



Metro Inner Development Assessment Panel Minutes

Meeting Date and Time: Wednesday, 15 October 2025; 9:30am
Meeting Number: MIDAP/101
Meeting Venue: 140 William Street, Perth

A recording of the meeting is available via the following link:

[MIDAP/101 - 15 October 2025 - Town of Victoria Park - City of Fremantle](#)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Noting of Minutes

PART B – TOWN OF VICTORIA PARK

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Nos. 147 (Lots 56 & 57) Burswood Road, Burswood - Proposed Childcare Premises and Offices – DAP/24/02697
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – CITY OF FREMANTLE

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
4. Form 2 DAP Applications
 - 4.1 Lot 201 (No.1) Goldsbrough St and Part Lot 40 (Nos.48-68) Cantonment St, Fremantle - Revitalisation of the Elders Wool Stores to accommodate multiple dwellings, office, restaurant/cafe, shop and tavern uses - Deletion of Condition 38 – DAP/25/02837
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



DAP Members
Francesca Lefante (Presiding Member)
Dale Page (Deputy Presiding Member)
Tony Arias
Cr Peter Melrosa (Part B – Town of Victoria Park)
Cr Ingrid Van Dorssen (Part C – City of Fremantle)
Cr Jemima Williamson-Wong (Part C – City of Fremantle)
DAP Secretariat
Kristen Gray
Ashlee Kelly

Francesca Lefante
Presiding Member, Metro Inner DAP



Officers/Technical Advisors in Attendance
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Part B – Town of Victoria Park

Robert Cruickshank

Part C – City of Fremantle

Chloe Johnson

Annabel Wills

Applicant and Submitters

Part B – Town of Victoria Park

Peter Stuart (Rowe Group)

Declan Alcock (Rowe Group)

Mark Baker (Meyer Shircore)

Simon Shaw

Part C – City of Fremantle

Megan Gammon (Urbis)

Corey Scidone (Human-Urban)

Zoe Tsagalis (Human-Urban)

Tobias Busch (Space Agency Architects)
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Phil Griffiths (Griffiths Architects)

Ben Bowring

Connor McLeod

Gustav Svanborg Eden

Jack Morellini

Michael Kordas

Morgan Campbell Gasseng

Rowan White

Sylvain Tognelli

Zachary Tilghman

Riley Salmon-Lomase

Andrew Cassels

Diane Summers

Randal Humich (Humich Group)

Chrissie Maus (Fremantle Chamber of Commerce)

Francesca Lefante
Presiding Member, Metro Inner DAP



Members of the Public / Media

There were 2 member of the public in attendance.

Observers via livestream

There were 6 persons observing the meeting via the livestream.

A handwritten signature in black ink, appearing to read 'Francesca Lefante', written over a white rectangular background.

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 9:33am on 15 October 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 2025 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

Clayton Higham (DAP Member)
Cr Daniel Minson (Local Government DAP Member, Town of Victoria Park)
Cr Lindsay Miles (Local Government DAP Member, Town of Victoria Park)
Cr Sky Croeser (Local Government DAP Member, Town of Victoria Park)
Cr Andrew Sullivan (Local Government DAP Member, City of Fremantle)

3. 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 – TOWN OF VICTORIA PARK

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

Nil.

3. Form 1 DAP Applications

3.1 Nos. 147 (Lots 56 & 57) Burswood Road, Burswood - Proposed Childcare Premises and Offices – DAP/24/02697

Deputations

Simon Shaw addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

Mark Baker (Meyer Shircore) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Peter Stuart (Rowe Group) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Town of Victoria Park addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

SUBSTANTIVE MOTION

The Presiding member approved an Administrative change to correct the Advice Note numbering, this change was made on 20th October 2025.

Moved by: Dale Page

Seconded by: Tony Arias

That the Metro Inner DAP resolves to:

Approve DAP Application reference DAP/24/02697 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 Town of Victoria Park Local Planning Scheme No. 2 subject to the following conditions

Francesca Lefante
Presiding Member, Metro Inner DAP



Operational

1. The number of children and staff attending the Child Care Premises is limited to a maximum of 85 children and 17 staff at any one time.
2. The development, once commenced, is to be carried out in accordance with the approved plans at all times, unless otherwise authorised by the Town.
3. To address the conditions of this approval, a covering letter (detailing compliance with each condition), copy of the final working drawings and relevant associated reports and information, are to be submitted by the applicant and be cleared by the Town.

Legal

4. Prior to the issuing of an occupancy permit, the subject lots (Lots 56 and 57) are to be amalgamated into a single lot on a Certificate of Title.

