



## **Metro Inner Development Assessment Panel Related Information**

**Meeting Date and Time:** Thursday, 21 November 2024; 9:30am  
**Meeting Number:** MIDAP/46

### **PART C – CITY OF BAYSWATER**

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
  - 3.1 Lot 100 (No. 2-16) King Street, Bayswater – Proposed Thirteen (13) Warehouses – DAP/24/02711
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations



## **Attendance**

### **Officers in attendance**

Nick Bertone (City of Bayswater)  
Adrian Di Nella (City of Bayswater)

### **Applicants and Submitters**

Petar Mrdja (Urbanista)



## **PART C – CITY OF BAYSWATER**

### **1. Declarations of Due Consideration**

### **2. Disclosure of Interests**

Please note a standing declaration of interest, if the items on this agenda have been considered at the relevant local government council meeting, the local government DAP members acknowledge that in accordance with section 2.4.9 of the DAP Code of Conduct 2024 they have declared that they had participated in a prior Council meeting in relation an item being determined at this meeting. However, under section 2.1.2 of the DAP Code of Conduct 2024, they acknowledged that they are 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 them, which will be considered on its planning merits.

### **3. Form 1 DAP Applications**

#### **3.1 Lot 100 (No. 2-16) King Street, Bayswater – Proposed Thirteen (13) Warehouses – DAP/24/02711**

##### **3.1.1 Deputations and Presentations**

Petar Mrdja (Urbanista) presenting in support of the recommendation for the application at Item 3.1. The presentation will be in support of the officer recommendation for development approval.

The City of Bayswater may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

### **4. Form 2 DAP Applications**

Nil.

### **5. Section 31 SAT Reconsiderations**

Nil.



## Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

**Must be submitted at least 72 hours (3 ordinary days) before the meeting**

### Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **3 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to [daps@dplh.wa.gov.au](mailto:daps@dplh.wa.gov.au)

### Presenter Details

Name	Petar Mrdja
Company (if applicable)	Urbanista Town Planning
Please identify if you have any special requirements:	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: <a href="#">Click or tap here to enter text.</a>

### Meeting Details

DAP Name	Metro Inner DAP
Meeting Date	21 November 2024
DAP Application Number	DAP/24/02711
Property Location	<a href="#">Click or tap here to enter text.</a>
Agenda Item Number	<a href="#">Click or tap here to enter text.</a>

### Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content <u>will be</u> published as part of the Agenda:	<b>YES</b> <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u> ? ( <i>contained within the Agenda</i> )	<b>SUPPORT</b> <input checked="" type="checkbox"/> <b>AGAINST</b> <input type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	<b>SUPPORT</b> <input checked="" type="checkbox"/> <b>AGAINST</b> <input type="checkbox"/>
Will the presentation require power-point facilities?	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input checked="" type="checkbox"/> <b>If yes, please attach</b>
Will you be attending in person or via electronic means	<b>In person</b> <input type="checkbox"/> <b>Online</b> <input type="checkbox"/>



