



Minutes of the Metro Central Joint Development Assessment Panel

Meeting Date and Time: Thursday 30 August 2012 at 5.00pm
Meeting Number: MCJDAP/11
Meeting Venue: Town of Bassendean Council Chamber
48 Old Perth Road, Bassendean

Attendance

DAP Members

Mr Charles Johnson (Presiding Member)
Mr Ian Hocking (Deputy Presiding Member)
Mr Luigi D'Alessandro (Specialist Member)
Mayor Joe Delle Donne (Local Government Member, City of Canning)
Cr Bruce Mason (Local Government Member, City of Canning)
Cr Kara Collins (Local Government Member, Town of Bassendean)
Cr Jennie Carter (Local Government Member, Town of Bassendean)

Officers

Ms Noelene Jennings (Department of Planning)
Mr Ron Couacaud (Department of Planning)
Mr Kevin Townroe (City of Canning)
Mr Graham Bride (City of Canning)
Mr Clint Burdett (City of Canning)
Mr Brian Reed (Town of Bassendean)
Mr Michael Whitbread (Town of Bassendean)

Local Government Minute Secretary

Mrs Amy Holmes (Town of Bassendean)

Applicant(s), Submitters and Members of the Public

Mr Tim Youe (Southern Metropolitan Regional Council)
Mr Tyson Burkett (Allerding & Associates)
Mr Richard Kilbane (Hawaiian)

1. Declaration of Opening

The Presiding Member, Mr Charles Johnson, declared the meeting open at 5.00pm on 30 August 2012 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Presiding Member announced the meeting would run in accordance with the *Development Assessment Panel Standing Orders 2011* under the *Planning and Development (Development Assessment Panels) Regulations 2011*.



The Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the Standing Orders 2011; 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 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

Minutes of the Metro Central JDAP meeting No 9 (SAT Confidential) and No. 10, held on 13 August 2012 were noted by DAP members.

5. Disclosure of Interests

Panel member, Mayor Joe Delle Donne, City of Canning, declared an impartiality interest in item 8.1.

Panel member, Cr Bruce Mason, City of Canning, declared an impartiality interest in item 8.1.

In accordance with section 6.2.5 of the Standing Orders 2011, members of the Metro Central Joint Development Assessment Panel agree that the member/s listed above, who have disclosed a proximity interest, are permitted to participate in discussion and voting on the items.

6. Declaration of Due Consideration

Nil

7. Deputations and Presentations

7.1. Presenter Mr Tim Youe
Mr Tim Youe addressed the DAP for item 8.1. Mr Youe gave an overview of the SMRC role and function and the importance of the facilities on Bannister Road.

7.2. Presenter Mr Tyson Burkett
Mr Tyson Burkett addressed the DAP for item 8.1. Mr Burkett raised concerns regarding the conditions outlined within the recommendation.



- 7.3. Presenter** Mr Richard Kilbane
Mr Richard Kilbane addressed the DAP for item 8.2. Mr Kilbane raised concerns regarding condition k of the recommendation.

8. Form 1 - Responsible Authority Reports – DAP Application/s

8.1	Application Details:	Waste Recycling Facility (upgrades involving installation of 6 humidifiers and construction of a 188.5m ² storage shed)
	Property Location:	Lot 78 Bannister Road, Canning Vale
	Applicant:	Allerding & Associates
	Owner:	City of Canning
	Responsible authority:	City of Canning
	Report date:	16 August 2012
	DoP File No:	DP/12/00732

The City of Canning requested that Condition 2 be removed from the report recommendation, and all following clauses be re-numbered.