Parking and access

5. Prior to the occupation or use of the development, all car parking spaces together with their access aisles to be clearly paved, sealed, marked and drained in accordance with AS2890.1 and thereafter maintained to the satisfaction of the Town.
6. Prior to occupation of the development, a minimum of five bicycle facilities must be provided in accordance with Australian Standard AS 2890.3 and to the satisfaction of the Town. The bicycle parking facilities shall be installed and remain in place permanently unless otherwise approved by the Town.
7. Prior to occupation or use of the development, the redundant crossover/s, as shown on the approved plans, must be removed and the verge and kerb reinstated at the cost of the owner to the specification and satisfaction of the Town.
8. No building structures, landscaping or improvements are to be located within the 1.0 metre wide strip of right-of-way widening for the length of the common boundary with the right-of-way to allow for the future widening of the right-of-way.

External appearance

9. Prior to lodging an application for a building permit, final external colours, finishes and materials of the building(s) are to be provided for the Town's approval, which shall include further details of the proposed custom screen to both Burswood Road and the right-of-way.. Prior to the occupation of the development, the building(s) must be finished, and thereafter maintained, in accordance with the schedule provided and approved by the Town.

Francesca Lefante
Presiding Member, Metro Inner DAP



10. The boundary walls to the eastern and western boundaries are to have a painted finish and are to be architecturally treated with patterning, recessing or other treatments to the satisfaction of the Town in order to ensure visual interest.
11. All windows and doors to street frontages are to be provided with clear glazing, and are not to be subsequently obscured by alternative window treatments, signage or internal shelves, to the satisfaction of the Town.
12. Prior to lodging an application for a building permit, all plant equipment, air conditioning units, hot water systems, water storage tanks, service metres, bin storage areas and clothes drying facilities must be located to minimise any visual and noise impact on the occupants of nearby properties and screened from view from the street. Design plans for the location, materials and construction for screening of any proposed external building plant must be submitted to and approved by the Town.

Landscaping

13. The landscaping areas shown on the approved landscaping plans shall be installed and reticulated prior to occupation of the development, and be thereafter maintained by the landowner(s) for the life of the development to the satisfaction of the Town.

Construction Management

14. Prior to lodging an application for a building permit, the applicant must submit and have approved by the Town, and thereafter implement to the satisfaction of the Town, a Construction Management Plan.

Acoustic report

15. Prior to lodging an application for a building permit, an updated Acoustic Report is to be provided confirming (a) that the selected mechanical plant will comply with the Noise Regulations; and (b) the proposed glazing construction to sensitive areas within the Child Care Premises in order to achieve acceptable internal noise levels.
16. The recommendations of the Lloyd George Acoustics Noise Assessment Report dated April 2024 are to be implemented and thereafter complied with by the operator and landowner(s) for the life of the development to the satisfaction of the Town.

Stormwater

17. Prior to lodging an application for a building permit, stormwater disposal plans, details and calculations must be submitted for approval by the Town and thereafter implemented, constructed and maintained to the satisfaction of the Town.

Francesca Lefante
Presiding Member, Metro Inner DAP



Contamination

18. Prior to commencement of development works, investigation for soil and groundwater contamination is to be carried out to determine if remediation is required.

If required, remediation, including validation of remediation, of any contamination identified shall be completed prior to the completion of construction works to the satisfaction of the Town of Victoria Park on advice from the Department of Water and Environmental Regulation, to ensure that the site is suitable for the proposed use.

Public Art

19. Prior to lodging an application for building permit, the applicant/owner is to contribute the sum of 1.0% of the value of the total construction value towards public art. (Refer to related Advice Note)

Waste

20. Development being in accordance with the approved Waste Management Plan at all times to the satisfaction of the Town.
21. At all times provision must be made onsite for the storage and collection of garbage and other solid waste. A waste storage and collection area must be graded, drained and screened from public view, and the garbage collected regularly, to the satisfaction of the Town.

Sustainability

22. Prior to lodging an application for a building permit a statement is to be provided by a suitably qualified sustainability consultant, confirming that the building as-designed will achieve the target of 4 Green Star (self certified) and the specific sustainability measures that are proposed to be implemented, to the satisfaction of the Town.

