



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

**Meeting Date and Time:** 19 June 2019, 10:00am  
**Meeting Number:** MWJDAP/237  
**Meeting Venue:** Town of Cambridge Council Chambers  
1 Bold Park Drive  
Floreat

### **Attendance**

#### **DAP Members**

Ms Francesca Lefante (Presiding Member)  
Ms Melanie Bradley (A/Deputy Presiding Member)  
Mr Jason Hick (Specialist Member)

#### *Item 8.1*

Mayor Max Hipkins (Local Government Member, City of Nedlands)  
Cr Kerry Smyth (Local Government Member, City of Nedlands)

#### *Item 8.2*

Cr Andres Timmermanis (Local Government Member, Town of Cambridge)  
Cr Rod Bradley (Local Government Member, Town of Cambridge)

### **Officers in attendance**

#### *Item 8.1*

Mr Reece Woo (Western Australia Planning Commission)  
Mr Ben Hesketh (Western Australia Planning Commission)

#### *Item 8.2*

Ms Karen Liddell (Town of Cambridge)  
Ms Jennifer Heyes (Town of Cambridge)  
Mr Frank Strever (Town of Cambridge)  
Ms Marlaine Lavery (Town of Cambridge)  
Mr David Karotkin (Town of Cambridge Design Review Panel Chair)  
Mr Andrew Robert (Mcleods Barristers and Solicitors)  
Mr Evans Williams (Porter Consulting Engineers)

### **Minute Secretary**

Mr John Carter (Town of Cambridge)

### **Applicants and Submitters**

#### *Item 8.1*

Mr Peter Fitzgerald (Urbis)  
Ms Cassie Barrow (Urbis)  
Mr Ernan O'Neill (Aurecon)



*Item 8.2*

Ms Juliet Street

Mr John Molloy

Mr Gianpaolo Crugnale (G Living)

Mr Samuel Klopper (Klopper and Davis Architects)

Mr Tayne Evershed (Planning Solutions)

Ms Belinda Moharich (Moharich and More)

Mr Matt Davis (Klopper and Davis Architects)

**Members of the Public / Media**

There were 13 members of the public in attendance.

Mr Hugo Timms from The Post was in attendance.

**1. Declaration of Opening**

The Presiding Member declared the meeting open at 10:03am on 19 June 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)

Cr Nigel Shaw (Local Government Member, City of Nedlands)

**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 8.2. 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 and 6.3 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 and voting on the item.

## 7. Deputations and Presentations

7.1 Mr Reece Woo (Western Australia Planning Commission) addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

7.2 Mr Ben Hesketh (Western Australia Planning Commission) addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

***The presentations at Item 7.1 to 7.2 were heard prior to the application at Item 8.1.***

7.3 Ms Juliet Street addressed the DAP against the application at Item 8.2 and responded to questions from the panel.

7.4 Mr John Molloy addressed the DAP against the application at Item 8.2.

7.5 Mr Gianpaolo Crugnale (G Living) addressed the DAP in support of the application at Item 8.2 and responded to questions from the panel.

7.6 Mr Sam Klopper (Klopper and Davis Architects) addressed the DAP in support of the application at Item 8.2 and responded to questions from the panel.

7.7 Mr Tayne Evershed (Planning Solutions) addressed the DAP in support of the application at Item 8.2 and responded to questions from the panel.

7.8 Ms Belinda Moharich (Moharich and More) addressed the DAP in support of the application at Item 8.2 and responded to questions from the panel.

7.9 Ms Karen Liddell (Town of Cambridge) addressed the DAP in relation to the application at Item 8.2 and responded to questions from the panel.

7.10 Mr David Karotkin (Town of Cambridge Design Review Panel Chair) addressed the DAP in relation to the application at Item 8.2 and responded to questions from the panel.

***The presentations at Items 7.3 to 7.10 were heard prior to the application at Item 8.2.***



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

8.1 Property Location:	Lot 15368 (No. 37) Lemnos Street, Shenton Park
Development Description:	Expansion of existing data storage facility
Applicant:	Metronode Pty Ltd C/o Urbis
Owner:	State of Western Australia
Responsible Authority:	Western Australian Planning Commission
DAP File No:	DAP/19/01606

### REPORT RECOMMENDATION

**Moved by:** Mr Jason Hick

**Seconded by:** Ms Francesca Lefante

That the Metro West JDAP resolves to:

**Approve** DAP Application reference DAP/19/01606 and accompanying plans date stamped 6 May 2019 by the Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission in accordance with Clause 30 (1) of the Metropolitan Region Scheme, subject to the following conditions:

### Conditions

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two-year period, the approval shall lapse and be of no further effect.
2. All car parking bays, manoeuvring areas and vehicular access ways shown on the approved site plan being constructed, marked, sealed and drained prior to occupation of the building, and maintained thereafter by the landowner to the specification of the City of Nedlands and to the satisfaction of the Western Australian Planning Commission.
3. All stormwater from the development, which includes permeable and non-permeable areas shall be contained within Lot 15368 to the specification of the City of Nedlands and satisfaction of the Western Australian Planning Commission.
4. A construction management plan being prepared to the specification of the City of Nedlands and satisfaction of the Western Australian Planning Commission. Once approved, the construction management plan is to be adhered to during the construction of development.
5. The applicant is to ensure Implementation Actions No. 1, 2 and 3, as outlined in Table 6 of the Bushfire Management Plan prepared by Straten (March 2019, Revision 0), are carried out prior to occupation of the data storage building.

