



Metro Outer Joint Development Assessment Panel Minutes

Meeting Date and Time: Tuesday, 15 November 2022; 9:30am
Meeting Number: MOJDAP/209
Meeting Venue: Electronic Means

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

1 Table of Contents

1. Opening of Meeting, Welcome and Acknowledgement.....	3
2. Apologies.....	3
3. Members on Leave of Absence.....	3
4. Noting of Minutes.....	3
5. Declaration of Due Consideration.....	3
6. Disclosure of Interests.....	3
7. Deputations and Presentations.....	4
8. Form 1 – Responsible Authority Reports – DAP Applications.....	5
8.1a Lot 624 (No. 158) Marshall Road, Bennett Springs	5
8.1b Lot 624 (No. 158) Marshall Road, Bennett Springs	9
8.2 50 (Lot 418) Alexandria View, Mindarie	11
9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval	15
Nil.....	15
10. State Administrative Tribunal Applications and Supreme Court Appeals ...	15
11. General Business.....	15
12. Meeting Closure	15



Attendance

DAP Members

Mr Eugene Koltasz (Presiding Member)
Ms Karen Hyde (Deputy Presiding Member)
Mr Jason Hick (Third Specialist Member)

Item 8.1

Cr Rod Henderson (Local Government Member, City of Swan)
Cr Charlie Zannino (Local Government Member, City of Swan)

Item 8.2

Cr Vinh Nguyen (Local Government Member, City of Wanneroo)
Cr Frank Cvitan (Local Government Member, City of Wanneroo)

Officers in attendance

Item 8.1

Mr Phil Russell (City of Swan)
Ms Charlotte Lavictoire (Western Australian Planning Commission)

Item 8.2

Ms Mel Sun (City of Wanneroo)
Mr Greg Bowring (City of Wanneroo)

Minute Secretary

Mr Stephen Haines (DAP Secretariat)

Applicants and Submitters

Item 8.1

Mr Alessandro Stagno (Apex Planning)
Ms Clare McLean (Peter Webb & Associates)
Mr Dominic Le

Item 8.2

Ms Monique Thompson (element)
Mr Daniel Lees (element)
Mr Clay Thomas (Edge Visionary Living)
Mr Gary Godfrey (Hillam Architects)

Members of the Public / Media

There were 6 members of the public in attendance.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:33am on 15 November 2022 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.

This meeting was convened via electronic means (Zoom). 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

In accordance with section 2.4.9 of the DAP Code of Conduct 2017, DAP Members, Cr Rod Henderson and Cr Charlie Zannino, declared that they participated in a prior Council meeting in relation to the application at item 8.1. However, under section 2.1.2 of the DAP Code of Conduct 2017, Cr Henderson and Cr Zannino acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.



In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2020, the Presiding Member determined that the members listed above, who have disclosed an Impartiality Interest, were permitted to participate in the discussion and voting on the item.

DAP Member, Cr Frank Cvitan, declared an Impartiality Interest in item 8.2. Cr Cvitan's son owns a block nearby to the development. However, Cr Cvitan undertakes to exercise independent judgment in relation to the DAP application before him, which will be considered on its planning merits.

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 permitted to participate in the discussion and voting on the item.

DAP Member, Ms Karen Hyde, declared an Impartiality Interest in item 8.1. Ms Hyde works for Taylor Burrell Barnett, who acts for the landowner of item 8.1, Bennett Springs Land Development Pty Ltd.

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 item.

7. Deputations and Presentations

- 7.1** Ms Clare McLean (Peter Webb & Associates) addressed the DAP against the recommendation for the application at Item 8.1.
- 7.2** Mr Dominic Le addressed the DAP against the recommendation for the application at Item 8.1.
- 7.3** Mr Alessandro Stagno (Apex Planning) 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 Swan addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

The presentations at Items 7.1 – 7.4 were heard prior to the application at Item 8.1.

