



# Metro-Inner North Joint Development Assessment Panel Minutes

**Meeting Date and Time:** Wednesday, 28 June 2023; 9:30am  
**Meeting Number:** MINJDAP/186  
**Meeting Venue:** Electronic Means

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

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**Francesca Lefante**  
Presiding Member, Metro Inner North JDAP



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## Attendance

### DAP Members

Francesca Lefante (Presiding Member)  
Lee O'Donohue (Deputy Presiding Member)  
John Syme (Third Specialist Member)  
Cr Suzanne Migdale (Local Government Member, City of Stirling)  
Cr Felicity Farrelly (Local Government Member, City of Stirling)

### Officers in attendance

Tracey Baglin (City of Stirling)  
Adrian Di Nella (City of Stirling)  
Russell Jackson (City of Stirling)

### Minute Secretary

Adele McMahon (DAP Secretariat)  
Ashlee Kelly (DAP Secretariat)  
Tenielle Brownfield (DAP Secretariat)

### Applicants and Submitters

Derek Bickley (Dynamic Planning)  
Robin White (Transcore)

### Members of the Public / Media

There was 1 member of the public in attendance.

## 1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:32am on 28 June 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.

  
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Presiding Member, Metro Inner North JDAP



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**

Nil

**7. Deputations and Presentations**

**7.1** Derek Bickley (Dynamic Planning) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.

**7.2** Robin White (Transcore) responded to questions from the panel in relation to item 8.1.

**7.3** City of Stirling officers 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 Lot 901 (40) Hutton Street, Osborne Park**

Development Description:	Industry-Service and Office
Applicant:	Dynamic Planning and Development
Owner:	Assunta Ranieri & Goldtrace Corporation Pty Ltd
Responsible Authority:	City of Stirling
DAP File No:	DAP/23/02445

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## REPORT RECOMMENDATION

**Moved by:** Cr Suzanne Migdale

**Seconded by:** Lee O'Donohue

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

1. **Approve** DAP Application reference DAP/23/02445 and accompanying plans as listed in Condition 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 an Industry Service and Office at Lot 901 House Number 40 Hutton Street, Osborne Park, subject to the following conditions:

### Conditions

1. Pursuant to Clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under Clause 24 (1) of the Metropolitan Region Scheme.
2. This decision constitutes planning approval only and is valid for a period of four (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.
3. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon. The plans approved as part of this application form part of the development approval issued are listed below:

Drawing Title	Date/Version	Drawn By
Feature and Contour Survey	16/3/2022	Land Surveys
Site Plan 1/10	Sketch 15	Milankov Designs & Project Management Pty Ltd.
Undercroft Floor Plan 3/10	Sketch 15	Milankov Designs & Project Management Pty Ltd.
Ground Floor Plan 4/10	Sketch 15	Milankov Designs & Project Management Pty Ltd.
Ground Floor Plan – Proposed Future Renovation 5/10	Sketch 15	Milankov Designs & Project Management Pty Ltd.
Upper Floor Plan 6/10	Sketch 15	Milankov Designs & Project Management Pty Ltd.
Roof Plan 6a/10	Sketch 15	Milankov Designs & Project Management Pty Ltd.
Elevation Plan 7/10	Sketch 15	Milankov Designs & Project Management Pty Ltd.
Elevation Plan 8/10	Sketch 15	Milankov Designs & Project Management Pty Ltd.
Aerial/Site Plan 9/10	Sketch 15	Milankov Designs & Project Management Pty Ltd.

  
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Artist Impression 10/10	Sketch 15	Milankov Designs & Project Management Pty Ltd.
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4. Prior to the commencement of development, an 'Application to Construct or Install an Apparatus for the Treatment of Sewerage' is to be submitted and approved by the City of Stirling.

#### Landscaping

5. Prior to the lodgement of a Building Permit, an amended and detailed landscaping plan for the development site is to be submitted to, and approved by the City of Stirling. The following details are to be included:
  - (i) All landscaped areas are to be applied with 75mm minimum depth organic mulch and reticulated;
  - (ii) A minimum of three (3) advanced trees planted on site within a 9m<sup>2</sup> deep soil area, outside of the Planning Control Area; and
  - (iii) All trees within the Planning Control Area, to be removed from the landscaping plan.
6. Prior to the lodgement of a Building Permit, a detailed landscaping plan for the development site, following the road widening of Hutton Street is to be submitted to, and approved by the City of Stirling. The following details are to be included:
  - (i) All landscaped areas are to be applied with 75mm minimum depth organic mulch and reticulated; and
  - (ii) A minimum of six (6) advanced trees planted on site within a 9m<sup>2</sup> deep soil area.
7. Prior to occupation of the development, all landscaped areas are to be planted, reticulated and mulched in accordance with the approved landscaping plan and thereafter maintained to the satisfaction of the City of Stirling.

#### Parking and Access

8. Prior to the occupation of the development, the redundant crossovers shall be removed, and the kerbing and road reserve reinstated at the landowner's expense in accordance with the City's Local Planning Policy 6.7 – Parking and Access to the satisfaction of the City of Stirling.
9. All crossovers shall be designed and constructed in accordance with the City of Stirling's Local Planning Policy 6.7 – Parking and Access, to the satisfaction of the City of Stirling. Crossovers are to be installed prior to occupation of the development.

