



## **Metro Inner-South Joint Development Assessment Panel Minutes**

**Meeting Date and Time:** Friday, 30 September 2022; 09:30am  
**Meeting Number:** MISJDAP/111  
**Meeting Venue:** City of Belmont  
215 Wright Street, Cloverdale

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## Attendance

### DAP Members

Mr Clayton Higham (Presiding Member)  
Ms Rachel Chapman (Deputy Presiding Member)  
Mr Peter Lee (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 Mikayla Phillips (City of Belmont)

### Minute Secretary

Mrs Janet Cherry-Murphy (City of Belmont)

### Applicants and Submitters

Ms Andra Biondi (Urbanista Town Planning)  
Ms Daniella Mrdja (Urbanista Town Planning)

### Members of the Public / Media

There was one member of the public in attendance.

Ms Victoria Rifici from 7 West Media, Perth Now was in attendance.

## 1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.34am on 30 September 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 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**

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 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 6 (Lot 302) Alexander Road And 229, 231 & 233 (Lots 6, 7 & 8) Orrong Road, Rivervale

Development Description:	19 Grouped Dwellings
Applicant:	Urbanista Town Planning
Owner:	Mr Tho Quang Lam
Responsible Authority:	City of Belmont
DAP File No:	DAP/22/02243

#### REPORT RECOMMENDATION

**Moved by:** Ms Rachel Chapman

**Seconded by:** Cr Philip Marks

That the Metro Inner-South JDAP resolves to:

1. Approve DAP Application reference DAP/22/02243 and accompanying plans dated 8 September 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 8 September 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 Inner South 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 occupation of the development Lots 302, Alexander Road and 6, 7 and 8 Orrong Road shall be amalgamated and a new Certificate of Title obtained for the amalgamated lot.
4. 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.
5. Prior to lodging an application for a building permit, a modified Waste Management Plan reflecting the final development plans shall be submitted to the City and implemented thereafter.



6. 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 Clause 5.4.1 of the Residential Design Codes Volume 1, to the satisfaction of the City.
7. Prior to occupation or use of the development, the external face of the wall built on the north-eastern 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.
8. 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; and
  - (c) the street verge in compliance with the Consolidated Local Law 2020.
9. 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.
10. Prior to commencement of development, including demolition, the Applicant shall pre-pay fees in accordance with the Annual Fees and Charges for the removal of the two (2) existing Weeping Bottlebrush (*Callistemon Viminalis*) and the replacement planting of six (6) new street trees to be undertaken by the City.
11. 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.
12. 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.
13. Prior to the issue of a building permit, a preliminary engineering design (15% concept) for the left out only crossover to Orrong Road, is to be prepared to the technical specifications of Main Roads Western Australia, to the satisfaction of the City.



14. Prior to occupation or use of the development, the owner / applicant shall, after having obtained written approval from the City (Crossover Upgrade Application), construct the Alexander Road vehicle crossover in accordance with the approved plans and the City's engineering specifications to the satisfaction of the City.
15. Prior to the occupation or use of the development, the left out only crossover to Orrong Road shall be constructed to the technical specifications of Main Roads Western Australia, to the satisfaction of the City. All costs associated with the proposed works shall be borne by the applicant.
16. Prior to occupation or use of the development, the Alexander Road median island shall be modified to prevent right turns from Alexander Road into the left in only crossover at the cost of the owner/applicant, to the satisfaction of the City. The modifications shall include the extension of the raised median island, road markings and relocation of any services. Detailed design drawings shall be submitted to the City of approval prior to the commencement of any work relating to the modification of the Alexander Road median island.
17. Prior to occupation or use of the development, the redundant vehicle crossover(s) are to be removed and kerbing, verge, and footpath (where relevant) reinstated with grass or landscaping to the satisfaction of the City of Belmont and to the specifications of the City.
18. Prior to the occupation of the building, an anti-graffiti coating is to be applied to the wall adjoining the Orrong Road reserve area to the technical specifications of Main Roads Western Australia, to the satisfaction of the City.
19. No works are permitted within the Orrong Road reservation unless Main Roads Western Australia has issued a working on Roads Permit.
20. 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) 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.

21. 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.
22. 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.



23. Stormwater shall not be discharge to the Orrong Road reserve.
24. Fences in the front setback of the property shall comply with the visually permeable 'Deemed-To-Comply' requirements of Clause 5.2.4 of the Residential Design Codes Volume 1:
  - (a) 1.2 metres above natural ground level within the primary street setback area.
25. 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 junctions of the access ways and the Alexander Road and Orrong Road reserves, as marked in 'RED' on the approved plans.
26. No services, such as air conditioners, fire boosters, meter service boards or water heaters shall be visible from the street, unless approved in writing by the City.
27. 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.
28. 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.
29. Prior to the issue of a building permit, an acoustic report by a qualified acoustic consultant consistent with the requirements of State Planning Policy No 5.4 – Road and Rail Noise is to be prepared and submitted to the satisfaction of the City of Belmont, on the advice of Main Roads Western Australia. Any recommendations contained in the acoustic report shall be thereafter implemented and maintained for the duration of the development.
30. Prior to occupation of the development, certification from a qualified acoustic consultant being submitted, confirming that the recommendations of the approved acoustic report have been implemented is to be provided to the satisfaction of the City of Belmont.
31. Prior to occupation or use of the development, a notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the Certificates of Title of the proposed development. The notification is to state:

*"The site is situated in the vicinity of a transport corridor and are currently affected or may in the future be affected by transport noise."*

#### **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. 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.
- v. 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.
- vi. The City undertakes planting during the Winter planting season of May – September, and maintains street trees for the first two to three years of establishment. The tree offset of 1 (removed): 3 (replaced) is specified in the City's Urban Forest Policy (Council Policy NB 3.2) to account for anticipated survival rates, and the species are determined by the City as per the Street Tree Plan.
- vii. This development is not approval for any alteration of the verge and/or removal of street tree/s. A Crossover Upgrade Application 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.
- 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.





- xii. 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.
- xiii. The applicant is advised that Main Roads specifications for the anti-graffiti coating can be found on Main Roads website > Technical & Commercial > Technical Library > Specifications > Specifications 908 Annexure A – Anti Graffiti Coatings - PDF.
- xiv. The upgrading/widening of Orrong Road is not in Main Roads Western Australia 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 Western Australia assumes no liability for the information provided.

**The Report Recommendation was put and CARRIED (4/1).**

For: Mr Clayton Higham  
Ms Rachel Chapman  
Mr Peter Lee  
Cr Philip Marks

Against: Cr Robert Rossi

**REASON:** The Panel considered that the proposed development was, on balance, the most suitable solution for this site given the challenges with the surrounding roads and having regard to the existing planning framework.

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

Nil

**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 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 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 10.17am.