



Minutes of the Metro West Joint Development Assessment Panel

Meeting Date and Time: Monday, 16 January 2016; 9.00am
Meeting Number: MWJDAP/ 152
Meeting Venue: Department of Planning
140 William Street, Perth – *via teleconference*

Attendance

DAP Members

Ms Megan Adair (Presiding Member)
Mr Clayton Higham (Deputy Presiding Member) – *via teleconference*
Mr John Syme (Specialist Member)
Cr Katrina Downes (Local Government Member, Town of Cottesloe) – *via teleconference*
Cr Philip Angers (Local Government Member, Town of Cottesloe) – *via teleconference*
Cr Josh Topelberg (Local Government Member, City of Vincent) – *via teleconference*
Cr Matt Buckels (Local Government Member, City of Vincent) – *via teleconference*

Officers in attendance – *via teleconference*

Mr Ed Drewett (Town of Cottesloe)
Mr Rob Sklarski (City of Vincent)
Ms Paola Di Perna (City of Vincent)

Department of Planning Minute Secretary

Ms Dallas Downes

Applicants and Submitters

Mr Dan Pearce (Roberts Day)
Mr Raymond Tan (Psaros Pty Ltd) – *via teleconference*

Members of the Public / Media

Nil

1. Declaration of Opening

The Presiding Member, Ms Megan Adair declared the meeting open at 9.07am on 16 January 2017 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the *Development Assessment Panel Standing Orders 2012* under the *Planning and Development (Development Assessment Panels) Regulations 2011*.



The Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the Standing Orders 2012; No Recording of Meeting, 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 Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

2. Apologies

Cr Jay Birnbrauer (Local Government Member, Town of Cottesloe)

3. Members on Leave of absence

Nil

4. Noting of minutes

Minutes of the Metro West JDAP meeting No.151 held on 10 January 2017 were noted by DAP members.

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of interests

Panel member, Cr Katrina Downes, declared an impartiality interest in item 9.1. Cr Downes is aware of a particular person who is an investor in the development. No relationship exists but both their daughters attend the same school.

In accordance with section 4.6.1 and 4.6.2 of the Standing Orders 2012, the Presiding Member determined that the member listed above, who had disclosed an impartiality interest, was permitted to participate in discussion and voting on the items.

7. Deputations and presentations

Nil

8. Form 1 - Responsible Authority Reports – DAP Applications

Nil



9. Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval

- 9.1** Property Location: Lots 28 - 30 (15, 17 & 19) Overton Gardens, Cottesloe
Application Details: 11 multiple dwellings
Applicant: Roberts Day
Owner: Overton Gardens (c/- Australian Development Capital Pty Ltd)
Responsible authority: Town of Cottesloe
DoP File No: DAP/15/00723

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mr Clayton Higham

Seconded by: Mr John Syme

That the Metro-West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/15/00723 as detailed on the DAP Form 2 dated 21 November 2016 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*; and
2. **Approve** the DAP Application reference DAP/15/00723 as detailed on the DAP Form 2 dated 21 November 2016 and accompanying plans A1.1 Rev G, A202 Rev DA-G, A203 Rev DA-G, A204 Rev DA-G, A303 Rev DA-G, A 401 Rev DA-G in accordance with Schedule 2, Part 9 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (as amended) for the proposed amendment to the approved 12 multiple dwellings at Lots 28 - 30 (15, 17 & 19) Overton Gardens, Cottesloe, subject to same conditions referred to in the previous approval letter dated 15 October 2015.

REASON: In accordance with details contained in the Responsible Authority Report Recommendation.

The Report Recommendation/Primary Motion was put and CARRIED UNANIMOUSLY.

Cr Downes and Cr Angers left the teleconference call at 9.11am.

- 9.2** Property Location: Units 1 – 3, No. 67 Brewer Street (Lots 1 – 3 on Strata Plan 66019), Perth
Application Details: Proposed Screens Additions to Ground Floor Courtyard Openings for Units 1 – 3
Applicant: Raymond Tan c/- Psaros
Owner: Brewer Street Pty Ltd
Responsible authority: City of Vincent
DoP File No: DAP/13/00494

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Matt Buckels

Seconded by: Cr Josh Topelberg



That the Metro West Joint Development Assessment Panel (DAP) resolves to:

1. **Accept** that the DAP Application reference DAP/13/00494 as detailed on the DAP Form 2 dated 18 November 2016 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/13/00494 and accompanying plans dated 18 November 2016 under the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, to amend the approved plans for development approval granted on 5 September 2013 to include the addition of screens to ground floor courtyard openings, subject to the following conditions:
 - 2.1 All conditions and advice notes detailed on development approval granted 5 September 2013 and included in **Attachment 3** continue to apply to this approval
 - 2.2 The following further conditions be added:
 - i. The height of the screens be a maximum of 2.5 metres when measured from the level of the adjoining footpath, to the satisfaction of the City;
 - ii. The material of the proposed courtyard screens to be visually permeable to allow views inside the building and enable internal light sources to be seen from the street when viewed from both within the development site and the street to the satisfaction of the City.
 - iii. The colour of the screens is to complement the existing window frames of the development to the satisfaction of the City prior to installation.

AMENDING MOTION

Moved by: Mr John Syme

Seconded by: Mr Clayton Higham

To delete condition 2(i) and renumber remaining conditions.

REASON: The condition will not serve to improve the streetscape nor does it add to the surveillance of the street.

The Amending Motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

That the Metro West Joint Development Assessment Panel (DAP) resolves to:

1. **Accept** that the DAP Application reference DAP/13/00494 as detailed on the DAP Form 2 dated 18 November 2016 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;



2. **Approve** DAP Application reference DAP/13/00494 and accompanying plans dated 18 November 2016 under the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, to amend the approved plans for development approval granted on 5 September 2013 to include the addition of screens to ground floor courtyard openings, subject to the following conditions:
- 2.1 All conditions and advice notes detailed on development approval granted 5 September 2013 and included in **Attachment 3** continue to apply to this approval
- 2.2 The following further conditions be added:
- i. The material of the proposed courtyard screens to be visually permeable to allow views inside the building and enable internal light sources to be seen from the street when viewed from both within the development site and the street to the satisfaction of the City.
 - ii. The colour of the screens is to complement the existing window frames of the development to the satisfaction of the City prior to installation.

The Primary Motion (as amended) was put and CARRIED UNANIMOUSLY.

10. Appeals to the State Administrative Tribunal

Nil

11. General Business / Meeting Close

The Presiding Member reminded the meeting that in accordance with Standing Order 7.3 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.

There being no further business, the Presiding Member declared the meeting closed at 9.21am.