- 7.5** Mr Clay Thomas (Edge Visionary Living) addressed the DAP against the recommendation for the application at Item 8.2 and responded to questions from the panel.
- 7.6** Mr Gary Godfrey (Hillam Architects) addressed the DAP against the recommendation for the application at Item 8.2 and responded to questions from the panel.
- 7.7** Mr Daniel Lees (element) addressed the DAP against the recommendation for the application at Item 8.2 and responded to questions from the panel.



- 7.8 The City of Wanneroo addressed the DAP in relation to the application at Item 8.2 and responded to questions from the panel.

The presentations at Items 7.5 - 7.8 were heard prior to the application at Item 8.2.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1a Lot 624 (No. 158) Marshall Road, Bennett Springs

Development Description: Proposed Child Care Premises
Applicant: Apex Planning
Owner: Bennett Springs Land Development Pty Ltd
Responsible Authority: City of Swan
DAP File No: DAP/22/02279

REPORT RECOMMENDATION

Moved by: Mr Jason Hick

Seconded by: Mr Gene Koltasz

With agreement of the mover and seconder, Condition No.8 was amended to read as follows:

*~~Prior to a building permit being issued~~ **Prior to occupancy**, the landowner must contribute a sum of 1% of the total development construction value toward Public Art in accordance with the City of Swan Local Planning Policy for the Provision of Public Art (POL-LP-1.10), by either:*

REASON: To enable the proponent additional time to consider and submit their Public Art proposal. The Panel considered that prior to occupancy is a more realistic timeframe.

That the Metro Outer Joint Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/22/02247 and Accompanying Plans) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Clause 10.3 of the City of Swan Local Planning Scheme No.17 and pursuant to Clause 24(1) and 26 of the Metropolitan Region Scheme subject to the following conditions:

Conditions

1. This approval is for a 'Child Care Premises' as defined under the City of Swan Local Planning Scheme No.17 and the subject land may not be used for any other use without prior approval of the City of Swan.
2. The approved 'Child Care Premises' is to comply in all respects with the attached approved plans, as dated, marked and stamped. The plans approved as part of this application form part of the development approval issued.
3. The 'Child Care Premises' is limited to a maximum number of 96 children.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



4. The hours of operation shall be limited to 6.30am to 6.30pm Monday to Friday. The outdoor play area shall not be utilised prior to 7.00am.
5. At building permit stage provision shall be made for the incorporation of 6mm float or toughened glass with acoustic seals to all windows and sliding doors to the child activity rooms and cot rooms.
6. Prior to the occupation of the building the applicant/owner shall install a 1.8m tall metal fence with a density of 8kg/m² along the full length of the western boundary of the site.
7. All building works to be carried out under this development approval are required to be contained within the boundaries of the subject lot.
8. Prior to occupancy, the landowner must contribute a sum of 1% of the total development construction value toward Public Art in accordance with the City of Swan Local Planning Policy for the Provision of Public Art (POL-LP-1.10), by either:
 - a) Payment to the City of Swan of a cash-in-lieu amount equal to the sum of the 1% contribution amount (currently estimated to be \$21,500). This must be paid to the City of Swan prior to the date specified in an invoice issued by the City of Swan, or prior to the issuance of a building permit for the approved development, whichever occurs first; or
 - b) Provision of Public Art on-site to a minimum value of the 1% contribution amount (currently estimated to be \$21,500). The following is required for the provision of Public Art on-site:
 - i. the landowner or applicant on behalf of the landowner must seek approval from the City of Swan for a specific Public Art work including the artist proposed to undertake the work to the satisfaction of the City of Swan in accordance with POL-LP-1.10 and the Developers' Handbook for Public Art (as amended). The City of Swan may apply further conditions in regard to the proposed Public Art;
 - ii. no part of the approved development may be occupied or used until the Public Art has been installed in accordance with the approval granted by the City of Swan; and
 - iii. The approved Public Art must be maintained in compliance with the approval granted by the City of Swan and any conditions thereof, to the satisfaction of the City of Swan.
9. A total of 22 on-site car parking bays are to be provided, comprising 12 parking bays designated for customer parking only and 10 parking bays for staff usage only. Parking bays are to be constructed to AS 2890.
10. Prior to occupation of the building the applicant/owner is to make provision, to the satisfaction of the City of Swan, for connection of the development to the public road system as depicted on the approved site plan.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



