



Metro Inner Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 12 February 2025; 9:30am
Meeting Number: MIDAP/60
Meeting Venue: 140 William Street, Perth

A recording of the meeting is available via the following link:
[MIDAP/60 - 12 February 2025 - City of Bayswater - City of Stirling](#)

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 BAYSWATER

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
4. Form 2 DAP Applications
 - 4.1 Lot 213, 4 Collier Road; Lot 1, 37 Rudloc Road; Lot 53 and 1152, 96 Russell Street; and Lot 50, 266-282 Walter Road West, Morley - Minor modifications to a number of tenancies - DAP/16/01047
5. Section 31 SAT Reconsiderations

PART C – CITY OF STIRLING

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
4. Form 2 DAP Applications
 - 4.1 Lot 7 and 12 (190 and 200) Karrynup Road, Karrynup - Modification of car parking, increase in number of commercial tenancies and floor areas, minor alterations to the ground floor interface and associated landscaping – DAP/22/02226
5. Section 31 SAT Reconsiderations

PART D – OTHER BUSINESS

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

Francesca Lefante 
Presiding Member, Metro Inner DAP



Attendance	
<i>Specialist DAP Members</i>	<i>DAP Secretariat</i>
Francesca Lefante (Presiding Member)	Laura Simmons
Clayton Higham (Deputy Presiding Member)	Ashlee Kelly
Karen Hyde	
<i>Part B – City of Bayswater</i>	
<i>Local Government DAP Members</i>	<i>Officers in Attendance</i>
Mayor Filomena Piffaretti	Nick Bertone
Cr Joshua Eveson	Adrian Di Neglia
<i>Part C – City of Stirling</i>	
<i>Local Government DAP Members</i>	<i>Officers in Attendance</i>
Cr Suzanne Migdale	Karina Bowater
Cr Michael Dudek	Giovanna Lumbaca
	James Fletcher
	Cameron Howell


Francesca Lefante
Presiding Member, Metro Inner DAP



Applicant and Submitters
<i>Part B – City of Bayswater</i>
Sean Fairfoul (Lateral Planning)
<i>Part C – City of Stirling</i>
Matthew Cain (Planning Solutions) Nathan Morton-Smith (Blackburne) Pru Hancock (MJA Studio) Brenton Loth (GPT)

Members of the Public / Media

Nil

Observers via livestream

There were 7 persons observing the meeting via the livestream.

Francesca Lefante 
Presiding Member, Metro Inner DAP



PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.35am on 12 February 2025 and acknowledged the traditional owners and custodians of the land on which the meeting was held and welcomed members.

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

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](#).

Francesca Lefante
Presiding Member, Metro Inner DAP



PART B – CITY OF BAYSWATER

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 Related Information.

2. Disclosure of Interests

DAP Member, Mayor Filomena Piffaretti, declared an impartiality interest in item 3.1. Mayor Piffaretti declared that they had participated in meetings and open forums with discussions on the subject site in her capacity as Mayor.

In accordance with section 3.3 of the DAP Code of Conduct 2024, the Presiding Member determined that the member listed above, who had disclosed an impartiality interest, was permitted to participate in the discussion and voting on the item.

3. Form 1 DAP Applications

Nil.

4. Form 2 DAP Applications

4.1 Lot 213, 4 Collier Road; Lot 1, 37 Rudloc Road; Lot 53 and 1152, 96 Russell Street; and Lot 50, 266-282 Walter Road West, Morley - Minor modifications to a number of tenancies - DAP/16/01047

Deputations and Presentations

Sean Fairfoul (Lateral Planning) addressed the DAP in support of the recommendation for the application at Item 4.1 and responded to questions from the panel.

The City of Bayswater addressed the DAP in relation to the application at Item 4.1 responded to questions from the panel.

