



Metro Central Joint Development Assessment Panel Minutes

Meeting Date and Time: 18 September 2019; 9:00 AM
Meeting Number: MCJDAP/366
Meeting Venue: Department of Planning, Lands and Heritage
140 William Street
Perth

Attendance

DAP Members

Ms Megan Adair (Presiding Member)
Ms Rachel Chapman (Deputy Presiding Member)
Mr Michael Hardy (Specialist Member)
Cr Chris Cornish (Local Government Member, City of Bayswater)
Cr Catherine Ehrhardt (Local Government Member, City of Bayswater) – *via teleconference*

Officers in attendance

Mr Remajee Narroo (City of Bayswater)
Mr Steven De Piazzzi (City of Bayswater)

Minute Secretary

Ms Ashlee Kelly (DAP Secretariat)
Ms Zoe Hendry (DAP Secretariat)

Applicants and Submitters

Mr Nik Hidding (Peter Webb & Associates)
Mr Brendan Foley (Thomson Geer)

Members of the Public / Media

Nil

1. Declaration of Opening

The Presiding Member declared the meeting open at 9.00am on 18 September 2019 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

Nil

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 Mr Brendan Foley (Thomson Geer) addressed the DAP in support the application at Item 9.1 and responded to questions from the panel.

7.2 The City of Bayswater Offices responded to questions from the panel in relation to Item 9.1.

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

Nil



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

- 9.1 Property Location: No.34 (Lot 9) Jackson Street, Bayswater
Development Description: Proposed Service Station with Associated Convenience Store and Two Fast Food Outlets Additions to Existing Concrete Recycling Facility
Proposed Amendments: Review of Conditions 4 and 11 of the Development Approval
Applicant: Peter Webb & Associates
Owner: Horizon 73 Pty Ltd and 2XT Pty Ltd
Responsible Authority: City of Bayswater
DAP File No: DAP/18/01492

REPORT RECOMMENDATION

Moved by: Cr Chris Cornish

Seconded by: Nil

That the Metro Central JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/18/01492 as detailed on the DAP Form 2 dated 8 July 2019 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DAP/18/01492 as detailed on the DAP Form 2 dated 8 July 2019 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Bayswater Town Planning Scheme No.24, for the proposed minor amendment to the approved Proposed Service Station with Associated Convenience Store and Two Fast Food Outlets Additions to Existing Concrete Recycling Facility at No.34 (Lot 9) Jackson Street, Bayswater subject to the following:

Amended Conditions

1. Condition 4 is maintained.
2. Condition 11 is amended as follows:

No storage or display of goods is to occur outside the building except for an ice box, bagged wood, a gas cylinder storage cage and bottled water to the satisfaction of the City of Bayswater.

All other conditions and requirements detailed on the previous approval dated 20 March 2019 shall remain unless altered by this application.

The Report Recommendation LAPSED for want of a seconder.



PROCEDURAL MOTION

Moved by: Mr Michael Hardy

Seconded by: Cr Catherine Ehrhardt

That the consideration of DAP Application DAP/18/01492 be deferred for a minimum of 14 days, in accordance with section 5.10.1a of the DAP Standing Orders 2017, for the following reason:

- To enable the City of Bayswater to provide the Panel with the complete Halliwell assessment for the proposed development, the assessment to be provided no later than 7 days prior to the date set for the resumed meeting of the Panel

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

For: Mr Michael Hardy
Cr Chris Cornish
Cr Catherine Ehrhardt

Against: Ms Megan Adair
Ms Rachel Chapman

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 Melville	Nos. 10, 12 & 14 (Lots 311, 800 & 801) Forbes Road and Nos. 40A, 40B & 40C (Lots 802, 803 & 804) Kishorn Road, Applecross	20 Storey Mixed-Use Development comprising 97 Multiple Dwellings, 15 Short Stay Accommodation Units and 5 Non-Residential tenancies (Office, Restaurant, Shop and 2 Co-Working Spaces)
City of South Perth	Lots 2-20 (72-74) Mill Point Road, South Perth	36 Level (118.2m) Mixed Use Development
City of South Perth	Lots 29-31 (50-52) Melville Parade, South Perth	31 Level (103.1m) Mixed Use Development
City of South Perth	Lot 220 (464) Canning Highway, Como	3-Storey Office Building redevelopment plus Basement Parking with 2 Large Format Digital Signs (Advertisement)
City of South Perth	Lots 81 and 82 (No.31) Labouchere Road and Lot 12 (No.24) Lyall Street, South Perth	Mixed use development comprising commercial and residential land uses (41 Storey) (next to Perth Zoo)
City of South Perth	Lot 4 (No. 3) Lyall Street and Lot 11 (No. 56) Melville Parade, South Perth	43-Storey Mixed 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 9.38am.