INPUT VOLUMES

Vehicles and pedestrians per 60 minutes

Site: Labouchere Current PM

New Site
Signals - Fixed Time

Volume Display Method: Total and %

Volumes are shown for Movement Class(es): All Classes and Heavy Vehicles

Total Intersection Volumes (veh)

- All Movement Classes: 3087
- Light Vehicles (LV): 2994
- Heavy Vehicles (HV): 93

[Image of an intersection diagram with volumes and percentages]
Appendix E  WAPC Checklist
C1 - Checklist for 96 Mill Point Road, South Perth

<table>
<thead>
<tr>
<th>Item</th>
<th>Status</th>
<th>Comments/Proposals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed development</td>
<td>✔</td>
<td>Section 1.2</td>
</tr>
<tr>
<td>proposed land uses</td>
<td>✔</td>
<td>Section 1.2</td>
</tr>
<tr>
<td>existing land uses</td>
<td>✔</td>
<td>Section 1.2</td>
</tr>
<tr>
<td>context with surrounds</td>
<td>✔</td>
<td>Section 1.2</td>
</tr>
<tr>
<td>Vehicular access and parking</td>
<td>✔</td>
<td>Section 2.1</td>
</tr>
<tr>
<td>access arrangements</td>
<td>✔</td>
<td>Section 2.1</td>
</tr>
<tr>
<td>public, private, disabled parking set</td>
<td>✔</td>
<td>Section 2.1</td>
</tr>
<tr>
<td>down / pick up</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Service vehicles (non-residential)</td>
<td>✔</td>
<td>Section 2.2</td>
</tr>
<tr>
<td>access arrangements</td>
<td>✔</td>
<td>Section 2.2</td>
</tr>
<tr>
<td>on/off-site loading facilities</td>
<td>✔</td>
<td>Section 2.2</td>
</tr>
<tr>
<td>Service vehicles (residential)</td>
<td>✔</td>
<td>Section 2.2</td>
</tr>
<tr>
<td>rubbish collection and emergency</td>
<td>✔</td>
<td>Section 2.2</td>
</tr>
<tr>
<td>vehicle access</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hours of operation (non-residential only)</td>
<td>✔</td>
<td>7am to 6pm</td>
</tr>
<tr>
<td>Traffic volumes</td>
<td>✔</td>
<td>Section 3.1 to 3.7</td>
</tr>
<tr>
<td>daily or peak traffic volumes</td>
<td>✔</td>
<td>Section 2</td>
</tr>
<tr>
<td>type of vehicles (eg cars, trucks)</td>
<td>✔</td>
<td>Sections 4.1 to 4.5</td>
</tr>
<tr>
<td>Traffic management on frontage streets</td>
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<td></td>
</tr>
<tr>
<td>Public transport access</td>
<td>✔</td>
<td>Section 5</td>
</tr>
<tr>
<td>nearest bus/train routes</td>
<td>✔</td>
<td>Section 5</td>
</tr>
<tr>
<td>nearest bus stops/train stations</td>
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<td>Section 5</td>
</tr>
<tr>
<td>pedestrian/cycle links to bus</td>
<td>✔</td>
<td>Section 5</td>
</tr>
<tr>
<td>stops/train station</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pedestrian access/facilities</td>
<td>✔</td>
<td>Section 6</td>
</tr>
<tr>
<td>existing pedestrian facilities within</td>
<td>✔</td>
<td>Section 6</td>
</tr>
<tr>
<td>the development (if any)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>proposed pedestrian facilities within</td>
<td>✔</td>
<td>Section 6</td>
</tr>
<tr>
<td>development</td>
<td></td>
<td></td>
</tr>
<tr>
<td>existing pedestrian facilities on</td>
<td>✔</td>
<td>Section 6</td>
</tr>
<tr>
<td>surrounding roads</td>
<td></td>
<td></td>
</tr>
<tr>
<td>proposals to improve pedestrian</td>
<td>✔</td>
<td>Section 6</td>
</tr>
<tr>
<td>access</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cycle access/facilities</td>
<td>✔</td>
<td>Section 6</td>
</tr>
<tr>
<td>existing cycle facilities within the</td>
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<td>Section 6</td>
</tr>
<tr>
<td>development (if any)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>proposed cycle facilities within</td>
<td>✔</td>
<td>Section 6</td>
</tr>
<tr>
<td>development</td>
<td></td>
<td></td>
</tr>
<tr>
<td>existing cycle facilities on</td>
<td>✔</td>
<td>Section 6</td>
</tr>
<tr>
<td>surrounding roads</td>
<td></td>
<td></td>
</tr>
<tr>
<td>proposals to improve cycle access</td>
<td>✔</td>
<td>Section 6</td>
</tr>
<tr>
<td>Site specific issues</td>
<td>✓</td>
<td>None specifically</td>
</tr>
<tr>
<td>----------------------</td>
<td>---</td>
<td>-------------------</td>
</tr>
<tr>
<td>Safety issues</td>
<td>✓</td>
<td>Section 7</td>
</tr>
<tr>
<td>identify issues</td>
<td></td>
<td></td>
</tr>
<tr>
<td>remedial measures</td>
<td>N/A</td>
<td>No safety issues as a result of the development identified requiring remediation. Some residual issues due to on-street parking manoeuvres</td>
</tr>
</tbody>
</table>

