



## Metro Inner-North Joint Development Assessment Panel Minutes

**Meeting Date and Time:** Tuesday, 9 February 2021; 9:30am  
**Meeting Number:** MINJDAP/63  
**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

Ms Francesca Lefante (Presiding Member)  
Ms Lee O'Donohue (Deputy Presiding Member)  
Mr John Syme (Third Specialist Member)  
Cr Filomena Piffaretti (Local Government Member, City of Bayswater)

## Officers in attendance

Ms Courtney Wynn (City of Bayswater)  
Ms Helen Smith (City of Bayswater)  
Mr Clement Dh'ng (City of Bayswater)  
Mr Bryce Coelho (City of Bayswater)  
Mr Mark Short (City of Bayswater)  
Mr Alix Bray (City of Bayswater)  
Mr Binh Luong (City of Bayswater)

## Minute Secretary

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

## Applicants and Submitters

Mr Nick King (Australian Development Capital)  
Mr Rod Hamersley (Australian Development Capital)  
Mr Sam Klopper (Klopper & Davis)  
Mr Mitch Cook (Klopper & Davis)  
Mr Konrad de Ruyter (Provincien Pty Ltd)  
Mr Michiel de Ruyter (Mako Holdings Pty Ltd)

## Members of the Public / Media

There were 2 members of the public in attendance.

### 1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.33am on 9 February 2021 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*.

#### 1.1 Announcements by Presiding Member

The Presiding Member advised that 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 meeting would not be recorded.



In response to the COVID-19 situation, this meeting was convened via electronic means. Members were reminded to announce their name and title prior to speaking.

## **2. Apologies**

Cr Catherine Ehrhardt (Local Government Member, City of Bayswater)

## **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**

The Presiding Member noted that an addendum to the agenda was published to include details of a DAP direction for further information and responsible authority response in relation to Item 8.1, received on 4 February 2021.

All members declared that they had duly considered the documents.

## **6. Disclosure of Interests**

DAP Member, Cr Catherine Ehrhardt, declared an Impartiality Interest in item 8.1. Cr Ehrhardt met with two representatives from Australian Development Capital, at their request to review plans for an intended development on Eighth Avenue, Cr Ehrhardt sits on a not for profit body (Local Arts and Community Events Incorporated) with Mr Michiel de Ruyter who is doing a deputation on this item and her mother owns the property located directly across from the development.

In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2020, the Presiding Member determined that the member listed above, who had disclosed an Impartiality Interest, was not permitted to participate in the discussion and voting on the items.

## **7. Deputations and Presentations**

- 7.1** Mr Konrad de Ruyter (Provincien Pty Ltd) addressed the DAP against the recommendation for the application at Item 8.1.
- 7.2** Mr Michiel de Ruyter (Mako Holdings Pty Ltd) addressed the DAP against the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.3** Mr Sam Klopper (Klopper & Davis Architects) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.



- 7.4 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:** Cr Filomena Piffaretti

**Seconded by:** Nil

That the consideration of DAP Application DAP/20/01892 be deferred until next available JDAP Meeting, in accordance with section 5.10.1a of the DAP Standing Orders 2017, for the following reasons:

- To allow for two City of Bayswater Council members to sit on the DAP panel.

**The Procedural Motion LAPSED for want of a seconder.**

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

### 8.1 Lot 500, 43-53 Eighth Avenue, Maylands

Development Description:	Seven Storey Mixed Use Development
Applicant:	Mr Nick King (Australian Development Capital)
Owner:	ADC Devco 8 Pty Ltd
Responsible Authority:	City of Bayswater
DAP File No:	DAP/20/01892

## REPORT RECOMMENDATION

**Moved by:** Cr Filomena Piffaretti

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

With the agreement of the mover and seconder the following amendments were made to the report recommendation:

- (i) That condition no. 3 be amended to read as follows:

*Prior to the ~~submission~~ **occupation** of a building permit, a car parking management plan shall be submitted to and approved by the City of Bayswater. The plan shall relate to the use of the seven surplus residential parking bays. The minimum car parking bay allocations shall be available at all times as follows:*

- 52 residential car parking bays (1 per dwelling) and;
- 1 ACROD bay.

