, unloading and loading areas, waste disposal, the location on site of building materials to be stored, safety and security fencing, sanitary facilities, cranes and other details as required by the City.
13. This development approval does not grant permission to use the adjoining property or to remove/replace the existing dividing fence without neighbour's consent. Dividing fences are controlled through the Dividing Fences Act 1961. Accordingly owners should liaise with the adjoining land owner if there is an intention to remove or replace any portion of fencing.



14. Premises to be operated in compliance with the Environmental Protection Act 1986, Environmental Protection (Unauthorised Discharges) Regulations 2004, and the Environmental Protection (Noise) Regulations 1997.
15. The development is to comply at all times with the *Environmental Protection (Noise) Regulations 1997*. In this regard, air conditioning systems, carpark ventilation systems, and other plant and equipment that may emit excessive noise are to be designed and located so that noise emissions, when received at neighbouring lots are compliant with the Regulations. To ensure compliance the City recommends the applicant engage the services of an accredited acoustic consultant to provide further advice with regard to the final placement of all plant and equipment and compound construction.
16. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005. An application must be made within 28 days of the determination.

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

**REASON:** The panel members considered that the proposal was a well designed solution for the site and the locality. Having given due regard to the planning framework for the area, particularly the Queens Park Local Structure Plan, the panel were prepared to unanimously support the development.

*Mayor Patrick Hall and Cr Amanda Spencer-Teo left the panel at 9.41.  
Cr Nicholas Pazolli and Cr Clive Ross joined the panel at 9.41.*

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

**9.1 Nos. 55, 57, 57A, 57B, 59, 61 & 61A (Lots 522, 1, 2, 13, 3 & 1) Canning Beach Road and Nos. 2 & 6 (Lots 521 & 12) Moreau Mews, Applecross & Road Reservation Reference 3159495**

Development Description: 16 Storey Mixed-Use Development comprising 224 Apartments, 12 Non-Residential Tenancies and Adjacent Foreshore Upgrades

Proposed Amendments: Minor changes to building height, various other compliant internal changes

Applicant: Edge Visionary Living

Owner: Edge Holdings Pty Ltd

Responsible Authority: City of Melville

DAP File No: DAP/19/01638



## REPORT RECOMMENDATION

**Moved by:** Cr Clive Ross

**Seconded by:** Cr Nicholas Pazolli

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

**Refuse** DAP Application reference DAP/19/01638 for the proposed minor amendment to the approved 15 storey mixed use development at No. 55-61A Canning Beach Road & 2-6 Moreau Mews, Applecross.

### Reasons for Responsible Authority Recommendation

At the City of Melville Ordinary Council Meeting held on the 15 February 2022, a notice of motion to approve the recommendation was lost 1/12. The reasons to reject the motion are as follows;

1. Need for finality and community certainty in proper and orderly planning given that this is the second amendment sought to the development.
2. Responsible Authority Report did not indicate that 50 points of additional community benefit was identified, pursuant to LPP 1.20. Further, officers indicated that there was no certainty as to the extent of the benefit, which was not finalised, and hence it was not possible to conclude that the requirements for additional community benefit were met.
3. Increased overshadowing negatively impacted on local amenity, and was not acceptable to council.

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

For: Cr Clive Ross  
Cr Nicholas Pazolli

Against: Mr Clayton Higham  
Ms Rachel Chapman  
Mr Peter Lee

## ALTERNATE MOTION

**Moved by:** Mr Peter Lee

**Seconded by:** Ms Rachel Chapman

It is recommended that the Metro Inner South Joint Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/19/01638 as detailed on the DAP Form 2 dated 11 December 2022 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/19/01638 and accompanying plans (A02-300- A02-317, A3-01 to A3-04) dated 13 January 2022, in accordance with the provisions of the City of Melville Local Planning Scheme No. 6, for the proposed minor amendment to the approved 15 storey mixed use development at No. 55-61A Canning Beach Road & 2-6 Moreau Mews, Applecross, subject to amended/additional conditions below;

**Amended Condition**

9. Prior to the commencement of development, an amended landscaping and reticulation plan is to be provided to and approved in writing by the City. The plan shall be fully implemented within the first available planting season after the initial occupation of the development and maintained as per the associated maintenance schedule, to the satisfaction of the City.

All other conditions and requirements detailed on the previous approval dated 11 December 2019 shall remain unless altered by this application.

**The Alternate Motion was put and CARRIED (3/2).**

For: Mr Clayton Higham  
Ms Rachel Chapman  
Mr Peter Lee

Against: Cr Nicholas Pazolli  
Cr Clive Ross

**REASON:** The majority of the panel members considered that the amendment to the proposed development was minor in the context of the overall development and that any likely impacts in relation to the additional building height and setbacks would be minimal. The proposal was considered to be consistent with the anticipated built form for the area having given due regard to the planning framework and policies.

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

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/21/01936 DR 168/2021	Town of Victoria Park	No. 176 (Lot 40) Burswood Road, Burswood	Proposed Office Tower	09/08/2021



## **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.

## **12. Meeting Closure**

There being no further business, the Presiding Member declared the meeting closed at 11.20am.