



Metro Inner-South Joint Development Assessment Panel Minutes

Meeting Date and Time: Thursday, 2 February 2023; 9.00am
Meeting Number: MISJDAP/129
Meeting Venue: City of Canning
1317 Albany Highway, Cannington

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Attendance

DAP Members

Mr Clayton Higham (Presiding Member)
Ms Lee O'Donohue (A/Deputy Presiding Member)
Mr John Syme (A/Third Specialist Member)
Mayor Patrick Hall (Local Government Member, City of Canning)
Cr Amanda Spencer-Teo (Local Government Member, City of Canning)

Officers in attendance

Mr Aamon Zothner (City of Canning)
Mr Sergio Famiano (City of Canning)

Minute Secretary

Ms Barbara Rankin (City of Canning)

Applicants and Submitters

Mr Matthew Filov (Urbis)
Mr Tim Dawkins (Urbis)
Mr Alex Lambert (Westbridge)

Members of the Public / Media

Nil

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.01am on 2 February 2023 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 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

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



3. **Members on Leave of Absence**

DAP Member, Mr Peter Lee has been granted leave of absence by the Director General for the period of 25 January 2023 to 8 February 2023 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 Mr Matthew Filov (Urbis) addressed the DAP in support of the recommendation for the application at Item 8.1.

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

8.1 **11-13 (Lot 901, 6) Colin Jamieson Drive, Welshpool**

Development Description:	Warehouse/Storage and Office
Applicant:	Urbis
Owner:	11-13 Colin Jamieson Drive Pty Ltd
Responsible Authority:	City of Canning
DAP File No:	DAP/22/02333

REPORT RECOMMENDATION

Moved by: Mayor Patrick Hall **Seconded by:** Cr Amanda Spencer-Teo

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

1. **Accept** that the DAP Application reference DAP/22/02333 is appropriate for consideration as a “Warehouse/Storage and Office” land use and compatible with the objectives of the zoning table in accordance with Clause 3.1 of the City of Canning Local Planning Scheme No. 42;
2. **Approve** DAP Application reference DAP/22/02333 and accompanying plans (Attachment 2) 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 4.17 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 4 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. The development is to comply in all respects with the stamped approved plans.
4. Prior to submission of an application for building permit, Lots 6 and 901 Colin Jamieson Drive, Welshpool must be amalgamated into a single lot on a Certificate of Title, or alternatively the land owner may enter into a legal agreement with the City, including placement of a caveat on the relevant title, to allow the amalgamation to occur at a later time to the satisfaction of the City's Solicitors.
5. 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.
6. Prior to lodgement of an application for building permit, a geotechnical investigation report is to be submitted by and at the cost of the owner/developer to the satisfaction of the City.
7. Storm water from all roofed and paved areas must be collected and contained on site via soakwells, or discharged to Council drain via a silt trap. 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.
8. Redundant Crossover(s) shall be removed and the kerb, Verge and Footpath (if present) reinstated to fit in with the surrounding development pattern.
9. 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.
10. Landscaping, as outlined on the approved plan, to be established within 90 days of the subject development first becoming occupied or commencing operations, and thereafter maintained. Landscaping to be protected by kerbing or similar barrier.
11. All street trees located in verge areas adjoining the subject lot/s are to be retained and protected. Pruning or removal of the tree(s) must be approved in writing by the Manager, City Greening.
12. Prior to occupation of the proposed development, the proposed car parking spaces together with their access aisles are to be constructed, line marked and thereafter maintained to the satisfaction of the City.



13. Prior to occupation of the proposed development, eight (8) bicycle parking bays are to be installed and thereafter maintained in accordance with *Australian Standard AS2890.3* and Council specifications to the satisfaction of the City.
14. Prior to occupation of the proposed development, one (1) male and one (1) female showers (or 1 unisex shower) with eight (8) lockers shall be installed and thereafter maintained in accordance with the relevant *Australian Standards* and Council specifications.
15. A suitable bin enclosure for the storage and cleaning of receptacles on the premises is to be provided to the satisfaction of the City.
16. Development to be connected to the Ministers sewer to the satisfaction of the City.

