



Metro West Joint Development Assessment Panel Minutes

Meeting Date and Time: 21 January 2019, 9:00am
Meeting Number: MWJDAP/217
Meeting Venue: Town of Cambridge Council Chambers
1 Bold Park Drive
Floreat

Attendance

DAP Members

Ms Megan Adair (Presiding Member)
Mr Clayton Higham (A/Deputy Presiding Member)
Mr John Syme (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 Chris Della Bona (Town of Cambridge)
Ms Jennifer Heyes (Town of Cambridge)
Mr Frank Strever (Town of Cambridge)
Mr Evan Williams (Porter Consulting Engineers)
Mr David Karotkin (Design Review Panel Chair)

Minute Secretary

Mr John Carter (Town of Cambridge)

Applicants and Submitters

Mr Alessandro Stagno (Planning Solutions)
Mr Behnam Bordbar (Transcore)

Members of the Public / Media

There were 6 members of the public in attendance.

Mr Ben Dickinson from The Post and Ms Victoria Rifici from Western Suburbs Weekly were in attendance.

1. Declaration of Opening

The Presiding Member declared the meeting open at 9.04am on 21 January 2019 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

Ms Megan Adair
Presiding Member, Metro West JDAP



Due to the incomplete training of the newly appointed Presiding Member and the conflict of interest of the Deputy Presiding Member, Ms Megan Adair has been appointed as Presiding Member for this meeting in accordance with regulation 27(3A) of the *Planning and Development (Development Assessment Panel) Regulations 2011*.

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

Ms Francesca Lefante (Presiding Member)
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 members, Mr Jarrod Ross and Mr Jason Hick declared an impartiality interest in item 8.1. Mr Ross' employer, Taylor Burrell Barnett, is 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. Mr Hick is an employee and shareholder of Emerge Environmental Services Pty Ltd (trading as Emerge Associates), who have been engaged by the Town of Cambridge to prepare a sustainability strategy for the Town. Mr Hick is not directly involved in this project and the work is expected to be completed by the end of January 2019.

In accordance with section 6.3.1 of the DAP Standing Orders 2017, the Presiding Member determined that the members listed above, who had disclosed a impartiality interest, was not permitted to participate in the discussion or voting on the item.

Ms Megan Adair
Presiding Member, Metro West JDAP



7. Deputations and Presentations

- 7.1 Mr Alessandro Stagno (Planning Solutions) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.
- 7.2 Mr Behnam Bordbar (Transcore) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.
- 7.3 Ms Jennifer Heyes (Town of Cambridge) addressed the DAP in relation to the application at Item 8.1.
- 7.4 Mr David Karotkin (Design Review Panel Chair) 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 Application

- 8.1 Property Location: Lot 587 (No. 264) Selby Street, Wembley
Development Description: Child Day Care Centre
Applicant: Planning Solutions
Owner: Nilay Vipinkumar Shah and Sonali Shah
Responsible Authority: Town of Cambridge
DAP File No: DAP/18/01499

REPORT RECOMMENDATION

Moved by: Cr Andres Timmermanis

Seconded by: Cr Rod Bradley

That the Metro West JDAP resolves to:

1. **Refuse** DAP Application reference DAP/18/01499 and accompanying plans in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the Town of Cambridge Town Planning Scheme No. 1, for the following reasons:

Reasons

1. The proposal does not satisfy the Town's Local Planning Policy 3.7: Child Day Care Centres with respect to the domestic design of the development. The proposal does not reflect a residential approach, and the commercial style of the development is not considered to be compatible with the Residential zoning of the land or the surrounding residential context resulting in a negative impact on the residential locality.
2. The proposal does not satisfy Local Planning Policy 3.10: Non-Residential Development in Residential Areas with respect to plot ratio. The proposed level of development is considered to be excessive for the site and is considered to result in a bulk impact that is incompatible with the surrounding residential development.

The Report Recommendation was put and CARRIED UNANIMOUSLY.

REASON: In accordance with details contained in the Responsible Authority Report.

Ms Megan Adair
Presiding Member, Metro West JDAP



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

Nil

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 Claremont	Lot 508 (3) Shenton Road, Claremont	Eight Storey Mixed Use Development
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

There being no further business, the Presiding Member declared the meeting closed at 9.52am.