### Advice Notes

1. The City of Nedlands advises that:
  - a. all development must comply with the provisions of the Health Regulations, National Construction Code, Public Building Regulations and all other relevant Acts, Regulations and Local Laws. This includes the provision of



- access and facilities for people with disabilities in accordance with the National Construction Code; and
- b. in regard to the condition relating to the preparation of a construction management plan, the construction management plan shall detail how proposed site works will be managed to minimise environmental impacts and shall address but not be limited to:
    - i. Staging plan for the entire works;
    - ii. Applicable timeframes and assigned responsibilities for tasks;
    - iii. Onsite storage of materials and equipment;
    - iv. Parking for contractors;
    - v. Waste management;
    - vi. Management of noise in accordance with the requirements of the *Environmental Protection (Noise) Regulations 1997*;
    - vii. Management of vibrations;
    - viii. Complaints and incidents; and
    - ix. Site signage showing the builder's direct contact details (telephone number and email address).
  2. The Department of Water and Environment Regulation advises that an appropriate health and safety plan be prepared for the works which includes contingency actions for workers in the event that contaminated soil is encountered during ground disturbing works.
  3. In regard to the condition relating to compliance with the Bushfire Management Plan, the landowner / occupant is reminded to ensure Management Actions No. 5, 6, 7 and 8, as outlined in Table 6 of the Bushfire Management Plan prepared by Strategen (March 2019, Revision 0), are adhered to.

### **AMENDING MOTION 1**

**Moved by:** Mayor Max Hipkins

**Seconded by:** Cr Kerry Smyth

*The following amendments was made en bloc:*

- (i) That a new Condition 6 be added to read as follows:

*A 2m wide strip of landscaping shall be provided on the eastern and western boundary of the subject site, to the satisfaction of the local authority.*

- (ii) That a new Condition 7 be added to read as follows:

*One tree shall be provided per 4 approved car parking bays, to the satisfaction of the local authority.*



**The Amending Motion was put and CARRIED (4/1).**

For: Ms Francesca Lefante  
Ms Melanie Bradley  
Mayor Max Hipkins  
Cr Kerry Smyth

Against: Mr Jason Hick

**REASON:** To conserve the existing vegetation on site and ameliorate heat generated by the proposal.

**AMENDING MOTION 2**

**Moved by:** Mr Jason Hick

**Seconded by:** Mayor Max Hipkins

*The following amendments was made en bloc:*

(i) That a new Condition 8 be added to read as follows:

*Investigations into potential site contamination being carried out and remediation works being completed as necessary prior to the commencement of the development to the specification of the Department of Water and Environmental protection and to the satisfaction of the WAPC.*

(ii) That a new Advice Note 4 be added to read as follows:

*In relation to condition 8 and in accordance with regulation 31(1)(c) of the Contaminated Site Regulation 2006, a Mandatory Auditors Report, prepared by an accredited contained sites suitor, will need to be submitted to the Department of Water and Environment Regulation as evidence of compliance with condition 8.*

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

**REASON:** To resolve the purpose of the contamination and classification of the risk.

**REPORT RECOMMENDATION (AS AMENDED)**

That the Metro West JDAP resolves to:

**Approve** DAP Application reference DAP/19/01606 and accompanying plans date stamped 6 May 2019 by the Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission in accordance with Clause 30 (1) of the Metropolitan Region Scheme, subject to the following conditions:

**Conditions**

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two-year period, the approval shall lapse and be of no further effect.



2. All car parking bays, manoeuvring areas and vehicular access ways shown on the approved site plan being constructed, marked, sealed and drained prior to occupation of the building, and maintained thereafter by the landowner to the specification of the City of Nedlands and to the satisfaction of the Western Australian Planning Commission.
3. All stormwater from the development, which includes permeable and non-permeable areas shall be contained within Lot 15368 to the specification of the City of Nedlands and satisfaction of the Western Australian Planning Commission.
4. A construction management plan being prepared to the specification of the City of Nedlands and satisfaction of the Western Australian Planning Commission. Once approved, the construction management plan is to be adhered to during the construction of development.
5. The applicant is to ensure Implementation Actions No. 1, 2 and 3, as outlined in Table 6 of the Bushfire Management Plan prepared by Strategen (March 2019, Revision 0), are carried out prior to occupation of the data storage building.
6. A 2m wide strip of landscaping shall be provided on the eastern and western boundary of the subject site, to the satisfaction of the local authority.
7. One tree shall be provided per 4 approved car parking bays, to the satisfaction of the local authority.
8. Investigations into potential site contamination being carried out and remediation works being completed as necessary prior to the commencement of the development to the specification of the Department of Water and Environmental protection and to the satisfaction of the WAPC.

### **Advice Notes**

1. The City of Nedlands advises that:
  - a. all development must comply with the provisions of the Health Regulations, National Construction Code, Public Building Regulations and all other relevant Acts, Regulations and Local Laws. This includes the provision of access and facilities for people with disabilities in accordance with the National Construction Code; and
  - b. in regard to the condition relating to the preparation of a construction management plan, the construction management plan shall detail how proposed site works will be managed to minimise environmental impacts and shall address but not be limited to:
    - i. Staging plan for the entire works;
    - ii. Applicable timeframes and assigned responsibilities for tasks;
    - iii. Onsite storage of materials and equipment;
    - iv. Parking for contractors;



- v. Waste management;
  - vi. Management of noise in accordance with the requirements of the *Environmental Protection (Noise) Regulations 1997*;
  - vii. Management of vibrations;
  - viii. Complaints and incidents; and
  - ix. Site signage showing the builder's direct contact details (telephone number and email address).
2. The Department of Water and Environment Regulation advises that an appropriate health and safety plan be prepared for the works which includes contingency actions for workers in the event that contaminated soil is encountered during ground disturbing works.
  3. In regard to the condition relating to compliance with the Bushfire Management Plan, the landowner / occupant is reminded to ensure Management Actions No. 5, 6, 7 and 8, as outlined in Table 6 of the Bushfire Management Plan prepared by Strategen (March 2019, Revision 0), are adhered to.
  4. In relation to condition 8 and in accordance with regulation 31(1)(c) of the *Contaminated Site Regulation 2006*, a Mandatory Auditors Report, prepared by an accredited contained sites suitor, will need to be submitted to the Department of Water and Environment Regulation as evidence of compliance with condition 8.