*The plan may include shared, restricted or timed parking arrangements on site to allow these car parking bays on site to be for multiple uses, to be shared amongst the commercial tenancies, loading/unloading, residents, visitor parking and/or rideshare. The car parking management plan may be amended as necessary over the life of the development subject to the satisfaction of the City of Bayswater.*

**REASON:** to reflect the timeframes associated completing the process



- (ii) That condition no. 10(e) be amended to read as follows:

(e) ~~64~~ **55 Eighth Avenue, Maylands;**

**REASON:** to reflect correct address

- (iii) That condition no. 13 be amended to read as follows:

~~Any internal heritage fabric should be retained and/or salvaged and reused within the development wherever possible.~~ **A representative selection of internal heritage fabric should be retained and/or salvaged and reused within the development wherever reasonably and practically possible.** An archival record of those parts of the building to be demolished shall be submitted to, and to the satisfaction of the City of Bayswater, prior to the submission of a demolition or building permit application. The archival record shall include:

- (a) A site plan at 1:200 scale, and floor plan(s) and all elevations of the building at 1:100 scale.
- (b) Digital photographs of the building (once vacated), including:
  - (i) general/overall photographs of the building to be demolished;
  - (ii) photographs of each of the elevations;
  - (iii) photographs of all of the internal rooms; and
  - (iv) photographs of any special architectural features.

The photographs are to be saved in JPEG format and submitted to the City of Bayswater, with any alternative form of photographic record satisfaction of the City of Bayswater.

**REASON:** to reflect that not all the internal heritage fabric is significant

- (iv) That condition no. 32 be amended to read as follows:

~~Walls, fences and other structures are to be truncated or reduced to no higher than 0.75m within 1.5m of where a Lyric Lane meets the Eighth Avenue road reserve.~~  
**Aside from the canopy structure indicated on the development plans, walls, fences and other structures are to be truncated or reduced to no higher than 0.75m within 1.5m of where a Lyric Lane meets the Eighth Avenue road reserve.**

**REASON:** for clarity in relation to the canopy structures

That the Metro Inner-North JDAP resolves to:

1. **Approve** DAP Application reference DAP/20/01892 and accompanying revised plans (Attachment 1) 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, subject to the following conditions:



## Conditions

1. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
2. Prior to the submission of a building permit, revised plans showing a 0.5m wide road pavement path along the south-eastern lot boundary abutting the full length of Lyric Lane (excluding the existing transformer) are to be submitted and approved by the City of Bayswater. The pavement is to be constructed prior to occupation of the development at the land owner/applicants cost to the specifications and satisfaction of the City of Bayswater and will form part of the future right of way widening.

The right-of-way is to be accurately illustrated and denoted on the future strata plan and vested in the Crown under Section 152 of the Planning and Development Act 2005, such land to be ceded free of cost and without any payment of compensation by the Crown at the time of subdivision.

3. Prior to the occupation of a building permit, a car parking management plan shall be submitted to and approved by the City of Bayswater. The plan shall relate to the use of the seven surplus residential parking bays. The minimum car parking bay allocations shall be available at all times as follows:
  - 52 residential car parking bays (1 per dwelling) and;
  - 1 ACROD bay.

The plan may include shared, restricted or timed parking arrangements on site to allow these car parking bays on site to be for multiple uses, to be shared amongst the commercial tenancies, loading/unloading, residents, visitor parking and/or rideshare. The car parking management plan may be amended as necessary over the life of the development subject to the satisfaction of the City of Bayswater.

