



Minutes of the Metro Central Joint Development Assessment Panel

Meeting Date and Time: 8 February 2018; 9am
Meeting Number: MCJDAP/278
Meeting Venue: TELECONFERENCE
Department of Planning, Lands and Heritage
140 William Street
Perth

Attendance

DAP Members

Ms Sheryl Chaffer (A/Presiding Member)
Mr Christopher Antill (A/Deputy Presiding Member) – via teleconference
Mr Michael Hardy (Specialist Member) – via teleconference
Cr Renee McLennan (Local Government Member, Town of Bassendean) – via teleconference

Officers in attendance

Mr Christian Buttle (Town of Bassendean) – via teleconference

Minute Secretary

Ms Zoe Hendry (DAP Secretariat)
Ms Renata Mlinar (DAP Secretariat)
Ms Andrea Dawson (DAP Secretariat)

Applicants and Submitters

Mr Trent Will (Planning Solutions)

Members of the Public / Media

Nil

1. Declaration of Opening

The A/Presiding Member, Ms Sheryl Chaffer declared the meeting open at 9am on 8 February 2018 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*.

Ms Sheryl Chaffer
A/Presiding Member, Metro Central JDAP



The A/Presiding Member advised that in accordance with Section 5.16 of the DAP Standing Orders 2017; No Recording of Meeting, 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.

2. Apologies

Mr Charles Johnson

3. Members on Leave of absence

Nil

4. Noting of minutes

Minutes of the Metro Central JDAP meeting no.277 held on 7 February 2018 were not available for noting at the time of meeting.

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, declared that she participated in a prior Council meeting in relation to item 9.1. However, under section 2.1.2 of the DAP Code of Conduct 2017, Cr McLennan acknowledged that she is 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 her, which will be considered on its planning merits.

7. Deputations and presentations

7.1 Mr Trent Will (Planning Solutions) addressed the DAP in support of the application at Item 9.1. Mr Will answered questions from the panel.

7.2 Mr Christian Buttle (Town of Bassendean) answered questions from the panel.

8. Form 1 - Responsible Authority Reports – DAP Application

Nil

Ms Sheryl Chaffer
A/Presiding Member, Metro Central JDAP



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

9.1 Property Location: Lot 3 (No. 8) Walter Road East, Bassendean
 Application Details: Proposed 10 Multiple Dwellings
 Applicant: Planning Solutions
 Owner: 8 Walter Road East Bassendean Pty Ltd
 Responsible authority: Town of Bassendean
 DAP File No: DAP/16/01058

REPORT RECOMMENDATION

Moved by: Nil

Seconded by: Nil

That the Metro Central JDAP resolves to:

- Accept** that the DAP Application reference DAP/16/01058 as detailed on the DAP Form 2 date stamped received 28 November 2017 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
- Approve** the DAP Application reference DAP/16/01058 as detailed on the DAP Form 2 date stamped received 28 November 2017 and accompanying plans:

Dwg No.	Drawing Name	Rev No.	Dwg Date
A01	Existing Site Plan	E	29.08.2016
A02	Proposed Site / Ground Floor Plan (Part A)	E	29.08.2016
A03	Proposed Site / Ground Floor Plan (Part B)	E	29.08.2016
A04	First Floor Plan (Part A)	E	29.08.2016

in accordance with the provisions of the Town of Bassendean Local Planning Scheme No. 10, for the proposed minor amendment to the approved 10 Multiple Dwellings at Lot 3 (No. 8) Walter Road East, Bassendean, subject to the following conditions:

Amended Conditions

- Modification to Condition 27 so as to now read:

This decision constitutes planning approval only and is valid for a period of 2 years from the date of determination of the Form 2 application. If the subject development is not substantially commenced within the 2-year period, the approval shall lapse and be of no further effect.

Ms Sheryl Chaffer
A/Presiding Member, Metro Central JDAP



All other conditions and requirements detailed on the previous approval dated 6 October 2016 shall remain unless altered by this application.

The Report Recommendation lapsed for want of a mover and seconder

ALTERNATE MOTION

Moved by: Mr Michael Hardy **Seconded by:** Cr Renee McLennan

That the Metro Central JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/16/01058 as detailed on the DAP Form 2 date stamped received 28 November 2017 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Refuse** the DAP Application reference DAP/16/01058 as detailed on the DAP Form 2 date stamped received 28 November 2017 and accompanying plans:

Dwg No.	Drawing Name	Rev No.	Dwg Date
A01	Existing Site Plan	E	29.08.2016
A02	Proposed Site / Ground Floor Plan (Part A)	E	29.08.2016
A03	Proposed Site / Ground Floor Plan (Part B)	E	29.08.2016
A04	First Floor Plan (Part A)	E	29.08.2016

in accordance with the provisions of the Town of Bassendean Local Planning Scheme No. 10, for the proposed minor amendment to the approved 10 Multiple Dwellings at Lot 3 (No. 8) Walter Road East, Bassendean, for the following reasons:

- the application does not satisfy the relevant tests to justify an extension. In particular the proposal has not been actively and consciously pursued and the proposal, if it were to be considered today, would unlikely be supported because of the pending amendment No 8 to the local planning scheme.

REASON: In accordance with the details of the JDAP determination as stated above.

The Alternate Motion was put and CARRIED (3/1).

For: Mr Michael Hardy
 Mr Christopher Antill
 Cr Renee McLennan

Ms Sheryl Chaffer
A/Presiding Member, Metro Central JDAP



Against: Ms Sheryl Chaffer

10. Appeals to the State Administrative Tribunal

Nil

11. General Business / Meeting Close

The A/Presiding Member reminded the meeting that in accordance with Section 7.3 of the DAP Standing Order 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 presiding member declared the meeting closed at 9:45am.

A handwritten signature in black ink that reads "Sheryl Chaffer".

Ms Sheryl Chaffer
A/Presiding Member, Metro Central JDAP