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

For: Ms Francesca Lefante  
Ms Melanie Bradley  
Mr Jason Hick  
Cr Kerry Smyth

Against: Mayor Max Hipkins

**REASON:** In accordance with details contained in the Responsible Authority Report and Amending Motions.

*Mayor Max Hipkins and Cr Kerry Smyth left the panel at 10:44am.*

**PROCEDURAL MOTION**

**Moved by:** Ms Melanie Bradley

**Seconded by:** Mr Jason Hick

That the meeting be adjourned for a period of 5 minutes to allow members to prepare for item 8.2.

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

*The meeting was adjourned at 10:44am.*

*The meeting was reconvened at 10:49am.*



*Cr Andres Timmermanis and Cr Rod Bradley joined the panel at 10:49am.*

<b>8.2</b> Property Location:	Lot 11 (No. 240-242) & Lot 19 (No. 246-250) Railway Parade, Lot 12 & 30 (No. 2) Rosslyn Street, and Lot 154793 Crown Reserve 7749 (Harms Lane), West Leederville
Development Description:	Mixed use residential and commercial development comprising of 2 towers (8 and 10 storeys) and 2 levels of basement car parking
Applicant:	G Living
Owner:	Lot 11 Railway Pde - Mr Scot Griffin and Mr Anthony Knight Lot 19 Railway Pde - Ms Jane Whiddon Lot 12 & 30 Rosslyn St - Mr Scot Griffin and Mr Anthony Knight Harms Lane - Department of Planning, Lands and Heritage
Responsible Authority:	Town of Cambridge
DAP File No:	DAP/19/01583

## **PROCEDURAL MOTION**

**Moved by:** Ms Francesca Lefante

**Seconded by:** Mr Jason Hick

That the meeting be adjourned for a period of 6 minutes so that members could prepare for the extended length of the meeting.

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

*The meeting was adjourned at 1:00pm.  
The meeting was reconvened at 1:06pm.*

## **REPORT RECOMMENDATION**

**Moved by:** Cr Andres Timmermanis

**Seconded by:** Nil

That the Metro West JDAP resolves to:

1. **Refuse** DAP Application reference DAP/19/01583 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 Local Planning Scheme No. 1, and pursuant to clause 24(1) and 26 of the Metropolitan Region Scheme for a mixed use residential and commercial development comprising of two towers (8 and 10 storeys) and two levels of basement car parking.

## **Reasons**

1. The proposal does not satisfy Clause 67 (m) of the *Planning and Development (Local Planning Schemes) Regulations 2015* or the objectives of the R-Codes Vol 2 - Part 2 Primary Controls, the Town's West Leederville Activity Centres Plan



(WLACP) and Local Planning Policy 2.5: West Leederville Precinct in regards to building bulk and scale.

The excessive plot ratio proposed has resulted in unacceptable building height, setbacks and building separation.

The excessive building height and reduced setbacks increase the developments bulk and scale and does not meet the desired future character for the locality in regards to built form and urban design planning principles to maintain human scale buildings along street frontages and is considered to have an adverse impact on the amenity of the locality.

In addition, the separation between buildings will detrimentally impact on the amenity of future occupiers in regards to outlook and privacy.

2. The proposal does not satisfy the objectives of the R-Codes Vol 2 - Part 2, Element 2.8 Development incentives for community benefit.

The community benefits proposed are not considered to be commensurate with the additional development proposed on the site.

In addition, it is considered that the community benefits proposed are not acceptable due to their locations and being held in private ownership. There is no certainty that the community benefits, located on private land, will continue over the lifetime of the development.

3. The proposal does not satisfy the objectives of the R-Codes Vol 2 - Part 3, Element 3.9 Car and bicycle parking in regards to visitor parking in that the visitor bays are not appropriately accessible as they are not clearly visible from the driveway of the basement car park entrance, and being interspersed over 2 levels.
4. The proposal does not satisfy the objectives of the R-Codes Vol 2 - Part 4, Element 4.1 Solar and daylight access as the development does not optimise daylight access for a significant number of the proposed dwellings.
5. The proposal does not satisfy the objectives of the R-Codes Vol 2 - Part 4, Element 4.8 Dwelling mix as the different dwelling types are not well distributed throughout the development, including a mix of dwelling types on each floor. This does not satisfy the intent of this Element to create diversity in a development.
6. The proposal does not satisfy the objectives of the R-Codes Vol 2 - Part 4, Element 4.12 Landscaping design with regards to minimum soil volumes of planters/garden beds to allow full root development and healthy growth.
7. The proposal does not satisfy the objectives of the R-Codes Vol 2 - Part 4, Element 4.14 Mixed Use in regards to creating a safe and secure living environment for residents. The location of the pedestrian pathway through the site combined with the vertical play ground in the north eastern corner creates access control issues that impact on the safety of the future residents.
8. The proposal does not satisfy the objectives of the R-Codes Vol 2 - Part 4, Element 4.15 Energy efficiency as specific energy efficient measures to be implemented, as outlined in the submitted Sustainable Design Assessment



Report, have not been identified. In the absence of this information a full and proper assessment is unable to be made against this Element.

9. Pursuant to Clause 67 (b), (g) and (h) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, it is considered the proposed bulk and scale of the development is excessive in terms of the degree of departure from the Local Planning Framework and therefore is contrary to orderly and proper planning. A significant departure from the Local Planning Framework will detrimentally impact on the future character of the area.

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

### **ALTERNATE MOTION**

**Moved by:** Mr Jason Hick

**Seconded by:** Ms Melanie Bradley

That the Metro West JDAP resolves to:

1. **Approve** DAP Application reference DAP/19/01583 and accompanying plans in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the provisions of the Town of Cambridge Town Planning Scheme No. 1, and pursuant to clause 24(1) and 26 of the Metropolitan Region Scheme for a mixed use residential and commercial development comprising of two towers (8 and 10 storeys) and two levels of basement car parking subject to the following:

#### **Conditions:**

1. 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.
2. Lot 11 (No. 240-242) & Lot 19 (No. 246-250) Railway Parade, Lot 12 & 30 (No. 2) Rosslyn Street, and Lot 154793 Crown Reserve 7749 (Harms Lane), West Leederville shall be amalgamated into a single lot and the new Certificate of Title be issued prior to works commencing.
3. Amended plans be provided as part of the building permit application which show the following modifications to the development:
  - a) The secure roller/shutter door to the basement carpark being relocated to behind the loading and bin retrieval area to allow for vehicles to stop on-site and not obstruct the footpath along Rosslyn Street.
  - b) All basement vehicle access ramps, all vehicle access ways and all car bays having a minimum headroom clearance of 2.2m (as measured to the lowest roof projection) in accordance with cl5.3.1 of *Australian Standard 2890.1:2004 - Off-street Car Parking*.
  - c) All 19 visitor bays being located outside any security barrier and being marked, sign posted according and available for use for the life of the development, to the satisfaction of the Town.
  - d) Railway Avenue street tree species being *Angophora costata* as per the Town's treescape plan.