4. All vehicle parking shall be line marked, with all bays signposted in accordance with the approved car parking management plans, to the satisfaction of the City of Bayswater.
5. The bicycle parking bays directly adjoining parking bays are to be allocated to the same unit on the strata plan for the development to the satisfaction of the City of Bayswater.
6. A final 'Schedule of Colours and Materials' shall be submitted to, and to the satisfaction of the City of Bayswater, prior to the submission of a building permit application.
7. Lighting plans detailing how outdoor lighting is to be designed, baffled and located to prevent any increase in light spill onto the adjoining properties shall be submitted to and approved to the satisfaction of the City of Bayswater, prior to the submission of a building permit application.



8. A revised landscaping plan shall be submitted to, and to the satisfaction of the City of Bayswater, prior to the submission of a building permit application. For the purpose of this condition, the plan shall show the following:
- (a) The size, number, location and species of all trees and plants to be planted;
  - (b) Those areas to be reticulated or irrigated;
  - (c) Details of the proposed vertical landscaping including maintenance arrangements.
  - (d) All planter boxes or planting on structure as denoted on the plans containing trees shall have a minimum soil depth of 1m.
  - (e) Details of all planter boxes and drainage;
  - (f) Details of any permeable paving; and
  - (g) All landscaped areas shall be separated from the Lyric Lane and pedestrian paths through the use of walls, kerbing, bollards or similar devices to enable the protection of the landscaping.

Landscaping and reticulation shall be completed in accordance with the approved detailed landscape plan prior to occupation of the development and thereafter maintained to the satisfaction of the City of Bayswater.

9. A construction management plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area including dust management, shall be submitted to, and to the satisfaction of the City of Bayswater, prior to the submission of a building permit application.
10. The applicant is to offer independently prepared dilapidation surveys prior to commencement of works and a close out report at the completion of the proposed construction works to the following properties and road reserves in close proximity to the subject site:
- (a) 41 Eighth Avenue, Maylands;
  - (b) 183 Guildford Road, Maylands;
  - (c) 181 Guildford Road, Maylands;
  - (d) 177 Guildford Road, Maylands;
  - (e) 55 Eighth Avenue, Maylands;
  - (f) Ellard Lane and Lyric Lane adjoining the subject site; and
  - (g) Eighth Avenue road reserve adjoining the subject site.

Documents certifying that this requirement is met, are to be submitted to the satisfaction of the City of Bayswater prior to submission of a building permit application.

11. Prior to the submission of a building permit, an acoustic report and noise management plan that addresses the following shall be submitted and approved by the City of Bayswater:
- (a) Assessment of the worst case scenario noise impacts upon the development associated with the existing and proposed commercial land uses, including but not limited to conversational noise, people shouting, people talking loudly, amplified noise and music.
  - (b) Assessment of internal noise impacts associated with the development including but not limited to waste collection, vehicle entry points, the lift shaft and mechanical plant.





- (c) Demonstrate that the development is to exceed the minimum requirements of the National Construction Code (NCC), such as a rating under the AAAC Guideline for Apartments and Townhouse Acoustic Rating (or equivalent).

Documents certifying that these requirements have been implemented, are to be submitted to the satisfaction of the City of Bayswater prior to submission of a building permit application.

- 12. The owner, or the applicant on behalf of the owner, shall comply with the City of Bayswater policy relating to Percent for Public Art, and provide public art with a minimum value of 1% (\$145,000) of the estimated total construction cost of the development (\$145,000). Details of the public art, including plans of the artwork, its cost and construction, and other matters relating to the artwork's on-going maintenance and acknowledgements in accordance with the City's Percent for Public Art Policy shall be submitted to, and to the satisfaction of the City prior to the lodgement of a building permit application.

Alternatively, the owner, or the applicant on behalf of the landowner, may opt to pay a cash-in-lieu contribution for the public art to the City of Bayswater in accordance with the provisions of the City's Percent for Public Art Policy, prior to the submission of a building permit application.