REPORT RECOMMENDATION/PRIMARY MOTION

Moved by: Mr Ian Hocking **Seconded by:** Mr Luigi D'Alessandro

That the Metro Central Joint Development Assessment Panel resolves to:

Approve the Waste Recycling Facility (upgrades involving 6 humidifiers and storage shed) on Pt Lot 78 Bannister Road, Canning Vale, the subject of DAP Application reference DP 12/00732 and accompanying plans dated 27.06.2012 (as per Attachment 3), in accordance with Clause 2.3.6.1 and Appendix 5, 'Schedule of Additional or prohibited Uses', City of Canning Town Planning Scheme No. 40, subject to the following conditions:

- 1) This approval relates only to the two elements highlighted in red on the approved plans, being the installation of the 6 humidifiers and construction of the storage shed.
- 2) The applicant providing a revised site plan prior to the occupation of the development indicating a 200 car parking bay reserve to the satisfaction of the City to ensure previous parking arrangements, as per previous development approval 16/6577, are maintained over the site as per Table 6A of Town Planning Scheme No. 40.
- 3) No offensive odour emissions shall be emitted from the Waste Recycling Facility interfering with the health of any person on residential premises.
- 4) No offensive odour emissions shall be emitted from the Waste Recycling Facility interfering with any persons' use of or enjoyment of their residential premises.



- 5) The noise attenuation measures identified in the Acoustic Report from SVT Engineering Consultants dated 15 August 2012 are implemented in full with written confirmation of the installation works being provided to the City's Chief Executive Officer by 15 February 2013.
- 6) The Southern Metropolitan Regional Council shall submit to the City's Chief Executive Officer, prior to 15 February 2013 a written report prepared by an acoustic consultant, who is a member of the Association of Australian Acoustical Consultants, which confirms that the noise emitted from the operation of the Waste Composting Facility complies in all respects with the Environmental Protection (Noise) Regulations 1997.
- 7) The bin storage shed is to be constructed to prevent the leakage of liquid waste and must be constructed with a hose cock, provision of mains water and hardstand impervious flooring graded to a floor waste and connected to mains sewer to the satisfaction of the City.
- 8) The roller doors associated with the bin storage shed are to remain closed at all times except when the loading and unloading of bins is taking place.
- 9) This approval is valid for a period of 24 months; if the development hereby approved has not substantially commenced within this time then a new planning application will be required.

Advice Notes:

- i) This proposal will require Water Corporation Building Services approval prior to commencement of works. Headwork contributions and fees may be required to be paid prior to approval being issued (Water Corporation).
- ii) The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays. The developer is expected to provide all water and sewerage reticulation. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works. Any temporary works needed are required to be fully funded by the developer. The Corporation may also require land being ceded free of cost for works (Water Corporation).

AMENDING MOTION

Moved by: Mr Luigi D'Alessandro **Seconded by:** Mr Ian Hocking

That conditions 3 and 4 be amended as follows:

- 3) No *unreasonable odour emissions, in line with the Department of Environment and Conservation's criteria*, shall be emitted from the Waste Recycling Facility interfering with the health of any person on residential premises.



- 4) No *unreasonable odour emissions, in line with the Department of Environment and Conservation's criteria*, shall be emitted from the Waste Recycling Facility interfering with any persons' use of or enjoyment of their residential premises.

The motion was put and CARRIED (3/2)

For: Mr Charles Johnson (Presiding Member)
Mr Luigi D'Alessandro (Specialist Member)
Mr Ian Hocking (Specialist Member)

Against: Mayor Joe Delle Donne (City of Canning)
Cr Bruce Mason (City of Canning)

REASON: The reason for the amendment was that the mover and seconder considered that the term "offensive" was not well defined and should be replaced with the term "unreasonable" as contained in the Department of Environmental and Conservation's criteria.

AMENDING MOTION

Moved by: Mr Ian Hocking **Seconded by:** Mr Luigi D'Alessandro

That an advice note (iii) be added as follows:

- iii) That the City will define the criteria for offensive odour and relate it to the Department of Environment and Conservation's criteria for unreasonable odour.

The motion was put and CARRIED (4/1)

For: Mr Charles Johnson (Presiding Member)
Mr Ian Hocking (Specialist Member)
Mr Luigi D'Alessandro (Specialist Member)
Cr Bruce Mason (City of Canning)

Against: Mayor Joe Delle Donne (City of Canning)

REASON: The reason for this amendment was to clarify what is meant by "offensive" for future applications of this type.

