



Metro Inner Development Assessment Panel Minutes

Meeting Date and Time: Tuesday, 19 March 2024; 9.30am
Meeting Number: MIDAP/2
Meeting Venue: 140 William Street, Perth
Public Observing: via Electronic Means

This DAP meeting was live streamed open to the public rather than requiring attendance in person.

A recording of the meeting is available via the following link: [MIDAP/2 - 19 March 2024 - City of Belmont - Town of Victoria Park](#)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Members on Leave of Absence
4. Noting of Minutes

PART B – CITY OF BELMONT

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 2 DAP Applications
 - 4.1 61 (Strata Lot 41) Great Eastern Highway, Belmont - 120-bedroom Hotel with ten (10) levels including 2 basement floors and 8 floors above ground. Land uses include Hotel (120 one-bedroom hotel units), Restaurant/dining and bar, Administration/offices, reception/lobby, and Business centre/room – internet, printing – DAP/16/01137
4. Form 1 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – TOWN OF VICTORIA PARK

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 1884 (Reserve 27142) Hayman Road, Bentley - Science Building Curtin University – DAP/23/02612
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

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PART D – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. General Business
3. Meeting Closure

A handwritten signature in cursive script, appearing to read 'Clayton Higham'.

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Attendance	
<i>Specialist DAP Members</i>	<i>DAP Secretariat</i>
Clayton Higham (Presiding Member)	Tenielle Brownfield
Lee O'Donohue (Deputy Presiding Member)	Laura Simmons
Diana Goldswain	Zoe Hendry
<i>Part B – City of Belmont</i>	
<i>Local Government DAP Members</i>	<i>Officers in Attendance</i>
Mayor Robert Rossi	Brandon Pang
Cr Phil Marks	
<i>Part C – Town of Victoria Park</i>	
<i>Local Government DAP Members</i>	<i>Officers in Attendance</i>
Cr Daniel Minson	Mark Simpson
	Delia Neglie

Applicant and Submitters	
<i>Part B – City of Belmont</i>	
Moshe Phillips (Thomson Geer)	
Alan Stuart (Lateral Planning)	
<i>Part C – Town of Victoria Park</i>	
Cassie Barrow (Taylor Burrell Barnett)	
Stewart Johnson (Johnson Group WA)	

Members of the Public / Media

There was 1 member of the public in attendance.

Observers via livestream

There were 3 persons observing the meeting via the livestream.

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PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.35am on 19 March 2024 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 2024 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

1.1 Announcements by Presiding Member

The Presiding Member advised that panel members may refer to technical devices, such as phones and laptops, throughout the meeting to assist them in considering the information before them.

The meeting was recorded and livestreamed on the DAP website in accordance with regulation 40(2A) of the *Planning and Development (Development Assessment Panels) Regulations 2011*. Members were reminded to announce their name and title prior to speaking.

2. Apologies

Cr Peter Melrosa (Local Government Member, Town of Victoria Park)
Cr Lindsay Miles (Local Government Member, Town of Victoria Park)
Cr Sky Croeser (Local Government Member, Town of Victoria Park)

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](#).

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Presiding Member, Metro Inner DAP



PART B – CITY OF BELMONT

1. Declaration of Due Consideration

All members declared that they had duly considered the documents contained within Part B of the Agenda and Part B of the Additional Information.

2. Disclosure of Interests

Nil.

3. Form 2 DAP Applications

4.1 61 (Strata Lot 41) Great Eastern Highway, Belmont - 120-bedroom Hotel with ten (10) levels including 2 basement floors and 8 floors above ground. Land uses include Hotel (120 one-bedroom hotel units), Restaurant/dining and bar, Administration/offices, reception/lobby, and Business centre/room – internet, printing – DAP/16/01137

Deputations and Presentations

Moshe Phillips (Thomson Geer) addressed the DAP in support of the recommendation for the application at Item 4.1.

Brandon Pang (The City of Belmont) addressed the DAP in relation to the application at Item 4.1.

REPORT RECOMMENDATION

Moved by: Cr Phil Marks

Seconded by: Mayor Robert Rossi

With the agreement of the mover and seconder, the following change was made to the report recommendation:

- (i) That Condition No. 27 be amended to read as follows:

*This decision constitutes planning approval only and is valid for a period of eight (8) years from the date of the original approval (i.e. **expiring** 23 January 2025). If the subject development is not substantially commenced within this period, the approval shall lapse and be of no further effect.*

That the Metro Inner DAP resolves to:

1. **Accept** that the DAP Application reference DAP/16/01137 as detailed on the DAP Form 2 dated 23 January 2024 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;

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2. **Approve** DAP Application reference DAP/16/01137 relating to the of request to amending Condition 27, in accordance with Clause 77 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015 and the provisions of Local Planning Scheme No. 15, subject to the following changes to the condition.

