



## Metro-Inner North Joint Development Assessment Panel Minutes

**Meeting Date and Time:** Wednesday, 10 May 2023; 11.30am  
**Meeting Number:** MINJDAP/183  
**Meeting Venue:** City of Bayswater  
61 Broun Avenue, Morley

### 1 Table of Contents

1.	Opening of Meeting, Welcome and Acknowledgement.....	2
2.	Apologies.....	3
3.	Members on Leave of Absence.....	3
4.	Noting of Minutes.....	3
5.	Declaration of Due Consideration.....	3
6.	Disclosure of Interests.....	3
7.	Deputations and Presentations.....	4
8.	Form 1 – Responsible Authority Reports – DAP Applications.....	5
8.1	504A & 504-508 (Lot 30,4) Guildford Road, Bayswater .....	5
9.	Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval .....	6
	Nil .....	6
10.	State Administrative Tribunal Applications and Supreme Court Appeals .....	6
11.	General Business.....	7
12.	Meeting Closure .....	7

Ms Francesca Lefante  
Presiding Member, Metro Inner-North JDAP



---

## Attendance

### DAP Members

Ms Francesca Lefante (Presiding Member)  
Ms Lee O'Donohue (Deputy Presiding Member)  
Ms Diana Goldswain (A/Third Specialist Member)  
Cr Filomena Piffaretti (Local Government Member, City of Bayswater)  
Cr Catherine Ehrhardt (Local Government Member, City of Bayswater)

### Officers in attendance

Ms Gemma Basley (City of Bayswater)  
Ms Helen Smith (City of Bayswater)  
Ms Courtney Wynn (City of Bayswater)  
Ms Fatima Al Ghanimi (City of Bayswater)

### Minute Secretary

Mr Matthew Travaglione (City of Bayswater)

### Applicants and Submitters

Mr Nigel Matthew  
Mr Reagan Cake (Dynamic Planning & Developments)  
Mr Brendan Foley (Thomson Geer Lawyers)  
Mr Benham Bordbar (Transcore)  
Mr Vladimir Baltic (Transcore)

### Members of the Public / Media

There were 3 members of the public in attendance.

## 1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 11:32am on 10 May 2023 and acknowledged the traditional owners and paid 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 2020 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

  
**Ms Francesca Lefante**  
Presiding Member, Metro Inner-North JDAP



## **1.1 Announcements by Presiding Member**

The Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the DAP Standing Orders 2020 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 John Syme (Third Specialist Member)

## **3. Members on Leave of Absence**

DAP Member, Mr John Syme has been granted leave of absence by the Director General for the period of 26 April 2023 to 17 May 2023 inclusive.

## **4. Noting of Minutes**

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

## **5. Declaration of Due Consideration**

The Presiding Member noted that an addendum to the agenda was published to include details of a DAP direction for an alternate recommendation and responsible authority response in relation to Item 8.1, received on 8 May 2023.

All members declared that they had duly considered the documents.

## **6. Disclosure of Interests**

Nil

  
**Ms Francesca Lefante**  
Presiding Member, Metro Inner-North JDAP



## 7. Deputations and Presentations

- 7.1 Mr Nigel Matthew addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.2 Mr Brendan Foley (Thomson Geer Lawyers) addressed the DAP against the recommendation for the application at Item 8 and responded to questions from the panel. Presenter provides information at meeting. Panel members will not have referred to material in due consideration.
- 7.3 Mr Benham Bordbar (Transcore) and Mr Vladimir Baltic (Transcore) addressed the DAP against the recommendation for the application at Item 8 and responded to questions from the panel. Presenter provides information at meeting. Panel members will not have referred to material in due consideration.
- 7.4 Mr Reegan Cake (Dynamic Planning) addressed the DAP against the recommendation for the application at Item 8.
- 7.5 The City of Bayswater Officers addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

## PROCEDURAL MOTION

**Moved by:** Ms Francesca Lefante

**Seconded by:** Ms Lee O'Donohue

That the meeting be adjourned for a period of 5 minutes.