Proponent’s name  Company  Signature  Date  
Rodney Ding  TARSC Pty Ltd  27/08/2014  

Transport assessor’s name  Company  Signature  Date  


Mr Cliff Frewing  
Chief Executive Officer  
City of South Perth  
Civic Centre, Cnr Sandgate St and South Tce  
SOUTH PERTH WA 6151

26 March 2015

Attention: Erik Dybdahl

Dear Mr Frewing

CLAUSE 30A(2)b(ii) – PROPOSED AMENDMENTS TO APPROVED 21 STOREY MIXED USED BUILDING – LOT 100 (NO. 96) MILL POINT ROAD, SOUTH PERTH

Thank you for providing the Trust with the opportunity to comment on the above mentioned development application for proposed amendments to an approved 21-storey mixed development. It is understood that the application has been referred to the Trust under Clause 30A(2)b(ii) of the Metropolitan Region Scheme (MRS) as there may be potential for impact to the waters of the Trust’s Development Control Area (DCA). In future, please ensure that applications referred to the Trust are accompanied by the correct form – in this instance the MRS Form 1.

The proposed amendments have been assessed and the Trust understands that the application now includes a new fifth basement level. The applicant has indicated that it considers the proposed construction of a fifth basement level is feasible, given site is characterised by clay based soils. However, the application still does not include any site-specific information regarding groundwater levels or quality and it is not clear how much dewatering will be required to construct the below-ground levels, where the dewatering tailwater will be disposed, and whether any treatment will be required. The Trust notes that the subject site is fairly constrained for space and there may be limited opportunity to dispose dewatering tailwater to sewer in this location. It is not clear whether there is the capacity in the local stormwater for the dewatering tailwater, if the quality of the groundwater is suitable for discharge to the river, if treatment is required, and whether there is sufficient space to achieve adequate treatment.

In November 2014, the Trust advised that it considers that this issue has the potential to affect the design of the building and the extent of the below-ground infrastructure and should therefore be considered up-front as a matter of priority, before the proposal is significantly progressed. The application is now being progressed through the proposed amendment, including the significant expansion of below ground infrastructure, with little to no additional site-specific information.
In addition, it is not clear how groundwater levels will be managed following construction, and whether there will be a need for subsoil drainage and/or ongoing dewatering during operation of the building.

Therefore, the Trust recommends refusal of the application for proposed amendments to the approved 21-storey mixed development for the following reason:

1. Insufficient site-specific information has been provided to demonstrate that the subject land has the capacity to support 5 storeys of below ground infrastructure without:
   (a) mobilising nutrients and pollutants from the site to the river during construction dewatering;
   (b) impacting nearby groundwater resources with saltwater intrusion during construction dewatering; and/or
   (c) creating an ongoing source of nutrients and pollutants to the river through post-development subsoil drainage and/or ongoing dewatering requirements.

The Trust's advice is in accordance with State Planning Policy 2.10 Swan Canning River System (WAPC, 2006), which indicates that land use changes should be managed to prevent the mobilisation of nutrients or contaminants from the site to the river, and should not result in further water quality degradation, but should if possible, improve the situation.

If the City and the Development Assessment Panel (DAP) determine that the application be approved despite the Trust's advice, it is recommended that the conditions and advice notes previously recommended by the Trust and applied to the initial approval be re-applied. However, the Trust considers that there are significant issues associated with the management of groundwater and stormwater during construction and operation of the building that may have implications for the building design and should be addressed before the proposal is progressed.

