



Metro West Joint Development Assessment Panel Minutes

Meeting Date and Time: 14 June 2019, 10:00am
Meeting Number: MWJDAP/236
Meeting Venue: Shire of Peppermint Grove
1 Leake Street
Peppermint Grove

Attendance

DAP Members

Mr Jarrod Ross (A/Presiding Member)
Mr Christopher Antill (A/Deputy Presiding Member)
Mr Jason Hick (Specialist Member)
Cr Charles Hohnen (Local Government Member, Shire of Peppermint Grove)

Officers in attendance

Mr Joshua Dallimore (Shire of Peppermint Grove)
Mr Ross Montgomery (Shire of Peppermint Grove)

Minute Secretary

Ms Mhairi Warne (Shire of Peppermint Grove)

Applicants and Submitters

Mr Steve Allerding (Allerding and Associates)
Mr Paul Rossen (Parry and Rosenthal Architects)
Ms Amanda Butterworth (Allerding and Associates)

Members of the Public / Media

There were 6 members of the public in attendance.

1. Declaration of Opening

The A/Presiding Member declared the meeting open at 10.00am on 14 June 2019 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The A/Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2017 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.



The A/Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the DAP Standing Orders 2017 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 A/Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

The A/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.

2. Apologies

Ms Francesca Lefante (Presiding Member)
Cr Rachel Thomas (Local Government Member, Shire of Peppermint Grove)

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 Steve Allering (Allering and Associates) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.

7.2 Mr Ross Montgomery (Shire of Peppermint Grove) responded to questions from the panel in relation to the application at Item 8.1.

8. Form 1 – Responsible Authority Reports – DAP Application

8.1 Property Location:	14 McNeil Street, Peppermint Grove
Development Description:	New School Music Centre
Applicant:	Allering and Associates
Owner:	Presbyterian Ladies College
Responsible Authority:	Shire of Peppermint Grove
DAP File No:	DAP/19/01586



REPORT RECOMMENDATION

Moved by: Cr Charles Hohnen

Seconded by: Mr Christopher Antill

That the Metro West JDAP resolves to:

1. **Approve** DAP Application reference DAP/19/01586 and accompanying plans DA.01 – DA.04, DA.20 – DA.24, DA.30 – DA.34 and DA.40 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the Shire of Peppermint Grove Local Planning Scheme No. 4 having regard to the objectives for the zone (Cl.16), and exercising discretion to approve varied design as provided by Cl.17 and with regard for site development requirements Cl.32 and 34 of the Scheme; and pursuant to clause 24(1) and 26 of the Metropolitan Region Scheme and the approval being subject to the following conditions:

Conditions:

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two-year period, the approval shall lapse and be of no further effect.
2. Amalgamation of Lots 55 and 56 to form a scheme compliant development site with a memorial to be placed on title to advise that Finlayson House is on the Shire heritage list.
3. All works are to be subsequent to the issue of a Building Permit and shall not be carried out, other than in accordance with this Planning Approval and consistent with Building Permit certified/approved plans.
4. The development plans, as dated marked and stamped "Approved", together with any requirements and annotations detailed thereon by the Shire of Peppermint Grove, are the "Approved Plans" as part of this application and shall form part of the development approval issued.
5. Prior to the commencement of works, the applicant shall submit for approval and thereafter implement to the satisfaction of the Shire of Peppermint Grove, a construction management plan detailing:
 - How materials and equipment will be delivered and removed from the site;
 - How materials and equipment will be stored on the site;
 - Parking arrangements for contractors;
 - Construction Waste disposal strategy and location of waste disposal bins;
 - Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
 - How risks of wind and/or water born erosion and sedimentation will be minimised during works;
 - Other matters likely to impact on surrounding properties.

Advice Notes:

1. With regard to Condition 5, the term to the satisfaction of the Shire of Peppermint Grove shall be a standard determined by the Chief Executive Officer of the Shire.