- e) Rosslyn Street tree species being *Corymbia ficafolia* as per the Town's treescape plan.
  - f) Street Trees having 7.2m<sup>3</sup> of soil for sustainable growth and stabilisation in high winds.
  - g) Increased garden bed areas being provided to the Town's satisfaction or structural soil being provided under the paving to allow full root development and healthy growth. Namely the landscaped areas referred to on the approved landscape plan as being G16, G17, S1, S3, S5, E2, E3, E11.
4. A Landscape Maintenance Plan shall be provided to formalise frequency of servicing of a minimum of quarterly to maintain a good level of presentation. The maintenance plan shall demonstrate how access to balcony gardens S7, F1, F4, F21, F24, F25, E13, E16, E18, E19, E12, N1, N4, 5, N8, N9 can be accessed from the building for garden maintenance.
  5. A detailed drainage plan, demonstrating on-site retention and disposal, is to be submitted to, and approved by, the Town prior to works commencing.

That Drainage Plan is to be thereafter implemented upon commencement of site works and thereafter maintained for the life of the development to the satisfaction of the Town.

6. Should any dewatering of the development site be required (as determined by the Town), then prior to lodgement of the Building Permit application, a Dewatering Management Plan must be submitted to, and approved by, the Town. The Plan must be implemented upon commencement of any site works/development for their entire duration.
7. A Construction Management Plan shall be submitted to, and approved by, the Town prior to works commencing.

The Construction Management Plan shall address the following, where applicable (as determined by the Town):

- a) Staging plan for the entire works, including timeframes and assigned responsibilities for tasks;
- b) Contact details of essential site personnel, construction period and operating hours;
- c) The on-site storage of materials and equipment;
- d) Site security and public safety and amenity measures;
- e) Community information, consultation and complaints and incident procedures;
- f) Traffic, access and parking management;
- g) Vibration, air, dust and noise management;
- h) Dilapidation reports of nearby properties;
- i) Construction waste and materials re-use;
- j) Earthworks, excavation, land retention/piling methods and associated matters;
- k) Stormwater and sediment control;
- l) Protection of existing roads, kerbs, footpaths, street trees and miscellaneous services;
- m) Asbestos removal;
- n) Any other matter deemed relevant by the Town.



- The Construction Management Plan shall be implemented upon commencement of any site works/development for their entire duration to the satisfaction of the Town.
8. The Acoustic Report (prepared by Lloyd George Acoustic and dated 21 December 2018) shall be implemented prior to commencement of use, and thereafter maintained for the life of the development, to the satisfaction of the Town.
  9. A minimum of 113 carparking bays shall be provided on the subject site in accordance with *Australian Standard 2890.1:2004 - Off-street car parking* and *Australian Standard 2890.6:2009 - Off -street parking for people with disabilities*.
  10. A minimum of one loading/service bay shall be provided on the subject site in accordance with cl4.2 and Table 1 of *Australian Standard 2890.2:2002 - Off-street commercial vehicle facilities* and shall be marked and sign posted prior to the commencement of use/occupation of any part of the development and thereafter maintained for the life of the development to the satisfaction of the Town.
  11. Prior to the use commencing all car bays loading/service bays and vehicle access ways being constructed, drained and marked, and be maintained thereafter by the landowner, to the Town's satisfaction.
  12. Prior to commencement of use, the existing redundant crossover to Lot 19 (No. 246-250) Railway Parade and Lot 154793 Crown Reserve 7749 (Harms Lane), West Leederville shall be removed and the verge and kerb reinstated to the satisfaction of the Town.
  13. Prior to commencement of use, a vehicle crossover shall be constructed to the specification and satisfaction of the Town. The vehicle crossover shall be constructed with a maximum width of 9.4m and thereafter maintained for the life of the development to the satisfaction of the Town.
  14. Vehicle access for the subject site shall be restricted to that shown on the approved plans.
  15. The existing footpath shall be retained across the proposed crossover.
  16. All basement carpark columns are to be located in accordance with cl5.2 and Figure 5.1 of *Australian Standard 2890.1:2004 - Off-street Car Parking*.
  17. Prior to the practicable completion of the development a minimum of 60 bicycle parking spaces shall be provided on the subject site in accordance with *Australian Standard 2890.3:2015 - Bicycle parking* and Council's Local Planning Policy 3.13 - Parking.
  18. A Noise Management Plan shall be submitted to, and approved by, the Town prior to works commencing. The Noise Management Plan shall be implemented upon commencement of any site works/development for their entire duration to the satisfaction of the Town.
  19. Prior to lodgement of the Building Permit application, the landowner shall:
    - a) Enter into a Deed of Agreement with the Town whereby they:



- i) Indemnify the Town against any loss or damage caused to the road reserve or asset/infrastructure of the Town or to any person or property arising out of the commencement of the development/use of the road reserve in connection with the development;
- ii) Agree to maintain the development at their full cost for the life of the development and to the satisfaction of the Town; and
- iii) Agree to take out and maintain a policy of public liability insurance for the life of the development for not less than \$10 million to insure the Town against all claims for loss or damage caused to the road reserve or asset/infrastructure of the Town or to any person or property arising out of the commencement of the development/use of the road reserve in connection with the development.

The Agreement shall be prepared by the Town's solicitors and enable the Town to lodge an absolute caveat over the subject site. The landowner shall pay all costs associated with the Town's solicitor's preparation and execution of the Agreement and the lodgement of the absolute caveat.

