



Minutes of the Metro Central Joint Development Assessment Panel

Meeting Date and Time: Friday, 6 July 2012
Meeting Number: MCJDAP/7
Meeting Venue: Embleton Room
City of Bayswater Civic Centre
61 Broun Avenue, Morley WA 6062

Attendance

DAP Members

Mr Charles Johnson (Presiding Member)
Mr Luigi D'Alessandro (Specialist Member)
Mr Rory O'Brien (A/Specialist Member)
Cr Nicole Foxton (Local Government Member, City of Melville)
Cr Mark Reynolds (Local Government Member, City of Melville)
Cr Marlene Robinson (Local Government Member)
Cr Sylvan Albert (Local Government Member)

Officers in Attendance

Mr Gavin Davey (City of Melville - Item 8.1)
Mr Peter Prendergast (City of Melville - Item 8.1)
Mr Hideyuki Shigeyoshi (City of Melville - Item 8.1)
Mr Damien Martin (City of Bayswater - Item 8.2)
Mr Gavin Godfrey (City of Bayswater - Item 8.2)
Ms Noelene Jennings (Department of Planning)

Local Government Minute Secretary

Ms Siiri Clausnitzer (City of Bayswater)

Applicant(s), Submitters and Members of the Public

Item 8.1

Applicant: Mr David Vinicombe

Submitters: Mr David Vinicombe (Applicant)
Mr Wayne Silich (Halycon Property)

Item 8.2

Applicant: Mr Bruce Callow & Associates Ltd

Submitters: Mr Bruce Callow - Principal Architect - Bruce Callow & Associates Ltd
Mr Vaughn Sadler - Chisholm College Representative

Press: 0

Public: 3



1. Declaration of Opening

The Presiding Member, Mr Charles Johnson declared the meeting open at 3:02pm on 6 July 2012, introduced the DAP panel members, and welcomed officers from the City of Melville and the City of Bayswater to the meeting.

The Presiding Member respectfully 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 is to run in accordance with the *Development Assessment Panel (DAP) Standing Orders 2011* under the *Planning and Development (Development Assessment Panels) Regulations 2011* and outlined the main protocol matters for the meeting.

2. Apologies

Cr Terry Kenyon (City of Bayswater)

3. Members on Leave of absence

Mr Ian Hocking (Deputy Presiding Member)

4. Noting of Minutes

Minutes of the Metropolitan Joint Development Assessment Panel meeting held on 12 June 2012 noted by DAP members.

5. Disclosure of Interests

Nil.

6. Declaration of Due Consideration

Nil.

7. Deputations and Presentations

7.1 Presenter: Mr Wayne Silich

Mr Wayne Silich addressed the DAP for item 8.1, regarding the calculation of the plot ratio, privacy, amenity and security of the development.

7.2 Presenter: Mr David Vinicombe

Mr David Vinicombe addressed the DAP for item 8.1 addressing the proposed refusal by illustrating how the application may be viewed as consistent with SPP4.2 – Activity Centres for Perth and Peel, Councils Local Commercial



Strategy, land use requirements of Community Planning Scheme No.5 and the strategic directions contained in Amendment No.47.

7.3 Presenter: Mr Bruce Callow.

Mr Bruce Callow of Bruce Callow & Associates Pty Ltd addressed the DAP for item 8.2.

(Presented before item 8.2)

8. Form 1 - Responsible Authority Reports – DAP Application/s

8.1	Application Details:	3 Storey Office Building and Lunch Bar with Underground Parking
	Property Location:	Lot 12 McCoy Street, Myaree
	Applicant:	Mr David Vinicombe
	Owner:	McCoy Developments Pty Ltd
	Responsible authority:	City of Melville
	Report date:	15 June 2012
	DoP File No:	DP/12/00406

Mr Peter Prendergast and Mr Hideyuki Shigeyoshi answered questions relating to the application.

REPORT RECOMMENDATION

Moved by: Cr Mark Reynolds **Seconded by:** Cr Nicole Foxtton

Refuse DAP Application reference [12/00406] and accompanying plans SK00 to SK08 in accordance with Clause 7.9 of the City of Melville Community Planning Scheme No. 5, for the following reasons:

- (a) The proposed office development will, by virtue of its scale and land use undermine the existing function and integrity of the light and service-industrial area in the context of its 'Industrial' zoning under the Metropolitan Region Scheme.
- (b) The development of the site for office accommodation, particularly at the scale proposed, conflicts with the provisions of State Planning Policy 4.2 – Activity Centres for Perth and Peel, which requires that office development, unless incidental to or servicing industrial developments, should not be located on land zoned for industry under the region or local planning schemes.
- (c) The proposal is inconsistent with the goals and objectives of the City of Melville *Local Commercial Strategy (2006)*.
- (d) The proposed development is not in the interest of orderly and proper planning for the locality as it fails to deliver on the guidelines contained under Clause 7.8 of the City of Melville Community Planning Scheme No. 5.
- (e) The proposal will have a detrimental amenity impact on adjoining land uses by virtue of building bulk and scale resulting out of variations to plot ratio, building height and setbacks.

