



Metro Inner Development Assessment Panel Minutes

Meeting Date and Time: Thursday, 2 October 2025; 1:00pm
Meeting Number: MIDAP/99
Meeting Venue: 140 William Street, Perth

A recording of the meeting is available via the following link:

[MIDAP/99 - 2 October 2025 - City of Bayswater](#)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Noting of Minutes

PART B – CITY OF BAYSWATER

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 130 (319) and Lot 131 (321) Guildford Road, Bayswater - Proposed Service Station and Car Wash Development – DAP/23/02575
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. Meeting Closure


Clayton Higham
Presiding Member, Metro Inner DAP



DAP Members

Clayton Higham (Presiding Member)

Francesca Lefante (Deputy Presiding Member)

Andrew Howe

Cr Josh Eveson (Part B – City of Bayswater)

Cr Nat Latter (Part B – City of Bayswater)

DAP Secretariat

Kristen Gray

Ashlee Kelly


Clayton Higham
Presiding Member, Metro Inner DAP



Officers/Technical Advisors in Attendance
Part B – City of Bayswater
Nick Bertone Michael Worthington
Applicant and Submitters
Part B – City of Bayswater
Nik Hidding (Hidding Urban Planning) Cale Black Sandra Kift Stephen Murphy Dan West

Members of the Public / Media

There were 4 members of the public in attendance.

Observers via livestream

There were 12 persons observing the meeting via the livestream.


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Presiding Member, Metro Inner DAP



PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 1:00pm on 2 October 2025 and acknowledged the traditional owners and custodians of the land on which the meeting was held and welcomed members.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2025 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

1.1 Announcements by Presiding Member

The Presiding Member advised that panel members may refer to technical devices, such as phones and laptops, throughout the meeting to assist them in considering the information before them.

The meeting was recorded and livestreamed on the DAP website in accordance with regulation 40(2A) of the *Planning and Development (Development Assessment Panels) Regulations 2011*. Members were reminded to announce their name and title prior to speaking.

2. Apologies

Mayor Filomena Piffaretti (Local Government DAP Member, City of Bayswater)

3. Noting of Minutes

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


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PART B – CITY OF BAYSWATER

1. Declaration of Due Consideration

The Presiding Member noted that details of a DAP direction for services and responsible authority response in relation to Item 3.1, received on 1 October 2025 was published in Part B of the Related Information.

All members declared that they had duly considered the documents contained within Part B of the Agenda and Part B of the Related Information.

2. Disclosure of Interests

DAP Member, Cr Nat Latter, declared an impartiality interest in item 3.1. Cr Latter received emails from community members in relation to the development.

In accordance with section 3.3 of the DAP Code of Conduct 2025, the Presiding Member determined that the member listed above, who have disclosed an impartiality interest, was permitted to participate in the discussion and voting on the item.

3. Form 1 DAP Applications

3.1 Lot 130 (319) and Lot 131 (321) Guildford Road, Bayswater - Proposed Service Station and Car Wash Development – DAP/23/02575

Deputations

Cale Black addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

Sandra Kift addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

Stephen Murphy addressed the DAP against the application at Item 3.1.

Dan West addressed the DAP against the application at Item 3.1.

Nik Hidding (Hidding Urban Planning) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

The City of Bayswater addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.


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SUBSTANTIVE MOTION 1

Moved by: Cr Nat Latter

Seconded by: NIL

That the Metro Inner DAP resolves to:

Refuse DAP Application reference DAP/23/02575 and accompanying plans received 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 following reasons:

Reasons

1. Pursuant to Clauses 67(2) (a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed development does not satisfy the objectives and provisions of the City of Bayswater Town Planning Scheme No 24, as:
 - i. The proposal is not consistent with Clause 1.6(b) (Scheme Objectives) which is to secure the amenity, health and convenience of the Scheme Area and the inhabitants thereof, and the application does not provide sufficient information to determine the acoustic and lighting impacts of the proposed uses to nearby residential properties.
 - ii. The proposal does not comply with the requirements of Table 2 relating to car parking provision, resulting in a parking shortfall and undue impacts in the locality.
 - iii. The development lacks adequate and context-sensitive building setbacks from the street, resulting in visual disruption of the streetscape and undermining the character of the surrounding area.
2. Pursuant to Clauses 67(2) (c) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed development is inconsistent with the principles for good design as detailed in State Planning Policy 7.0 – Design of the Built Environment, as the built form and site planning does not respond to the character of the area, does not provide for activation and interaction with the public realm, and is an inappropriate built form for its setting, due to the height of fencing, and associated blank walls.
3. Pursuant to Clauses 67(2) (g) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed development does not satisfy the requirements of the City of Bayswater Signage Policy and proposes a proliferation of signage that will detract from the local character and amenity of the area.
4. Pursuant to Clauses 67(2) (m) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed development is incompatible with its setting including:

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- i. the compatibility of the development with the desired future character of its setting as a result of the inappropriate use of blank street facing walls and high fencing abutting residential properties.
 - ii. the relationship of the development to development on the adjoining residential lots and interfacing residential lots on Guildford Road because of the likely effect of the bulk, orientation and appearance of the development and noise and lighting impacts.
5. Pursuant to Clauses 67(2) (n) of the *Planning and Development (Local Planning Schemes) Regulations 2015* the proposed development will have amenity impacts including the following:
 - i. environmental impacts of the development associated with noise, light, and odour;
 - ii. the built form and site planning does not appropriately respond to the existing character of the locality and the adjoining and nearby residential properties.
6. Pursuant to Clauses 67(2) (t) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed development does not adequately demonstrate a level of traffic likely to be generated by the development which is acceptable in the context of the existing and future road system, due to the omission of:
 - i. Details of a Road Safety Assessment Report addressing the applicable criteria within *Main Roads Policy and Application Guidelines for Advertising Signs Within and Beyond State Road Reserves*.
 - ii. Electronic Signal Intersection Design and Research Aid (SIDRA) Intersection files.
 - iii. Inadequate information in the updated TIA regarding the future road planning design of Guildford Road.
7. Pursuant to Clauses 67(r) and (x) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposal has not adequately demonstrated the management of environmental and health impacts on the community as no updated Environmental Noise Assessment relating to the revised plans or Environmental Impact Assessment to consider the health implications of exposure to noise and emissions at sensitive land uses has been provided.

The Substantive Motion LAPSED for want of a seconder.


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SUBSTANTIVE 2

Moved by: Clayton Higham

Seconded by: Francesca Lefante

That the consideration of DAP Application DAP/23/02480 be deferred for a period of up to 180 days being on or before 31 March 2026, in accordance with section 5.10.2a of the DAP Standing Orders 2025, for the following:

1. To allow for further assessment of the late information received and for further information to be requested should there be a deficiency of information to allow the City to complete its assessment. That further information will include, but not limited to, the following:
 - Information on the proposed land use for the proposed commercial building and associated car parking. Alternatively, if the commercial building does not form part of the application, the proposed building and associated parking should be removed from all development plans.
 - Details of finished floor levels and building heights for all proposed buildings.
 - An environmental report addressing noise, odour, dust issues and mitigation actions.
 - Details of in-store service associated with the fast food outlet.
 - Additional landscaping within the car parking area.
 - In reference to the Traffic Report:
 - o Justification on the use 16.9m tankers in lieu of the standard 19m tankers.
 - o Sweep path diagrams (to scale).
2. To allow for the submitted plans to be assessed by the DRP and referred to MRWA and further amendments made should that be necessary.
3. To allow for the plans and information to be advertised for public comment in accordance with the City of Bayswater Local Planning Scheme.
4. To allow for the City to provide a revised RAR having regard to the information received from the applicant, the referral bodies, and the community.

The Substantive Motion was put and CARRIED (4/1).

For: Clayton Higham
Francesca Lefante
Andrew Howe
Cr Josh Eveson

Against: Cr Nat Latter

REASON: The panel referenced the applicant's lodgement of additional late material and site zoning. The majority of Members agreed the proposal be deferred to provide sufficient time for the City to received additional technical reports and plans, complete assessment, facilitate referral to relevant agencies including Main Roads, and undertake community consultation.

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4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.


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PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

The DAP noted the status of the following State Administrative Tribunal Applications and Supreme Court Appeals:

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/22/02317 DR81/2023	City of Vincent	41-43 and 45 Angove Street, North Perth	Proposed Service Station	31/05/2023
DAP/20/01911 DR192/2024	Town of Cambridge	Lot 800 (29-33) Northwood Street, West Leederville	Three storey care premises and associated office	16/12/2024
DAP/24/02820 DR69/2025	City of Nedlands	Lot 381 (No.6) Alexander Road, Dalkeith	5 Multiple Dwellings	03/06/2025
DAP/25/02866 DR 105/2025	City of South Perth	Lot 46 (No.142) Coode Street, South Perth	proposed three-storey medical centre (dental practice)	15/07/2025

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 1:55pm.


Clayton Higham
Presiding Member, Metro Inner DAP