REPORT RECOMMENDATION

Moved by: Mayor Filomena Piffaretti

Seconded by: Cr Joshua Eveson

That the Metro Inner DAP resolves to:

1. **Accept** that the DAP Application reference DAP/16/01047 as detailed on the DAP Form 2 dated 5 December 2024 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;

Francesca Lefante
Presiding Member, Metro Inner DAP



2. **Approve** DAP Application reference DAP/16/01047 and accompanying plans 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 City of Bayswater Town Planning Scheme No. 24, subject to the following conditions:

Amended Conditions

Condition 1 is removed and replaced with the following:

- 1(a) The development shall be carried out and fully implemented in accordance with the details indicated on the approved plans included in **Attachment 1** and conditions be substantially commenced within 4 years of the date of this approval. The first stage of development shall as a minimum, include the Bishop Street interim town square and Russell Street plaza and associated integration with Galleria Bus Station, including the provision of awnings / covered pedestrian walkways on the portions of the building fronting the plaza, to the satisfaction of the City of Bayswater. The Bishop Street final town square shall be included in the second stage of development.
- 1(b) Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.

Condition 2(c)(v) is amended to the following:

- 2(c) An updated Transport Assessment Report incorporating amendments and resolving issues relating to the following matters:
- (v) The number of employee and visitor bicycle bays to be provided on site be amended to 236 and 127 respectively, and details of the additional bicycle facilities proposed for the services apartments/hotel and office buildings.

All other conditions and requirements detailed on the previous approvals dated 14 September 2016, 7 March 2018, 13 February 2019 and 12 November 2021 shall remain unless altered by this application.

Francesca Lefante
Presiding Member, Metro Inner DAP



AMENDING MOTION 1

Moved by: Mayor Filomena Piffaretti

Seconded by: Cr Joshua Eveson

That Condition No. 1 be amended to read as follows:

- 1(a) The development shall be carried out and fully implemented in accordance with the details indicated on the approved plans included in Attachment 1 and conditions.**
- 1(b) The first stage of development shall as a minimum, include the Bishop Street interim town square and Russell Street Plaza and associated integration with Galleria Bus Station, including the provision of awnings / covered pedestrian walkways on the portions of the building fronting the plaza, to the satisfaction of the City of Bayswater.**
- 1(c) The Bishop Street final town square shall be included in the second stage of development and be substantially commenced within 4 years of the date of this approval.**

The Amending Motion was put and LOST (2/3).

For: Mayor Filomena Piffaretti
Cr Joshua Eveson

Against: Francesca Lefante
Clayton Higham
Karen Hyde

The Report Recommendation was put and CARRIED UNANIMOUSLY.

REASON: The majority of panel members were satisfied that the proposed floor space and design changes are minor and compliant with the planning framework. The proposal was supported consistent with the RAR recommendation.

5. Section 31 SAT Reconsiderations

Nil.

Mayor Filomena Piffaretti and Cr Joshua Eveson (Local Government DAP Members, City of Bayswater) left the panel at 10.17am.

Francesca Lefante
Presiding Member, Metro Inner DAP



PART C – CITY OF STIRLING

Cr Suzanne Migdale and Cr Michael Dudek (Local Government DAP Members, City of Stirling) joined the panel at 10.17am.

1. Declaration of Due Consideration

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

2. Disclosure of Interests

Cr Suzanne Migdale and Cr Michael Dudek declared that they had nominated as a candidate for the upcoming State Government Election. It was noted that their candidature did not in itself constitute a conflict of interest, and the member was able to continue to participate in the meeting.

3. Form 1 DAP Applications

Nil.

4. Form 2 DAP Applications

4.1 Lot 7 and 12 (190 and 200) Karrinyup Road, Karrinyup - Modification of car parking, increase in number of commercial tenancies and floor areas, minor alterations to the ground floor interface and associated landscaping – DAP/22/02226

Deputations and Presentations

Mathew Cain (Planning Solutions) addressed the DAP in support of the recommendation for the application at Item 4.1.

The City of Stirling addressed the DAP in relation to the application at Item 4.1 and responded to questions from the panel.

REPORT RECOMMENDATION

Moved by: Cr Suzanne Migdale

Seconded by: Clayton Higham

That the Metro Inner Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/22/02226 as detailed on the DAP Form 2 dated 30 August 2024 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;

Francesca Lefante
Presiding Member, Metro Inner DAP



- Approve** DAP Application reference DAP/22/02226 and accompanying plans as listed in Condition 3 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 City of Stirling Local Planning Scheme No. 3, for the proposed amendment to the Mixed Use Development – 253 Multiple Dwellings and Six Commercial Tenancies on Lots 7 and 12, House Numbers, 190 and 200 Karrinyup Road, Karrinyup, subject to the following conditions:

Conditions

Amended Conditions

- The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the Metro Inner Development Assessment Panel. The plans approved as part of this application form part of the development approval issued (including any modifications required by conditions of approval).