### Presentation Content\*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

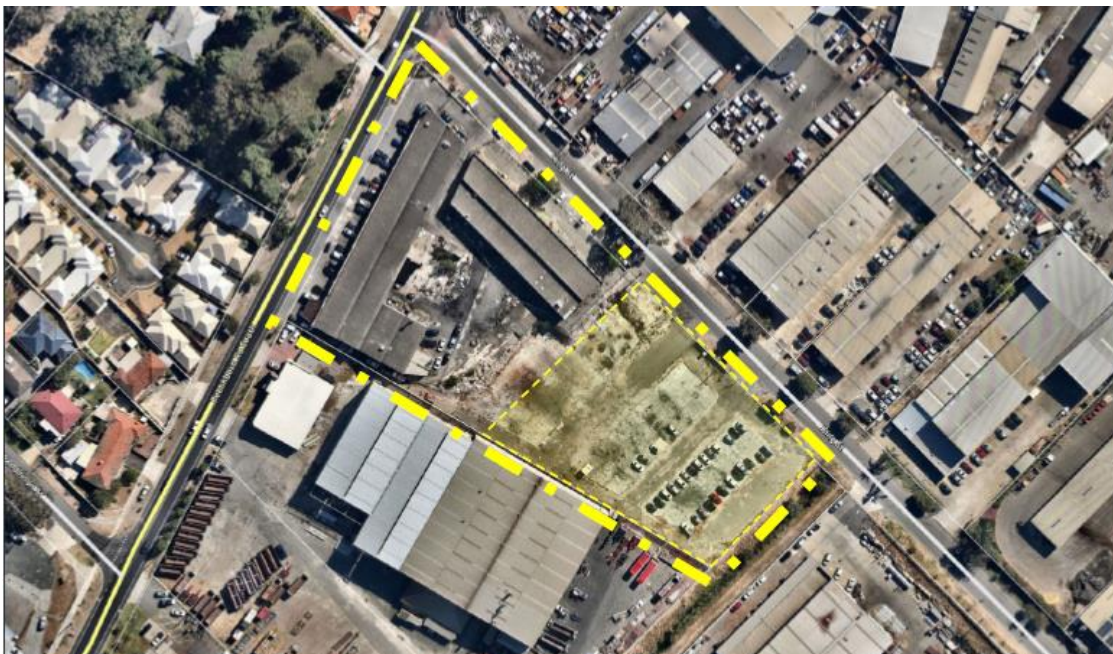
Brief sentence summary for inclusion in the Additional Information as part of the agenda	<i>The presentation will address:</i> The presentation will be in support of the officer recommendation for development approval.
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In accordance with Clause 3.6.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document setting out the substance of the submission. If the presentation references documents that are contained within the responsible authority attachments, please consider referencing the attachment and not including a duplication of documents. Please attach detailed content of presentation or provide below:-

The development site is located at 2-16 King St Bayswater, near the intersection of Collier Road and Beechboro Road South. It is approximately 1km from the new Morley train station, 1.3km to the Bayswater train station and 500m to Tonkin Highway.

The initial development plan was to redevelop the entire site at 2-16 King St, with Showrooms fronting the Beechboro Road South / King Street corner portion of the site, and Warehouses fronting King Street. The landowner instead proposed to split this into stages and to redevelop the rear portion of the site – which fronts King St - into 13 warehouses.

The rear portion of the site is shown hatched below.



The development area includes a 90m frontage to King Street. The adjacent verge area includes three crossovers, two street trees, and overhead powerlines. Next door to the



property is an alloy tray and canopy covers shop. Across the road from the subject site are industrial uses comprised of a truck and tire store, a cash register repair shop and diesel vehicle repair shop and a smash repair shop. The verge includes a total of three street trees and hardstand. The surrounding area is generally unkept and unattractive.

The development of the site will provide many benefits to the area. It will improve the look of the streetscape, provide a land use outcome that is compatible with the surrounding area and eventually aid to facilitate the front portion of the site to enhance the intersection of Beechboro Road and King St.

The planning report identifies minor variations to plot ratio, car parking, site cover and landscaping. However, the City of Bayswater Town Planning Scheme is now 24 years old and many of the provisions are outdated and not helpful with development of this nature today. Notwithstanding, the variations are supported and do not impede upon the approval of the application.

The applicant thanks the City for their support of the development but has one issue it would like to raise with the DAP and that is in relation to condition No. 11. The City is requesting a fee be paid for the removal of one street tree that it values at \$1,080. The applicant is asking that this condition be removed on account of the upgrades to the street that the development is making, including the planting of four (4) new verge trees, one less vehicle access point and the addition of landscaping.

One look at street view will show that the City has paid little attention to the verge, or to making improvements to the verge area. To seek a fee of \$1,080 is unfair and unnecessary and we respectfully ask the DAP to delete the condition.

Thank you,

Petar Mrdja