  
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10. Prior to the occupation of the development, a minimum of 79 vehicle parking bays in the areas marked on the development plans shall be constructed. All driveways, parking and manoeuvring areas shall be hard surface, drained and maintained in accordance with the City's Local Planning Policy 6.7 – Parking and Access and Australian Standards AS2890.01 (as amended).
11. Prior to commencement of works, a raised median island is to be installed on Hutton to prevent right turn access in and out of the development. The median island shall be provided at the cost of the owner/applicant and is to be designed and constructed to the satisfaction of the City.
12. For all proposed works within the road reserve relating to the subject development, a separate written approval is required from the City's Engineering Service Unit. Detailed civil engineering construction plans must be submitted by a suitably qualified person, for approval of the Manager Engineering Services or his representative. Written approval must be obtained from the City, prior to any work occurring within the road reserve.
13. A bond shall be paid for all construction works within the road reserve, prior to commencement of the works. The bond shall be determined by the City's Engineer Subdivisions and Development Works and will be based on the approved civil engineering constructions plans. The bond will be returned once all works within the road reserve have been completed in accordance with the approved civil engineering construction plans and to the satisfaction of the City's Manager Engineering Services.
14. Payment to the City of a 1.5% inspection fee for the construction works within the road reserve is required, for the cost of construction as estimated by the City's Engineer Subdivisions and Development Works for works within the road reserve.
15. Payment to the City of a 12 months defects liability period retention bond of 5% is required, for the cost of construction as estimated by the City's Engineer Subdivisions and Development Works for works within the road reserve.
16. Prior to the occupation of the development all driveways, parking and manoeuvring areas shall be hard surface, drained and maintained in accordance with the City's Local Planning Policy 6.7 – Parking and Access and Australian Standards AS2890.01 (as amended).
17. For the duration of the development or unless otherwise approved, the landowner is to ensure that future tenants are made aware of the following:  
  
*'Operational management for development on site is to ensure that all waste and delivery vehicles to access the site are restricted to a maximum 6.4m vehicle length'.*
18. All servicing and deliveries to the site, including the loading and unloading of vehicles, is to occur entirely within the lot, and is not to occur within the road reserve.



## General

19. Prior to commencement of development, a schedule of colours, materials and finishes for the development is to be submitted for the City of Stirling approval and thereafter implemented to the satisfaction of the City of Stirling.
20. The percentage of 'Office' use is to remain consistent with the approved plans, such that the Office use is incidental to the predominant 'Industry-Service' land use. Any proposed internal layout changes that increase the Office component will require development approval.
21. The landowner/applicant is required at their expense, to remove all structures and development (including the bin store) located within the Other Regional Road reservation and Planning Control Area 159 at the time when the reserved land is required for the upgrading of Hutton Street.
22. Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.
23. External lighting shall be positioned so as to not adversely affect the amenity of the locality in accordance with Australian Standard AS/NZ 4282 (as amended), to the satisfaction of the City of Stirling.

## **AMENDING MOTION**

**Moved by:** John Syme

**Seconded by:** NIL

That Condition No. 11 be deleted, and the remaining conditions be renumbered accordingly.

**The Amending Motion LAPSED for want of a Seconder**

**The Report Recommendation was put and CARRIED UNANIMOUSLY.**

**REASON:** The proposed development use, design and site configuration is considered appropriate for the site and consistent with the planning framework. Due consideration was given to traffic circulation and access, with focus on the use and site location at a controlled intersection. The majority of the Panel determined the traffic circulation and access arrangements to the Hutton Street crossover required appropriate traffic barrier in place to restrict the vehicle movements to left in, given the proximity to the intersection at Hutton and Hector Street.

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

Nil

**Francesca Lefante**  
**Presiding Member, Metro Inner North JDAP**

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## 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/22/02219 DR154/2022	City of Bayswater	589-591 (Lot 160-161) Morley Drive, Morley	Proposed Childcare Centre	14/09/2022
DAP/22/02229 DR172/2022	Town of Cambridge	413 (Lot 11) Vincent Street West, 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/22/02218 DR216/2022	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

  
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<b>Current SAT Applications</b>				
<b>File No. &amp; SAT DR No.</b>	<b>LG Name</b>	<b>Property Location</b>	<b>Application Description</b>	<b>Date Lodged</b>
DAP/22/02366 DR74/2023	City of Stirling	House Numbers 432, 438 And 440 (Lots 23, 15 And 351) Scarborough Beach Road and House Number 57 (Lot 31) Howe Street, Osborne Park	Additions - Motor Vehicle, Boat or Caravan Sales and Motor Vehicle Repair to existing Automotive Sales	22/05/2023
DAP/22/02364 DR75/2023	City of Bayswater	504A & 504-508 (Lot 30,4) Guildford Road, Bayswater	Proposed service station, fast food outlet and showroom development	23/05/2023
DAP/22/02248	City of Vincent	No. 129 (Lot: 62; D/P: 956) Loftus Street, Leederville	Proposed Child Care Premises	24/05/2023
DAP/22/02317 DR81/2023	City of Vincent	41-43 and 45 Angove Street, North Perth	Proposed Service Station	31/05/2023

## 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 10:46am.

  
**Francesca Lefante**  
Presiding Member, Metro Inner North JDAP