PLAN TITLE	DATE RECEIVED	REVISION	DRAWN BY
(Cover sheet)	1 Oct 2024		
(Site Feature Survey 1)	1 Oct 2024	A	DJ/ED
(Site Feature Survey 1)	1 Oct 2024	A	DJ/ED
Demolition Plan	30 Jan 2025	M	AW
Overall basement 03 General Arrangement	3 Jan 2025	L	LB
Floor Plans Basement 02	1 Oct 2024	P	AW
Floor Plans Basement 01	1 Oct 2024	P	AW
Ground Floor Plan	3 Jan 2025		PH
Floor Plans Level 01	1 Oct 2024	P	AW
Floor Plans Level 02	1 Oct 2024	P	AW
Floor Plans Level 03 – Level 06	1 Oct 2024	P	AW
Floor Plans Level 07 – Level 12	1 Oct 2024	P	AW
Floor Plans Level 13 – Level 17	1 Oct 2024	P	AW
Floor Plans Level 18 – Level 22	1 Oct 2024	P	AW
E1: North Elevation	1 Oct 2024	F	JL
E2: East Elevation	1 Oct 2024	F	JL
E3: South Elevation	1 Oct 2024	F	JL
E4: West Elevation	1 Oct 2024	F	JL
E5: South Tower (North Elevation)	1 Oct 2024	F	JL
E6: North Tower (South Elevation)	1 Oct 2024	F	JL
E7: Burroughs Road Façade Elevation	1 Oct 2024	D	JL
E8: Karrinyup Road Façade Elevation	1 Oct 2024	D	JL
Section S1	1 Oct 2024	F	JL
Section S2	1 Oct 2024	F	JL
Section S3	1 Oct 2024	F	JL
Section S4	1 Oct 2024	F	JL


Francesca Lefante
 Presiding Member, Metro Inner DAP



8. The Bushfire Management Plan, prepared by Bushfire Prone Planning dated 17 December 2021 and additional information prepared by Western Environmental dated 16 January 2025, including any subsequent amendments approved in writing by the City of Stirling, shall be implemented in perpetuity to the satisfaction of the City of Stirling.
9. Prior to the commencement of works, a detailed Landscaping Plan is to be provided to and approved by the City of Stirling, on the advice from Main Roads Western Australia, that is generally in accordance with the landscaping plans prepared by See Design Studio dated 30 January 2025 and demonstrates compliance with the approved development plans.
10. The total public floorspace of the Restaurants (tenancies 1 – 3) shall not exceed 468m². The total alfresco dining areas shall not exceed 140m², unless otherwise approved by the City of Stirling.

New Conditions

57. Prior to the commencement of development, revised plans shall be submitted to and approved by the City of Stirling incorporating the following revisions:
 - a. The allocation of car bays to be amended to provide the following minimum car parking allocations:
 - i. Shopping centre: 170 bays
 - ii. Residential: 447 bays
 - iii. Residential – Visitors and Commercial (reciprocal): 33 bays
 - iv. Commercial (exclusive): 19 bays

Amended Advice Note

17. In reference to the detailed Landscaping Plan requirement for the Primary Regional Road Reserve, the Landscape Architecture Design Report (Rev C dated 13 April 2022 and amended 30 January 2025) prepared by See Design Studio may require modification to align with the detailed Landscaping Plan.

AMENDING MOTION 1

Moved by: Clayton Higham

Seconded by: Karen Hyde

That new Condition No. 57 be deleted.

The Amending Motion was put and CARRIED (3/2).

For: Francesca Lefante
Clayton Higham
Karen Hyde

Against: Cr Suzanne Migdale
Cr Michael Dudek

Francesca Lefante
Presiding Member, Metro Inner DAP



REASON: The application is a modification to commercial tenancies, as this condition relates to parking allocation of the full development the proposed condition was not supported.