General

23. Signs do not form part of this approval and are to be the subject of separate application(s).
24. All building works to be carried out under this development approval are required to be contained within the boundaries of the subject lot.
25. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

Francesca Lefante
Presiding Member, Metro Inner DAP



Advice Notes

- AN1 Any amendments or modifications to the approved drawings forming part of this development approval may require the submission of an application for amendment to development approval and reassessment of the proposal.
- AN2 Should the applicant be aggrieved by this decision a right of appeal may exist under the provisions of the Town Planning Scheme or the Metropolitan Region Scheme and the applicant may apply for a review of the determination of Council by the State Administrative Tribunal within 28 days of the date of this decision.
- AN3 In relation to the clearance of planning conditions, a building permit cannot be issued until the conditions of the development approval have been given a planning clearance by the Town. It is recommended that the relevant information be submitted prior to the submission of an application for a building permit in order to avoid delays in the processing of the building permit application. Should a building permit application be submitted without a planning clearance, then the building permit application will be put hold until a planning clearance is obtained or the application may be refused.
- AN4 With regards to public art, the contribution being either :
- payment directly to the Town which will be placed in the Town's Community Art Reserve with the funds being used by the Town to provide public art within the same Town Planning Scheme Precinct; or
 - the owner/applicant to provide public art on the development site in accordance with the procedures outlined in the Town's Developers Public Art Handbook, which includes the submission of details for approval by Council. The public art is to be completed and installed to the satisfaction of the Town prior to the occupation of the development. The public art is to be maintained thereafter by the owner/occupiers;
- AN5 The owner or occupier is required to display the street number allocated to the property in a prominent location clearly visible from the street that the building faces.
- AN6 Crossover location and construction shall comply with the Town's Specifications for Crossover Construction. A separate application must be made to the Town's Street Improvement Unit (tel 9311 8115) for approval prior to construction of a new crossover. Residential Vehicle crossovers shall be constructed from the following approved materials: Brick / Block Pavers, In-Situ concrete, In-Situ Lime-Crete, In-Situ Exposed aggregate or any other material approved by the Town.
- AN7 All stormwater drainage for commercial/industrial and multi residential developments (5 or more units) shall be designed and signed by a practicing Hydraulic Consultant. An overland flow path is to be included in the design to ensure diversion of stormwater from the developments during storm events.

Francesca Lefante
Presiding Member, Metro Inner DAP



- AN8 The applicant shall submit a certified Stormwater Management Plan that will address issues associated with stormwater during storm events of 1:100 Annual Rainfall Interval (ARI) up to 24 hours duration, prior to the submission of a building permit. In the event that changes to the approved plans (i.e finished floor levels and ground levels) are required in order to comply with the stormwater drainage management plan, then an application for amendment to the development approval will be required.
- AN9 The construction management plan is to address the following matters:
- a) How materials and equipment will be delivered and removed from the site;
 - b) How materials and equipment will be stored on the site;
 - c) Parking arrangements for contractors;
 - d) Construction waste disposal strategy and location of waste disposal bins;
 - e) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
 - f) How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works;
 - g) Construction traffic and pedestrian management; and
 - h) Other matters likely to impact on the surrounding properties.
- AN10 With respect to the site contamination condition, investigations and remediation are to be carried out in compliance with the Contaminated Sites Act 2003 and current Department of Water and Environmental Regulation contaminated sites guidelines. (Department of Water and Environmental Regulation)
- AN11 In relation to the site contamination condition and in accordance with regulation 31(1)(c) of the Contaminated Sites Regulations 2006, a Mandatory Auditor's Report, prepared by an accredited contaminated sites auditor, will need to be submitted to the Department of Water and Environmental Regulation as evidence of compliance with the approval condition. A current list of accredited auditors is available from www.dwer.wa.gov.au.
- AN12 Acid sulfate soils (ASS) risk mapping indicates that the site is located within an area identified as representing a high to moderate risk of ASS occurring within 3 metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's acid sulfate soil guidelines for information to assist with the management of ground and/or groundwater disturbing works. <https://www.wa.gov.au/government/publications/treatment-and-management-of-soil-and-water-acid-sulfate-soil-landscapes>

Building

- AN13 A building permit is required to be obtained from the Town prior to commencement of any work in relation to this development approval.

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- AN14 Plans are to be assessed by a suitably qualified person to confirm compliance with the Disability (Access to Premises – Building) Standards, Building Code of Australia and relevant Australian Standards. A copy of the certified plans is to be provided as part of the building permit application.
- AN15 Please note it is the responsibility of the building owner/developer to ensure the development complies with the *Disability Discrimination Act 1992*. Further information may be obtained from Disability Services (WA).

Environmental Health

- AN16 Sound levels created are not to exceed the provisions of the *Environmental Protection (Noise) Regulations 1997*.

Engineering

- AN17 A separate application is to be submitted to the Town's Street Improvement business unit for approval prior to construction of a new crossover. To submit a crossover application please complete a 'Crossover Installation Application Form' and refer to the 'Crossover Installation Package'. Both documents are available from the Town's website.
- AN18 A Work Zone Permit application is to be submitted to and approval issued the Town, prior to any works or temporary storage on a public thoroughfare (including roads, parking bays, footpaths or verges). To download an application form and for further information, please refer to the Town's website or contact the Town's Street Improvement business unit on (08) 9311 8111. It is noted that a Work Zone permit may not be permitted along some sections of Brodie-Hall Drive.
- AN19 All stormwater soakwells located under paving are to have grated lids and all soakwells in driveway areas are to have a grated, trafficable lid.