PRIMARY MOTION (AS AMENDED)

Moved by: Mr Ian Hocking **Seconded by:** Mr Luigi D'Alessandro

That the Metro Central Joint Development Assessment Panel resolves to:

Approve the Waste Recycling Facility (upgrades involving 6 humidifiers and storage shed) on Pt Lot 78 Bannister Road, Canning Vale, the subject of DAP Application reference DP 12/00732 and accompanying plans dated 27.06.2012



(as per Attachment 3), in accordance with Clause 2.3.6.1 and Appendix 5, 'Schedule of Additional or prohibited Uses', City of Canning Town Planning Scheme No. 40, subject to the following conditions:

- 1) This approval relates only to the two elements highlighted in red on the approved plans, being the installation of the 6 humidifiers and construction of the storage shed.
- 2) The applicant providing a revised site plan prior to the occupation of the development indicating a 200 car parking bay reserve to the satisfaction of the City to ensure previous parking arrangements, as per previous development approval 16/6577, are maintained over the site as per Table 6A of Town Planning Scheme No. 40.
- 3) No unreasonable odour emissions, in line with the Department of Environment and Conservation's criteria, shall be emitted from the Waste Recycling Facility interfering with the health of any person on residential premises.
- 4) No unreasonable odour emissions, in line with the Department of Environment and Conservation's criteria, shall be emitted from the Waste Recycling Facility interfering with any persons' use of or enjoyment of their residential premises.
- 5) The noise attenuation measures identified in the Acoustic Report from SVT Engineering Consultants dated 15 August 2012 are implemented in full with written confirmation of the installation works being provided to the City's Chief Executive Officer by 15 February 2013.
- 6) The Southern Metropolitan Regional Council shall submit to the City's Chief Executive Officer, prior to 15 February 2013 a written report prepared by an acoustic consultant, who is a member of the Association of Australian Acoustical Consultants, which confirms that the noise emitted from the operation of the Waste Composting Facility complies in all respects with the Environmental Protection (Noise) Regulations 1997.
- 7) The bin storage shed is to be constructed to prevent the leakage of liquid waste and must be constructed with a hose cock, provision of mains water and hardstand impervious flooring graded to a floor waste and connected to mains sewer to the satisfaction of the City.
- 8) The roller doors associated with the bin storage shed are to remain closed at all times except when the loading and unloading of bins is taking place.
- 9) This approval is valid for a period of 24 months; if the development hereby approved has not substantially commenced within this time then a new planning application will be required.

Advice Notes:



- i) This proposal will require Water Corporation Building Services approval prior to commencement of works. Headwork contributions and fees may be required to be paid prior to approval being issued (Water Corporation).
- ii) The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays. The developer is expected to provide all water and sewerage reticulation. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works. Any temporary works needed are required to be fully funded by the developer. The Corporation may also require land being ceded free of cost for works (Water Corporation).
- iii) That the City will define the criteria for “offensive odour” and relate it to the Department of Environment and Conservation’s criteria for unreasonable odour.

The Primary Motion as amended was put and CARRIED (3/2)

For: Mr Charles Johnson (Presiding Member)
Mr Ian Hocking (Specialist Member)
Mr Luigi D’Alessandro (Specialist Member)

Against: Mayor Joe Delle Donne (City of Canning)
Cr Bruce Mason (City of Canning)

8.2 Application Details: Bassendean Shopping Village Redevelopment
Property Location: Lot 2 West Road, Bassendean
Applicant: Hames Sharley (WA) Pty Ltd
Owner: Hawaiian Investment
Responsible authority: Town of Bassendean
Report date: 20 August 2012
DoP File No: DP/12/00535

The Town of Bassendean advised that condition (l) of the report recommendation should be amended to “448 constructed drained and line-marked on-site car parking bays” to be consistent with the plans the subject of this approval. The number of bays has been reduced due to the need to accommodate ramps, etc, within the proposal.

