



# Metro-Inner North Joint Development Assessment Panel Minutes

**Meeting Date and Time:** Thursday, 30 March 2023; 10.00am  
**Meeting Number:** MINJDAP/175  
**Meeting Venue:** City of Stirling  
25 Cedric Street, Stirling

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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 Suzanne Migdale (Local Government Member, City of Stirling)  
Cr Felicity Farrelly (Local Government Member, City of Stirling)

### **Officers in attendance**

Ms Amanda Sheers (City of Stirling)  
Ms Karina Bowater (City of Stirling)  
Mr Dean Williams (City of Stirling)  
Mr Rainer Wolker (City of Stirling)  
Mr Russell Jackson (City of Stirling)

### **Minute Secretary**

Ms Amorette Kerklaan (City of Stirling)  
Mr Jackson Mawby (City of Stirling)  
Ms Katya Bennett (City of Stirling)

### **Applicants and Submitters**

Mr Robert Walker (Planning Solutions)  
Mr Ben Doyle (Planning Solutions)  
Mr James Thompson (MJA Studio)  
Mr Philip Tarca  
Ms Mirka Tarca  
Ms Gaye Pocrnja  
Mr Robert Geersen  
Ms Rachel Zombor  
Mr Shawn Pearson  
Ms Shauna Pearson  
Mr Ken Perry  
Ms Julianne Poland  
Ms Glenda Georgiu

### **Members of the Public / Media**

There were 28 members of the public in attendance.

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

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## 1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 10.11am on 30 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 the meeting is being audio recorded 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 Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

## 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

The Presiding Member noted an addendum to the agenda was published to include details of the Council Resolution in relation to Item 8.1, received on 22 March 2023.

The Presiding Member noted an addendum to the agenda was published to include details of a DAP request for an alternate recommendation from the responsible authority response in relation to Item 8.1, received on 29 March 2023.

All members declared that they had duly considered the documents.

## 6. Disclosure of Interests

Nil



## 7. Deputations and Presentations

- 7.1 Mr Philip Tarca addressed the DAP in support of the recommendation for the application at Item 8.1.
- 7.2 Ms Mirka Tarca addressed the DAP in support of the recommendation for the application at Item 8.1.
- 7.3 Ms Katrina McKay (on behalf of Ms Gaye Pocrnja) addressed the DAP in support of the recommendation for the application at Item 8.1.
- 7.4 Mr Robert Geersen addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.5 Ms Gwen Dempsey (on behalf of Ms Rachel Zombor) addressed the DAP in support of the recommendation for the application at Item 8.1.
- 7.6 Mr Shawn Pearson and Ms Shauna Pearson addressed the DAP in support of the recommendation for the application at Item 8.1.
- 7.7 Mr Ken Perry addressed the DAP in support of the recommendation for the application at Item 8.1.
- 7.8 Ms Julianne Poland addressed the DAP in support of the recommendation for the application at Item 8.1.
- 7.9 Ms Glenda Georgiu addressed the DAP in support of the recommendation for the application at Item 8.1.
- 7.10 Mr James Thompson and Ms Jess Beaver (MJA Studio) addressed the DAP against the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.11 Mr Ben Doyle (Planning Solutions), Tim Willing (Willing Property) and Dilan Patel (Talis Consultants) addressed the DAP against the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.12 Ms Amanda Sheers, Ms Karina Bowater, Mr Dean Williams, Mr Rainer Wolker and Mr Russell Jackson (City of Stirling) addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.
- 7.13 WRITTEN SUBMISSIONS – Mr Myles Harmer, Mr Ashley Morrison and Ms Katia Defendi.