Parks

- AN20 The Town's street tree(s) are to be protected from damage during all phases of development. Pruning of any street tree affected by the development on the subject site is to be undertaken by the Town, at the owner/applicant's cost.

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Presiding Member, Metro Inner DAP



AMENDING MOTION 1

Moved by: Dale Page

Seconded by: Tony Arias

That Condition No. 9 be amended to read as follows:

*Prior to lodging an application for a building permit, final external colours, finishes and materials of the building(s) are to be provided for the Town's approval, which shall include further details of the proposed custom screen to both Burswood Road and the right-of-way. Prior to the occupation of the development, the building(s) must be finished, and thereafter maintained, in accordance with the schedule provided and approved by the Town. **Unless otherwise approved the Town of Victoria Park***

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The way the condition is currently worded, there is no scope for changes, even minor changes to the approved colours, materials and finishes of the building in the future, without further approval being required. The added wording enables the Town to approve deviations from the approved schedule in future, should this be required.

AMENDING MOTION 2

Moved by: Cr Peter Melrosa

Seconded by: Tony Arias

That a new Condition No.13 be added and the remaining conditions be renumbered accordingly

The proposed awning from the subject development shall be constructed to a maximum width of 2.5 metres, to the satisfaction of the Town. Detailed plans demonstrating compliance with this requirement shall be submitted to and approved by the Town prior to the issue of a Building Permit.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The additional awning width enhances the street façade and pedestrian environment reflecting the desired future character along Burswood Road.

SUBSTANTIVE MOTION (AS AMENDED)

That the Metro Inner DAP resolves to:

Approve DAP Application reference DAP/24/02697 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 Town of Victoria Park Local Planning Scheme No. 2 subject to the following conditions

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Operational

1. The number of children and staff attending the Child Care Premises is limited to a maximum of 85 children and 17 staff at any one time.
2. The development, once commenced, is to be carried out in accordance with the approved plans at all times, unless otherwise authorised by the Town.
3. To address the conditions of this approval, a covering letter (detailing compliance with each condition), copy of the final working drawings and relevant associated reports and information, are to be submitted by the applicant and be cleared by the Town.

Legal

4. Prior to the issuing of an occupancy permit, the subject lots (Lots 56 and 57) are to be amalgamated into a single lot on a Certificate of Title.

Parking and access

5. Prior to the occupation or use of the development, all car parking spaces together with their access aisles to be clearly paved, sealed, marked and drained in accordance with AS2890.1 and thereafter maintained to the satisfaction of the Town.
6. Prior to occupation of the development, a minimum of five bicycle facilities must be provided in accordance with Australian Standard AS 2890.3 and to the satisfaction of the Town. The bicycle parking facilities shall be installed and remain in place permanently unless otherwise approved by the Town.
7. Prior to occupation or use of the development, the redundant crossover/s, as shown on the approved plans, must be removed and the verge and kerb reinstated at the cost of the owner to the specification and satisfaction of the Town.
8. No building structures, landscaping or improvements are to be located within the 1.0 metre wide strip of right-of-way widening for the length of the common boundary with the right-of-way to allow for the future widening of the right-of-way.

External appearance

9. Prior to lodging an application for a building permit, final external colours, finishes and materials of the building(s) are to be provided for the Town's approval, which shall include further details of the proposed custom screen to both Burswood Road and the right-of-way.. Prior to the occupation of the development, the building(s) must be finished, and thereafter maintained, in accordance with the schedule provided and approved by the Town. Unless otherwise approved by the Town of Victoria Park.

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10. The boundary walls to the eastern and western boundaries are to have a painted finish and are to be architecturally treated with patterning, recessing or other treatments to the satisfaction of the Town in order to ensure visual interest.
11. All windows and doors to street frontages are to be provided with clear glazing, and are not to be subsequently obscured by alternative window treatments, signage or internal shelves, to the satisfaction of the Town.
12. Prior to lodging an application for a building permit, all plant equipment, air conditioning units, hot water systems, water storage tanks, service metres, bin storage areas and clothes drying facilities must be located to minimise any visual and noise impact on the occupants of nearby properties and screened from view from the street. Design plans for the location, materials and construction for screening of any proposed external building plant must be submitted to and approved by the Town.
13. The proposed awning from the subject development shall be constructed to a maximum width of 2.5 metres, to the satisfaction of the Town. Detailed plans demonstrating compliance with this requirement shall be submitted to and approved by the Town prior to the issue of a Building Permit.