If you have any queries regarding this matter, please contact Jennifer Stritzke, Program Manager – Land Use Planning on 9278 0947. In all correspondence please quote the above reference number.

Yours sincerely

Glen McLeod-Thorpe
A/Manager Statutory Assessments
Metro Central Joint Development Assessment Panel
Agenda

Meeting Date and Time: 9 December 2014; 10:00am
Meeting Number: MCJDAP/80
Meeting Venue: City of South Perth
Cnr Sandgate Street and South Terrace
South Perth

Attendance

DAP Members

Mr Charles Johnson (Presiding Member)
Mr Ian Birch (A/Deputy Presiding Member)
Mr Luigi D’Alessandro (Specialist Member)
Cr Glenn Cridland (Local Government Member, City of South Perth)
Cr Colin Cala (Local Government Member, City of South Perth)

Officers in attendance

Mr Ryan Hall (DAP Secretariat)
Mr Erik Dybdahl (City of South Perth)
Ms Vicki Lummer (City of South Perth)

Local Government Minute Secretary

Ms Narelle Cecchi (City of South Perth)

Applicants and Submitters

Mr Daniel Lees (TPG)
Mr David Caddy (TPG)
Mr Sin Chang

Members of the Public

Nil

1. Declaration of Opening

The Presiding Member declares the meeting open and acknowledges the past and present traditional owners and custodians of the land on which the meeting is being held.

2. Apologies

Nil

3. Members on Leave of Absence

Nil
4. Noting of Minutes

Note the Minutes of the Metro Central JDAP meeting No.76 held on the 10 November 2014 and Meeting No 77 held on the 24 November 2014.

The Minutes of the Metro Central JDAP Meeting No.78 held on 1 December 2014 and Meeting No.79 held on the 4 December 2014 were not available at time of Agenda preparation.

5. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

6. Disclosure of Interests

Nil

7. Deputations and Presentations

7.1 Mr Dan Lees (TPG) presenting for the application at Item 8.1. The presentation will outline the key planning outcomes.

8. Form 1 - Responsible Authority Reports – DAP Application

8.1 Property Location: Lot 100 (No. 96) Mill Point Road, South Perth
Application Details: Proposed Mixed Development within a 21 Storey, plus Basements, Building
Applicant: TPG Town Planning, Urban Design and Heritage
Owner: MPD WA Pty Ltd
Responsible authority: City of South Perth
DoP File No: DAP/14/00619

9. Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval

Nil

10. Appeals to the State Administrative Tribunal

Nil

11. General Business / Meeting Closure
Minutes of the Metro Central Joint Development Assessment Panel

Meeting Date and Time: 10 November 2014; 4pm.
Meeting Number: MCJDAP/76
Meeting Venue: City of Belmont
215 Wright Street
Cloverdale

Attendance

DAP Members

Mr Charles Johnson (Presiding Member)
Mr Luigi D’Alessandro (Specialist Member)
Cr Phil Marks (Local Government Member, City of Belmont)
Cr Robert Rossi (Local Government Member, City of Belmont)
Cr Nicole Foxton (Local Government Member, City of Melville)

Officers in attendance

Mr Ryan Hall (Development Assessment Panels Secretariat)
Mr Craig Shepherd (Development Assessment Panels Secretariat)
Mr Jarrod Ross (City of Belmont)
Mr David Snyder (City of Belmont)
Ms Joanne Wardell-Johnson (City of Melville)
Mr Peter Prendergast (City of Melville)

Local Government Minute Secretary

Ms Rebecca Brockman (City of Belmont)

Applicants and Submitters

Mr Travis Fancourt (Amano Homes)
Mr Stephen Walker (Vanguard Planning Services)

Members of the Public

Nil.

1. Declaration of Opening

The Presiding Member, Mr Charles Johnson, declared the meeting open at 4.06pm on Monday, 10 November 2014 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.
2. Apologies

Mr Ian Hocking (Deputy Presiding Member)

3. Members on Leave of absence

Nil

4. Noting of minutes

Note the Minutes of the Metro Central JDAP meeting No. 74 held on the 23 October 2014 and No. 75 held on the 27 October 2014.

5. Disclosure of Interests

Nil.

6. Declaration of Due Consideration

Nil.

7. Deputations and Presentations

Nil.