- 13. A representative selection of internal heritage fabric should be retained and/or salvaged and reused within the development wherever reasonably and practically possible. An archival record of those parts of the building to be demolished shall be submitted to, and to the satisfaction of the City of Bayswater, prior to the submission of a demolition or building permit application. The archival record shall include:
  - (a) A site plan at 1:200 scale, and floor plan(s) and all elevations of the building at 1:100 scale.
  - (b) Digital photographs of the building (once vacated), including:
    - (i) general/overall photographs of the building to be demolished;
    - (ii) photographs of each of the elevations;
    - (iii) photographs of all of the internal rooms; and
    - (iv) photographs of any special architectural features.

The photographs are to be saved in JPEG format and submitted to the City of Bayswater, with any alternative form of photographic record satisfaction of the City of Bayswater.

- 14. A minimum of 20% of the dwellings shall be designed in accordance with the Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia). Documents certifying that this requirement is met, are to be submitted to the satisfaction of the City of Bayswater prior to submission of a building permit application.





15. At least one significant energy efficiency initiative shall be incorporated within the development that exceeds minimum practice (refer State Planning Policy 7.3, DG4.15.1) or all dwellings are to exceed the minimum Nationwide House Energy Rating Scheme requirement for apartments by 0.5 star, to the satisfaction of the City of Bayswater. Documents certifying that this requirement is met, are to be submitted to the satisfaction of the City of Bayswater prior to submission of a building permit application.
16. Prior to the submission of a building permit application, details of privacy screening to units 1.01, 1.02, 1.08, 1.09, 1.10, 1.11, 2.01, 2.02, 2.05, 2.06, 2.07, 2.08, 2.09, 3.01, 3.03, 3.04, 3.06, 3.07, 3.08, 4.03, 4.04, 4.07, 4.08, 5.03, 5.04, 5.07, 5.08, 6.03, 6.04, 6.07 and 6.08 which have major openings directly overlooking other major openings within the development are to be submitted and approved by the City of Bayswater and maintained thereafter to the satisfaction of the City of Bayswater.
17. The air conditioning unit and mechanical plant on the roof shall be screened. Details of the screening are to be submitted to and approved by the City of Bayswater, prior to the submission of a building permit application.
18. Prior to commencement of works, bollards are to be installed in Lyric Lane adjacent to the existing street light pole at the rear of the subject site to protect it from vehicles to the satisfaction of the City of Bayswater. Detailed drawings and specifications are to be submitted to the City for approval prior to the submission of a building permit application.
19. The recommendations of the transport noise acoustic report prepared by Stantec Australia Pty Ltd dated 22 October 2020 are to be implemented subject to the following amendment:
  - a) The development is to include at least one outdoor living area accessible to all residents that complies with the SPP5.4 outdoor noise targets.
20. Prior to occupation of the development, certification from a qualified acoustic consultant being submitted, confirming that the recommendations of the acoustic report prepared by Stantec Australia Pty Ltd and the amendment have been implemented is to be provided to the satisfaction of the City of Bayswater.
21. Windows, doors and adjacent areas fronting Eighth Avenue and Lyric Lane shall maintain an active and interactive relationship with the street, to the satisfaction of the City of Bayswater.
22. The street tree proposed to be relocated from the Eighth Avenue road reserve as indicated on the approved plans is to be removed to the satisfaction of the City of Bayswater. The owner/applicant is responsible for engaging a qualified contractor, the cost of removing the tree and any claims that may arise from the removal of the tree.
23. Prior to the removal of the street verge tree indicated on the approved plans, the owner/applicant is to pay the City of Bayswater the amount of \$2,880 as determined by the Helliwell Assessment undertaken by the City to compensate for the loss of amenity value provided by the tree.