REPORT RECOMMENDATION (AS AMENDED)

That the Metro Inner Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/22/02226 as detailed on the DAP Form 2 dated 30 August 2024 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/22/02226 and accompanying plans as listed in Condition 3 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 City of Stirling Local Planning Scheme No. 3, for the proposed amendment to the Mixed Use Development – 253 Multiple Dwellings and Six Commercial Tenancies on Lots 7 and 12, House Numbers, 190 and 200 Karrinyup Road, Karrinyup, subject to the following conditions:

Conditions

Amended Conditions

3. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the Metro Inner Development Assessment Panel. The plans approved as part of this application form part of the development approval issued (including any modifications required by conditions of approval).

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Overall basement 03 General Arrangement	3 Jan 2025	L	LB
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Ground Floor Plan	3 Jan 2025		PH
Floor Plans Level 01	1 Oct 2024	P	AW
Floor Plans Level 02	1 Oct 2024	P	AW
Floor Plans Level 03 – Level 06	1 Oct 2024	P	AW
Floor Plans Level 07 – Level 12	1 Oct 2024	P	AW
Floor Plans Level 13 – Level 17	1 Oct 2024	P	AW

Francesca Lefante 
Presiding Member, Metro Inner DAP



Floor Plans Level 18 – Level 22	1 Oct 2024	P	AW
E1: North Elevation	1 Oct 2024	F	JL
E2: East Elevation	1 Oct 2024	F	JL
E3: South Elevation	1 Oct 2024	F	JL
E4: West Elevation	1 Oct 2024	F	JL
E5: South Tower (North Elevation)	1 Oct 2024	F	JL
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Section S1	1 Oct 2024	F	JL
Section S2	1 Oct 2024	F	JL
Section S3	1 Oct 2024	F	JL
Section S4	1 Oct 2024	F	JL

8. The Bushfire Management Plan, prepared by Bushfire Prone Planning dated 17 December 2021 and additional information prepared by Western Environmental dated 16 January 2025, including any subsequent amendments approved in writing by the City of Stirling, shall be implemented in perpetuity to the satisfaction of the City of Stirling.
9. Prior to the commencement of works, a detailed Landscaping Plan is to be provided to and approved by the City of Stirling, on the advice from Main Roads Western Australia, that is generally in accordance with the landscaping plans prepared by See Design Studio dated 30 January 2025 and demonstrates compliance with the approved development plans.
10. The total public floorspace of the Restaurants (tenancies 1 – 3) shall not exceed 468m². The total alfresco dining areas shall not exceed 140m², unless otherwise approved by the City of Stirling.

Amended Advice Note

17. In reference to the detailed Landscaping Plan requirement for the Primary Regional Road Reserve, the Landscape Architecture Design Report (Rev C dated 13 April 2022 and amended 30 January 2025) prepared by See Design Studio may require modification to align with the detailed Landscaping Plan.

The Report Recommendation (as amended) was put and CARRIED (4/1).

For: Francesca Lefante
Clayton Higham
Karen Hyde
Cr Suzanne Migdale

Against: Cr Michael Dudek

Francesca Lefante
Presiding Member, Metro Inner DAP



REASON: Panel Members were satisfied that the proposed tenancy and floor space changes are a minor in the context and form of the development whilst retaining the street interface. The parking allocation associated with the tenancy changes does not alter the operation of the development.

5. Section 31 SAT Reconsiderations

Nil.

Francesca Lefante
Presiding Member, Metro Inner DAP

A handwritten signature in black ink, appearing to be 'FL' followed by a long horizontal stroke.



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/22/02317 DR81/2023	City of Vincent	41-43 and 45 Angove Street, North Perth	Proposed Service Station	31/05/2023
DAP/22/02372 DR44/2024	City of Perth	Lot 20 (No.141) Wellington Street, East Perth	Proposed Convenient Store	28/03/2024
DAP/24/02688 DR 191/2024	City of South Perth	No 44 (Lot 15) Park Street, Como	Proposed Childcare Premises	16/12/2024
DAP/20/01911 DR/192/2024	Town of Cambridge	Lot 800 (29-33) Northwood Street, West Leederville	Three storey care premises and associated office	16/12/2024

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 10.43am.

Francesca Lefante
Presiding Member, Metro Inner DAP