Landscaping

14. The landscaping areas shown on the approved landscaping plans shall be installed and reticulated prior to occupation of the development, and be thereafter maintained by the landowner(s) for the life of the development to the satisfaction of the Town.

Construction Management

15. Prior to lodging an application for a building permit, the applicant must submit and have approved by the Town, and thereafter implement to the satisfaction of the Town, a Construction Management Plan.

Acoustic report

16. Prior to lodging an application for a building permit, an updated Acoustic Report is to be provided confirming (a) that the selected mechanical plant will comply with the Noise Regulations; and (b) the proposed glazing construction to sensitive areas within the Child Care Premises in order to achieve acceptable internal noise levels.
17. The recommendations of the Lloyd George Acoustics Noise Assessment Report dated April 2024 are to be implemented and thereafter complied with by the operator and landowner(s) for the life of the development to the satisfaction of the Town.

Francesca Lefante
Presiding Member, Metro Inner DAP



Stormwater

18. Prior to lodging an application for a building permit, stormwater disposal plans, details and calculations must be submitted for approval by the Town and thereafter implemented, constructed and maintained to the satisfaction of the Town.

Contamination

19. Prior to commencement of development works, investigation for soil and groundwater contamination is to be carried out to determine if remediation is required.

If required, remediation, including validation of remediation, of any contamination identified shall be completed prior to the completion of construction works to the satisfaction of the Town of Victoria Park on advice from the Department of Water and Environmental Regulation, to ensure that the site is suitable for the proposed use.

Public Art

20. Prior to lodging an application for building permit, the applicant/owner is to contribute the sum of 1.0% of the value of the total construction value towards public art. (Refer to related Advice Note)

Waste

21. Development being in accordance with the approved Waste Management Plan at all times to the satisfaction of the Town.
22. At all times provision must be made onsite for the storage and collection of garbage and other solid waste. A waste storage and collection area must be graded, drained and screened from public view, and the garbage collected regularly, to the satisfaction of the Town.

Sustainability

23. Prior to lodging an application for a building permit a statement is to be provided by a suitably qualified sustainability consultant, confirming that the building as-designed will achieve the target of 4 Green Star (self certified) and the specific sustainability measures that are proposed to be implemented, to the satisfaction of the Town.

General

24. Signs do not form part of this approval and are to be the subject of separate application(s).
25. All building works to be carried out under this development approval are required to be contained within the boundaries of the subject lot.

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Presiding Member, Metro Inner DAP



26. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

Advice Notes

- AN1 Any amendments or modifications to the approved drawings forming part of this development approval may require the submission of an application for amendment to development approval and reassessment of the proposal.
- AN2 Should the applicant be aggrieved by this decision a right of appeal may exist under the provisions of the Town Planning Scheme or the Metropolitan Region Scheme and the applicant may apply for a review of the determination of Council by the State Administrative Tribunal within 28 days of the date of this decision.
- AN3 In relation to the clearance of planning conditions, a building permit cannot be issued until the conditions of the development approval have been given a planning clearance by the Town. It is recommended that the relevant information be submitted prior to the submission of an application for a building permit in order to avoid delays in the processing of the building permit application. Should a building permit application be submitted without a planning clearance, then the building permit application will be put hold until a planning clearance is obtained or the application may be refused.
- AN4 With regards to public art, the contribution being either :
- i. payment directly to the Town which will be placed in the Town's Community Art Reserve with the funds being used by the Town to provide public art within the same Town Planning Scheme Precinct; or
 - ii. the owner/applicant to provide public art on the development site in accordance with the procedures outlined in the Town's Developers Public Art Handbook, which includes the submission of details for approval by Council. The public art is to be completed and installed to the satisfaction of the Town prior to the occupation of the development. The public art is to be maintained thereafter by the owner/occupiers;
- AN5 The owner or occupier is required to display the street number allocated to the property in a prominent location clearly visible from the street that the building faces.
- AN6 Crossover location and construction shall comply with the Town's Specifications for Crossover Construction. A separate application must be made to the Town's Street Improvement Unit (tel 9311 8115) for approval prior to construction of a new crossover. Residential Vehicle crossovers shall be constructed from the following approved materials: Brick / Block Pavers, In-Situ concrete, In-Situ Lime-Crete, In-Situ Exposed aggregate or any other material approved by the Town.