REPORT RECOMMENDATION/PRIMARY MOTION

Moved by: Cr Kara Collins

Seconded by: Cr Jennie Carter

That the Metro Central JDAP resolves to:

1. **Approve** DAP Application reference DP/12/00535 and accompanying plans 42307 (SD 001, SD 002 SD 100, SD 110, SD 111, SD 201 `B`, SD 202, SD



220, & SD 400), dated 23 April 2012 in accordance with Clause 10.3 of the Town of Bassendean Local Planning Scheme No.10, subject to the following conditions:

- a) In the event the traffic volumes exceed those stated within the Traffic Report submitted by Jonathon Riley Consulting dated the 30 July 2012 causing traffic safety and /or efficiency issues with Guildford Road-West Road -Lord Street traffic signals, the developers shall at their expense carry out suitable counter measures to the satisfaction of main Roads WA and the Town of Bassendean within 12 months of written notification to the landowner.
- b) Prior to the issue of a section 40 certificate under the Liquor Licensing Act, the applicant shall submit to the satisfaction of the Council a Tavern Management Plan which will address the following:
 - i) Hours of operation
 - ii) Security
 - iii) Noise attenuation and mitigation
 - iv) Complaint handling procedure
- c) Prior to the issue of a building permit the applicant shall lodge a Construction Management Plan to the satisfaction of the Town of Bassendean, which provides details of the following:
 - i) Estimated timeline and phasing of construction;
 - ii) Dust control measures;
 - iii) Noise control measures;
 - iv) Access points for heavy vehicles during demolition and construction; and
 - v) 24 hours contact details of staff available to deal with either an emergency situation or to respond to complaints.
- d) Prior to the issue of a building permit the applicant shall submit plans for the pedestrian treatment adjacent to the Old Perth Road to improve pedestrian access to the adjacent commercial area.
- e) The Old Perth Road modifications to improve pedestrian access shall be completed to the satisfaction of the Town of Bassendean prior to the occupation of the Bassendean Village Shopping Centre additions.
- f) The intersection of Whitfield Street north and Old Perth Road, and the associated central traffic island, be modified to permit articulated trucks to exit eastwards on to Old Perth Road whilst remaining in the east bound lane and without damaging the traffic island(s).
- g) The traffic island and filter lanes on West Road made redundant by the closing of the crossover to the site indicated on the revised and approved plans shall be modified to the satisfaction of the Town of Bassendean.



- h) The provision of bicycles parking facilities for the shopping centre clients plus and change rooms/showers and storage facilities for members of staff of the shopping centre and tavern details of which are to be provided prior to the issue of a building permit to the satisfaction of the Town of Bassendean.
- i) The submission of a landscaping plan which details the extant vegetation to be retained and/or removed, together with details of new and/or replacement planting to the satisfaction of the Town of Bassendean prior to the issue of a building permit.
- j) The approved landscaping plan shall be implemented to the satisfaction of the Town of Bassendean prior to the occupation of the proposed Bassendean Shopping Centre additions.
- k) Prior to the issue of a building permit the applicant shall pay to the Town of Bassendean the 2% contribution of the building construction costs as prescribed under LPP NO. 1 Town Centre Area Strategy and Guidelines for Bassendean.
- l) The provision of 448 constructed drained and line marked on-site car parking bays to the satisfaction of the Town of Bassendean prior to the occupation of the shopping centre additions.
- m) Any signage to the site in addition to that indicated in the plans shall be the subject of a separate planning application.

Advice Note

The applicant is advised in relation to condition k above that the Town can consider onsite art works, subject to Council approval and demonstration of equivalent value and public access.

AMENDING MOTION

Moved by: Cr Kara Collins

Seconded by: Mr Luigi D'Alessandro

That condition (a) be deleted and the subsequent conditions be renumbered.

The motion was put and CARRIED (3/2)

For: Mr Charles Johnson (Presiding Member)
Mr Luigi D'Alessandro (Specialist Member)
Cr Kara Collins (Town of Bassendean)

Against: Cr Jennie Carter (Town of Bassendean)
Mr Ian Hocking (Specialist Member)



REASON: It was the majority view of the Members that the condition was too onerous and gave no level of finality to the applicant.

AMENDING MOTION

Moved by: Cr Jennie Carter

Seconded by: Mr Ian Hocking

That new condition (a) be amended as follows:

- a) Prior to the issue of a section 40 certificate under the Liquor Licensing Act, the applicant shall *work with the Council to develop and* submit to the satisfaction of the Council a Tavern Management Plan which will address the following:
- i) Hours of operation
 - ii) Security
 - iii) Noise attenuation and mitigation
 - iv) Complaint handling procedure

The motion was put and CARRIED (3/2)

For: Mr Charles Johnson (Presiding Member)
Mr Ian Hocking (Specialist Member)
Cr Jennie Carter (Town of Bassendean)

Against: Mr Luigi D'Alessandro (Specialist Member)
Cr Kara Collins (Town of Bassendean)

REASON: The Members considered that it was important for the applicant to be involved in the discussions on the management plan prior to submitting this document to the Town of Bassendean.