Advice Notes

1. The proposed development is to comply with the provisions of the *Building Act 2011*, the *Building Code of Australia* and any other requirements of the City's Building Department.
2. This approval does not authorise the commencement of any building works. The applicant is advised that a Building Permit Approval must be obtained prior to the commencement of any works. To obtain a Building Permit Approval 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.
3. This approval does not authorise the demolition of the existing buildings on site. A demolition licence must be obtained from the City prior to the removal/ demolition of the existing buildings.
4. The applicant/landowner is advised that a Traffic Management Plan applies to the subject land, relating to Lot 900 (404) Orrong Road, Welshpool which relies on vehicle access through Lot 901 (11-13) Colin Jamieson Drive, Welshpool. Please note that any future modifications to the existing access arrangements may result in legal implications to adjoining landowners. The City encourages coordination between landowners (i.e. formalisation of existing access arrangements) to ensure the operation of Lot 900 (404) Orrong Road, Welshpool remains compliant with its approved development application.
5. The premises is to be operated in compliance with the *Environmental Protection Act 1986*, *Environmental Protection (Unauthorised Discharges) Regulations 2004* and *Environmental Protection (Noise) Regulations 1997*. Note if in connection with a business or a commercial activity, a material listed in Schedule 1 of the *Environmental Protection (Unauthorised Discharges) Regulations 2004* is discharged into the environment, an offence is committed. Please see www.slp.wa.gov.au for further information.
6. In respect to condition (4); in the preparation of any legal agreement required by this condition, the City's solicitors act for the City. You are advised to seek your own legal advice in connection to this condition. All expenses associated with the preparation of the legal agreement including the City's expenses for its legal advice will be paid for by the applicant / landowner.



7. With respect to Condition (12), construction of the car parking bays requires paving, sealing, marking and draining to the satisfaction of the City.
8. The applicant is advised that all signage on site is to comply with the requirements of the City's *Local Planning Policy LP.07 – Advertising Signs* and is not to contain obscene or offensive information or illustration. Further variation to the City's policy will require a separate development application to be lodged.
9. The subject site is located in a high to moderate acid sulphate soils risk area and may be subject to additional subdivision and development works management requirements. An Acid Sulphate Soils Self-Assessment Form can be downloaded from the Western Australian Planning Commission's website at: www.planning.wa.gov.au. The Department of Environment and Conservation's Identification and Investigation of Acid Sulphate Soils guideline can be downloaded from www.dec.wa.gov.au.

AMENDING MOTION 1

Moved by: Mr Clayton Higham

Seconded by: Mr John Syme

That Condition No.4 be amended to read as follows:

Prior to submission of an application for building permit, Lots 6 and 901 Colin Jamieson Drive, Welshpool must be amalgamated into a single lot on a Certificate of Title, or alternatively the land owner may enter into a legal agreement with the City, including placement of a caveat on the relevant title, to allow the amalgamation to occur at a later time to the satisfaction of the ~~City's Solicitors~~ City.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To ensure the City remains the responsible authority without a third party involved.

REPORT RECOMMENDATION (AS AMENDED)

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

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

REASON: The panel considered that the proposed development was well suited to the location and addressed issues in relation to access, circulation, and parking. The panel was quite happy that the development would not have any adverse impacts on the adjoining properties or the locality.

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 DR168/2021	Town of Victoria Park	No. 176 (Lot 40) Burswood Road, Burswood	Proposed Officer Tower	09/08/2021
DAP/22/02244 DR121/2022	City of Fremantle	Nos. 34-38 (Lots 1823, 1209, 1212 and 1217) Amherst Street and Nos. 2-4 (Lots 1223 and 1222) Stack Street, Fremantle	56 Grouped Dwellings	30/11/2022
DAP/22/02290 DR234/2022	Town of Victoria Park	No.384 (Lot 3) Berwick Street, East Victoria Park	Proposed 13 Grouped Dwellings	23/12/2022



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 9.10am.