- b) Execute and provide to the Town a Notification pursuant to Section 70A of the Transfer of Land Act 1893 to be registered on the Certificate of Title advising prospective purchasers of the subject land that an awning and planter boxes forming part of the development encroaches into the abutting road reserves and that the provisions of Regulation 17 of the Local Government (Uniform Local Provisions) Regulations 1996 apply to that portion of the development in connection with the road reserve.

Also that the landowner of the subject property shall maintain (at their expense and for its entire life) the awning and planter boxes within the road reserve to the satisfaction of the Town in accordance with Regulation 17(8)(a) of the Local Government (Uniform Provisions) Regulations 1996.

20. The development shall be connected to the Water Corporation's reticulated sewer, where available, prior to commencement of use.
21. Prior to the practicable completion of the development all parapet walls shall be finished to a professional standard, and be maintained thereafter, by the landowner to the Town's satisfaction.
22. All structures (and associated footings) shall be contained within the lot boundaries of the subject site.
23. The landscaping areas and associated reticulation as shown on the approved plans shall reflect the submitted Landscape Concept Plan (prepared by 'Urban Landscaping' dated May 2019 Rev D) and be installed within six months of the development's practicable completion and be maintained thereafter by the landowner to the satisfaction of the Town.
24. All stormwater shall be contained and disposed of on-site at all times, to the satisfaction of the Town.
25. A detailed Engineering Plan shall be submitted to the Town prior to works commencing which addresses the proposed road works on Railway Parade, the footpath and kerbing works on the directly affected frontages.



26. The submission of a Waste Management Plan is required to be submitted to, and be approved by, the Town prior to the commencement of any works. The Waste Management Plan is to demonstrate how access through the site will be achieved to the satisfaction of the Town. The storage of bins on the street, or anywhere onsite visible from the street, is not permitted.
27. The Waste Management Plan is to be complied with for the duration of the occupation of the development to the Town's satisfaction.
28. Development shall comply with Western Power electrical requirements to service the proposed development.
29. Any external lighting shall be located (and thereafter operated) in accordance with *Australian Standard 4282 - Control of the Obtrusive Effects of Outdoor Lighting* (as amended) and the *Town of Cambridge Private Property Local Law 2016* (as amended) to the satisfaction of the Town.
30. Prior to practicable completion of the development all visual privacy screens shown on the approved plans are to be installed in accordance with the Residential Design Codes Vol 2 and be maintained thereafter by the owner to the Town's satisfaction.
31. In accordance with the Town's Local Planning Policy 3.19 - Percent for Public Art the landowner shall provide public art on the subject site, with a minimum value of \$220,000

The public art design shall be submitted to, and approved by the Town prior to works commencing.

Upon approval of the public art design, the landowner shall execute and provide to the Town a Notification pursuant to Section 70A of the Transfer of Land Act 1893 to be registered on the Certificate of Title advising prospective purchasers of the subject site that the public art forming part of the development shall be maintained at their full cost for the life of the development.

The public art shall thereafter be installed prior to commencement of use/occupation of any part of the development and thereafter maintained for the life of the development to the satisfaction of the Town.

#### **Advice Notes:**

1. If the development the subject of this approval is not substantially commenced within a period of **two years** (or another period specified in the approval) after the date of the determination, the approval will lapse and be of no further effect.
2. Where an approval has so lapsed, no development shall be carried out without further approval of the Town having first been sought and obtained.
3. If an applicant or landowner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application shall be made within 28 days of the determination.



4. With regard to condition 3, the applicant is advised that the specie type 'Bambusa lexiles' shown on plan SK02 may damage waterproofing in future and should either be subbed out or frequently root pruned to limit root growth.
5. The applicant and the landowner are advised that a separate development application may be required for any proposed signage on the property.
6. The applicant shall be responsible for ensuring that all lot boundaries as shown on the approved plans are correct.
7. The landowner is advised that a Demolition Permit application shall be submitted to, and approved by the Town prior to any demolition work commencing on the subject site in accordance with the *Building Act 2011* and *Building Regulations 2012*.
8. Any asbestos shall be handled, removed and disposed of in accordance with the *Health (Asbestos) Regulations 1992* and the *Environmental Protection (Controlled Waste) Regulations 2004*.
9. The landowner is advised that a Building Permit application shall be submitted to, and approved by the Town prior to any construction or site works commencing on the subject site in accordance with the *Building Act 2011* and *Building Regulations 2012*.
10. With regard to condition 13, the applicant and the landowner are advised that a "Vehicle Crossover Application Form" shall be submitted to, and approved by the Town prior to the commencement of any site works/development.

All crossovers shall be constructed in accordance with the Town's *Policy No.5.2.7 - Standard Vehicle Crossover* (as amended).

11. With regard to condition 20, the applicant and the landowner is advised that connection to reticulated sewer requires prior approval from the Water Corporation.

Commercial and industrial premises may be required to obtain a "Trade Waste Permit" from the Water Corporation. The Trade Waste Permit may require the installation of specific equipment such as grease traps, oil separators or other devices.

12. The installation of any external air conditioning units shall be in a location and manner that ensures noise emissions do not exceed the levels prescribed in the *Environmental Protection (Noise) Regulations 1997*.
13. The noise generated by activities on-site, including machinery motors or vehicles shall not exceed the levels prescribed in the *Environmental Protection (Noise) Regulations 1997*.

All development works are to be carried out in accordance with control of noise practices set out in Australia Standard 2436 - Guide to noise and vibration control on construction, demolition and maintenance sites (as amended).



14. The undertaking of the development (including any site works) shall not cause a dust nuisance (as determined by the Town) in accordance with the Town of Cambridge Private Property Local Law 2016 (as amended).

Where required, measures such as installation of sprinklers, use of water tanks, mulching or other land management systems shall be implemented by the landowner at the direction of the Town.

