



Metro West Joint Development Assessment Panel Minutes

Meeting Date and Time: 20 March 2020; 9:00am
Meeting Number: MWJDAP/262
Meeting Venue: Department of Planning, Lands and Heritage
via teleconference

Attendance

DAP Members

Ms Francesca Lefante (Presiding Member)
Mr Jarrod Ross (Deputy Presiding Member)
Mr Jason Hick (Specialist Member)
Cr Ashley Wallace (Local Government Member, City of Vincent)

Officers in attendance

Ms Joslin Colli (City of Vincent)
Mr Karsen Reynolds (City of Vincent)
Mr Mitchell Hoad (City of Vincent)

Minute Secretary

Ms Ashlee Kelly (DAP Secretariat)

Applicants and Submitters

Mr Trent Durward (Megara)
Mr Andrea Scavalli (Matthews & Scavalli Architects)

Members of the Public / Media

Nil

1. Declaration of Opening

The Presiding Member declared the meeting open at 9.13am on 20 March 2020 and acknowledged the traditional owners and pay 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 2017 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.



The Presiding Member advised that 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 meeting would not be recorded.

2. Apologies

Cr Joshua Topelberg (Local Government Member, City of Vincent)
Cr Dan Loden (Local Government Member, City of Vincent)

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 The City of Vincent Officers responded to questions from the panel in relation to Item 9.1.

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: | No. 636-640 (Lot 102) Newcastle Street, Leederville |
| Development Description: | Mixed Use Development comprising of 32 Multiple Dwellings, 15 Offices, One Restaurant/Café and One Shop |
| Proposed Amendments: | Proposed Amendments to Plans |
| Applicant: | Megara |
| Owner: | Leederville Property Investment Unit Trust |
| Responsible Authority: | City of Vincent |
| DAP File No: | DAP/18/01491 |



REPORT RECOMMENDATION

Moved by: Mr Jarrod Ross

Seconded by: Mr Jason Hick

1. **Accept** that the DAP Application reference DAP/18/01491 as detailed on the DAP Form 2 dated 20 December 2019 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*; and
2. **Approve** the DAP Application reference DAP/18/01491 as detailed on the DAP Form 2 date 20 December 2019 in accordance with Clause 77 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Vincent Local Planning Scheme No. 2, for the proposed amendment to the approved development at No. 636-640 Newcastle Street, Leederville, subject to the following conditions:

Amended Conditions

1. All conditions and advice notes detailed on the previous development approval 5.2018.353.1 granted on 14 December 2018 continue to apply to this approval, except as follows:
 - a. Condition 6.1 is amended to read as follows:

6.1 A minimum of 26 parking bays for the Office, Restaurant/Café and Shop and 45 parking bays for the Multiple Dwellings shall be provided on-site.
 - b. Condition 6.5 is amended to read as follows:

6.5 Bicycle racks shall be design in accordance with AS2890.3 and installed in the following locations to the satisfaction of the City:

 - *Five (5) spaces on the ground floor, with two (2) located within the car parking area and three (3) located adjacent to the landscaped area in the central courtyard; and*
 - *35 spaces on the first floor within the car parking area.*

AMENDING MOTION

Moved by: Mr Jason Hick

Seconded by: Mr Jarrod Ross

That Condition 1 be amended to read as follows:

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

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To rectify an administrative error in wording of Condition 1 and allow the applicant more time to commence the development.



REPORT RECOMMENDATION (AS AMENDED)

1. **Accept** that the DAP Application reference DAP/18/01491 as detailed on the DAP Form 2 dated 20 December 2019 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*; and
2. **Approve** the DAP Application reference DAP/18/01491 as detailed on the DAP Form 2 date 20 December 2019 in accordance with Clause 77 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Vincent Local Planning Scheme No. 2, for the proposed amendment to the approved development at No. 636-640 Newcastle Street, Leederville, subject to the following conditions:

Amended Conditions

1. All conditions and advice notes detailed on the previous development approval 5.2018.353.1 granted on 14 December 2018 continue to apply to this approval, except as follows:

- a. Condition 1 to read as follows:

*This decision constitutes development 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 **four** year period, the approval shall lapse and be of no further effect.*

- b. Condition 6.1 is amended to read as follows:

6.1 A minimum of 26 parking bays for the Office, Restaurant/Café and Shop and 45 parking bays for the Multiple Dwellings shall be provided on-site.

- c. Condition 6.5 is amended to read as follows:

6.5 Bicycle racks shall be design in accordance with AS2890.3 and installed in the following locations to the satisfaction of the City:

- *Five (5) spaces on the ground floor, with two (2) located within the car parking area and three (3) located adjacent to the landscaped area in the central courtyard; and*
- *35 spaces on the first floor within the car parking area.*

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

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



10. Appeals to the State Administrative Tribunal

The Presiding Member noted the following State Administrative Tribunal Applications -

Current SAT Applications		
LG Name	Property Location	Application Description
Town of Claremont	Lots 18 (164) and 19 (162) Alfred Road, Swanbourne	Proposed Childcare Centre

Finalised Applications		
LG Name	Property Location	Application Description
Town of Cambridge	Lot 2 (130) and Lot 3 (132) Brookdale Street, Floreat	Child Care Centre

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 9.28am.