



Metro-Inner North Joint Development Assessment Panel Minutes

Meeting Date and Time: Friday, 17 March 2023; 9.30am
Meeting Number: MINJDAP/174
Meeting Venue: Electronic Means

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

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Attendance

DAP Members

Ms Francesca Lefante (Presiding Member)
Ms Gabriela Poezyn (A/Deputy Presiding Member)
Mr John Syme (Third Specialist Member)
Cr Suzanne Migdale (Local Government Member, City of Stirling)
Cr Elizabeth Re (Local Government Member, City of Stirling)

Officers in attendance

Mr Dean Williams (City of Stirling)
Ms Tracey Baglin (City of Stirling)
Mr Brent Davern (Western Australian Planning Commission)
Mr Ben Hesketh (Western Australian Planning Commission)

Minute Secretary

Ms Ashlee Kelly (DAP Secretariat)

Applicants and Submitters

Mr Jeremy Hofland (Rowe Group)
Mr Adam Roxby (Roxby Architects)
Mr Colm Hannigan (Grand Toyota Clarkson)

Members of the Public / Media

Nil

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.32am on 17 March 2023 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

Ms Lee O'Donohue (Deputy Presiding Member)
Cr Felicity Farrelly (Local Government Member, City of Stirling)

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 The City of Stirling officers addressed the DAP in relation to the application at Item 9.1a.

7.2 The Western Australian Planning Commission officers addressed the DAP in relation to the application at Item 9.1b.

8. Form 1 – Responsible Authority Reports – DAP Applications

Nil

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

9.1a 345 (Lot 100) Scarborough Beach Road, Osborne Park

Development Description: Proposed Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet

Proposed Amendments: Amendment to DA20/1846 – Modifications to Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet

Applicant: Rowe Group

Owner: Associated Finance Pty Ltd

Responsible Authority: City of Stirling

DAP File No: DAP/20/01886



REPORT RECOMMENDATION

Moved by: Mr John Syme

Seconded by: Ms Gabriela Poezyn

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

1. **Accept** that the DAP Application reference DAP/20/01886 as detailed on the DAP Form 2 dated 24 October 2022 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/20/01886 and accompanying plans (Attachment 2) 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 Stirling Local Planning Scheme No. 3, for the proposed minor amendment to the approved Motor Vehicle Sales, Repair and Restaurant at Lot 100, House Number 345 Scarborough Beach Road, Osborne Park subject to the following conditions:

Amended Conditions

11. Prior to the occupation of the development three (3) Advanced Trees shall be planted in the road reserve adjoining the lot by the landowner/applicant at the landowner/applicants expense in the following configuration:
 - a) Two (2) Advanced Trees along the Pollard Street boundary.
 - b) One (1) Advanced Trees along the Harborne Street boundary.

All other conditions and requirements detailed on the previous approval dated 28 January 2021 shall remain, unless altered by this application.

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

For: Ms Francesca Lefante
Ms Gabriela Poezyn
Mr John Syme
Cr Elizabeth Re

Against: Cr Suzanne Migdale

REASON: Panel members considered that the proposed changes were of a minor nature and would not have a significant impact on the overall development. The amendments were approved consistent with the RAR comments.



9.1b 345 (Lot 100) Scarborough Beach Road, Osborne Park

Development Description: Proposed Motor Vehicle Sales, Motor Vehicle Repairs and Restaurant Outlet
Proposed Amendments: Modifications to approved motor vehicle sales building, service centre and café
Applicant: Rowe Group
Owner: Associated Finance Pty Ltd
Responsible Authority: WAPC
DAP File No: DAP/20/01886

REPORT RECOMMENDATION

Moved by: Mr John Syme

Seconded by: Ms Gabriela Poezyn

That the Metro Inner-North JDAP resolves to

Approve DAP Application reference DAP/20/01886 and accompanying plans date stamped 21 December 2022 in accordance with Clause 30(1) of the Metropolitan Region Scheme, subject to the same conditions and advice notes as previously approved, except as amended below:

Amended Condition

2. The portion of the development located within Planning Control Area 166, as shown on Western Australian Planning Commission Plan Number 1.7997, does not form part of this approval.

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

For: Ms Francesca Lefante
Ms Gabriela Poezyn
Mr John Syme
Cr Elizabeth Re

Against: Cr Suzanne Migdale

REASON: Panel members considered that the proposed changes were of a minor nature and would not have a significant impact on the overall development. The amendments were approved consistent with the RAR comments.



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/21/02136 DR60/2022	City of Nedlands	No. 43 Esplanade, Nedlands	Proposed Mixed Use Development - One consulting room and three multiple dwellings	01/04/2022
DAP/20/01770 DR140/2022	City of Nedlands	97 (Lots 1-4) and 105 (Lot 500) Stirling Highway, Nedlands	Mixed use development comprising of basement car parking, restaurants, offices, motor vehicle sales and multiple dwellings.	23/08/2022
DAP/22/02229 DR172/2022	Town of Cambridge	413 (Lot 11) Vincent Street West, Leederville	Two-Storey Childcare Centre	04/10/2022
DAP/22/02191 DR192/2022	City of Vincent	No. 391 (Lot: 20) Lord Street, Mount Lawley	Proposed Mixed Use Development	31/10/2022
DAP/22/02276 DR194/2022	Town of Cottesloe	19 Napoleon Street (Lot 20) Cottesloe (Also Known As 19 & 21 Napoleon Street)	Four-Storey Office Building with Rooftop Terrace, and Change of Use of Existing Ground Floor Buildings To 'Restaurant and Small Bar)	04/11/2022
DAP/22/02219	City of Bayswater	589-591 (Lot 160-161) Morley Drive, Morley	Proposed Childcare Centre	14/09/2022
DAP/22/02218	City of Subiaco	No. 414 (Lot 27) Rokeby Road, Subiaco	Demolition Of Existing Building and Construction of a Six Storey Mixed Use Development (Ten Multiple Dwellings and Three Office Tenancies)	07/12/2022



Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/22/02303	City of Vincent	Nos. 103 (Lot: 278) Alma Road & 367-373 (Lots 273-277) Fitzgerald Street, North Perth	Proposed Mixed Use Development	31/10/2023

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 9.40am.