15. The design, construction and fit-out for new food premises or the renovation/alteration of existing food premises shall be in accordance with *Australian Standard 4674 - Design, construction and fit-out of food premises* (as amended).
16. The landowner is advised that a "Food Act 2008 Notification/Registration Form" shall be submitted to, and approved by the Town prior to any food being prepared/sold on the premises in accordance with the *Food Act 2008* and *Food Regulations 2009*.
17. The landowner is advised that the sale of liquor requires a liquor licence from the Department of Racing, Gaming and Liquor.
- Prior to applying for the liquor licence;
- i) A Section 39 "Certificate of Local Health Authority" shall be submitted to, and approved by, the Town; AND
  - ii) A Section 40 "Certificate of Local Planning Authority" shall be submitted to, and approved by, the Town in accordance with the Liquor Control Act 1988.
18. The applicant shall be responsible for ensuring that all lot boundaries as shown on the approved plans are correct.

### **AMENDING MOTION 1**

**Moved by:** Mr Jason Hick

**Seconded by:** Ms Melanie Bradley

*The following amendments were made en bloc:*

- (i) That Condition 2 be amended to read as follows:

***Prior to occupation, Lot 11 (No. 240-242) & Lot 19 (No. 246-250) Railway Parade, Lot 12 & 30 (No. 2) Rosslyn Street, and Lot 154793 Crown Reserve 7749 (Harms Lane), West Leederville shall be amalgamated into a single lot and the new Certificate of Title be issued ~~prior to commencing~~.***

**REASON:** To facilitate commencement of works prior to the finalisation of the amalgamation.

- (ii) That Advice Note 1 be deleted and remaining Advice Notes be renumbered accordingly.

**REASON:** To include this timeframe for development to be a condition of approval in lieu of an advice note.



(iii) That a new Condition 32 be added to read as follows:

*If the development the subject of this approval is not substantially commenced within a period of two years after the date of the determination, the approval will lapse and be of no further effect.*

**REASON:** To include this timeframe for development to be a condition of approval in lieu of an advice note.

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

For: Ms Francesca Lefante  
Ms Melanie Bradley  
Mr Jason Hick

Against: Cr Andres Timmermanis  
Cr Rod Bradley

### **AMENDING MOTION 2**

**Moved by:** Mr Jason Hick

**Seconded by:** Ms Francesca Lefante

That a new Condition 33 be added to read as follows:

*The preparation and implementation of a public access and maintenance plan, detailing maintenance and the provision of public access to designated public facilities within the site, to the satisfaction of the relevant authority. The plan should address the means by which the public will be provided access to the facilities and available hours during which this can occur.*

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

**REASON:** To address the concerns and ensure clarity around the use and availability of the public benefit areas.

### **AMENDING MOTION 3**

**Moved by:** Ms Melanie Bradley

**Seconded by:** Ms Francesca Lefante

That Condition 3(d) and 3(e) be deleted and remaining points be re-alphabetised accordingly.

**The Amending Motion was put and LOST (2/3).**

For: Ms Francesca Lefante  
Ms Melanie Bradley

Against: Mr Jason Hick  
Cr Andres Timmermanis  
Cr Rod Bradley



## AMENDING MOTION 4

**Moved by:** Mr Jason Hick

**Seconded by:** Ms Melanie Bradley

That a new Condition 34 be added to read as follows:

*At the time of lodging the associated building permit application, a supplementary statement indicating the extent to which the recommendations of the sustainable design assessment report as prepared by sustainability WA, to support the application, has been accommodated into the building permit application be submitted to the satisfaction of the Town of Cambridge.*

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

**REASON:** To ensure the building reflects the sustainability design details as contained in the report prepared by Sustainability WA.

## ALTERNATE MOTION (AS AMENDED)

That the Metro West JDAP resolves to:

1. **Approve** DAP Application reference DAP/19/01583 and accompanying plans in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the provisions of the Town of Cambridge Town Planning Scheme No. 1, and pursuant to clause 24(1) and 26 of the Metropolitan Region Scheme for a mixed use residential and commercial development comprising of two towers (8 and 10 storeys) and two levels of basement car parking subject to the following:

### Conditions:

1. 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.
2. Prior to occupation, Lot 11 (No. 240-242) & Lot 19 (No. 246-250) Railway Parade, Lot 12 & 30 (No. 2) Rosslyn Street, and Lot 154793 Crown Reserve 7749 (Harms Lane), West Leederville shall be amalgamated into a single lot and the new Certificate of Title be issued.
3. Amended plans be provided as part of the building permit application which show the following modifications to the development:
  - a) The secure roller/shutter door to the basement carpark being relocated to behind the loading and bin retrieval area to allow for vehicles to stop on-site and not obstruct the footpath along Rosslyn Street.
  - b) All basement vehicle access ramps, all vehicle access ways and all car bays having a minimum headroom clearance of 2.2m (as measured to the lowest roof projection) in accordance with cl5.3.1 of *Australian Standard 2890.1:2004 - Off-street Car Parking*.
  - c) All 19 visitor bays being located outside any security barrier and being marked, sign posted according and available for use for the life of the development, to the satisfaction of the Town.



- d) Railway Avenue street tree species being *Angophora costata* as per the Town's treescape plan.
  - e) Rosslyn Street tree species being *Corymbia ficafolia* as per the Town's treescape plan.
  - f) Street Trees having 7.2m<sup>3</sup> of soil for sustainable growth and stabilisation in high winds.
  - g) Increased garden bed areas being provided to the Town's satisfaction or structural soil being provided under the paving to allow full root development and healthy growth. Namely the landscaped areas referred to on the approved landscape plan as being G16, G17, S1, S3, S5, E2, E3, E11.
4. A Landscape Maintenance Plan shall be provided to formalise frequency of servicing of a minimum of quarterly to maintain a good level of presentation. The maintenance plan shall demonstrate how access to balcony gardens S7, F1, F4, F21, F24, F25, E13, E16, E18, E19, E12, N1, N4, 5, N8, N9 can be accessed from the building for garden maintenance.
  5. A detailed drainage plan, demonstrating on-site retention and disposal, is to be submitted to, and approved by, the Town prior to works commencing.

