



Metro Inner-North Joint Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 9 September 2020; 9.30am
Meeting Number: MINJDAP/32
Meeting Venue: via electronic means

This DAP meeting was conducted by electronic means open to the public rather than requiring attendance in person

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Attendance

DAP Members

Ms Francesca Lefante (Presiding Member)
Ms Lee O'Donohue (Deputy Presiding Member)
Mr John Syme (Third Specialist Member)
Mayor Dan Bull (Local Government Member, City of Bayswater)
Cr Catherine Ehrhardt (Local Government Member, City of Bayswater)

Officers in attendance

Mr Remajee Narroo (City of Bayswater)
Ms Helen Smith (City of Bayswater)

Minute Secretary

Ms Ashlee Kelly (DAP Secretariat)

Applicants and Submitters

Mr Neil Teo (Dynamic Planning & Developments)
Ms Reegan Cake (Dynamic Planning & Developments)

Members of the Public / Media

Nil

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.30am on 9 September 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*.

1.1 Announcements by Presiding Member

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.

This meeting was convened via electronic means. Members were reminded to announce their name and title prior to speaking

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 The City of Bayswater Officers addressed the DAP in relation to Item 9.1.

8. Form 1 – Responsible Authority Reports – DAP Applications

Nil

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

9.1 No. 34 (Lot 9) Jackson Street, Bayswater

Development Description: Service Station with Associated Convenience Store and Two Fast Food Outlets Additions to Existing Concrete Facility

Proposed Amendments: Service Station with Associated Convenience Store and Two Fast Food Outlets Additions to Existing Concrete Facility-Amendment- Proposed Drive Through Facility Addition to Fast Food Outlet

Applicant: Dynamic Planning and Developments

Owner: Horizon 73 Pty Ltd & 2XT Pty Ltd

Responsible Authority: City of Bayswater

DAP File No: DAP/18/01492

REPORT RECOMMENDATION

Moved by: Cr Catherine Ehrhardt

Seconded by: Mayor Dan Bull

1. **Accept** that the DAP Application reference DA/18/01492 as detailed on the DAP Form 2 dated 26 May 2020 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 DA/18/01492 as detailed on the DAP Form 2 dated 26 May 2020 and accompanying plans FTC19110-SI-DT1a Rev F, FTC19110-SI-DT1 Rev F, 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 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:

1. Condition 17 is added as follows:

The maximum volume of waste water to be discharged into the septic system by the entire development is 1980 L/day to the satisfaction of the City of Bayswater.

2. Condition 18 is added as follows:

The extension and/or alterations shall be in complementary materials, colours and design with the existing building(s) to the satisfaction of the City of Bayswater. Details shall be submitted to, and to the satisfaction of the City of Bayswater, prior to the submission of a building permit application.

3. Condition 19 is added as follows:

A separate application including plans or description of all signs for the proposed use (including signs painted on a building) shall be submitted to, and to the satisfaction of the City of Bayswater, prior to the erection of any signage.

All other conditions and requirements detailed on the previous approvals dated 20 March 2019, 24 October 2019 and 15 July 2020 shall remain unless altered by this application.

The Report Recommendation was put and CARRIED UNANIMOUSLY

REASON: The Panel was satisfied that the proposed modifications to the original approved plans are appropriate and supported the recommendation in the Responsible Authority Report to approved the application, for the reasons given in the RAR.



10. State Administrative Tribunal Applications and Supreme Court Appeals

The Presiding Member noted the following State Administrative Tribunal Applications -

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/19/01600 DR161/2019	Town of Claremont	Lots 18 (164) and 19 (162) Alfred Road, Swanbourne	Proposed Childcare Centre	07/10/2019
DAP/19/01741 DR111/2020	City of Nedlands	Lot 689 (5) Hillway, Nedlands	Multiple Dwelling Development	27/05/2020
DAP/19/01722	City of Stirling	Lot 1 (331) West Coast Drive, Trigg	4 Storey mixed-use development	16/07/2020
DAP/20/01770 DR161/2020	City of Nedlands	Lot 100 (97) and Lot 500 (105) Stirling Highway, Nedlands	Mixed Use Development	21/07/2020
DAP/19/01651 DR160/2020	City of Nedlands	Lot 1 (80) Stirling Highway, Lots 21-23 (2, 4 & 6) Florence Road and Lots 33 & 33 (9&7) Stanley Street, Nedlands	Shopping Centre	21/07/2020

11. General Business

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.

12. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 9.33am.