24. All street trees except the tree indicated for relocation on the development plans within the verge adjoining the subject property are to be retained, and shall have measures consistent with AS 4970-2009 undertaken to ensure their protection during construction of the subject development to the satisfaction of the City of Bayswater, including but not limited to the following:
- (a) A minimum 2.0m radius tree protection zone (TPZ) shall be provided through 1.8m high fencing around the verge trees (chain mesh panels or other suitable material) during construction of the subject development.
  - (b) The above fencing is not to be moved or removed at any period during construction, and this zone is not to be entered for any reason; signage notifying people of the TPZ and the associated requirements is to be placed on each side of the fencing.
  - (c) All activities related to construction of the subject development, including parking of vehicles, storage of materials, and washing of concreting tools and equipment is prohibited within the designated TPZ.
  - (d) The tree(s) shall be provided with supplemental water during any construction period falling over summer, with a minimum of 150 litres being provided per week.
  - (e) Should any works be required to be undertaken within the TPZ, approval must be given by the City prior to entering this zone. You may be required to seek advice from an Arborist in regard to the type of works being undertaken, this information is to be assessed by the City as part of the approvals to enter.
  - (f) Any new crossover shall maintain a minimum clearance of 2.0m from the base of a street tree(s).
25. Prior to occupation, a total of one additional street tree is to be planted on the Eighth Avenue verge in front of the subject site, at the full cost of the applicant/owner and to the specifications and satisfaction of the City of Bayswater.
26. Prior to the submission of a building permit application, the owner/applicant is to pay the City a bond in the amount of \$500.00 which will cover the cost of a replacement tree in the event that the replacement tree does not survive. The bond will be refunded if the tree survives after 24 months.
27. All stormwater and drainage runoff produced onsite is to be disposed of onsite to the satisfaction of the City of Bayswater.
28. With the exception of waste collection vehicles, loading and unloading is not permitted to occur in Lyric Lane or Ellard Lane at any time unless specifically approved by the City of Bayswater as part of a traffic management plan.
29. The approved amended waste management plan prepared by Talis dated January 2021 shall be implemented in its entirety to the satisfaction of the City of Bayswater.
30. Prior to occupation of the development, wash down facilities for the rubbish bins are to be provided within the bin stores and graded to a floor waste and discharged to the sewer to the satisfaction of the City of Bayswater.
31. The approved boundary walls and footings abutting the lot boundaries must be constructed wholly within the subject allotment. The external surface of the boundary walls shall be finished to a professional standard, to the satisfaction of the City of Bayswater.



32. Aside from the canopy structure indicated on the development plans, walls, fences and other structures are to be truncated or reduced to no higher than 0.75m within 1.5m of where a Lyric Lane meets the Eighth Avenue road reserve.
33. The vehicle parking area shall be constructed in asphalt, concrete or brick paving, drained, kerbed and line-marked, together with suitable directional signs, and thereafter maintained to the satisfaction of the City of Bayswater.
34. The existing crossover on the Eighth Avenue road reserve is to be removed and the verge be reinstated to the satisfaction of the City of Bayswater.
35. The proposed crossovers and driveways being constructed with brick paving or concrete with grades in accordance with AS 2890.1 to the satisfaction of the City of Bayswater.
36. Details of the design and layout of the bicycle parking facilities shall be submitted to, and to the satisfaction of the City of Bayswater prior to the installation of such facility.
37. Any services and utilities including building services fixtures located within the communal area and/or pedestrian entry and/or private open space and/or roof are to be integrated into the design of the development and shall not detract from the amenity and visual appearance of the street frontage and/or the entry and/or private open space, to the satisfaction of the City of Bayswater.
38. The balconies are not to be used for the drying or airing of clothes and/or Manchester except where screened to the satisfaction of the City of Bayswater.
39. Laundries provided to each unit are to be mechanically ventilated to the satisfaction of the City of Bayswater.
40. Appropriate warning signals and/or signage are to be installed where the vehicle access way meets the Eighth Avenue verge to ensure pedestrians using the footpath are prioritised over vehicles accessing the site to the satisfaction of the City of Bayswater.
41. Architectural design elements, including clear, legible directional signage, being incorporated into the proposal to adequately highlight the internal entrances to the proposed units and improve legibility for residents and emergency services, to the satisfaction of the City of Bayswater.
42. A signage strategy for all external signage for the proposed development (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.
43. The development is to be fibre-to-premises ready, including the provision for installation of fibre throughout the site and to every dwelling prior to occupation of the development. Documents certifying that this requirement is met, are to be submitted to the satisfaction of the City of Bayswater at the completion of works.
44. The owner is responsible for all costs of, and incidental to, the removal of the existing easement registered on the Certificate of Title of the subject lot relating to the existing external car parking bays and vehicle access way, prior to occupation of the development.