11. Vehicle parking areas, access and circulation areas must be sealed, kerbed, drained and maintained to the satisfaction of the City of Swan, in accordance with the approved plans.
12. All crossovers must be built and maintained in accordance with the City of Swan's specifications.
13. Prior to occupation of the building an Operational Noise Management Plan is to be prepared and submitted to the satisfaction of the City of Swan that details operational noise mitigation measures having regard to the recommendations of the Environmental Noise Assessment prepared by Lloyd George Acoustics dated 30 June 2022. The operation of the childcare premises is to be carried out in accordance with the approved Operational Noise Management Plan.
14. The childcare premises is to be connected to reticulated sewer
15. The carrying on of the development must not cause dust nuisance to neighbours. Where appropriate such measures as installation of sprinklers, use of water tanks, mulching or other land management systems should be installed or implemented to prevent or control dust nuisance, and such measures shall be installed or implemented within the time and in the manner directed by the City of Swan if it is considered that a dust nuisance exists.
16. Provision must be made for access and facilities for use of people with disabilities in accordance with provisions of the Building Code of Australia and AS 1428.1.
17. Prior to a building permit being issued, stormwater disposal plans, details and calculations must be submitted for approval by the City of Swan and thereafter implemented, constructed and maintained on-site to the satisfaction of the City of Swan.
18. Prior to a building permit being issued, a Waste Management Plan must be submitted to and approved by the City of Swan. The plan must include the following details to the satisfaction and specification of the City of Swan:
 - a) The location of bin storage areas and bin collection areas;
 - b) The number, volume and type of bins, and the type of waste to be placed in the bins;
 - c) Details on the future ongoing management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and
 - d) Frequency of bin collections.

The Waste Management Plan must be implemented at all times to the satisfaction of the City of Swan.



19. Prior to a building permit being issued, a detailed landscaping plan for the subject site and/or the road verges(s) prepared by a landscaping professional is to be submitted and approved by the City of Swan, and must include the following:
 - (a) The location, number and type of proposed trees and shrubs including planter and /or tree pit sizes and planting density;
 - (b) Any lawns to be established;
 - (c) Any existing vegetation and/or landscaped areas to be retained;
 - (d) Any verge treatments;
 - (e) Evidence that the proposed landscaping will not, at maturity, negatively impact the development and adjoining properties.
20. All landscaping must be completed in accordance with the approved detailed landscaping plan, prior to the occupation of any building. All landscaping is to be maintained onsite to the satisfaction of the City of Swan.
21. Prior to a building permit being issued, an Ecologically Sustainable Development Strategy prepared by an ecologically sustainable development professional must be submitted to and approved by the City of Swan. The measures outlined in the Strategy are to be incorporated into the building.
22. Prior to a building permit being issued, the applicant/owner is to prepare, in consultation with ATCO, a Pipeline Risk Management Plan to the satisfaction of the City of Swan. Any risk mitigation measures required by the Pipeline Risk Management Plan to be implemented within the subject development or within any adjoining road reserve are to be implemented by the applicant/owner at their cost to the satisfaction of the City of Swan.
23. All construction works must be contained within the lot boundary and as such management protocols must be in place for all construction methods to ensure no material is placed within the rail corridor boundary.
24. No services including water, electricity, fibre optic, gas and any other services running to and from the site can run across the rail corridor, either above or below ground. No parking of construction equipment, such as front end loaders, excavators, dozers, dump trucks, bobcats, utility vehicles and any other equipment are permitted on rail corridor land at any time during the performance of the construction works.
25. Effective hygiene and biosecurity management must be in place to ensure there is no spread of weeds or diseases into the rail corridor.
26. Any additional development, which is not in accordance with the application (the subject of this approval) or any condition of approval, will require further approval of the City of Swan.