That Drainage Plan is to be thereafter implemented upon commencement of site works and thereafter maintained for the life of the development to the satisfaction of the Town.

6. Should any dewatering of the development site be required (as determined by the Town), then prior to lodgement of the Building Permit application, a Dewatering Management Plan must be submitted to, and approved by, the Town. The Plan must be implemented upon commencement of any site works/development for their entire duration.
7. A Construction Management Plan shall be submitted to, and approved by, the Town prior to works commencing.

The Construction Management Plan shall address the following, where applicable (as determined by the Town):

- a) Staging plan for the entire works, including timeframes and assigned responsibilities for tasks;
- b) Contact details of essential site personnel, construction period and operating hours;
- c) The on-site storage of materials and equipment;
- d) Site security and public safety and amenity measures;
- e) Community information, consultation and complaints and incident procedures;
- f) Traffic, access and parking management;
- g) Vibration, air, dust and noise management;
- h) Dilapidation reports of nearby properties;
- i) Construction waste and materials re-use;
- j) Earthworks, excavation, land retention/piling methods and associated matters;
- k) Stormwater and sediment control;
- l) Protection of existing roads, kerbs, footpaths, street trees and miscellaneous services;
- m) Asbestos removal;



n) Any other matter deemed relevant by the Town.

The Construction Management Plan shall be implemented upon commencement of any site works/development for their entire duration to the satisfaction of the Town.

8. The Acoustic Report (prepared by Lloyd George Acoustic and dated 21 December 2018) shall be implemented prior to commencement of use, and thereafter maintained for the life of the development, to the satisfaction of the Town.
9. A minimum of 113 carparking bays shall be provided on the subject site in accordance with *Australian Standard 2890.1:2004 - Off-street car parking* and *Australian Standard 2890.6:2009 - Off -street parking for people with disabilities*.
10. A minimum of one loading/service bay shall be provided on the subject site in accordance with cl4.2 and Table 1 of *Australian Standard 2890.2:2002 - Off-street commercial vehicle facilities* and shall be marked and sign posted prior to the commencement of use/occupation of any part of the development and thereafter maintained for the life of the development to the satisfaction of the Town.
11. Prior to the use commencing all car bays loading/service bays and vehicle access ways being constructed, drained and marked, and be maintained thereafter by the landowner, to the Town's satisfaction.
12. Prior to commencement of use, the existing redundant crossover to Lot 19 (No. 246-250) Railway Parade and Lot 154793 Crown Reserve 7749 (Harms Lane), West Leederville shall be removed and the verge and kerb reinstated to the satisfaction of the Town.
13. Prior to commencement of use, a vehicle crossover shall be constructed to the specification and satisfaction of the Town. The vehicle crossover shall be constructed with a maximum width of 9.4m and thereafter maintained for the life of the development to the satisfaction of the Town.
14. Vehicle access for the subject site shall be restricted to that shown on the approved plans.
15. The existing footpath shall be retained across the proposed crossover.
16. All basement carpark columns are to be located in accordance with cl5.2 and Figure 5.1 of *Australian Standard 2890.1:2004 - Off-street Car Parking*.
17. Prior to the practicable completion of the development a minimum of 60 bicycle parking spaces shall be provided on the subject site in accordance with *Australian Standard 2890.3:2015 - Bicycle parking* and Council's Local Planning Policy 3.13 - Parking.
18. A Noise Management Plan shall be submitted to, and approved by, the Town prior to works commencing. The Noise Management Plan shall be implemented upon commencement of any site works/development for their entire duration to the satisfaction of the Town.



19. Prior to lodgement of the Building Permit application, the landowner shall:
- a) Enter into a Deed of Agreement with the Town whereby they:
    - i) Indemnify the Town against any loss or damage caused to the road reserve or asset/infrastructure of the Town or to any person or property arising out of the commencement of the development/use of the road reserve in connection with the development;
    - ii) Agree to maintain the development at their full cost for the life of the development and to the satisfaction of the Town; and
    - iii) Agree to take out and maintain a policy of public liability insurance for the life of the development for not less than \$10 million to insure the Town against all claims for loss or damage caused to the road reserve or asset/infrastructure of the Town or to any person or property arising out of the commencement of the development/use of the road reserve in connection with the development.

The Agreement shall be prepared by the Town's solicitors and enable the Town to lodge an absolute caveat over the subject site. The landowner shall pay all costs associated with the Town's solicitor's preparation and execution of the Agreement and the lodgement of the absolute caveat.

- b) Execute and provide to the Town a Notification pursuant to Section 70A of the Transfer of Land Act 1893 to be registered on the Certificate of Title advising prospective purchasers of the subject land that an awning and planter boxes forming part of the development encroaches into the abutting road reserves and that the provisions of Regulation 17 of the Local Government (Uniform Local Provisions) Regulations 1996 apply to that portion of the development in connection with the road reserve.

Also that the landowner of the subject property shall maintain (at their expense and for its entire life) the awning and planter boxes within the road reserve to the satisfaction of the Town in accordance with Regulation 17(8)(a) of the Local Government (Uniform Provisions) Regulations 1996.

20. The development shall be connected to the Water Corporation's reticulated sewer, where available, prior to commencement of use.
21. Prior to the practicable completion of the development all parapet walls shall be finished to a professional standard, and be maintained thereafter, by the landowner to the Town's satisfaction.
22. All structures (and associated footings) shall be contained within the lot boundaries of the subject site.
23. The landscaping areas and associated reticulation as shown on the approved plans shall reflect the submitted Landscape Concept Plan (prepared by 'Urban Landscaping' dated May 2019 Rev D) and be installed within six months of the development's practicable completion and be maintained thereafter by the landowner to the satisfaction of the Town.
24. All stormwater shall be contained and disposed of on-site at all times, to the satisfaction of the Town.



