



Minutes of the Metro West Joint Development Assessment Panel

Meeting Date and Time: 3 March 2017; 9.00am
Meeting Number: MWJDAP/157
Meeting Venue: Department of Planning
140 William Street, Perth – *via teleconference*

Attendance

DAP Members

Ms Megan Adair (Presiding Member)
Mr Clayton Higham (Deputy Presiding Member)
Mr John Syme (Specialist Member)
Cr Josh Topelberg (Local Government Member, City of Vincent)
Cr Matt Buckels (Local Government Member, City of Vincent)

Officers in attendance

Ms Amie Groom (City of Vincent)
Ms Paola Di Perna (City of Vincent)

Department of Planning Minute Secretary

Ms Dallas Downes

Applicant and Submitters

Mr Daniel Lees (TPG)
Mr Dean Burrows (M Group)

Members of the Public / Media

Nil

1. Declaration of Opening

The Presiding Member, Ms Megan Adair declared the meeting open at 9.15am on 3 March 2017 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 *Development Assessment Panel Standing Orders 2012* 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 *Standing Orders 2012*; No Recording of Meeting, 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

Nil

3. Members on Leave of absence

Nil

4. Noting of minutes

Minutes of the Metro West JDAP meeting No.157 held on 27 February 2017 were noted by DAP members.

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 Ms Paola Di Perna (City of Vincent) answered a question from the panel.

8. Form 1 - Responsible Authority Reports – DAP Applications

Nil

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

- 9.1 Property Location: Nos. 48 - 70 (Lots 10 and 41) Cowle Street, West Perth
- Application Details: Proposed Amendment to Previous Approval - Retention of One Heritage Listed Dwelling, and construction of a Four Storey Development Comprising of 32 One-Bedroom Multiple Dwellings, 37 Two-Bedroom Multiple Dwellings and Five Three-Bedroom Multiple Dwellings and Associated Car Parking
- Applicant: TPG
- Owner: Cowle Street Management Pty Ltd
- Responsible authority: City of Vincent
- DoP File No: DAP/15/00892

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Matt Buckels

Seconded by: Mr Clayton Higham



That the Metro West Joint Development Assessment Panel (JDAP) resolves to:

1. **Accept** the DAP Application reference DAP/15/00892 does not substantially change the development approval as detailed on the DAP Form 2 dated 15 December 2016 and is appropriate for consideration in accordance with Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/15/00892 to amend the development as annotated on the accompanying plans stamp dated 31 January 2017 under the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, to amend the approved plans for development approval granted on 8 February 2016 as outlined in **Attachment 5** subject to the following conditions:
 - 2.1 All conditions and advice notes detailed on the development approval granted on 8 February 2016 and included in **Attachment 4** continue to apply to this approval with the exception of Conditions 7.2.1 and 7.4 which are to be replaced to include the following:

“7.2 Revised Plans showing:

 - 7.2.1 The courtyards and balconies facing the north eastern and north western boundaries on all floors at any point within the cone of vision less than 6 metres from a neighbouring boundary shall be screened to the satisfaction of the City in accordance with the requirements of the Residential Design Codes;

7.4 A detailed landscape and reticulation plan for the development site and adjoining road verge is to be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:

 - 7.4.1 The location and type of existing and proposed trees and plants;
 - 7.4.2 A minimum of 16 mature trees (minimum 500 litres) are to be provided onsite;
 - 7.4.3 Areas to be irrigated or reticulated;
 - 7.4.4 The removal of redundant crossovers; and
 - 7.4.5 Deep Soil Zones;

All works shown in the plans as identified above shall be undertaken in accordance with the approved plans to the City’s satisfaction, prior to occupation or use of the development and maintained thereafter to the satisfaction of the City;” and
 - 2.2 Additional condition 9. is included on the development approval as follows:

“9 Prior to commencement of development the applicant shall provide a Dilapidation Report at the applicant’s cost to the satisfaction of the City for the heritage listed property located at



No. 54 Cowle Street, West Perth. Any recommended measures of the report shall be implemented to the satisfaction of the City prior to the commencement of development”.

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

The Report Recommendation/Primary Motion was put and CARRIED UNANIMOUSLY.

10. Appeals to the State Administrative Tribunal

The Presiding Member noted that the following State Administrative Tribunal Application had been received:

- City of Vincent - Proposed demolition of existing Institutional Building and construction of a six storey Institutional Building including Consulting Rooms (Medical), Shop (Pharmacy) and Eating House (Café) and retention of a heritage dwelling - Lot 9 (67) Cleaver Street, West Perth

11. General Business / Meeting Close

The Presiding Member reminded the meeting that in accordance with Standing Order 7.3 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 9.21am.