The Report Recommendation was put and CARRIED WITH THE CASTING VOTE (2/2).

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



For: Mr Eugene Koltasz
Mr Jason Hick

Against: Cr Rod Henderson
Cr Charlie Zannino

Due to the equality of votes, the Presiding Member exercised a casting vote in accordance with Section 5.13.1 of the Standing Orders 2017.

REASON: The majority of the Panel was satisfied that the proposed use in a Residential area is consistent with the Planning framework for the locality. Further it was considered that the design of the premises was of a size and scale commensurate with future residential development adjacent and nearby. The majority of the Panel were also satisfied that the proposal will not generate traffic levels beyond the capacity of adjacent streets and the proposal will not generate noise levels in excess of those permitted under current environmental regulations.

8.1b Lot 624 (No. 158) Marshall Road, Bennett Springs

Development Description:	Proposed Child Care Premises
Applicant:	Apex Planning
Owner:	Bennett Springs Land Development Pty Ltd
Responsible Authority:	Western Australian Planning Commission
DAP File No:	DAP/22/02279

REPORT RECOMMENDATION

Moved by: Mr Jason Hick

Seconded by: Mr Eugene Koltasz

That the Metro Outer JDAP resolves to:

Approve DAP Application reference DAP/22/02279 and accompanying plans in accordance with the provisions of the *Planning and Development Act 2005*, for the proposal of Childcare Premises at Lot 624 (No.158) Marshall Road, Bennett Springs, subject to:

Conditions

1. A total of 22 on-site car parking bays are to be provided, comprising 12 parking bays designated for customer parking only and 10 parking bays for staff usage only. Parking bays are to be constructed to AS 2890.
2. Vehicle parking areas, access and circulation areas must be sealed, kerbed, drained and maintained in accordance with the approved plans to the satisfaction of the Western Australian Planning Commission on the advice of the City of Swan.
3. All crossovers must be built and maintained to the satisfaction of the Western Australian Planning Commission on the advice of the City of Swan.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



Advice Notes

1. The Department of Water and Environmental Regulation advises that the site is located within an area identified as representing a moderate to low risk of acid sulfate soils (ASS) occurring within 3 metres of the natural soil surface. Please refer to the Department of Water and Environmental Regulation's (DWER) acid sulfate soil guidelines for information to assist with the management of ground and/or groundwater disturbing works: <https://www.der.wa.gov.au/your-environment/acid-sulfate-soils/69-acidsulfatesoils-guidelines>

The Report Recommendation was put and **CARRIED WITH THE CASTING VOTE (2/2)**.

For: Mr Eugene Koltasz
Mr Jason Hick

Against: Cr Rod Henderson
Cr Charlie Zannino

Due to the equality of votes, the Presiding Member exercised a casting vote in accordance with Section 5.13.1 of the Standing Orders 2017.

REASON: The majority of the Panel considered that the proposed development will not prejudice the orderly and proper planning of the locality and it will not have any negative impacts on the amenity of the locality through the imposition of appropriate conditions of approval. The submission of a comprehensive assessment of the proposal demonstrated that issues affecting amenity such as building design, traffic and noise can be appropriately addressed and managed.

Cr Rod Henderson and Cr Charlie Zannino (Local Government Members, City of Swan) left the panel at 10:23am.

Cr Frank Cvitan, Cr Vinh Nguyen (Local Government Members, City of Wanneroo) and Ms Karen Hyde (Deputy Presiding Member) joined the panel at 10:24am.



