

LATE ITEM – P22/4000 – PROPOSED 13 AGED AND DEPENDENT PERSONS DWELLINGS NO. 11 (LOT NO. 98) CHETWYND WAY, BOORAGOON WA 6154 (REC) (ATTACHMENT)

Ward : Central
 Category : Operational
 Application Number : DAP-2022-2
 Property : No. 11 (Lot No. 98) Chetwynd Way, Booragoon WA 6154
 Proposal : 13 Aged and Dependent Persons Dwellings
 Applicant : Daniel Hollingworth, Lateral Planning
 Owner : Adrian Min Yan Lee
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.
 Previous Items : Not Applicable
 Responsible Officer : Peter Prendergast
 Manager Statutory Planning

AUTHORITY / DISCRETION

DEFINITION

<input type="checkbox"/>	Advocacy	<i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input type="checkbox"/>	Executive	<i>The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
<input type="checkbox"/>	Legislative	<i>Includes adopting local laws, town planning schemes & policies.</i>
<input type="checkbox"/>	Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input type="checkbox"/>	Quasi-Judicial	<i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>
<input checked="" type="checkbox"/>	Information	<i>For the Council/Committee to note.</i>

LATE ITEM – P22/4000 – PROPOSED 13 AGED AND DEPENDENT PERSONS DWELLINGS NO. 11 (LOT NO. 98) CHETWYND WAY, BOORAGOON WA 6154 (REC) (ATTACHMENT)

KEY ISSUES / SUMMARY

- This RAR is referred to Council for information in accordance with Local Planning Policy 1.1, having been called up by Cr Sanford.
- Approval is sought for 13 Aged and Dependents Person Dwellings at 11 Chetwynd Way, Booragoon. The cost of the development is 3 million and the applicant has opted-in for the application to be determined by the Metro Inner South Joint Development Assessment Panel.
- The application is for the demolition of the existing development on site and the construction of 13 Aged and Dependent Persons Dwellings.
- The development proposes 7 two storey dwellings and 6 single storey dwellings. The dwellings vary in configurations from 1 bedroom plus 1 study/guest bedroom to 2 bedrooms plus 1 study/guest bedroom
- Each dwelling has an associated single car garage along with 4 visitor bays being provided (inclusive of one ACROD bay and associated shared space).
- The common property area comprises of a central communal open space and associated landscaping, along with vehicle circulation space.
- The proposed development has been assessed against the provisions of Local Planning Scheme No.6 (LPS6), Local Planning Policy 3.1 Residential Development as well as a number of local and state planning policies.
- The Responsible Authority Report (RAR) has been prepared by officers and is required to be submitted to the JDAP under the *Planning and Development (Development Assessment Panel) Regulations 2011* by midday 19 August 2022.
- The proposal was the subject of public consultation in accordance with LPP 1.1: Planning Process and Decision Making.
- During the advertising period five individual written submissions were received – four objecting to the proposal and one general comment.
- The recommendation of the RAR is that the JDAP conditionally approve the proposed development.
- A copy of the resolution of the Ordinary Meeting of Council will be forwarded to the JDAP as an attachment to the RAR.

LATE ITEM – P22/4000 – PROPOSED 13 AGED AND DEPENDENT PERSONS DWELLINGS NO. 11 (LOT NO. 98) CHETWYND WAY, BOORAGOON WA 6154 (REC) (ATTACHMENT)