Amended Condition

27. This decision constitutes planning approval only and is valid for a period of eight (8) years from the date of the original approval (expiring 23 January 2025). If the subject development is not substantially commenced within this period, the approval shall lapse and be of no further effect.

All other conditions and advice notes detailed on the previous approvals dated 23 January 2017 and 14 January 2019 shall remain unless altered by this application.

The Report Recommendation was put and CARRIED UNANIMOUSLY.

REASON: The panel were satisfied that the applicant had made sufficient attempt to progress the development. Having regard to that and the fact that the planning framework had not significantly changed the panel we prepared to support the extension of time as requested.

4. Form 1 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Mayor Robert Ross and Cr Phil Marks (Local Government Member, City of Belmont) left the panel at 9.45am.

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Presiding Member, Metro Inner DAP



PART C – TOWN OF VICTORIA PARK

Cr Daniel Minson (Local Government Member, Town of Victoria Park) joined the panel at 9.45am.

1. Declaration of Due Consideration

The Presiding Member noted that an addendum to the agenda was published to include details of a DAP direction for further information and responsible authority response in relation to PART C - Item 3.1, received on 15 March 2024.

All members declared that they had duly considered the documents contained within Part C of the Agenda and Part B of the Additional Information.

2. Disclosure of Interests

Nil.

3. Form 1 DAP Applications

3.1 Lot 1884 (Reserve 27142) Hayman Road, Bentley - Science Building Curtin University – DAP/23/02612

Deputations and Presentations

Mark Simpson and Delia Neglie (WAPC) addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

REPORT RECOMMENDATION

Moved by: Cr Daniel Minson

Seconded by: Lee O'Donohue

That the Metro Inner DAP resolves to:

Approve DAP Application reference DAP/23/02612 and accompanying plans date-stamped 8 January 2024 by the Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission, in accordance with Clause 30(1) of the Metropolitan Region Scheme, subject to the following conditions:

Conditions

1. The development is to be carried out in accordance with the plans date-stamped 8 January 2024 (attached) subject to any modifications as required by the conditions of approval.
2. This decision constitutes planning approval only and is valid for a period of four 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.

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3. Prior to the commencement of works, a Construction Management Plan, shall be submitted and approved, and implemented thereafter, to the specification of the Town of Victoria Park and the satisfaction of the Western Australian Planning Commission.
4. Prior to the commencement of works, a Stormwater Management Plan shall be submitted and approved, and implemented thereafter, to the specification of the Town of Victoria Park and the satisfaction of the Western Australian Planning Commission.
5. Prior to the commencement of works, a Traffic Management Plan shall be submitted and approved, and implemented thereafter, to the specification of the Town of Victoria Park, in consultation with the Public Transport Authority and Main Roads Western Australia, and to the satisfaction of the Western Australian Planning Commission.
6. Prior to occupation of the development, a detailed Landscaping Plan shall be submitted and approved, and implemented thereafter, to the specification of the Town of Victoria Park and the satisfaction of the Western Australian Planning Commission.
7. Prior to occupation of the development, the Public Art Strategy submitted with the application is to be implemented and the art thereafter maintained to satisfaction of the Western Australian Planning Commission
8. Prior to occupation of the development, a Lighting Plan shall be submitted and approved, and implemented thereafter, to the specification of Town of Victoria Park and satisfaction of the Western Australian Planning Commission.
9. Prior to occupation of the development, an Operational Waste Management Plan shall be prepared or updated by a suitably qualified waste consultant and thereafter implemented.

Advice Notes

1. In regard to Condition 3, the Construction Management Plan is to detail how demolition work, excavation and construction of the development will be managed to minimise impact on the surrounding area, and is to address the following matters:
 - a) how materials and equipment will be delivered and removed from the site;
 - b) how materials and equipment will be stored on the site;
 - c) parking arrangements for contractors;
 - d) how construction waste disposal is to be managed, including the recycling of materials;
 - e) the location of waste disposal bins;
 - f) details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
 - g) how risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works;
 - h) construction traffic and pedestrian management;