AMENDING MOTION

Moved by: Mr Charles Johnson

Seconded by: Cr Jennie Carter

That the following points be added to condition (a):

- v) Patron numbers
- vi) Patron control including staff training
- vii) Public safety
- viii) Sale of alcohol
- ix) Type of entertainment
- x) Access to taxi rank

The motion was put and CARRIED (3/2)

For: Mr Charles Johnson (Presiding Member)



Mr Ian Hocking (Specialist Member)
Cr Jennie Carter (Town of Bassendean)

Against: Mr Luigi D'Alessandro (Specialist Member)
Cr Kara Collins (Town of Bassendean)

REASON: It was the view of the Members that the management plan requirements should be expanded as this would assist in the assessment of the application for a liquor licence.

AMENDING MOTION

Moved by: Mr Luigi D'Alessandro **Seconded by:** Cr Kara Collins

That condition (j) be amended as follows:

- j) Prior to the issue of a building permit the applicant shall *jointly with the Council develop and agree upon a plan* for the 2% contribution of the building construction costs as prescribed under LPP No. 1 Town Centre Area Strategy and Guidelines for Bassendean.

The motion was put and CARRIED (4/1)

For: Mr Charles Johnson (Presiding Member)
Mr Luigi D'Alessandro (Specialist Member)
Mr Ian Hocking (Specialist Member)
Cr Kara Collins (Town of Bassendean)

Against: Cr Jennie Carter (Town of Bassendean)

REASON: The Members considered that the applicants should have an involvement in where and on what items the contribution would be spent. It was also stated that if there was disagreement on how the funds would be spent the matter could be brought back to the DAP.

PRIMARY MOTION (AS AMENDED)

Moved by: Cr Kara Collins **Seconded by:** Cr Jennie Carter

That the Metro Central JDAP resolves to:

1. **Approve** DAP Application reference DP/12/00535 and accompanying plans 42307 (SD 001, SD 002 SD 100, SD 110, SD 111, SD 201 `B', SD 202, SD 220, & SD 400), dated 23 April 2012 in accordance with Clause 10.3 of the Town of Bassendean Local Planning Scheme No.10, subject to the following conditions:



- a) Prior to the issue of a section 40 certificate under the Liquor Licensing Act, the applicant shall work with the Council to develop and submit to the satisfaction of the Council a Tavern Management Plan which will address the following:
 - i) Hours of operation
 - ii) Security
 - iii) Noise attenuation and mitigation
 - iv) Complaint handling procedure
 - v) Patron numbers
 - vi) Patron control including staff training
 - vii) Public safety
 - viii) Sale of alcohol
 - ix) Type of entertainment
 - x) Access to taxi rank

- b) Prior to the issue of a building permit the applicant shall lodge a Construction Management Plan to the satisfaction of the Town of Bassendean, which provides details of the following:
 - i) Estimated timeline and phasing of construction;
 - ii) Dust control measures;
 - iii) Noise control measures;
 - iv) Access points for heavy vehicles during demolition and construction; and
 - v) 24 hours contact details of staff available to deal with either an emergency situation or to respond to complaints.

- c) Prior to the issue of a building permit the applicant shall submit plans for the pedestrian treatment adjacent to the Old Perth Road to improve pedestrian access to the adjacent commercial area.

- d) The Old Perth Road modifications to improve pedestrian access shall be completed to the satisfaction of the Town of Bassendean prior to the occupation of the Bassendean Village Shopping Centre additions.

- e) The intersection of Whitfield Street north and Old Perth Road, and the associated central traffic island, be modified to permit articulated trucks to exit eastwards on to Old Perth Road whilst remaining in the east bound lane and without damaging the traffic island(s).

- f) The traffic island and filter lanes on West Road made redundant by the closing of the crossover to the site indicated on the revised and approved plans shall be modified to the satisfaction of the Town of Bassendean.