8.2 50 (Lot 418) Alexandria View, Mindarie

Development Description: Multiple Dwellings (88 Units)
Applicant: element
Owner: Edge Holdings No.18 Pty Ltd
Responsible Authority: City of Wanneroo
DAP File No: DAP/22/02296

PROCEDURAL MOTION

Moved by: Cr Vinh Nguyen

Seconded by: Cr Frank Cvitan

That the consideration of DAP Application DAP/22/02296 be deferred up 90 days, in accordance with section 5.10.1a of the DAP Standing Orders 2020, for the following reasons:

- Revise the building height and plot ratio

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

For: Cr Vinh Nguyen
Cr Frank Cvitan

Against: Mr Eugene Koltasz
Ms Karen Hyde
Mr Jason Hick

REPORT RECOMMENDATION

Moved by: Cr Frank Cvitan

Seconded by: Cr Vinh Nguyen

That the Metro Outer JDAP resolves to:

1. **Refuse** DAP Application reference DAP/22/02296 and accompanying 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 Wanneroo's District Planning Scheme No. 2, for the following reasons:

Reasons

1. Having regard to the Mindarie Keys Harbourside Village Agreed Structure Plan No. 13 and State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments, the form of the proposed development represents an inappropriate scale of development in the context and character of the area, and does not adequately satisfy all Element Objectives of the following Elements:
 - a. Element 2.2: Building Height;
 - b. Element 2.4: Side and Rear Setback;
 - c. Element 2.5: Plot Ratio; and
 - d. Element 2.7: Building Separation.



2. Having regard to the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed development does not satisfy the following matters for consideration:
- Clause 67(2)(b) – The proposal is not considered to be consistent with orderly and proper planning given the significant departure to the development standards for the site regarding height, plot ratio and setbacks;
 - Clause 67(2)(c) – The proposal does not adequately satisfy a number of the Element Objectives of State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments;
 - Clause 67(2)(h) – The proposal does not comply with the maximum building height and plot ratio provisions under the Mindarie Keys Harbourside Village Agreed Structure Plan No. 13, which sets out specific development standards to achieve the vision for the site;
 - Clause 67(2)(m) and (n) – The proposal will have an undue adverse effect on the amenity of the locality, particularly given its incompatibility with the existing and future character in its setting and the locality, as envisaged by the development standards of Mindarie Keys Harbourside Village Agreed Structure Plan No. 13; and
 - Clause 67(2)(y) – The proposal received a substantial number of submissions during the consultation process, of which 75% of the objections received raised concerns on the height or scale of the proposal, indicating its inconsistency with the community expectations for the site.

The Report Recommendation was put and LOST (2/3).

For: Cr Vinh Nguyen
Cr Frank Cvitan

Against: Mr Eugene Koltasz
Ms Karen Hyde
Mr Jason Hick

ALTERNATE MOTION

Moved by: Ms Karen Hyde

Seconded by: Mr Jason Hick

That the Metro Outer JDAP resolves to:

- Approve** DAP Application reference DAP/22/02296 and accompanying plans provided in **Attachment 1**, in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the provisions of the City's District Planning Scheme No. 2 and the Metropolitan Region Scheme, subject to the following conditions:

Conditions

- This decision constitutes Development Approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the four year period, the approval shall lapse and be of no further effect.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



