



## Metro Inner Development Assessment Panel Minutes

**Meeting Date and Time:** Tuesday, 31 March 2026; 1:00pm  
**Meeting Number:** MIDAP/127  
**Meeting Venue:** 140 William Street, Perth

*A recording of the meeting is available via the following link:*  
[MIDAP/127 - 31 March 2026 - City of Baywater](#)

### **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 Lots 130 - 131 (No 321) Guildford Road, Bayswater - Proposed Service Station, car wash and drive thru coffee (fast food) – 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



<b>DAP Members</b>
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Clayton Higham (Presiding Member)
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Francesca Lefante (Deputy Presiding Member)
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Andrew Howe
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Cr Michelle Sutherland (Part B – City of Bayswater)
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Cr Calla Loiacono (Part B – City of Bayswater)
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<b>DAP Secretariat</b>
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Kristen Gray
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Ashlee Kelly
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**Clayton Higham**  
Presiding Member, Metro Inner DAP



<b>Part B – City of Bayswater</b>
<b>Submitters</b>
Martin Cunningham Jay Hardison Andrew Parry Jessica Alrbow Sandra Kift Daniel West
<b>Applicant</b>
Nik Hidding (Hidding Urban Planning)
<b>Officers/Technical Advisors in Attendance</b>
Adrian Di Nella Ben King Fatima Al Ghanimi

**Members of the Public / Media**

There was 1 member of the public in attendance.

**Observers via livestream**

There were 4 persons observing the meeting via the livestream.

**Clayton Higham**  
Presiding Member, Metro Inner DAP



## **PART A – INTRODUCTION**

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

The Presiding Member declared the meeting open at 1:04pm on 31 March 2026 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 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**

Nil.

### **3. Noting of Minutes**

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

A handwritten signature in black ink, appearing to read 'Clayton Higham'.

**Clayton Higham**  
Presiding Member, Metro Inner DAP



## PART B – CITY OF BAYSWATER

### 1. Declaration of Due Consideration

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

Nil.

### 3. Form 1 DAP Applications

#### 3.1 Lots 130 - 131 (No 321) Guildford Road, Bayswater - Proposed Service Station, car wash and drive thru coffee (fast food) – DAP/23/02575

##### Deputations

Martin Cunningham addressed the DAP against the application at Item 3.1.

Jay Hardison addressed the DAP against the application at Item 3.1.

Andrew Parry addressed the DAP against the application at Item 3.1.

Jessica Albrow addressed the DAP against the application at Item 3.1.

Sandra Kift addressed the DAP against the application at Item 3.1.

Daniel 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.

### SUBSTANTIVE MOTION

**Moved by:** Cr Michelle Sutherland

**Seconded by:** Cr Calla Loiacono

That the Metro Inner Development Assessment Panel 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:

Clayton Higham  
Presiding Member, Metro Inner DAP



## Reasons

1. Pursuant to Clauses 67(2) (q) and (t) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as the proposal fails to demonstrate safe and efficient vehicle access and egress, with unacceptable conflict at the Guildford Road full movement crossover, insufficient internal vehicle manoeuvring and unsafe turning movements.
2. Pursuant to Clauses 67(2) (r) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as the proposal fails to demonstrate that pedestrian movement can occur safely and efficiently due to the internal layout not being able to sufficiently accommodate design vehicles and tanker manoeuvres in a manner consistent with safe road design practice. The swept paths exhibit multiple sharp steering corrections and non-lane-correct movements, resulting in unacceptable risks to motorists and pedestrians.
3. Pursuant to Clauses 67(2) (r) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposal has not demonstrated that public health risks arising from a 24-hour facility immediately abutting residential properties can be acceptably mitigated.
4. Pursuant to Clauses 67(2) (m), (n) and (y) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposal does not provide adequate transition or buffering to the sensitive residential interface. The cumulative intensification of the site accommodating the service station, drive-through fast food and car wash, with proposed 24hour operations, results in unacceptable amenity impacts to adjoining residential lots.
5. Pursuant to Clauses 67(2) (n) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed development results in unacceptable environmental impacts of the development associated with noise, light, and odour.
6. Pursuant to Clauses 67(2) (za) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, due regard has been given to objections raising material planning issues consistent with the City's assessment, including concerns relating to traffic safety, access, amenity, health risk and design.

Clayton Higham  
Presiding Member, Metro Inner DAP



7. 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.

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

**The Substantive Motion was put and LOST (2/3).**

For: Cr Michelle Sutherland  
Cr Calla Loiacono

Against: Clayton Higham  
Francesca Lefante  
Andrew Howe

**SUBSTANTIVE MOTION**

**Moved by:** Francesca Lefante

**Seconded by:** Andrew Howe

That the Metro Inner Development Assessment Panel resolves to:

Defer DAP Application reference DAP/23/02575 for a period of up to 180 days, being on or before 25 September 2026 to provide further information and details on the amended site planning layout to address the following:

1. Address internal traffic movements identified by Main Roads and City
2. Address fuel tanker movements associated with the land use and site access
3. Address Design Review Panel comments, by placing building at the corner providing an enhanced urban design outcome, with improved street interface and responding better to the context and character of the area
4. Providing better opportunity for landscaping and tree planting
5. Providing a safer environment for pedestrians, allowing direct entry to the convenience store from the street
6. Respond to City raised issues relating to interface to the public realm, activated frontages, and good pedestrian amenity.
7. Provided appropriate interface and transition from the proposal and to the adjoining residential land uses
8. Further opportunity for community consultation.

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

**Clayton Higham**  
Presiding Member, Metro Inner DAP



For: Clayton Higham  
Francesca Lefante  
Andrew Howe

Against: Cr Calla Loiacono  
Cr Michelle Sutherland

**REASON:** A service station land use is a P use under the present Scheme. The majority of panel members were of the opinion that deferring the proposal was appropriate to address the site design and obtain greater clarity regarding traffic movements from fuel tanker access to and from the site, the surrounding road network and amenity impacts on adjoining residential sites and public domain. In addition it would enable a further review by agencies such as MRWA, the DRP and the community.

**4. Form 2 DAP Applications**

Nil.

**5. Section 31 SAT Reconsiderations**

Nil.

A handwritten signature in black ink, appearing to read 'Clayton Higham'.

**Clayton Higham**  
Presiding Member, Metro Inner DAP



## 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 2:23pm.

Clayton Higham  
Presiding Member, Metro Inner DAP