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- AN7 All stormwater drainage for commercial/industrial and multi residential developments (5 or more units) shall be designed and signed by a practicing Hydraulic Consultant. An overland flow path is to be included in the design to ensure diversion of stormwater from the developments during storm events.
- AN8 The applicant shall submit a certified Stormwater Management Plan that will address issues associated with stormwater during storm events of 1:100 Annual Rainfall Interval (ARI) up to 24 hours duration, prior to the submission of a building permit. In the event that changes to the approved plans (i.e finished floor levels and ground levels) are required in order to comply with the stormwater drainage management plan, then an application for amendment to the development approval will be required.
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- a) How materials and equipment will be delivered and removed from the site;
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 - c) Parking arrangements for contractors;
 - d) Construction waste disposal strategy and location of waste disposal bins;
 - e) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
 - f) How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works;
 - g) Construction traffic and pedestrian management; and
 - h) Other matters likely to impact on the surrounding properties.
- AN10 With respect to the site contamination condition, investigations and remediation are to be carried out in compliance with the Contaminated Sites Act 2003 and current Department of Water and Environmental Regulation contaminated sites guidelines. (Department of Water and Environmental Regulation)
- AN11 In relation to the site contamination condition and in accordance with regulation 31(1)(c) of the Contaminated Sites Regulations 2006, a Mandatory Auditor's Report, prepared by an accredited contaminated sites auditor, will need to be submitted to the Department of Water and Environmental Regulation as evidence of compliance with the approval condition. A current list of accredited auditors is available from www.dwer.wa.gov.au.
- AN12 Acid sulfate soils (ASS) risk mapping indicates that the site is located within an area identified as representing a high to moderate risk of ASS occurring within 3 metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's acid sulfate soil guidelines for information to assist with the management of ground and/or groundwater disturbing works. <https://www.wa.gov.au/government/publications/treatment-and-management-of-soil-and-water-acid-sulfate-soil-landscapes>

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Presiding Member, Metro Inner DAP



Building

- AN13 A building permit is required to be obtained from the Town prior to commencement of any work in relation to this development approval.
- AN14 Plans are to be assessed by a suitably qualified person to confirm compliance with the Disability (Access to Premises – Building) Standards, Building Code of Australia and relevant Australian Standards. A copy of the certified plans is to be provided as part of the building permit application.
- AN15 Please note it is the responsibility of the building owner/developer to ensure the development complies with the *Disability Discrimination Act 1992*. Further information may be obtained from Disability Services (WA).

Environmental Health

- AN16 Sound levels created are not to exceed the provisions of the *Environmental Protection (Noise) Regulations 1997*.

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- AN17 A separate application is to be submitted to the Town's Street Improvement business unit for approval prior to construction of a new crossover. To submit a crossover application please complete a 'Crossover Installation Application Form' and refer to the 'Crossover Installation Package'. Both documents are available from the Town's website.
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- AN19 All stormwater soakwells located under paving are to have grated lids and all soakwells in driveway areas are to have a grated, trafficable lid.

Parks

- AN20 The Town's street tree(s) are to be protected from damage during all phases of development. Pruning of any street tree affected by the development on the subject site is to be undertaken by the Town, at the owner/applicant's cost.

The Substantive Motion (as amended) was put and CARRIED UNANIMOUSLY.

Francesca Lefante
Presiding Member, Metro Inner DAP



REASON: The panel agreed the proposal meets the desired future character for the precinct, as set out in LPP22 and the locational criteria of the Town's policy on Child Care premises. The panel noted the design is also broadly supported by the Town's Design Review Panel and considered to meet the design principles of SPP 7.0 – the chair of the panel has concluded that the proposal is a good example of how a childcare centre can be integrated into an urban environment and has the potential to be an exemplary development. The panel noted the Town's report has outlined why it considers the car and bike parking for the development to be adequate, and a Traffic Impact Statement provided as part of the application concludes that that development will have no adverse impact on the surrounding network and that the development contains sufficient parking. The panel acknowledged the concerns raised from one of the submitters about the accuracy and the validity of the information and assumptions contained in the Traffic Impact Statement but were satisfied that the proposed development falls within the intensity that was envisaged for the site under the Town's planning framework.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Cr Peter Melrosa (Local Government DAP Member, Town of Victoria Park) left the panel at 10:16am.

PROCEDURAL MOTION

Moved by: Dale Page

Seconded by: Tony Arias

That the meeting be adjourned for a period of 5 minutes.

The Procedural Motion was put and CARRIED UNANIMOUSLY.

REASON: To allow for the panel to swap over.

The meeting was adjourned at 10:16am.

The meeting was reconvened at 10:21am.

Francesca Lefante
Presiding Member, Metro Inner DAP



PART C – CITY OF FREMANTLE

Cr Ingrid Van Dorssen and Cr Jemima Williamson-Wong (Local Government DAP Members, City of Fremantle) joined the panel at 10:21am.