8. Form 1 - Responsible Authority Reports – DAP Application

8.1 Property Location: Lot 453 (2) Waterway Crescent, Ascot
Application Details: 12 Multiple Dwellings (3 Storey)
Applicant: Amano Homes
Owner: Barry Beecroft
Responsible authority: City of Belmont
DoP File No: DAP/14/00600

PROCEDURAL MOTION

Moved by: Cr Phil Marks                     Seconded by: Cr Robert Rossi

That the matter be deferred.

Reason: The JDAP resolved to defer the application to allow the Western Australian Planning Commission to prepare a Responsible Authority Report as delegation to the City of Belmont under the MRS has been rescinded in this instance as the City disagrees with the recommendation of the Swan River Trust. The WAPC is required to prepare a recommendation to the JDAP considering the issues raised by both the City and the SRT in accordance with the MRS. The City’s recommendation under the Town Planning Scheme will be deferred until the WAPC’s MRS recommendation is available.

The Procedural Motion was put and CARRIED UNANIMOUSLY.
4.14pm    Cr Phil Marks and Cr Robert Rossi departed the meeting.

4.16pm    Cr Nicole Foxton, City of Melville joined the panel.

9. Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval

9.1 Property Location: Corpus Christie College, 50 Murdoch Drive, Bateman
Application Details: Sports Centre and Associated Facilities
Applicant: EIW Architects
Owner: Roman Catholic Archbishop of Perth
Responsible authority: City of Melville
DoP File No: DAP/14/00545

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mr Luigi D’Alessandro          Seconded by: Cr Nicole Foxton

That the Metro Central JDAP resolves to:

1. Accept that the DAP Application reference DAP/14/00545 as detailed on the DAP Form 2 dated 10 August 2014, is appropriate for consideration in accordance with regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011;

2. Approve the DAP Application reference DAP/14/00545 as detailed on the DAP Form 2 dated 10 August 2014 and Plan DD-01 and Part Site Plan DD-02 in accordance with the provisions of the City of Melville Community Planning Scheme No. 5, for the proposed minor amendment to the approved Sports Centre and Associated Facilities at Corpus Christi College 50 Murdoch Drive Bateman.

Advice Notes

i) All other conditions and requirements detailed on the previous approval dated 18 August 2014 shall remain.

The Primary Motion was put and CARRIED UNANIMOUSLY.

10. Appeals to the State Administrative Tribunal

Nil.

11. Meeting Close

There being no further business, the Presiding Member thanked the City of Belmont for their hospitality and closed the meeting at 4.18pm.
Metro Central Joint Development Assessment Panel
Agenda

Meeting Date and Time: 24 November 2014; 4pm
Meeting Number: MCJDAP/77
Meeting Venue: City of South Perth, Council Chambers, Civic Centre
               Cnr Sandgate Street & South Terrace, South Perth

Attendance

DAP Members

Mr Charles Johnson (Presiding Member)
Mr Ian Birch (A/Deputy Presiding Member)
Mr Luigi D’Alessandro (Specialist Member)
Cr Nicole Foxton (Local Government Member, City of Melville)
Cr Mark Reynolds (Local Government Member, City of Melville)
Cr Glenn Cridland (Local Government Member, City of South Perth)
Cr Colin Cala (Local Government Member, City of South Perth)

Officers in attendance

Mr Ryan Hall (DoP)
Mr Rajiv Kapur (City of South Perth)
Mr Peter Ng (City of South Perth)
Mr Peter Prendergast (City of Melville)

Local Government Minute Secretary

Ms Narelle Cecchi (City of South Perth)

Applicants and Submitters

Mr Andrea Veccia-Scavalli (Matthews & Scavalli - Architects)
Mr Jason Norish (Generation Property Pty Ltd)
Ms Claire Richards (Rowe Group)

Members of the Public

Nil

1. Declaration of Opening

The Presiding Member declares the meeting open at 4:00pm on 24 November 2014, and acknowledges the past and present traditional owners and custodians of the land on which the meeting is being held.

The Presiding Member requested a minute’s silence after reading the following statement relating to the recent death of the Deputy Presiding Member, Mr Ian Hocking.

Mr Charles Johnson
Presiding Member, Metro Central JDAP
“It is with great sadness we have to record the passing of Ian Hocking our Deputy Presiding Member.

Ian was a liked and well-respected professional in all of the different roles he has undertaken in his distinguished career. Since his arrival in Western Australia in the 1970s Ian has made an outstanding contribution to the development of planning practice in this State particularly in the way it now links with heritage planning and urban design.