45. The owner shall execute and provide to the City of Bayswater, a notification pursuant to section 70A of the *Transfer of Land Act* to be registered on the title of the multiple dwelling property as notification to proprietors and/or (prospective) purchasers of the property of the following:
- (a) The lots are situated in the vicinity of a transport noise corridor and are currently affected, or may in the future be affected by transport noise;
  - (b) The use or enjoyment of the property may be affected by noise, traffic, car parking and other impact associated with nearby non-residential activities; and
  - (c) The City of Bayswater will not issue a residential or visitor car parking permit to any owner or occupier of the residential units or commercial tenancies.

The Section 70A Notification shall be prepared by the City's solicitors to the satisfaction of the City of Bayswater. All costs of, and incidental to, the preparation of and registration of the Section 70A Notification, including the City's solicitor's costs, shall be met by the applicant/owner of the land. This notification shall be lodged and registered in accordance with the *Transfer of Land Act* prior to the first occupation of the development.

46. 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, to the satisfaction of the City of Bayswater.

#### Advice Notes

1. To activate the planning approval, the development/use subject of this approval must be substantially commenced within a period of four years of the date of this approval notice. If the development is not substantially commenced within this period, this 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.
2. This approval is not a building permit or an approval under any other law than the *Planning and Development Act 2005*. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and/or licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. This approval is not an authority to ignore any constraint to development on the land, which may exist through contract or on title, such as but not limited to an easement or restrictive covenant. It is the responsibility of the applicant/owner to investigate any such constraints before commencing development.
4. This approval does not authorise any interference with dividing fences, nor entry onto neighbouring land. Accordingly, should the applicant/landowner wish to remove or replace any portion of a dividing fence, or enter onto neighbouring land, the applicant/landowner must first come to a satisfactory arrangement with the adjoining property owner. Please refer to the *Dividing Fences Act 1961*.
5. Kerbs, roadways, footpaths, open drains, stormwater pits, service authority pits and verge areas must be adequately protected, maintained and reinstated if required, during and as a result of carting and all works associated with this development.



6. This approval does not include any of the proposed modifications to Eighth Avenue including alterations to on street parking bays or the expanded parklet as depicted on the development plans.
7. The development shall comply with the *Environmental Protection Act 1986*, the *Health (Miscellaneous Provisions) Act 1911* and any relevant environmental protection or health regulations including but not limited to the following:
  - *Environmental Protection (Liquid Waste) Regulation 1996*;
  - *Health Act 2016*;
  - *Health (Air handling and Water Systems) Regulations 1994*;
  - *Food Act 2008 and Australian Food Code*;
  - *Environmental Protection (Noise) Regulations 1997* and;
  - *Treatment of Sewerage and Disposal of Effluent and Liquid Waste Amendment Regulations (No. 2) 1997*.

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

**REASON:** The design it is consider high quality and consistent with the town centre location. The retention of the heritage building, opening of the ground floor, provision of residents' communal amenities overlooking the road, and design of the Civic plaza are considered to contribute positively to the town centre activation, connectivity and amenity and visibility. The limitations on the site and laneway widening as a result of the retention of the Heritage building are acknowledged, however the it is considered appropriate that the provision of lane widening where possible to facilitate traffic and pedestrian access.

**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/19/01600 DR161/2019	Town of Claremont	Lots 18 (164) and 19 (162) Alfred Road, Swanbourne	Proposed Childcare Centre	07/10/2019
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
DAP/19/01722 DR155/2020	City of Stirling	Lot 1 (331) West Coast Drive, Trigg	4 Storey Mixed Use Development	16/07/2020

## 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 10.50am.