- g) The provision of bicycles parking facilities for the shopping centre clients plus and change rooms/showers and storage facilities for members of staff of the shopping centre and tavern details of which



are to be provided prior to the issue of a building permit to the satisfaction of the Town of Bassendean.

- h) The submission of a landscaping plan which details the extant vegetation to be retained and/or removed, together with details of new and/or replacement planting to the satisfaction of the Town of Bassendean prior to the issue of a building permit.
- i) The approved landscaping plan shall be implemented to the satisfaction of the Town of Bassendean prior to the occupation of the proposed Bassendean Shopping Centre additions.
- j) Prior to the issue of a building permit the applicant shall *jointly with the Council develop and agree upon a plan* for the 2% contribution of the building construction costs as prescribed under LPP No. 1 Town Centre Area Strategy and Guidelines for Bassendean.
- k) The provision of 448 constructed drained and line marked on-site car parking bays to the satisfaction of the Town of Bassendean prior to the occupation of the shopping centre additions.
- l) Any signage to the site in addition to that indicated in the plans shall be the subject of a separate planning application.

Advice Note

The applicant is advised in relation to condition j above that the Town can consider onsite art works, subject to Council approval and demonstration of equivalent value and public access.

The Primary Motion as amended was put and CARRIED UNANIMOUSLY

8.3	Application Details:	Mixed Use Multiple Residential
	Property Location:	Lot 3 (No. 85) Old Perth Road, Bassendean
	Applicant:	Bevilaqua Design Development
	Owner:	Department of Housing
	Responsible authority:	Town of Bassendean
	Report date:	15 August 2012
	DoP File No:	DP/12/00644

REPORT RECOMMENDATION/PRIMARY MOTION

That the Metro Central JDAP resolves to:

Moved by: Cr Kara Collins

Seconded by: Cr Jennie Carter

Approve DAP Application reference DP/12/00644 and accompanying plans DAO1, DAO2, DAO3, DAO8, DAO9, All Revision B dated 10 August 2012; DAO4, DAO5, DAO6, DAO7, DA10, DA11, DA12, DA13, DA14, DA15, DA16,



DA17 All Revision A dated 25 July 2012 in accordance with Clause 10.3 (a) of the Town of Bassendean Local Planning Scheme No. 10, subject to the following conditions:

1. Prior to the issue of a building permit the applicant shall lodge a Construction Management Plan to the satisfaction of the Town of Bassendean, which provides details of the following:
 - a) Estimated timeline and phasing of construction;
 - b) Dust control measures;
 - c) Noise control measures;
 - d) Access points for heavy vehicles during demolition and construction;
and
 - e) 24 hours contact details of staff available to deal with either an emergency
2. End of trip bicycle facilities shall be provided in accordance with clause 5.7.6 of the Town of Bassendean Local Planning Scheme No 10.
3. Prior to the issue of a building permit the applicant shall pay to the Town of Bassendean the 2% contribution of the building construction costs as prescribed under LPP NO. 1 - Town Centre Area Strategy and Guidelines for Bassendean.
4. The applicant to pay the costs to the Town of Bassendean for the removal of the 2 x juvenile Chinese Tallows and one mature Queensland Box trees and for replacement trees.
5. Four of the bays annotated for resident parking at the ground level parking area shall be marked and used for commercial parking.
6. The applicant shall arrange for the construction of four street parking bays within the Whitfield Street road reserve to the satisfaction of the Town of Bassendean (Manager Development Services)
7. Revised plans shall be submitted for the approval of the Town of Bassendean indicating the balconies for each unit with a minimum area of 10m² and a minimum dimension of 2.4m.
8. Prior to the construction of the building hereby approved the applicant shall submit for the approval of the Town of Bassendean an outline of the refuse and recycling regime demonstrating that adequate provision has been made to cater for the estimated demand of the building and being capable of collection.
9. A detailed landscape plan being submitted with the application for a building licence which shows the location and type of existing and proposed trees and shrubs and lawns to be installed, and natural landscaping areas to be retained, in accordance with the approved plans.