Figure 1: Aerial Image of the subject site

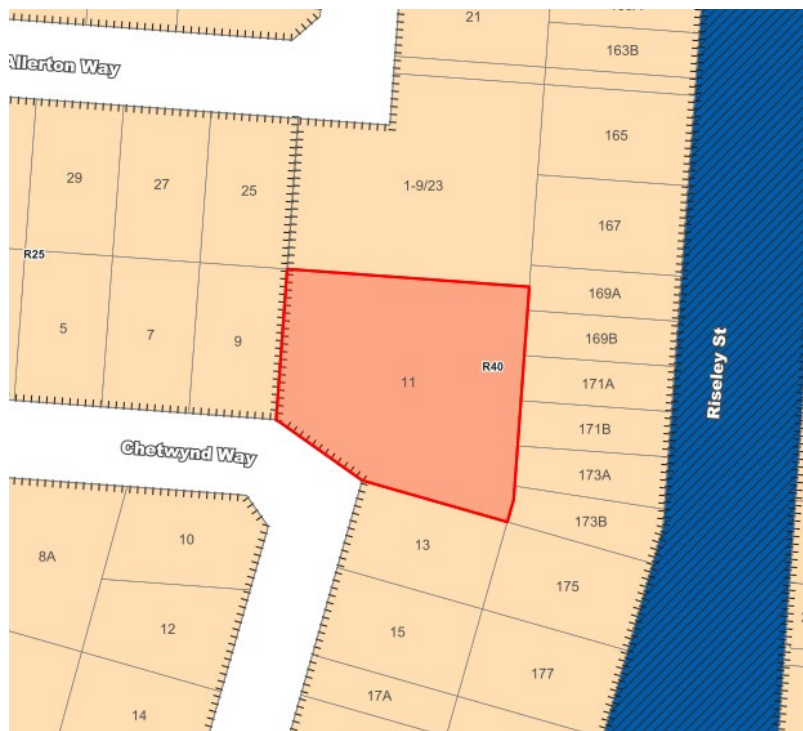


Figure 2: Zoning Map of the subject site.

LATE ITEM – P22/4000 – PROPOSED 13 AGED AND DEPENDENT PERSONS DWELLINGS NO. 11 (LOT NO. 98) CHETWYND WAY, BOORAGOON WA 6154 (REC) (ATTACHMENT)

BACKGROUND

Scheme Provisions

MRS Zoning	:	Urban
LPS Zoning	:	Residential
Structure Plan Zoning	:	N/A
R-Code	:	R40
Use Type	:	Residential (Aged and Dependent Persons Dwellings)
Use Class	:	'P' Use

Site Details

Lot Area	:	2675.00sqm
Street Tree(s)	:	Yes
Street Furniture (drainage pits etc)	:	n/a
Site Details	:	Refer to Figure 1 above

DETAIL

Development approval is sought from the Metro Inner-South JDAP for 13 Aged and Dependent Persons Dwellings.

Refer to the attached RAR for details of the development proposed by this application.

[4000 RAR No 11 Chetwynd Way Booragoon](#)

[4000 Attachment 1 Applicants Planning Report](#)

[4000 Attachment 2 Original Development Plans](#)

[4000 Attachment 3 Development Plans](#)

[4000 Attachment 4 Landscape Concept Plan](#)

[4000 Attachment 5 Sustainable Design Strategy](#)

[4000 Attachment 6 Waste Management Plan](#)

[4000 Attachment 7 Design Review Panel \(March 2022\)](#)

[4000 Attachment 8 Design Review Panel \(April 2022\)](#)

[4000 Attachment 9 Design Review Panel \(July 2022\)](#)

LATE ITEM – P22/4000 – PROPOSED 13 AGED AND DEPENDENT PERSONS DWELLINGS NO. 11 (LOT NO. 98) CHETWYND WAY, BOORAGOON WA 6154 (REC) (ATTACHMENT)

STAKEHOLDER ENGAGEMENT

Refer to the RAR attached to this report.

STATUTORY AND LEGAL IMPLICATIONS

The cost of the development requires that it be determined by the JDAP. As required by the *Planning and Development (Development Assessment Panel) Regulations 2011* the City has prepared a responsible authority report which outlines the relevant issues to assist the JDAP in making its determination.

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

There are not considered to be strategic, risk or environmental management implications associated with this application.

POLICY IMPLICATIONS

Policy implications are outlined within the RAR attached to this report.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

The recommendation of this report is for Council to endorse the recommendation in the RAR for the JDAP to approve the application.

Council may resolve not to endorse the recommendation within the RAR, however reasons should be provided in the usual manner to inform the members of the JDAP.

The minutes of the Ordinary Meeting of Council will be attached to the RAR and forwarded to the JDAP for its consideration.

Where Council wishes to provide a deputation to the JDAP in support of a resolution, a nominated Elected Member on behalf of Council may request to make a deputation at the JDAP meeting. The authorisation to grant a request to make a deputation rests with the Presiding Member of the JDAP.

LATE ITEM – P22/4000 – PROPOSED 13 AGED AND DEPENDENT PERSONS DWELLINGS NO. 11 (LOT NO. 98) CHETWYND WAY, BOORAGOON WA 6154 (REC) (ATTACHMENT)

OFFICER RECOMMENDATION (4000)

APPROVAL

That the Metro Inner-South Joint Development Assessment Panel be advised that the Council of the City of Melville endorses the recommendation of the Responsible Authority Report to APPROVE with conditions, the application for the proposed 13 Aged and Dependent Persons Dwellings at No. 11 (Lot No. 98) Chetwynd Way, Booragoon WA 6154.