



Metro Inner-South Joint Development Assessment Panel Minutes

Meeting Date and Time: Friday, 6 May 2022; 9;30am
Meeting Number: MISJDAP/99
Meeting Venue: Via 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
	Nil.....	3
9.	Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval	4
	9.1 No.15 (Lot 157) Willcock Street, Ardross WA	4
10.	State Administrative Tribunal Applications and Supreme Court Appeals	7
11.	General Business	7
12.	Meeting Closure.....	7



Attendance

DAP Members

Mr Clayton Higham (Presiding Member)
Ms Rachel Chapman (Deputy Presiding Member)
Ms Diana Goldswain (A/Third Specialist Member)
Cr Matthew Woodall (Local Government Member, City of Melville)
Cr Clive Ross (Local Government Member, City of Melville)

Officers in attendance

Mr Michael Flanagan (City of Melville)
Mr Peter Prendergast (City of Melville)

Minute Secretary

Mr Christopher Dodson (DAP Secretariat)
Ms Samantha Hansen (DAP Secretariat)

Applicants and Submitters

Mr Clayton Plug (Harley Dykstra Pty Ltd)

Members of the Public / Media

Nil.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:32am on 6 May 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.



The Presiding Member announced any DAP member or presenter attending a DAP meeting must not, either orally, in writing or by any other means –

- (a) Make a statement that a local government or public sector employee is incompetent or dishonest; or
- (b) Use offensive or objectionable expressions in reference to a local government, public sector employee or other presenters.

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

2. Apologies

Mr Peter Lee (Third Specialist Member)
Cr Nicholas Pazolli (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

Nil.

7. Deputations and Presentations

7.1 Mr Clayton Plug (Harley Dykstra) addressed the DAP in support of the recommendation for the application at Item 9.1.

7.2 The City of Melville addressed the DAP in relation to the application at Item 9.1.

8. Form 1 – Responsible Authority Reports – DAP Applications

Nil.



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

9.1 No.15 (Lot 157) Willcock Street, Ardross WA

Development Description: Child Care Premises
Proposed Amendments: Minor changes to parapet walls, floor plans and external façade treatment
Applicant: Harley Dykstra Pty Ltd
Owner: Gama Holdings Pty Ltd
Responsible Authority: City of Melville
DAP File No: DAP/21/01990

REPORT RECOMMENDATION

Moved by: Ms Rachel Chapman

Seconded by: Ms Diana Goldswain

With the agreement of the mover and seconder the following amendments were made to the report recommendation;

- (i) That a new Condition be added to read as follows:

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.

REASON: To confirm that approval is being granted under both the local scheme and region scheme.



- (ii) That two new dot points be added to Condition No. 9 from the past approval.

A Construction Management Plan is to be prepared by the applicant and submitted to the City for approval at least 30 days prior to lodging a Building Application. The Construction Management Plan shall detail how the construction of the development will be managed including the following:

- *public safety and site security;*
- *hours of operation;*
- *noise and vibration controls;*
- *air and dust management;*
- *stormwater, groundwater and sediment control;*
- *waste and material disposal;*
- *Traffic Management Plans prepared by an accredited personnel for the various phases of the construction, including any proposed road closures;*
- *the parking arrangements for employees, contractors and sub-contractors;*
- *on-site delivery times and access arrangements;*
- *the storage of materials and equipment on site (no storage of materials on the verge will be permitted);*
- ***the contact details of the site supervisor and details of the complaints handling process to be put in place; and***
- *any other matters likely to impact upon the surrounding properties or road reserve.*

Once approved, the development is to be constructed in accordance with the Construction Management Plan to the satisfaction of the City. The approved Construction Management Plan may be made publicly available on the City of Melville website.

REASON: To provide a minor update to the CMP condition to reflect current practice and procedures of the City of Melville.

That the Metro Inner South JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/21/01990 as detailed on the DAP Form 2 dated 8 February 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/21/01990 and accompanying plans (Site Plan A01, Ground Floor Plan A02, Upper Floor Plan A03, Mezzanine Deck Floor Plan A04, Upper Floor Reflected Ceiling Plan A14, Elevation A05, Elevations A06 and Colour Elevation C1) 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 Melville Local Planning Scheme No. 6, for the proposed minor amendment to the approved Child Care Centre at 15 Willcock Street, Ardross, subject to:



New Condition:

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.

Amended Condition:

9. A Construction Management Plan is to be prepared by the applicant and submitted to the City for approval at least 30 days prior to lodging a Building Application. The Construction Management Plan shall detail how the construction of the development will be managed including the following:
 - public safety and site security;
 - hours of operation;
 - noise and vibration controls;
 - air and dust management;
 - stormwater, groundwater and sediment control;
 - waste and material disposal;
 - Traffic Management Plans prepared by an accredited personnel for the various phases of the construction, including any proposed road closures;
 - the parking arrangements for employees, contractors and sub-contractors;
 - on-site delivery times and access arrangements;
 - the storage of materials and equipment on site (no storage of materials on the verge will be permitted);
 - the contact details of the site supervisor and details of the complaints handling process to be put in place; and
 - any other matters likely to impact upon the surrounding properties or road reserve.

Once approved, the development is to be constructed in accordance with the Construction Management Plan to the satisfaction of the City. The approved Construction Management Plan may be made publicly available on the City of Melville website.

All conditions and requirements detailed on the previous approval dated 3 August 2021 shall remain unless altered by this application.

The Report Recommendation was put and CARRIED UNANIMOUSLY.

REASON: The amendments were considered minor and did not depart from the intent of the previous approval. The height of the upper storey wall was considered not to have a detrimental impact on future redevelopment of adjacent land in accordance with the Planning Framework as boundary-to-boundary development is provided for and expected to be the likely redevelopment scenario.



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/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 9:47am.