



Metro Outer Development Assessment Panel Related Information

Meeting Date and Time: Thursday, 8 August 2024; 9:30am
Meeting Number: MODAP/29

PART C – CITY OF ROCKINGHAM

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 3022 Morfontaine Parade, Port Kennedy – Proposed Tavern, Brewery and Short Stay Accommodation – DAP/24/02659
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations



Attendance

Officers in attendance

David Waller (City of Rockingham)
Chris Parlane (City of Rockingham)

Applicants and Submitters

Adrian Dhue (Lateral Planning)



PART C – CITY OF ROCKINGHAM

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 3022 Morfontaine Parade, Port Kennedy – Proposed Tavern, Brewery and Short Stay Accommodation – DAP/24/02659

3.1.1 Deputations and Presentations

Adrian Dhue (Lateral Planning) presenting in support of the recommendation for the application at Item 3.1. The presentation will address an overview of the communication with the City following the deferral of the application.

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

3.1.2 Additional Information

Nil.

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

Presenter Details

Name	Adrian Dhue
Company (if applicable)	Lateral Planning
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Metro Outer Development Assessment Panel
Meeting Date	8 August 2024
DAP Application Number	DAP/24/02659
Property Location	Lot 3022 Morfontaine Parade, Port Kennedy
Agenda Item Number	Part C Item 3.1

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:	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u>)? (<i>contained within the Agenda</i>)	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <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> An overview of the communication with the City of Rockingham following the deferral and request the DAP's support for the application.
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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:-

Refer to **enclosed** Presentation Request

- Lateral Planning acts on behalf of Long Point Brewing Proprietary Limited, the proponent of the proposed 'Tavern, Brewery and Short-Stay' Accommodation development at Lot 3022 Morfontaine Parade, Port Kennedy.
- At the previous Metro Outer DAP meeting on 12 June 2024, there was support for the proposal from the City and generally from the DAP. However, there were technical concerns relating to vehicle parking, and specifically related to parking provided off the development site.
- Following the deferral the Applicant engaged promptly and productively with the City of Rockingham, Place Development and the Department of Planning, Lands and Heritage to discuss the provision of parking in the Kennedy Bay Village more broadly. Working with the City, we concluded that upon commencement of the proposal, which is the first development proposal, there will be sufficient parking available either on-site or within a 400m walkable catchment from the Site (149 bays), which will allow the Site and town centre to function as needed.
- In the longer term, an easement will be provided over the Kennedy Bay Golf Course Carpark for public parking, which is a component of the broader Kennedy Bay Village and Kennedy Bay Parking strategy. Place Development has engaged with the State / DPLH in this regard, which has provided in principle support (refer Attachment 6 of RAR) for the including an easement over the Kennedy Bay Golf Course Carpark, which Place Development will pursue.
- It has also been agreed that the appropriate mechanism to secure reciprocal parking across the Kennedy Bay Village is via an easement in gross over each commercial lot in the town centre at the time of the development. We accept the new proposed Condition 21, being the public access easement over the development lot and note that this will set the desirable outcome for the City.
- Additionally, the Applicant has worked closely with the City to discuss the wording of the balance of the conditions contested at the previous DAP Meeting. In this regard, the Applicant and City have reached agreement on the wording of Conditions (refer Attachment 5 of RAR) and are satisfied that it provides the intended development outcome in a manner that can be facilitated by the developer.
- In summary, the proposed Long Point Brewery and Short-Stay Accommodation at Lot 3022 Morfontaine Parade represents a major milestone in the delivery of the Kennedy Bay residential precinct and serves as the catalyst for meaningful activation of the Town Centre. The proposed use and development is consistent with the applicable town planning framework and we therefore request the DAP approve the development as per the recommendation provided by the City.