25. A detailed Engineering Plan shall be submitted to the Town prior to works commencing which addresses the proposed road works on Railway Parade, the footpath and kerbing works on the directly affected frontages.
26. The submission of a Waste Management Plan is required to be submitted to, and be approved by, the Town prior to the commencement of any works. The Waste Management Plan is to demonstrate how access through the site will be achieved to the satisfaction of the Town. The storage of bins on the street, or anywhere onsite visible from the street, is not permitted.
27. The Waste Management Plan is to be complied with for the duration of the occupation of the development to the Town's satisfaction.
28. Development shall comply with Western Power electrical requirements to service the proposed development.
29. Any external lighting shall be located (and thereafter operated) in accordance with *Australian Standard 4282 - Control of the Obtrusive Effects of Outdoor Lighting* (as amended) and the *Town of Cambridge Private Property Local Law 2016* (as amended) to the satisfaction of the Town.
30. Prior to practicable completion of the development all visual privacy screens shown on the approved plans are to be installed in accordance with the Residential Design Codes Vol 2 and be maintained thereafter by the owner to the Town's satisfaction.
31. In accordance with the Town's Local Planning Policy 3.19 - Percent for Public Art the landowner shall provide public art on the subject site, with a minimum value of \$220,000

The public art design shall be submitted to, and approved by the Town prior to works commencing.

Upon approval of the public art design, the landowner shall execute and provide to the Town a Notification pursuant to Section 70A of the Transfer of Land Act 1893 to be registered on the Certificate of Title advising prospective purchasers of the subject site that the public art forming part of the development shall be maintained at their full cost for the life of the development.

The public art shall thereafter be installed prior to commencement of use/occupation of any part of the development and thereafter maintained for the life of the development to the satisfaction of the Town.

32. If the development the subject of this approval is not substantially commenced within a period of two years after the date of the determination, the approval will lapse and be of no further effect.
33. The preparation and implementation of a public access and maintenance plan, detailing maintenance and the provision of public access to designated public facilities within the site, to the satisfaction of the relevant authority. The plan should address the means by which the public will be provided access to the facilities and available hours during which this can occur.



34. At the time of lodging the associated building permit application, a supplementary statement indicating the extent to which the recommendations of the sustainable design assessment report as prepared by sustainability WA, to support the application, has been accommodated into the building permit application be submitted to the satisfaction of the Town of Cambridge.

**Advice Notes:**

1. Where an approval has so lapsed, no development shall be carried out without further approval of the Town having first been sought and obtained.
2. If an applicant or landowner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application shall be made within 28 days of the determination.
3. With regard to condition 3, the applicant is advised that the specie type 'Bambusa lexiles' shown on plan SK02 may damage waterproofing in future and should either be subbed out or frequently root pruned to limit root growth.
4. The applicant and the landowner are advised that a separate development application may be required for any proposed signage on the property.
5. The applicant shall be responsible for ensuring that all lot boundaries as shown on the approved plans are correct.
6. The landowner is advised that a Demolition Permit application shall be submitted to, and approved by the Town prior to any demolition work commencing on the subject site in accordance with the *Building Act 2011* and *Building Regulations 2012*.
7. Any asbestos shall be handled, removed and disposed of in accordance with the *Health (Asbestos) Regulations 1992* and the *Environmental Protection (Controlled Waste) Regulations 2004*.
8. The landowner is advised that a Building Permit application shall be submitted to, and approved by the Town prior to any construction or site works commencing on the subject site in accordance with the *Building Act 2011* and *Building Regulations 2012*.
9. With regard to condition 13, the applicant and the landowner are advised that a "Vehicle Crossover Application Form" shall be submitted to, and approved by the Town prior to the commencement of any site works/development.

All crossovers shall be constructed in accordance with the Town's *Policy No.5.2.7 - Standard Vehicle Crossover* (as amended).

10. With regard to condition 20, the applicant and the landowner is advised that connection to reticulated sewer requires prior approval from the Water Corporation.

Commercial and industrial premises may be required to obtain a "Trade Waste Permit" from the Water Corporation. The Trade Waste Permit may require the



installation of specific equipment such as grease traps, oil separators or other devices.

11. The installation of any external air conditioning units shall be in a location and manner that ensures noise emissions do not exceed the levels prescribed in the *Environmental Protection (Noise) Regulations 1997*.
12. The noise generated by activities on-site, including machinery motors or vehicles shall not exceed the levels prescribed in the *Environmental Protection (Noise) Regulations 1997*.

All development works are to be carried out in accordance with control of noise practices set out in Australia Standard 2436 - Guide to noise and vibration control on construction, demolition and maintenance sites (as amended).

13. The undertaking of the development (including any site works) shall not cause a dust nuisance (as determined by the Town) in accordance with the Town of Cambridge Private Property Local Law 2016 (as amended).

Where required, measures such as installation of sprinklers, use of water tanks, mulching or other land management systems shall be implemented by the landowner at the direction of the Town.

14. The design, construction and fit-out for new food premises or the renovation/alteration of existing food premises shall be in accordance with *Australian Standard 4674 - Design, construction and fit-out of food premises* (as amended).
15. The landowner is advised that a "Food Act 2008 Notification/Registration Form" shall be submitted to, and approved by the Town prior to any food being prepared/sold on the premises in accordance with the *Food Act 2008* and *Food Regulations 2009*.
16. The landowner is advised that the sale of liquor requires a liquor licence from the Department of Racing, Gaming and Liquor.

Prior to applying for the liquor licence;

- i) A Section 39 "Certificate of Local Health Authority" shall be submitted to, and approved by, the Town; AND
  - ii) A Section 40 "Certificate of Local Planning Authority" shall be submitted to, and approved by, the Town in accordance with the Liquor Control Act 1988.
17. The applicant shall be responsible for ensuring that all lot boundaries as shown on the approved plans are correct.

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

For: Ms Francesca Lefante  
Ms Melanie Bradley  
Mr Jason Hick

Against: Cr Andres Timmermanis  
Cr Rod Bradley



**REASON:** The proposal design, form, scale, parking and public amenities are considered consistent with the planning framework, location, public interface and proximity to public transport and meet the provisions of Design WA.

**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 100 (82) Ellesmere Street and Lot 304 (35) Blackford Street, Mount Hawthorn	Child Care Premises
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 Day 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

**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 2:07pm.