AMENDING MOTION 1

Moved by: Mr Jarrod Ross

Seconded by: Cr Charles Hohnen

The following amendments were made en bloc:

- (i) That Condition 2 be amended to read as follows:

~~*Amalgamation of **Prior to the occupation of the development, Lots 55 and 56 McNeil Street are to be amalgamated into a single lot on a certificate of title to form a scheme compliant development site with a memorial to be placed on title to advise that Finlayson House is on the Shire heritage list.***~~

- (ii) That a new Advice Note 2 be added to read as follows:

The applicant is advised that Finlayson House is included on the Shire's heritage list and it is recommended that a section 70a notification of title be included on the title created in accordance with Condition 2.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To identify that the requirement for amalgamation of the titles is to accommodate a building which will otherwise partially straddle the two existing lots, and provide a recommendation for notification on title for consideration at the time of determination of the amalgamation application by the Western Australian Planning Commission.

AMENDING MOTION 2

Moved by: Mr Jarrod Ross

Seconded by: Mr Christopher Antill

That Condition 3 be amended to read as follows:

*All works are to be subsequent to the issue of a Building Permit and shall not be carried out, other than in accordance with this Planning Approval (**unless otherwise approved by the Shire as an internal modification**) and consistent with Building Permit certified/approved plans.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To clarify the extent to which modifications to the approved plans may occur in the building permit plans without the need for an amended planning approval.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro West JDAP resolves to:

1. **Approve** DAP Application reference DAP/19/01586 and accompanying plans DA.01 – DA.04, DA.20 – DA.24, DA.30 – DA.34 and DA.40 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the Shire of Peppermint Grove Local Planning Scheme No. 4 having regard to the objectives for the zone (Cl.16),



and exercising discretion to approve varied design as provided by Cl.17 and with regard for site development requirements Cl.32 and 34 of the Scheme; and pursuant to clause 24(1) and 26 of the Metropolitan Region Scheme and the approval being subject to the following conditions:

Conditions:

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two-year period, the approval shall lapse and be of no further effect.
2. Prior to the occupation of the development, Lots 55 and 56 McNeil Street are to be amalgamated into a single lot on a certificate of title.
3. All works are to be subsequent to the issue of a Building Permit and shall not be carried out, other than in accordance with this Planning Approval (unless otherwise approved by the Shire as an internal modification) and consistent with Building Permit certified/approved plans.
4. The development plans, as dated marked and stamped "Approved", together with any requirements and annotations detailed thereon by the Shire of Peppermint Grove, are the "Approved Plans" as part of this application and shall form part of the development approval issued.
5. Prior to the commencement of works, the applicant shall submit for approval and thereafter implement to the satisfaction of the Shire of Peppermint Grove, a construction management plan detailing:
 - How materials and equipment will be delivered and removed from the site;
 - How materials and equipment will be stored on the site;
 - Parking arrangements for contractors;
 - Construction Waste disposal strategy and location of waste disposal bins;
 - Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
 - How risks of wind and/or water born erosion and sedimentation will be minimised during works;
 - Other matters likely to impact on surrounding properties.

Advice Notes:

1. With regard to Condition 5, the term to the satisfaction of the Shire of Peppermint Grove shall be a standard determined by the Chief Executive Officer of the Shire.
2. The applicant is advised that Finlayson House is included on the Shire's heritage list and it is recommended that a section 70a notification of title be included on the title created in accordance with Condition 2.

The Report Recommendation (as amended) was put and CARRIED UNANIMOUSLY.

REASON: In accordance with details contained in the Responsible Authority Report and Amending Motions.



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

Nil

10. Appeals to the State Administrative Tribunal

The A/Presiding Member noted the following State Administrative Tribunal Applications -

Current Applications		
LG Name	Property Location	Application Description
City of Vincent	Lot 10 (125) Richmond Street, Leederville	Modifications to the external façade of a Three Storey Multiple Dwelling Development
City of Vincent	Lot 100 (82) Ellesmere Street and Lot 304 (35) Blackford Street, Mount Hawthorn	Child Care Premises
Town of Cambridge	Lot 2 (130) and Lot 3 (132) Brookdale Street, Floreat	Child Care Centre
Town of Cambridge	Lot 587 (264) Selby Street, Wembley	Child Day Care Centre
Town of Cambridge	Lot 181 (61-69) Cambridge Street, West Leederville	Redevelopment of Abbotsford Private Hospital
Town of Claremont	Lot 508 (3) Shenton Road, Claremont	Eight Storey Mixed Use Development

11. General Business / Meeting Close

The A/Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2017 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 A/Presiding Member declared the meeting closed at 10.33am.