2. Parking areas, driveways and points of ingress and egress shall be designed and constructed in accordance with the Australian Standard for Offstreet Carparking (AS 2890) and shall be drained, sealed, marked and maintained to the satisfaction of the City prior to occupation of the development.
3. Wheel stops shall be provided in accordance with AS 2890 where the parking bays abuts a concrete path.
4. The parking areas and associated access indicated on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time, without the prior approval of the City.
5. Prior to the commencement of development, a detailed schedule of external finishes (including materials, colour schemes and details) shall be submitted and approved by the City. The development shall be finished in accordance with the approved schedule prior to the use or occupation of the development.
6. Detailed landscaping plans for the subject site which include specifications for the planter boxes, a plant legend which includes botanical and common names and plant quantities, and confirmation of mulch details, shall be lodged for approval by the City prior to lodging a building permit. Planting and installation shall be in accordance with the approved landscaping and reticulation plans and completed prior to occupation of the development and maintained thereafter, to the satisfaction of the City.
7. Detailed civil engineering drawings and specifications for works within the verge for the modification to the footpath, shall be lodged for approval to the City prior to commencement of construction works. Construction works are to be undertaken in accordance with the approved development application, engineering drawings and specifications to the satisfaction of the City.
8. An onsite stormwater drainage system, sufficient to contain a 1:100 year storm event (over 24 hours) must be provided. Plans illustrating the system proposed shall be submitted for approval when application is made for a building licence and the system shall be installed during the construction of the development.
9. The development is to comply with the recommendations of the Acoustics Report (Ref 301251070) prepared by Stantec dated 11 August 2022. Recommended works shall be completed prior to the commencement of the use.
10. An Environmental Noise Assessment from a qualified acoustic (noise) consultant shall be submitted to the City following construction of the development to demonstrate that the development complies with the *Environmental (Noise) Regulations 1997* prior to occupancy of the development.
11. A minimum of 17 multiple dwellings shall comply with the Silver Level requirements as defined in the Liveable Housing Design Guidelines and shall be demonstrated at the building permit stage.
12. Development is to be implemented in accordance with Sustainable Design Assessment Report (Ref 1034873-RPT-SY-001) prepared by Cundall and dated 15 August 2022.



13. Lighting shall be installed along all driveways and pedestrian pathways and in all common service areas prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
14. All storage areas, external fixtures and building plant, including air conditioning units and water tanks shall be located so as to minimise any visual and noise impact on surrounding landowners and screened from view from streets, public places and adjacent properties to the satisfaction of the City.
15. Future operations on the lot shall be undertaken in accordance with the approved Waste Management Plan (Ref TW22063) prepared by Talis dated 9 August 2022.
16. A Construction Management Plan being submitted for approval when application is made for a building license. The plan is to detail how construction of the development will be managed to minimise disruption to adjoining landowners. The plan will need to address the following:
 - a) The delivery times for materials and equipment to the site;
 - b) Storage of materials and the location and type of equipment on site;
 - c) Adequate measures be implemented during construction to minimise any adverse impacts caused by sand drift and dust from the site;
 - d) Parking arrangements for contractors and sub-contractors;
 - e) Construction times;
 - f) Dilapidation reports;
 - g) Measures to minimise noise impacts on surrounding residents; and
 - h) Any other matter required by the City.

The construction management plan is to be submitted to and approved by the City prior to the commencement of any development.

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

For: Mr Eugene Koltasz
Ms Karen Hyde
Mr Jason Hick

Against: Cr Vinh Nguyen
Cr Frank Cvitan

REASON: The majority of the Panel members considered that the proposal was of a high standard of design and amenity with well-designed apartments, generous and functional unit sizes with high quality landscaping and community facilities. The proposal presents as a high standard design response to its coastal location.

In addition, the Panel also considered the proponents incorporation of below ground basement car parking and design features addressing buildings setbacks to minimise negative impacts on adjacent and nearby residential properties results in a better design outcome for the site.

In view of the foregoing the majority of the Panel considered that the proposal warranted the exercise of discretion to approve the additional building height and plot ratio.

Mr Eugene Koltasz
Presiding Member, Metro Outer JDAP



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/18/01543 DR 75/2022	City of Joondalup	Lot 649 (98) O'Mara Boulevard, Iluka	Commercial development	02/05/2022
DAP/22/02148 DR146/2022	City of Rockingham	Lot 53 (No 67) Folly Road, Baldivis	Proposed place of worship (Hindu Temple)	26/08/2022
DAP/22/02220 DR162/2022	City of Kwinana	Lot 9507 Berthold Street, Orelia	Proposed Child Care Centre	28/09/2022
DAP/22/02159 DR163/2022	Shire of Murray	No. 630 (Lot 137) Pinjarra Road, Furnissdale	Proposed Petrol Filling Station	28/09/2022

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 11:55am.