He firstly served as a senior planning officer for the City of Perth for 12 years and then from 1986 for 25 years ran his own firm Hocking Planning and Architecture which gave advice to the public and private sectors on heritage, urban design and planning. He retained a linkage to the Hocking Heritage Studio as a consultant which was formed in 2011.

He was involved in some of the major projects that have shaped our City including, Perth Waterfront (Elizabeth Key), Perth City Link, the refurbishment of Hay Street. He has also advised on a range of iconic Western Australian buildings including the Perth Town Hall, St George's Anglican Cathedral, the Regal Theatre, the Western Australian Museum and the Perth Railway Station.

He was also as importantly provided advice to Local Governments on the retention of places of heritage significance. His deep understanding of the built environment recognised in the 18 awards he has received culminating in his 2012 Architects Board Award.

Just some of the organisations he has assisted are the National Trust of Australia, The Heritage Council of WA, The Australian Institute of Architects, and the International Committee for Historic Towns and Villages) and ICOMOS (International Council on Monuments and Sites).

Since the middle of 2011 most of us have had the pleasure of serving with Ian on the Joint Metropolitan Central Development Assessment Panel. He was also Presiding Member of the Gascoyne JDAP and he was one of only a couple of planners listed to serve on any DAP in the State.

We will certainly miss his contribution to the planning and architecture in this State but know for certain that he has left us with an outstanding legacy.”

2. Apologies

Nil

3. Members on Leave of Absence

Nil

4. Noting of Minutes

Mr Charles Johnson
Presiding Member, Metro Central JDAP
The Minutes of the Metro Central JDAP Meeting No. 76 held on 10 November 2014 were not available at the time of Agenda preparation.
5. Disclosure of Interests

Nil

6. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

7. Deputations and Presentations

7.1 Mr Andrea Veccia-Scavalli (Matthews & Scavalli - Architects) presented for the application at Item 8.1.

7.2 Ms Claire Richards (Rowe Group) presented for the application at Item 9.1.

8. Form 1 - Responsible Authority Reports – DAP Application

8.1 Property Location: Lot 97 (No. 1) Stone Street, South Perth
Application Details: Proposed 19 Multiple Dwellings in a 5-Storey Building
Applicant: TPG Town Planning, Urban Design and Heritage
Owner: Generation Property Pty Ltd
Responsible authority: City of South Perth
DoP File No: DAP/14/00607

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Colin Cala Seconded by: Cr Glen Cridland

That the Metro Central JDAP resolves to:

Approve DAP Application reference 11.2014.408.1 and accompanying plans A1.00, A1.01, A2.01 - A2.06, A3.01 - A3.04, A4.01, A5.01, A6.01 and SS-MS-01 as amended in accordance with Clause 7.9 of the City of South Perth Town Planning Scheme No. 6, subject to the following conditions as follows:

Conditions

(1) Prior to the occupation of the approved development, a public art concept for the subject development with a minimum value of 1% of the cost of construction shall be submitted to the City as required under City’s Public Art Policy P316- Developer contribution for public art. Alternatively, the developer may choose to make a contribution to the City’s Public Art Fund of a similar approved amount and/or make a contribution to public art within the vicinity of the development. The approved public art concept shall be implemented to the satisfaction of the City (Refer Important Note 1).
(2) In accordance with the requirements of clause 6.14 – Landscape Requirements of Town Planning Scheme No. 6, no person shall occupy or use the land or any building the subject of this approval for the purpose for which this approval is given unless and until:

(i) The City has approved a landscaping plan; and
(ii) The landscaping has been completed in accordance with the plan approved by the City.

The landscaping shall be maintained in good order and condition in perpetuity.

(3) The drawings show that the proposed crossover will interfere with a street trees situated within the road reserve. The Applicant is required to pay a sum of $2992.00 for the cost of removing and replacing these trees as detailed in a tax invoice that will be issued by the City, prior to the collection of a building permit.

(4) Details of the proposed colours of the external materials shall be submitted for approval by the City’s Planning Services, prior to the issuing of a building permit. The selected colours shall demonstrate compatibility with neighbouring buildings.

(5) The applicant/developer and the owners are to comply with the requirements set out in Council Policy P352 "Final Clearance Requirements for Completed Buildings”. Policy P352 requires the applicant to engage a licensed land surveyor, to undertake survey measurements on a floor-by-floor basis. The surveyor is to certify compliance with the planning approval prior to issuing a Form 26 certificate of approval of strata plan; or a clearance letter prior to occupying the building where a Form 26 certificate is not required. The City Planning Services will not issue final clearance letter until satisfied that the completed building is consistent with the conditions of planning approval and the requirements of other relevant statutes.