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.

The Presiding Member noted that late information, as per clause 3.6.13 of the DAP Standing Orders 2025, was received on the 15 October 2025 and was circulated to the panel and local government. The Panel declared that they had duly considered the late information and therefore will be published on the DAP website in due course.

PROCEDURAL MOTION

Moved by: Cr Jemima Williamson-Wong

Seconded by: Cr Ingrid Van Dorssen

That the meeting be adjourned for a period of 10 minutes.

The Procedural Motion was put and CARRIED UNANIMOUSLY.

REASON: To allow members to duly consider the late information that was received from Dr Patrick Sean Quinn.

The meeting was adjourned at 10:24am.

The meeting was reconvened at 10:31am.

2. Disclosure of Interests

DAP Member, Cr Andrew Sullivan, declared an impartiality interest in item 4.1. Cr Sullivan wrote a planning paper regarding the skate ledge which provided personal views.

In accordance with section 3.3 of the DAP Code of Conduct 2025, the Presiding Member determined that the member listed above, who had disclosed an impartiality interest, was not permitted to participate in the discussion and voting on the item.

DAP Member, Cr Jemima Williamson-Wong, declared an impartiality interest in item 4.1. Cr Williamson-Wong is a law clerk at McLeod Fisher and Hamdorf, the proponent has previously been a client of MFH. Cr Williamson-Wong also declared that her godmother works for Spaceagency the architect of the proponent.

Francesca Lefante
Presiding Member, Metro Inner DAP



In accordance with section 3.3 of the DAP Code of Conduct 2025, the Presiding Member determined that the member listed above, who has disclosed an impartiality interest, is permitted to participate in the discussion and voting on the item.

In accordance with section 2.4.5 of the DAP Code of Conduct 2025, DAP Members, Cr Ingrid Van Dorssen and Cr Jemima Williamson-Wong, declared that they had participated in a prior briefing in relation to the application at item 4.1. However, under section 2.1.2 of the DAP Code of Conduct 2025, Cr Van Dorssen and Cr Williamson-Wong 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.

In accordance with section 3.3 of the DAP Code of Conduct 2025, the Presiding Member determined that the members listed above, who have disclosed an impartiality interest, are 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 201 (No.1) Goldsbrough St and Part Lot 40 (Nos.48-68) Cantonment St, Fremantle - Revitalisation of the Elders Wool Stores to accommodate multiple dwellings, office, restaurant/cafe, shop and tavern uses - Deletion of Condition 38 – DAP/25/02837

Deputations

Ben Bowring addressed the DAP against the application at Item 4.1 and responded to questions from the panel.

Gustav Svanborg Eden addressed the DAP against the application at Item 4.1 and responded to questions from the panel.

Connor McLeod addressed the DAP against the application at Item 4.1.

Jack Morellini addressed the DAP against the application at Item 4.1 and responded to questions from the panel.

Michael Kordas addressed the DAP against the application at Item 4.1 and responded to questions from the panel.

Morgan Campbell Gasseng addressed the DAP against the application at Item 4.1 and responded to questions from the panel.

Francesca Lefante
Presiding Member, Metro Inner DAP



Rowan White addressed the DAP against the application at Item 4.1 and responded to questions from the panel.

Sylvain Tognelli addressed the DAP against the application at Item 4.1.

Zachary Tilighman addressed the DAP against the application at Item 4.1 and responded to questions from the panel.

Riley Salmon-Lomase addressed the DAP against the application at Item 4.1.

Andrew Cassels addressed the DAP in support of the application at Item 4.1 and responded to questions from the panel.

Diane Summers addressed the DAP in support of the application at Item 4.1 and responded to questions from the panel.

Randal Humich (Humich Group) addressed the DAP in support of the application at Item 4.1 and responded to questions from the panel.

Chrissie Maus addressed the DAP in support of the application at Item 4.1 and responded to questions from the panel.

Corey Scidone (Human-Urban) addressed the DAP in support of the application at Item 4.1 and responded to questions from the panel.

Tobias Busch (Spaceagency Architects) addressed the DAP in support of the application at Item 4.1.

Phil Griffiths (Griffiths Architects) addressed the DAP in support of the application at Item 4.1 and responded to questions from the panel.

Megan Gammon (Urbis) addressed the DAP in support of the application at Item 4.1 and responded to questions from the panel.

The panel noted a written submission against the application at Item No. was/were received from Dillon Gorton.

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

Dale Page (Deputy Presiding Member) left the panel at 11:44am.

Dale Page (Deputy Presiding Member) rejoined the panel at 11:47am.

Tony Arias (Specialist Member) left the panel at 12:17pm.