PROCEDURAL MOTION

Moved by: Mr Luigi D'Alessandro **Seconded by:** Mr Rory O'Brien



That the Metropolitan Central Joint Development Assessment Panel resolves to:

Defer the DAP Application reference [12/00406] and accompanying plans SK00 to SK08 in accordance with Clause 7.9 of the City of Melville Community Planning Scheme No. 5, pending review by the City of Melville of revised plans submitted by the applicant. The item is to be presented at the next scheduled DAP meeting.

The motion was put and CARRIED UNANIMOUSLY.

8.2	Application Details:	Proposed Two (2) Storey School Building - Chisholm College
	Property Location:	Lot 129, No. 1104 Beaufort Street, Bedford
	Applicant:	Bruce Callow and Associates Ltd
	Owner:	Roman Catholic Archbishop of Perth - Chisholm Catholic College
	Responsible authority:	City of Bayswater
	Report date:	27 June 2012
	DoP File No:	DP/12/00442

Mr Bruce Callow and Mr Vaughn Sadler addressed the DAP for item 8.2 and gave a brief summary of the proposal and explain the technical reasons of why it is necessary to increase the height of the building above those identified in the City of Bayswater TPS.

Mr Damien Martin answered questions in relation to item 8.2.

REPORT RECOMMENDATION

Moved by: Mr Rory O'Brien

Seconded by: Cr Sylvan Albert

That the Metropolitan Central Joint Development Assessment Panel resolves to:

Approve DAP Application reference DP/12/00442, DA12-0206 and accompanying plans dated 5 April 2012 and revised plans dated 28 May 2012 and 1 June 2012 for the proposed two (2) storey replacement 'C' Block building at Chisholm College, Lot 129, No.1104 Beaufort Street, Bedford in accordance with the provisions of the City of Bayswater Town Planning Scheme No. 24, subject to the following planning conditions:

- a) This approval is valid for a period of two (2) years from the date of this letter. If the development/use, the subject of this approval, is not **SUBSTANTIALLY COMMENCED** within two years, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development/use shall be carried out without the further approval of the City having first been sought and obtained.
- b) The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
- c) The development complying with any details marked in red on the approved plans.
- d) On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition.



- e) All stormwater and drainage runoff produced onsite is to be disposed of onsite via the use of soakwells. The size of the soakwells are to be calculated by use of the formula $VOL(m^3) = AREA (m^2) \times 0.0125$, where VOL is total storage volume of soakwells and AREA is total roofed and paved areas. Connection to the City's stormwater system, where available, may be permitted as an overflow only if to the satisfaction of the City of Bayswater.
- f) The proposed replacement 'C' Block building to comply with the requirements of the *Health (Public Building) Regulations 1992*. The building shall not be opened unless the Local Authority has issued a Certificate of Approval in the form of Form 4 in Schedule 2 of the Regulations.
- g) The proposed replacement 'C' Block building is not to be occupied prior to the issue of an occupancy permit under Section 58 of the Building Act 2011.
- h) A Site Management Plan, addressing how construction vehicle movement and site access associated with the construction of the development will be managed to minimise the impact on the surrounding area, shall be submitted to and approved by the City prior to the commencement of site works.
- i) This approval does not limit or alter the conditions of the approval as they relate to the approval granted on 1 February 2011, except where implicitly provided for in the approved plans or a condition of approval.
- j) The applicant to provide an 'as constructed' survey plan prepared by a licensed land surveyor showing the final as constructed heights of the proposed replacement 'C' Block building to the satisfaction of the City, prior to occupation of the development.

1. Advise the applicant of the following:

- a) Where a permit is required under the provisions of the *Building Act 2011* and *Building Regulations 2012*, all relevant approvals and/or requirements to be satisfied prior to the lodgement of a Building Permit with the Permit Authority, otherwise prior to the commencement of any building works on-site.
- b) Premises to comply with the requirements of the *Health Act 1911* as amended and all relevant health legislation.
- c) The noise generated from construction and operational activities is not to exceed the levels prescribed under the *Environmental Protection (Noise) Regulations 1997*.
- d) Ventilation is to comply with the requirements of the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971* - (Note:- Water closets to be mechanically ventilated and flumed to external air).
- e) Premises to comply with the requirements of the City of Bayswater Health Local Laws 2001.
- f) Sanitary Conveniences are to be provided in accordance with the provisions of the *Building Code of Australia* and *Health Act 1911*.
- g) The applicant is to make arrangements to the satisfaction of the Water Corporation for the provision of reticulated sewerage to the lot within the development.
- h) Compliance with the Health (Air Handling and Water Systems) Regulations 1994 and relevant Australian Standards eg AS 1668.2 "the use of mechanical ventilation and air conditioning in buildings" and AS 3666 " Air-handling and water systems of buildings –microbial control part 1: Design, installation and commissioning".



- i) Appropriate measures shall be implemented to prevent or control dust in accordance with the Dust Control Guidelines produced by the Department of Environmental Protection or as directed by the Manager of Environmental Health.

The motion was put and CARRIED UNANIMOUSLY.

9. Form 2 - Responsible Authority Reports - Amending or Cancelling DAP Development Approval

Nil.

10. Appeals to the State Administrative Tribunal

Nil.

11. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 4:18pm.