10. The street verge adjacent to the Lot 3 Old Perth Road being landscaped and maintained to Council's satisfaction (Manager Development Services).
11. The landscaping plan shall include details of the proposed watering system to ensure the establishment of species and their survival during the hot, dry summer months. Council encourages landscaping methods which do not rely on reticulation. Where reticulation is not used, the alternative method should be described.
12. The landscaped areas being developed in accordance with the approved plan and maintained thereafter for a minimum period of 12 months (Manager Development Services).
13. The car parking spaces and accessways to be designed and constructed in accordance with AS 2890.1.
14. Visitor parking bays being clearly marked for "Visitors Only".
15. The street number being prominently displayed at the front of the development.
16. The provision of letterboxes in materials to complement the development to the satisfaction of Council (Manager Development Services).
17. Signage for the commercial tenancies being subject to a separate application.
18. The issue of a Building Permit prior to the commencement of any on-site works.
19. The proposed boundary wall shall be finished to the satisfaction of Council (Manager Development Services).
20. The building hereby approved shall not be occupied until all of the conditions of planning consent have been complied with to the satisfaction of the Manager Development Services, unless the applicant has entered into an agreement with Council to comply with those conditions within a specified period.
21. Potential tenants of the commercial tenancies seeking Council's approval of their proposed use prior to occupying and commencing the business operation (Manager Development Services).
22. The existing street tree(s) other than for those agreed to be removed shall be protected during construction activities in accordance with Council's Street Tree Protection Policy.

A handwritten signature in black ink, appearing to read 'Charles Johnson'.



Advice notes

- (a) The applicant is advised in relation to condition 3. above that the Town can consider onsite art works subject to Council approval and demonstration of equivalent value and public access.
- (b) The Town of Bassendean encourages the retention of stormwater onsite through various best management practices, as laid out in its Planning Policy. Details of the stormwater containment and disposal method are to be provided with the building licence application.

AMENDING MOTION

Moved by: Cr Jennie Carter

Seconded by: Mr Ian Hocking

That a condition 23. be added as follows:

- 23. That external clothes drying facilities shall be provided in accordance with clause A7.3 of the Residential Design Codes.

The motion was put and CARRIED (3/2)

For: Mr Charles Johnson (Presiding Member)
Mr Ian Hocking (Specialist Member)
Cr Jennie Carter (Town of Bassendean)

Against: Mr Luigi D'Alessandro (Specialist Member)
Cr Kara Collins (Town of Bassendean)

REASON: The majority view of the Members was that external clothes drying facilities should be provided in the interest of sustainability.

AMENDING MOTION

Moved by: Mr Luigi D'Alessandro

Seconded by: Mr Ian Hocking

That condition 3. be amended as follows:

- 3. Prior to the issue of a building permit the applicant shall *jointly with the Council develop and agree upon a plan* for the 2% contribution of the building construction costs as prescribed under LPP No. 1 Town Centre Area Strategy and Guidelines for Bassendean.

The motion was put and CARRIED (3/2)

For: Mr Charles Johnson (Presiding Member)
Mr Luigi D'Alessandro (Specialist Member)
Mr Ian Hocking (Specialist Member)



Against: Cr Jennie Carter (Town of Bassendean)
Cr Kara Collins (Town of Bassendean)

REASON: The Members considered that the applicants should have an involvement in where and on what items the contribution would be spent. It was also stated that if there was disagreement on how the funds would be spent the matter could be brought back to the DAP.

AMENDING MOTION

Moved by: Mr Ian Hocking **Seconded by:** Cr Kara Collins

That condition 7. be deleted and the subsequent conditions renumbered.

The motion was put and CARRIED UNANIMOUSLY

REASON: The Members noted that only four units contained balconies below the minimum width of 2.4m, the balconies met the minimum size area of 10sqm and the only way to comply with the condition was to reduce the size and quality of the units.