*Cr Suzanne Migdale (Local Government Member, City of Stirling) left the panel at 11.22am.*

*Cr Suzanne Migdale (Local Government Member, City of Stirling) joined the panel at 11.24am.*



*Cr Felicity Farrelly (Local Government Member, City of Stirling) left the panel at 12.23pm.*

*Cr Felicity Farrelly (Local Government Member, City of Stirling) joined the panel at 12.26pm.*

*Cr Suzanne Migdale (Local Government Member, City of Stirling) left the panel at 12.30pm.*

*Cr Suzanne Migdale (Local Government Member, City of Stirling) joined the panel at 12.32pm.*

## **PROCEDURAL MOTION 1**

**Moved by:** Ms Francesca Lefante

**Seconded by:** Cr Suzanne Migdale

That the meeting be adjourned for a period of five minutes.

**The Procedural Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** to allow members a comfort break.

*The meeting was adjourned at 12.34pm.*

*The meeting was reconvened at 12.51pm.*

## **8. Form 1 – Responsible Authority Reports – DAP Applications**

### **8.1 House Numbers 2 (Lot 2) and 8 (Lot 1) Adair Parade, Coolbinia**

Development Description:	Mixed Use Development – 33 Multiple Dwellings and Six (6) Commercial Tenancies
Applicant:	Planning Solutions
Owner:	Fairwill Pty Ltd
Responsible Authority:	City of Stirling
DAP File No:	DAP/22/02388

## **PROCEDURAL MOTION**

**Moved by:** Cr Suzanne Migdale

That the consideration of DAP Application DAP/22/02388 be deferred, in accordance with section 5.10.1a of the DAP Standing Orders 2020, for the following reasons:

- The changes required to the waste arrangement and parking will require changes to the plan and therefore JDAP would need to see what they look like, built form along the laneway especially near Walcott Street would need to change.

***Cr Suzanne Migdale withdrew the procedural motion for deferral.***

Ms Francesca Lefante

Presiding Member, Metro Inner-North JDAP

*This document was produced on Whadjuk Noongar Boodjar*



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## PROCEDURAL MOTION 2

**Moved by:** Mr John Syme

**Seconded by:** Cr Felicity Farrelly

That the Standing Orders be suspended in accordance with section 5.10.2h of the DAP Standing Orders 2020 to allow members to speak more than once on the same item and continue further debate on to allow for discussion on a deferral motion.

**The Procedural Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** to allow members to speak more than once on Item 8.1.

## PROCEDURAL MOTION 3

**Moved by:** Cr Suzanne Migdale

**Seconded by:** Cr Felicity Farrelly

That the Standing Orders be reinstated.

**The Procedural Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** to reinstate Standing Orders.

## PROCEDURAL MOTION 4

**Moved by:** Mr John Syme

**Seconded by:** Ms Lee O'Donohue

That the consideration of DAP Application DAP/22/02388 be deferred for up to 120 days, being on or before 28 July 2023, in accordance with section 5.10.1a of the DAP Standing Orders 2020, for the following reasons:

To provide more information on:

- waste removal and use of the rear Kelm Lane
- goods delivery to commercial premises including use of the rear Kelm Lane
- parking for commercial staff & customers and for residential visitors;
- traffic impact of operations on Klem Lane; and
- overlooking from the southern townhouses to neighbouring properties.

**The Procedural Motion was put and CARRIED UNANIMOUSLY**

**REASON:** DAP deferred the proposal to provide sufficient time for further information elements of the proposal design including extent, number and rational for commercial and resident parking given the location of the site and limitations relating to on-street parking adjoining the development. To provide further information on waste and services requirements along Kelm Land including type and size of vehicle, development servicing design and layout. To address concerns regarding overlooking into the adjoining residential property adjoining Kelm Lane.



**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 SAT Applications –

<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/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 DR154/2022	City of Bayswater	589-591 (Lot 160-161) Morley Drive, Morley	Proposed Childcare Centre	14/09/2022



<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/22/02218 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
DAP/22/02303 DR14/2023	City of Vincent	Nos. 103 (Lot: 278) Alma Road & 367-373 (Lots 273-277) Fitzgerald Street, North Perth	Proposed Mixed Use Development	31/10/2022

<b>Finalised 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/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	27 October 2020

\* Matters finalised during the last meeting cycle.

## 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 1.50pm.