(6) As recommended in the acoustic report provided as part of the application, the rooms requiring upgraded constructions are listed in Table 6.1 – Predicted Traffic Noise Levels at Closest Residence shall be provided as part of building permit application in order to comply with the noise limits referred to in State Planning Policy 5.4 in accordance with Element 15 ‘Road and Rail Transport Noise’ of Schedule 9.

(7) Registration of a notice on Certificate of Titles shall be provided under Planning and Development Act 2005 and section 70A of the Transfer of Land Act to demonstrate compliance with the noise limits referred to in State Planning Policy 5.4. (Refer also to Important Note 2)

(8) Waste management shall occur in accordance with the approved Waste Management Plan prepared by Talis Consulting contained in Attachment 3. (Refer also to Important Note 3)
(9) The surface of the boundary wall visible from the street on the south side of the lot shall be finished in accordance with the plan approved, prior to the occupation of the approved development.

(10) In accordance to Schedule 9 of TPS6 – Table A Element 14, this comprehensive new development shall incorporate illumination in accordance with the following Australian Standards:

   (a)  AS 1680 regarding safe movement;
   (b)  AS 1158 regarding lighting of roads and public spaces; and
   (c)  AS 4282 Control of obtrusive effects of outdoor lighting.

(11) The car parking bays shall be marked on site as indicated on the approved site plan, in order to comply with the requirements of clause 6.3(10)(c) of Town Planning Scheme No. 6 and such marking shall be subsequently maintained so that the delineation of parking bays remains clearly visible at all times.

(12) Hard standing areas approved for the purpose of car parking or vehicle access shall be maintained in good condition at all times, free of potholes and dust and shall be adequately drained in accordance with the requirements of Clause 6.3 (10) of Town Planning Scheme No. 6.

(13) The designated visitor parking bays shall be clearly identified on site by means of a sign bearing the words “Visitors’ Parking Only” in accordance with the requirements of clause 6.3 (11) of Town Planning Scheme No. 6.

(14) The applicant shall construct crossovers between the road and the property boundary. The crossovers shall be constructed in accordance with the approved drawings, associated conditions and the requirements contained within Management Practice M353, which is available at the City’s website. The existing verge levels at the front property boundary shall not be altered. (Refer to Engineering Infrastructure Services comment in Attachment 5)

(15) All fencing, visual privacy screens and/or obscure glass panels to Major Openings and/or Active Habitable Spaces shown on the approved drawings, shall prevent overlooking in accordance with Clause 6. 4.1 - Visual privacy requirements of the Residential Design Codes of WA. The structure(s) shall be installed prior to occupation of the building and remain in place permanently, unless otherwise approved by the City.

(16) Any required filling or excavation of the site shall be retained by embankments or walls, details of which are to be incorporated in the working drawings submitted in support of a building permit application.

(17) Any required retaining walls along lot boundaries shall be constructed immediately after excavation or filling has been carried out.
(18) External clothes drying facilities shall be screened from view from the street or any other public place.

(19) The height of any letterbox, electricity installation, bin enclosure, or other structure, fence, wall or hedge within 1.5 metres of any vehicle driveway where it meets a street alignment shall not exceed the 0.75 metre limit to demonstrate compliance with the intent of clause 6.2.6 (A6) of the Residential Design Codes.

(20) All plumbing fittings on external walls shall be concealed from external view as required by Clause 7.5(k) of Town Planning Scheme No. 6.

(21) In accordance with the provisions of Clause 6.8(2) of Town Planning Scheme No. 6, all stormwater drainage facilities shall be designed and installed in accordance with Policy P354 (Stormwater Drainage Requirements for Proposed Buildings) and Management Practice M354. (Refer to Engineering Infrastructure Services comment in Attachment 5)

(22) The property shall not be used for the approval hereby granted until an inspection has been carried out by a Council Officer and the City is satisfied that the conditions of planning approval have been complied with.

(23) The validity of this approval shall cease if construction is not substantially commenced within 24 months of the date of planning approval.

Important Notes

(1) In relation to Condition 1, the City will be required to give final consent for the proposed public art, including any cash-in-lieu arrangement. Full details and specifications should be submitted at the earliest opportunity to ensure that the finalisation of the public art does not delay the progression of the development.