PRIMARY MOTION (AS AMENDED)

Moved by: Cr Kara Collins **Seconded by:** Cr Jennie Carter

That the Metro Central JDAP resolves to:

Approve DAP Application reference DP/12/00644 and accompanying plans DAO1, DAO2, DAO3, DAO8, DAO9, All Revision B dated 10 August 2012; DAO4, DAO5, DAO6, DAO7, DA10, DA11, DA12, DA13, DA14, DA15, DA16, DA17 All Revision A dated 25 July 2012 in accordance with Clause 10.3 (a) of the Town of Bassendean Local Planning Scheme No. 10, subject to the following conditions:

1. Prior to the issue of a building permit the applicant shall lodge a Construction Management Plan to the satisfaction of the Town of Bassendean, which provides details of the following:
 - a) Estimated timeline and phasing of construction;
 - b) Dust control measures;
 - c) Noise control measures;
 - d) Access points for heavy vehicles during demolition and construction; and
 - e) 24 hours contact details of staff available to deal with either an emergency



2. End of trip bicycle facilities shall be provided in accordance with clause 5.7.6 of the Town of Bassendean Local Planning Scheme No 10.
3. Prior to the issue of a building permit the applicant shall jointly with the Council develop and agree upon a plan for the 2% contribution of the building construction costs as prescribed under LPP No. 1 Town Centre Area Strategy and Guidelines for Bassendean.
4. The applicant to pay the costs to the Town of Bassendean for the removal of the 2 x juvenile Chinese Tallows and one mature Queensland Box trees and for replacement trees.
5. Four of the bays annotated for resident parking at the ground level parking area shall be marked and used for commercial parking.
6. The applicant shall arrange for the construction of four street parking bays within the Whitfield Street road reserve to the satisfaction of the Town of Bassendean (Manager Development Services)
7. Prior to the construction of the building hereby approved the applicant shall submit for the approval of the Town of Bassendean an outline of the refuse and recycling regime demonstrating that adequate provision has been made to cater for the estimated demand of the building and being capable of collection.
8. A detailed landscape plan being submitted with the application for a building licence which shows the location and type of existing and proposed trees and shrubs and lawns to be installed, and natural landscaping areas to be retained, in accordance with the approved plans.
9. The street verge adjacent to the Lot 3 Old Perth Road being landscaped and maintained to Council's satisfaction (Manager Development Services).
10. The landscaping plan shall include details of the proposed watering system to ensure the establishment of species and their survival during the hot, dry summer months. Council encourages landscaping methods which do not rely on reticulation. Where reticulation is not used, the alternative method should be described.
11. The landscaped areas being developed in accordance with the approved plan and maintained thereafter for a minimum period of 12 months (Manager Development Services).
12. The car parking spaces and accessways to be designed and constructed in accordance with AS 2890.1.
13. Visitor parking bays being clearly marked for "Visitors Only".
14. The street number being prominently displayed at the front of the development.

A handwritten signature in black ink, appearing to read 'Charles Johnson'.



15. The provision of letterboxes in materials to complement the development to the satisfaction of Council (Manager Development Services).
16. Signage for the commercial tenancies being subject to a separate application.
17. The issue of a Building Permit prior to the commencement of any on-site works.
18. The proposed boundary wall shall be finished to the satisfaction of Council (Manager Development Services).
19. The building hereby approved shall not be occupied until all of the conditions of planning consent have been complied with to the satisfaction of the Manager Development Services, unless the applicant has entered into an agreement with Council to comply with those conditions within a specified period.
20. Potential tenants of the commercial tenancies seeking Council's approval of their proposed use prior to occupying and commencing the business operation (Manager Development Services).
21. The existing street tree(s) other than for those agreed to be removed shall be protected during construction activities in accordance with Council's Street Tree Protection Policy.
22. That external clothes drying facilities shall be provided in accordance with clause A7.3 of the Residential Design Codes.

Advice notes

- (a) The applicant is advised in relation to condition 3. above that the Town can consider onsite art works subject to Council approval and demonstration of equivalent value and public access.
- (b) The Town of Bassendean encourages the retention of stormwater onsite through various best management practices, as laid out in its Planning Policy. Details of the stormwater containment and disposal method are to be provided with the building licence application.

The Primary Motion as amended was put and CARRIED UNANIMOUSLY

9. Form 2 – Responsible Authority Reports - Amending or cancelling DAP Development Approval

Nil



10. Appeals to the State Administrative Tribunal

Nil

11. Meeting Close

There being no further business, the Presiding Member declared the meeting closed at 8.31pm.

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