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- i) compliance with legislation regarding removal of hazardous waste; and
 - j) other matters likely to impact on the surrounding properties.
2. In regard to Condition 4, the Stormwater Management Plan is to be designed and signed by a certified hydraulic engineer and is to address issues associated with stormwater during storm events of 1:100 Annual Rainfall Interval up to 24 hours duration. In the event that changes to the approved plans (i.e. finished floor levels and ground levels) are required in order to comply with the stormwater drainage management plan, then an application for amendment to the development approval will be required.
3. In regard to Condition 5, the Traffic Management Plan is to be formulated in liaison with and with input from the Public Transport Authority and Main Roads Western Australia and shall address how the intersection of Brand Drive and Hayman Street is to be managed so as to avoid unnecessary delays to traffic and public transport.
4. In regard to Condition 6, the detailed Landscape Plan shall be generally in accordance with that detailed in the "B316 and External Works Landscape Report" dated October 2023 ('Rev A') and should include detailed plans of the bicycle and pedestrian network. In this regard, the applicant is advised to liaise with the Town of Victoria Park regarding detailed plans for the provision of the cycle and pedestrian paths on land under the care, control and management of the Town of Victoria Park.
5. In regard to Condition 7, public art is to be provided broadly consistent with the B316 Concept Design Report's Integrated Art Strategy.
6. In regard to Condition 8, the Lighting Plan is required to address the street lighting within the verge and/or on land under the care, control and management of the Town of Victoria Park.
7. Main Roads Western Australia advises that approval of signals or intersection modifications do not form part of this application. The installation or modification of traffic signals will be subject to the formal approval process under Main Roads' Traffic Signal Assessment Policy. This is in accordance with the Road Traffic Code 2000 (WA).
8. The Town of Victoria Park advises that a building permit may be required prior to the commencement of development. The applicant is also reminded of its obligations to comply with or obtain approvals under all other relevant Acts, Regulations and Local Laws.
9. Existing street trees located within the verge and/or on land under the care, control and management of the Town of Victoria Park must be retained and protected from damage, unless otherwise approved by the Town of Victoria Park.

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10. ATCO advises that the site falls within the WAPC Trigger Distance for ATCO Infrastructure. Any sensitive land use or high density community use developments within this Trigger Distance of a Critical High Pressure Gas Pipeline requires further consultation with ATCO prior to preliminary designs being finalised.

Anyone proposing to carry out construction or excavation works within 15 metres of Critical Asset Infrastructure must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure before those works begin and whether additional safety measures are required. Risk mitigation and asset protection measures may be necessary, and construction, excavation and other activities may be restricted in this zone. No access roads, road upgrades, pavements or crossovers are to be constructed over the pipeline without consent from ATCO Gas Australia. Various pipeline safety tests may apply. Refer to ATCO document 'AGA-O&M-PR24 - Additional Information for Working Around Gas Infrastructure' at <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>. Notification for the works must be submitted to ATCO via the online web portal Critical Asset Notification Request Form.

11. The Town of Victoria Park advises that a Work Zone Permit application should be submitted to the Town of Victoria Park and approval obtained prior to any works or temporary storage on a public thoroughfare (including roads, parking bays, footpaths or verges).

The Report Recommendation was put and CARRIED UNANIMOUSLY.

REASON: The panel members were impressed with the proposed development in that it would be an excellent contribution to the university in particular and the activity centre as a whole. The panel was satisfied that all the issues raised would be addressed through the conditions imposed.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

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Presiding Member, Metro Inner DAP



PART D – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

The DAP noted the status of the following State Administrative Tribunal Applications and Supreme Court Appeals:

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/22/02219 DR154/2022	City of Bayswater	589-591 (Lot 160-161) Morley Drive, Morley	Proposed Childcare Centre	14/09/2022
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/22/02317 DR81/2023	City of Vincent	41-43 and 45 Angove Street, North Perth	Proposed Service Station	31/05/2023
DAP/23/02480 DR184/2023	City of Vincent	Lot 3 (37-43) Stuart Street, Perth	Proposed Unlisted Use (Community Purpose) & Alterations & Additions	
DAP/22/02259 DR166/2023	City of South Perth	Lots 253 & 50 (4-8) Charles Street, South Perth	Mixed use development	03/11/2023
DAP/23/02550 DR196/2023	City of Belmont	Lots 2, 606, 608 and 609 (No. 97-107) Great Eastern Hwy and Lots 302, 304, 305 (No.2) Acton Ave, Rivervale	Warehouse (Self Storage Facility)	21/12/2023

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Finalised SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/18/01521 DR15/2023	City of Belmont	225 (Lot 500), Great Eastern Highway, Belmont	Use Not Listed: Third Party Signage	31/01/2023
DAP/22/02248 DR76/2023	City of Vincent	No. 129 (Lot: 62; D/P: 956) Loftus Street, Leederville	Proposed Child Care Premises	24/05/2023
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

* Matters finalised during the last meeting cycle.

2. General Business

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2024 a DAP member must not publicly comment on any action or determination of a DAP.

3. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 10.00am.

Clayton Higham
Presiding Member, Metro Inner DAP