(2) As recommended in the acoustic report, notifications on Certificates of Title will ensure that the prospective purchasers are aware of the issue relating to potential for noise impacts from major transport corridors.

(3) The applicant is advised of the need to comply with the relevant requirements of the City’s Environmental Health Services and is encouraged to liaise with this department prior to submitting a building permit application.

(4) Planning Approval or the subsequent issuing of a Building Permit by the City is not consent for the construction of a crossing. As described in Management Practice M353 a ‘Crossing Application’ form must be formally submitted to Infrastructure Services for approval prior to any works being undertaken within the road reserve.

(5) If any boundary fencing is proposed, the applicant is advised to liaise with the City of South Perth to determine if any further approvals are required.
(6) Apart from the sign already shown, a new application for planning approval will be required if any additional signage is proposed to be displayed on the development site.

(7) Where minor variations are sought at the building permit stage from an approved set of plans, a formal request for a variation to the planning approval is to be sought by the applicant, in accordance with Council policy P689.

If supported, the variations may be granted subject to all the previous terms and conditions, or possibly with new terms and conditions. If not supported, either the building plans must be amended for a building permit to be issued, or a new application for planning approval must be lodged for consideration by Council.

(8) If you are aggrieved by aspects of the decision where discretion has been exercised, you may investigate the ability to lodge an appeal with the State Administrative Tribunal within 28 days of the determination date recorded on this notice.

The Report Recommendation / Primary Motion was put and CARRIED UNANIMOUSLY.

9. Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval

9.1 Property Location: Lot 1 & 2 (No. 9A & 9B) The Esplanade, Mount Pleasant
Application Details: Amendment to Four Storey Mixed Use Development
Applicant: Rowe Group
Owner: A Di Placido
Responsible authority: City of Melville
DoP File No: DP/13/00492

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Nicole Foxton Seconded by: Cr Mark Reynolds

That the Metro Central JDAP resolves to:

1. Accept that the DAP Application reference DP/13/00492 as detailed on the DAP Form 2 dated 16 September 2014 is appropriate for consideration in accordance with regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011;

2. Approve the DAP Application reference DP/13/00492 as detailed on the DAP Form 2 date 16 September 2014 and accompanying plans Overall Site Plan, Ground Floor Plan, Ground Floor Dimension Plan, First Floor Plan, First Floor Dimension Plan, Second Floor Plan, Third Floor Plan, Roof Plan and Elevations in accordance with Clause 7.9 of the City of Melville Community

Mr Charles Johnson
Presiding Member, Metro Central JDAP
Amended Conditions

1. Amend Condition (e) to state:
   
   e) Prior to the commencement of works, an amended Ground Floor plan is to be submitted detailing the following:
      
      (i) A minimum of three on-site car parking bays (including one disabled bay) for use by the Office tenancies which satisfy Australian Standard AS/NZS 2890.1.
      
      (ii) Reinstatement of a direct access point between the commercial lobby and the internal car parking area.
      
      The amended plans shall be approved in writing to the satisfaction of the Manager Statutory Planning and the development constructed thereafter in accordance with those approved plans.

2. Amend Condition (f) to state:
   
   f) Prior to the initial occupation of the development, bicycle parking facilities for a minimum of 3 bicycles associated with the Office tenancies and a minimum of 3 bicycles associated with the residential dwellings shall be designed and provided in accordance with Australian Standard AS 2890.3 to the satisfaction of the Manager Statutory Planning. The bicycle parking facilities shall thereafter be retained in perpetuity.

3. Include a new Condition (m) as follows:
   
   m) Prior to the commencement of works, details of the laser cut screens to be installed along the southern elevation are to be provided for the approval of the Manager Statutory Planning. Once approved, these screens are to be installed prior to initial occupation of the development and maintained in perpetuity thereafter to the satisfaction of the Manager Statutory Planning.

Advice Notes

i All other conditions and requirements detailed on the previous approval dated 2 October 2013 shall remain unless altered by this application.

AMENDING MOTION

Moved by: Mr Ian Birch Seconded by: Mr Luigi D’Alessandro

Delete Amended Condition 1, relating to Condition (e) in original approval, and include a new Condition (n) to read; “Prior to the commencement of works, a traffic and pedestrian management plan is to be submitted by the applicant, approved in writing by the City, then