



Metro Inner-North Joint Development Assessment Panel Minutes

Meeting Date and Time: Friday, 6 August 2021; 1.00pm
Meeting Number: MINJDAP/97
Meeting Venue: via electronic means

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

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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 Renee McLennan (Local Government Member, Town of Bassendean)
Cr Kathryn Hamilton (Local Government Member, Town of Bassendean)

Officers in attendance

Ms Donna Shaw (Town of Bassendean)

Minute Secretary

Ms Ashlee Kelly (DAP Secretariat)

Applicants and Submitters

Nil

Members of the Public / Media

Nil

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 1.09pm on 6 August 2021 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. 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

In accordance with section 2.4.9 of the DAP Code of Conduct 2017, DAP Member, Cr Renee McLennan and Cr Kathryn Hamilton, declared that they participated in a prior Council meeting in relation to the application at item 9.1. However, under section 2.1.2 of the DAP Code of Conduct 2017, Cr Renee McLennan and Cr Kathryn Hamilton acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.

In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2020, the Presiding Member determined that the members listed above, who had disclosed an Impartiality Interest interest, were permitted to participate in the discussion and voting on the item.

7. Deputations and Presentations

- 7.1 The Town of Bassendean addressed the DAP in relation to the application at Item 9.1.

8. Form 1 – Responsible Authority Reports – DAP Applications

Nil

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

9.1 17 & 23 (Lot No.5 & 6) Old Perth Road, Bassendean

Development Description: Tavern (Additions and Alternations to Bassendean Hotel)
Proposed Amendments: Tree Growth Zone and Car Parking Bays
Applicant: Bassendean Hotel Holdings Pty Ltd
Owner: Bassendean Hotel Holdings Pty Ltd
Responsible Authority: Town of Bassendean
DAP File No: DAP/21/01954



REPORT RECOMMENDATION

Moved by: Mr John Syme

Seconded by: Ms Lee O'Donohue

That the Metro Inner-North JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/21/01954 as detailed on the DAP Form 2 dated 28 June 2021 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/21/01954 and accompanying plans:
 - LA-03-03 Rev F – Planting Plan dated 16 June 2021; and
 - LA-04-05 Rev D – Typical Planning Details dated 16 June 2021

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 Town of Bassendean Local Planning Scheme No. 10, by amending the suite of imposed conditions as follows.

Amended Condition

6. Prior to the occupation of the development, the landscaping and irrigation of the development site, tree growth zones and protective barriers to the retained trees are to be installed in accordance with the approved landscape plan and planting plan to the satisfaction of the Town of Bassendean. The protective barriers must be installed with direct supervision of a suitability qualified arborist.

New Condition

19. Prior to construction of the car parking area commencing, a revised Drainage Plan being submitted to and approved by, the Town of Bassendean. All stormwater is required to be retained on site.

All other conditions and requirements detailed on the previous approval dated 13 April 2021 shall remain unless altered by this application.

The Report Recommendation was put and CARRIED UNANIMOUSLY.

REASON: The JDAP supported the variation to the management and protection of 2 significant trees within the car park, for the reasons contained in the RAR and adopted the recommendation including the requirement for a revised drainage plan.



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/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 1.16pm.