



## **Metro West Joint Development Assessment Panel Minutes**

**Meeting Date and Time:** 23 April 2019, 10:00am  
**Meeting Number:** MWJDAP/230  
**Meeting Venue:** Town of Cambridge Council Chambers  
1 Bold Park Drive  
Floreat

### **Attendance**

#### **DAP Members**

Ms Francesca Lefante (Presiding Member)  
Mr Clayton Higham (A/Deputy Presiding Member)  
Mr Brett Lovett (A/Specialist Member)  
Cr Andres Timmermanis (Local Government Member, Town of Cambridge)  
Cr Rod Bradley (Local Government Member, Town of Cambridge)

#### **Officers in attendance**

Mr Steven Laming (Town of Cambridge)  
Ms Jennifer Heyes (Town of Cambridge)

#### **Minute Secretary**

Mr John Carter (Town of Cambridge)

#### **Applicants and Submitters**

Ms Cathy Zordan (on behalf of Mr Gabriel Zordan)  
Mr Guy Prentice Chandler  
Mr Carlo Famiano (CF Town Planning and Development)

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

There were 3 members of the public in attendance.

#### **1. Declaration of Opening**

The Presiding Member declared the meeting open at 10:00am on 23 April 2019 and acknowledged the past and present traditional owners and custodians 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 2017 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.



The Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the DAP Standing Orders 2017 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

Mr Jarrod Ross (Deputy Presiding Member)  
Mr Jason Hick (Specialist Member)

## 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, Mr Jarrod Ross, declared an impartiality interest in item 9.1. Mr Ross' employer, Taylor Burrell Barnett are employed by the Town of Cambridge to prepare their Local Planning Strategy, including community engagement, preparation of the required documentation and provision of advice on process.

In accordance with section 6.2.5 of the DAP Standing Orders 2017, the Presiding Member determined that the member listed above, who had disclosed an impartiality interest, was not permitted to participate in the discussion or voting on the item.

## 7. Deputations and Presentations

7.1 Ms Cathy Zordan (on behalf of Mr Gabriel Zordan) addressed the DAP in support of the application at Item 9.1.

7.2 Mr Guy Prentice Chandler addressed the DAP in support of the application at Item 9.1 and responded to questions from the panel.

7.3 Mr Carlo Famiano (CF Town Planning and Development) addressed the DAP in support of the application at Item 9.1 and responded to questions from the panel.

7.4 Ms Jennifer Heyes (Town of Cambridge) addressed the DAP in relation to the application at Item 9.1 and responded to questions from the panel.



## PROCEDURAL MOTION

**Moved by:** Ms Francesca Lefante

**Seconded by:** Mr Clayton Higham

That the meeting be adjourned for a period of 5 minutes to allow the Town of Cambridge to review approved parking requirements for the development.

**The Procedural Motion was put and CARRIED UNANIMOUSLY.**

*The meeting was adjourned at 10:55am.*

*The meeting was reconvened at 11:00am.*

### 8. Form 1 – Responsible Authority Reports – DAP Application

Nil

### 9. Form 2 – Responsible Authority Reports – Amending or cancelling DAP development approval

- 9.1 Property Location: Lot 62 (No. 122) Kimberley Street, West Leederville  
Development Description: 19 Multiple Dwellings  
Applicant: Existing Security Gate and Reconfiguration of Visitors' Car Parking Bays, Proposed Intercom System and LED Lighting and Deletion of Condition 7 of Original Approval  
Owner: C F Town Planning and Development  
Responsible Authority: Body Corporate on behalf of owners of Units 1-19/No. 122 Kimberley Street, West Leederville  
DAP File No: Town of Cambridge  
DAP/14/00658

## REPORT RECOMMENDATION

**Moved by:** Cr Andres Timmermanis

**Seconded by:** Nil

That the Metro West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/14/00658 as detailed on the DAP Form 2 dated 13 February 2019 is appropriate for consideration in accordance with Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2015*;
2. **Refuse** the DAP Application reference DAP/14/00658 as detailed on the DAP Form 2 dated 13 February 2019 and accompanying plans dated 19 February 2019 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 *Town of Cambridge Town Planning Scheme No. 1*, and the *Metropolitan Region Scheme*, for the proposed minor amendment to the original approved '19 Multiple Dwellings' at Lot 62 (No. 122) Kimberley Street, West Leederville for the following reasons:



## Reasons for Refusal

1. The development does not satisfy the design principles of Provision 6.3.4 of *State Planning Policy 3.1 - Residential Design Codes*, as it does not provide visitor car parking facilities that are conveniently accessed, secure and consistent with the streetscape.
2. Having due consideration to sub-clauses 67(n) and (s) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the development does not provide adequate arrangement for the manoeuvring and parking of vehicles and thus will have a detrimental impact on the amenity of the users of the development and those residents within the immediate locality.

**The Report Recommendation LAPSED for want of a seconder.**

## ALTERNATE MOTION

**Moved by:** Mr Clayton Higham

**Seconded by:** Mr Brett Lovett

That the Metro West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/14/00658 as detailed on the DAP Form 2 dated 13 February 2019 is appropriate for consideration in accordance with Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DAP/14/00658 as detailed on the DAP Form 2 dated 13 February 2019 and accompanying plans dated 19 February 2019 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 *Town of Cambridge Town Planning Scheme No. 1*, and the *Metropolitan Region Scheme*, for the proposed minor amendment to the original approved '19 Multiple Dwellings' at Lot 62 (No. 122) Kimberley Street, West Leederville subject to the following:

### Additional Conditions:

21. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any conditions of this approval.
22. A Visitor Management Plan (VMP) that specifies the operation of the intercom system/security gate and includes LED availability indicator lighting above each visitor bay (as well as signage advising visitors of the interpretation/operation of the LED lighting) shall be prepared to the Town's satisfaction and submitted to the Town within 30 days of the date of determination. The VMP shall also specify the operation of the intercom system for the pedestrian gate.

The VMP shall be implemented within 30 days of the date of approval of the VMP and thereafter be maintained for the life of the development to the satisfaction of the Town.



**Additional Advice Notes:**

- All other conditions and requirements detailed on the previous JDAP approval dated 22 May 2015 shall remain unless altered by this application.

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

For: Mr Clayton Higham  
Mr Brett Lovett  
Cr Rod Bradley

Against: Ms Francesca Lefante  
Cr Andres Timmermanis

**REASON:** Support the retention of the existing security gates in their current location and disbursement of the visitor parking within the site, based around security for the residents already committed to the development. Relocation of the gates into the development and the visitor's bays to the front was considered could create security issues for some of the dwellings towards the front of the site. Various amendments by the applicant to disperse the visitor's bays more evenly across the parking configuration and the use of LED lighting were also supported. It was felt that the proposal now satisfied the principles in the R Codes and that it is unlikely that it would have a detrimental impact on the amenity of the locality.

**10. Appeals to the State Administrative Tribunal**

The Presiding Member noted the following State Administrative Tribunal Applications -

Current Applications		
LG Name	Property Location	Application Description
City of Vincent	Lot 10 (125) Richmond Street, Leederville	Modifications to the external façade of a Three Storey Multiple Dwelling Development
City of Vincent	Lot 1 (308) and Lot 2 (310) Oxford Street, Leederville	Five Storey Mixed Use Development
Town of Cambridge	Lot 2 (130) and Lot 3 (132) Brookdale Street, Floreat	Child Care Centre
Town of Cambridge	Lot 587 (264) Selby Street, Wembley	Child Care Centre
Town of Cambridge	Lot 181 (61-69) Cambridge Street, West Leederville	Redevelopment of Abbotsford Private Hospital
Town of Claremont	Lot 508 (3) Shenton Road, Claremont	Eight Storey Mixed Use Development

Finalised Applications		
LG Name	Property Location	Application Description
Town of Claremont	Lot 510 (58-62) Bay View Terrace, Claremont	Third storey additions and refurbishment of commercial tenancies and illuminated large format LED signage



## 11. General Business / Meeting Close

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2017 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.

There being no further business, the Presiding Member declared the meeting closed at 11:19am.

A handwritten signature in black ink, appearing to be 'F. Lefante', with a long horizontal line extending to the right.