Tony Arias (Specialist Member) rejoined the panel at 12:19pm.

Francesca Lefante
Presiding Member, Metro Inner DAP



PROCEDURAL MOTION

Moved by: Francesca Lefante

Seconded by: Cr Ingrid Van Dorssen

That the meeting be adjourned for a period of 5 minutes.

The Procedural Motion was put and CARRIED UNANIMOUSLY

REASON: To allow members a comfort break.

The meeting was adjourned at 12:34pm.

The meeting was reconvened at 12:41pm.

SUBSTANTIVE MOTION

Moved by: Cr Ingrid Van Dorssen

Seconded by: Dale Page

That the Metro Inner DAP resolves to:

1. **Accept** that the DAP Application reference DAP/25/023837 as detailed on the DAP Form 2 dated 17 July 2025 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/25/02387 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 Fremantle Local Planning Scheme No. 4, for the proposed minor amendment to the approved seven (7) storey mixed-use development comprising 39 Multiple dwellings, 174 co-living (Residential building) units, Office, Restaurant/café, Shop and Tavern land uses at Lot 201 (No. 1) Goldsborough Street & Part Lot 40 (Nos. 48-68) Cantonment Street, Fremantle, subject to the following amended/deleted conditions:

Deleted Condition(s):

38. *Prior to the lodgement of a building permit, a revised plan for the Cantonment Street elevation shall be provided that demonstrates the following to the satisfaction of the City of Fremantle:*
 - *Replacement of the glazed doors for the southern most F+B/Retail outlet with fixed glazing, and entry to the tenancy to be taken from the central lobby.*
 - *Replacement of the glazed doors for the second F+B/Retail outlet with fixed glazing, retention of the ledge in front of the opening, and entry to the tenancy to be taken from the central lobby.*

Francesca Lefante
Presiding Member, Metro Inner DAP



Additional Advice Note(s):

- xxviii. An Interpretation Plan must be developed to acknowledge both the site's historic, aesthetic and social significance as well as its contemporary use by the Western Australian and International skateboarding communities. The plan should provide a cohesive narrative that includes the Wool Stores' original industrial role and the development of this use over time, its abandonment and disuse and its more recent cultural hub for skateboarding. The Interpretation Plan and its Implementation should follow the Heritage Council's Guide to Interpretation of Heritage Places, ensuring best-practice principles are applied. The plan must include clear strategies and timeframes for delivery.

All other conditions and requirements detailed on the previous approval dated 29 April 2025 shall remain unless otherwise altered by this application.

The Substantive Motion was put and CARRIED (4/1).

For: Cr Ingrid Van Dorssen
Dale Page
Francesca Lefante
Tony Arias

Against: Cr Jemima Williamson-Wong

REASON: The panel acknowledged the complexity of this issue, noting that the ledge and surrounding area remain contested spaces. Condition 38 was introduced to strike a compromise between the interests of both the developer and the skating community, who wish to preserve the ledge in its current state. After careful consideration of the submissions and presentations, most panel members concurred that removing Condition 38 achieves an appropriate balance with respect to the building's heritage elements. The restoration of the original openings, as advocated by heritage specialists, enhances site permeability and activation, aligns with the City's planning strategic provisions and street improvement initiatives, while changes the skate space, does not remove it entirely. Most members were of the opinion the condition does not have a strong planning basis nor adequate planning merit. According to the City's RAR, reinstating the original openings represents one of the most positive heritage outcomes of the redevelopment. Most of the panel agreed that investment and extended activation is needed in this part of the city and that activation by the skate community, though valuable, is sporadic and only happens at certain times of the day or week. The City's RAR outlines that reinstatement of original openings is considered one of the most positive heritage outcomes, with the most effective and impactful urban design and activation outcomes of the redevelopment. On balance members supported the deletion of Condition 38, which is considered to contradict the objectives and aspirations of the underlying planning framework, but it could also be the lost opportunity to maximise activation of the area.

5. Section 31 SAT Reconsiderations

Nil.

Francesca Lefante
Presiding Member, Metro Inner DAP



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/20/01911 DR192/2024	Town of Cambridge	Lot 800 (29-33) Northwood Street, West Leederville	Three storey care premises and associated office	16/12/2024
DAP/24/02820 DR69/2025	City of Nedlands	Lot 381 (No.6) Alexander Road, Dalkeith	5 Multiple Dwellings	03/06/2025
DAP/25/02866 DR 105/2025	City of South Perth	Lot 46 (No.142) Coode Street, South Perth	proposed three-storey medical centre (dental practice)	15/07/2025

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 2pm.

Francesca Lefante
Presiding Member, Metro Inner DAP