



Metro Inner-North Joint Development Assessment Panel Minutes

Meeting Date and Time: Friday, 6 November 2020; 9.00am
Meeting Number: MINJDAP/49
Meeting Venue: Town of Cottesloe
109 Broome Street, Cottesloe

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Attendance

DAP Members

Ms Francesca Lefante (Presiding Member)
Ms Lee O'Donohue (Deputy Presiding Member)
Mr John Syme (Third Specialist Member)
Cr Lorraine Young (Local Government Member, Town of Cottesloe)
Cr Paul MacFarlane (Local Government Member, Town of Cottesloe)

Officers in attendance

Mr Ed Drewett (Town of Cottesloe)
Mr Shaun Kan (Town of Cottesloe)
Mr David Lappan (Town of Cottesloe)
Mr Matthew Scott (Town of Cottesloe)
Mr Wayne Zimmerman (Town of Cottesloe)
Ms Gayle O'Leary (Town of Cottesloe)

Minute Secretary

Ms Rachel Cranny (Town of Cottesloe)

Applicants and Submitters

Mr Nathan Stewart (Rowe Group)
Mr Marcus LeMessurier (Warburton Group)
Mr Fernando Faugno (Cox Architecture)

Members of the Public / Media

Nil

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.07am on 6 November 2020 and acknowledged the traditional owners and pay 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.

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

Nil

7. Deputations and Presentations

7.1 Mr Nathan Stewart (Rowe Group) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

7.2 The Town of Cottesloe addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 108, 112, 114 (Lots 1, 31, 32) Forrest Street & 9 (Lot 2) Vera Street, Cottesloe

| | |
|--------------------------|-----------------------------|
| Development Description: | Proposed Office Development |
| Applicant: | Rowe Group |
| Owner: | WGPL Property Pty Ltd |
| Responsible Authority: | Town of Cottesloe |
| DAP File No: | DAP/20/01835 |

REPORT RECOMMENDATION

Moved by: Ms Lee O'Donohue

Seconded by: Mr John Syme

That the Metro Inner-North Joint Development Assessment Panel resolves to:

- **Accept** that the DAP Application reference 20/01835 is appropriate for consideration as an "Office" land use and compatible with the objectives of the zoning table in accordance with Clause 4.2.7 of the Town of Cottesloe Local Planning Scheme No. 3;



- **Approve** DAP Application reference 20/01835 and accompanying plans received 15 October 2020:

Drawn by Veris Surveyors:

- Plan No. 002, Rev No. 00

Drawn by Cox Architecture (Concept Plans):

- Plan No. A-21-01, Rev No. 4
- Plan No. A-21-02, Rev No. 4
- Plan No. A-21-03, Rev No. 4
- Plan No. A-30-01, Rev No. 3
- Plan No. A-30-02, Rev No. 3
- Plan No. A-21-04, Rev No. 4
- Plan No. A-40.03, Rev No. 1

Drawn by Myles Baldwin Design (landscaping and fencing details):

- Plan No. 478.DA.01, Issue A
- Plan No. 478.DA.05, Issue B
- Plan No. 478.DA.10, Issue B
- Plan No. 478.DA.11, Issue B
- Plan No. 478.DA.12, Issue B
- Plan No. 478.DA.35, Issue B
- Plan No. 478.DA.30, Issue B

in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, subject to the following conditions:

Conditions

1. All water draining from roofs and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site, where climatic and soil conditions allow for the effective retention of stormwater on-site.
2. Plant and equipment, including air-conditioning units, shall be designed, positioned and screened so as to not be visible from the street; designed to integrate with the building; or located so as not to be visually obtrusive.
3. No street trees shall be removed unless all engineering solutions have been exhausted and approval is granted by Council.
4. Finalisation of the amalgamation issued by the Western Australian Planning Commission (WAPC) on 19 May 2020 (WAPC Application No: 158998) and a new Certificate of Title being issued for the proposed lot prior to occupation.
5. The proposed fencing within the front setback area shall be visually permeable above 1.2m of natural ground level and not exceed an overall height of 1.8m, measured from the primary street side. Details to be shown at the Building Permit stage, to the satisfaction of the Town.



6. The Building Permit plans and supporting documentation shall be formulated to the satisfaction of the Town, and include:
 - a) The design and functionality of the access ramp and service areas.
 - b) A Construction Management Plan that shall address (amongst other things): traffic management, provision of safe access to and from the site, and site worker parking, including off-site parking and street verges.
 - c) A schedule of materials and finishes;
 - d) Environmental Health requirements; and
 - e) A traffic impact assessment to demonstrate that the reduced number of on-site parking bays will not have an adverse effect upon the occupiers or users of the development, the inhabitants of the locality, or the likely future development in the locality.

Advice Notes:

1. The owner/applicant is responsible for ensuring that all lot boundaries shown on the approved plans are correct and that the proposed development is constructed entirely within the owner's property.
2. The owner/applicant is responsible for applying to the Town for a Building Permit and to obtain approval prior to undertaking construction of the development.
3. A separate application for the new crossover and paths meeting Council specifications shall be submitted for approval by the Town, with a minimum 1.5m from the base of the street trees.
4. The existing redundant crossover(s) shall be removed and the verges, kerbs and all surfaces made good at the applicant's expense to the satisfaction of the Town.
5. The owner/applicant is advised that the lots may be required to be amalgamated and a new Certificate of Title be issued prior to the granting of a Building Permit.
6. Air-conditioning unit(s) are to be sited and designed to ensure compliance with the Environmental Protection (Noise) Regulations 1997.
7. Signage does not form part of this approval and may require a separate approval.
8. The owner/applicant is advised that this approval shall be deemed to be an approval under the Metropolitan Region Scheme.

This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.



AMENDING MOTION 1

Moved by: Ms Francesca Lefante

Seconded by: Cr Paul MacFarlane

That Condition no. 3 and Advice Note 3 be deleted and the remaining conditions be renumbered accordingly.

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

For: Ms Francesca Lefante
Cr Paul MacFarlane

Against: Ms Lee O'Donohue
Cr Lorraine Young
Mr John Syme

The Report Recommendation was put and CARRIED (4/1).

For: Ms Francesca Lefante
Mr John Syme
Ms Lee O'Donohue
Cr Lorraine Young

Against: Cr Paul MacFarlane

REASON: The majority of Panel Members were of the opinion that the proposed office development is well designed with the use of basement parking complementing the streetscape. The minor variation in building height is appropriate and consistent with the planning framework and objectives of the zone. The JDAP considered the RAR and the reasons contained to be appropriate and adopted the recommendation without modifications to the conditions.

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 State Administrative Tribunal 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 9.37am