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

**REASON:** to allow members a comfort break.

*The meeting was adjourned at 12:45pm.*

*The meeting was reconvened at 12:54pm.*

**Ms Francesca Lefante**  
Presiding Member, Metro Inner-North JDAP



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

### 8.1 504A & 504-508 (Lot 30,4) Guildford Road, Bayswater

Development Description: Proposed service station, fast food outlet and showroom development  
Applicant: Dynamic Planning and Developments  
Owner: AGEM Leasing Pty Ltd  
Responsible Authority: City of Bayswater  
DAP File No: DAP/22/02364

## REPORT RECOMMENDATION

**Moved by:** Cr Catherine Ehrhardt

**Seconded by:** Ms Francesca Lefante

That the Metro Inner-North JDAP resolves to:

**Defer** DAP Application reference DAP22/02364 and accompanying plans (Revised Plans received 24 March 2023) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of City of Bayswater Town Planning Scheme No. 24, for a period of no more than 120 days (being on or before 7 September 2023), for the following reasons:

### Reasons:

1. Provide the required statutory time to allow Main Roads Western Australia (MRWA) to provide comments on the Traffic Comments (submitted 14 April 2023) or make additional information requests or a final recommendation on the application.
2. Allow the applicant time to provide the required updated Traffic Impact Assessment (TIA) and to address the access, road geometry, road improvement works and road safety issues raised by MRWA and the City of Bayswater.
3. Allow the applicant time to revise the plans to address any required access or road improvement changes.
4. Allow the applicant time to increase the parking provision on the site and/or to provide industry evidence from the confirmed tenancies with respect to parking requirements and staff numbers at peak times.
5. Provide time for the City of Bayswater to consider the responses to the matters above and incorporate these into a Responsible Authority Report.
6. To provide the required information to demonstrate that the proposed development and the proposed level of intensity including the parking shortfall and traffic impact can operate in accordance with the Clause 67 considerations.

Ms Francesca Lefante  
Presiding Member, Metro Inner-North JDAP



7. The applicant to provide further information relating to Traffic Impact Assessment on the methodology, assumptions and data sources used to determine the traffic associated with this development including vehicle movement, access and egress, which may include relevant intersections up to Tonkin Highway, to provide clarity on the impacts of this site and its associated traffic movements and mitigation actions required.
8. That clarification be provided regarding the Guildford Road crossover and the validity of whether it can be removed.

**The Report Recommendation was put and CARRIED UNANIMOUSLY.**

**REASON:** the proposal was deferred for further information relating to traffic volumes and movements associated with the proposal including Guildford Road crossover, traffic data and assumptions and traffic capacity on the wider network.

**9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval**

Nil

**10. State Administrative Tribunal Applications and Supreme Court Appeals**

The Presiding Member noted the following SAT Applications –

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/21/02136 DR60/2022	City of Nedlands	No. 43 Esplanade, Nedlands	Proposed Mixed Use Development - One consulting room and three multiple dwellings	01/04/2022
DAP/20/01770 DR140/2022	City of Nedlands	97 (Lots 1-4) and 105 (Lot 500) Stirling Highway, Nedlands	Mixed use development comprising of basement car parking, restaurants, offices, motor vehicle sales and multiple dwellings.	23/08/2022
DAP/22/02229 DR172/2022	Town of Cambridge	413 (Lot 11) Vincent Street West, Leederville	Two-Storey Childcare Centre	04/10/2022

Ms Francesca Lefante  
Presiding Member, Metro Inner-North JDAP



Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/22/02191 DR192/2022	City of Vincent	No. 391 (Lot: 20) Lord Street, Mount Lawley	Proposed Mixed Use Development	31/10/2022
DAP/22/02276 DR194/2022	Town of Cottesloe	19 Napoleon Street (Lot 20) Cottesloe (Also Known As 19 & 21 Napoleon Street)	Four-Storey Office Building with Rooftop Terrace, and Change of Use of Existing Ground Floor Buildings To 'Restaurant and Small Bar)	04/11/2022
DAP/22/02219 DR154/2022	City of Bayswater	589-591 (Lot 160-161) Morley Drive, Morley	Proposed Childcare Centre	14/09/2022
DAP/22/02218 DR216/2022	City of Subiaco	No. 414 (Lot 27) Rokeby Road, Subiaco	Demolition Of Existing Building and Construction of a Six Storey Mixed Use Development (Ten Multiple Dwellings and Three Office Tenancies)	07/12/2022
DAP/22/02303 DR14/2023	City of Vincent	Nos. 103 (Lot: 278) Alma Road & 367-373 (Lots 273-277) Fitzgerald Street, North Perth	Proposed Mixed Use Development	31/10/2022

## 11. General Business

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2020 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.

## 12. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 1:44pm.

  
Ms Francesca Lefante  
Presiding Member, Metro Inner-North JDAP