Metro Inner Development Assessment Panel Agenda

Meeting Date and Time: Wednesday, 18 November 2026; 9:30am
Meeting Number: MIDAP/165
Meeting Venue: 140 William Street, Perth

A live stream will be available at the time of the meeting, via the following link:
MIDAP/165 - 18 November 2026 - City of Melville

PART A – INTRODUCTION

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

PART B – CITY OF MELVILLE

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
4. Form 2 DAP Applications
   - 4.1 Lot 100 (No. 40) Worley St, Willagee - Retirement Village - Removal of six (6) units and other minor modifications to accommodate – DAP/25/03006
5. Section 31 SAT Reconsiderations

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. Meeting Closure

Please note, presentations for each item will be invited prior to the items noted on the agenda and the presentation details will be contained within the related information documentation

DAP Members
Karen Hyde (Presiding Member)
Clayton Higham (Deputy Presiding Member)
Luigi D'Alessandro
Cr Glynis Barber (Part B – City of Melville)
Cr Soo Hong (Part B – City of Melville)

DAP Secretariat
Kristen Gray
Ashlee Kelly

PART A – INTRODUCTION

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

GOVERNMENT OF WESTERN AUSTRALIA

DAP Development Assessment Panels

OFFICIAL

Part B – Item No.4.1

Lot 100 (Nos. 40-44) Worley Street, Willagee

RESPONSIBLE AUTHORITY REPORT – FORM 2	
DAP File No:	DAP/25/03006
LG Reference:	DAP-2025-9/A
Approved Development	41 Multiple Dwellings
Proposed Amendments:	Removal of six (6) units and other minor modifications to accommodate.
Owner:	Alchera Living (Inc)
Applicant:	Gary Batt, Gary Batt & Associates
Local Government Area:	City of Melville
Responsible Authority:	City of Melville
Authorising Officer:	Kate Bainbridge – Manager Development Approvals
Date of Original DAP decision:	16 June 2026
Date(s) of previous amendments:	N/A
Application Acceptance Date:	24 September 2026

LOCATION PLAN



Figure 1: Aerial image of subject site marked in blue

RESPONSIBLE AUTHORITY RECOMMENDATION

That the Metro Inner DAP resolves to:

A. **Accept** that the DAP Application reference DAP/25/03006 as detailed on the DAP Form 2 dated 24 September 2026 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*; and

B. **Approve** to amend DAP Application reference DAP/25/03006 for 35 Multiple Dwellings at Lot 100 (Nos. 40-44) Worley Street, Willagee in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, by way of:

The following conditions being amended

18. Prior to the initial occupation of the development, the proposed seven visitor car parking bays, located within the undercroft parking area the development must be individually marked on site as 'Visitor Bays'. The visitor bays must be made available for use by visitors at all times, to the satisfaction of the City.

22. The development is to be constructed and operated in accordance with the Waste Management Plan (dated 17 September 2026), to the satisfaction of the City.

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PROPOSAL:

The subject amendment application relates to modifications of the original approved 41 multiple dwelling development at Lot 100 (Nos. 40-44) Worley Street, Willagee. The amendment application comprises the following:

1) Reduction in the number of multiple dwellings from 41 to 35;
2) Minor changes to internal layouts of several dwellings;
3) Reduction in the building height along the southern side of the building from four (4) storeys to three (3) storeys;
4) Retains the approved visitor parking provision, with the seven (7) visitor bays relocated to the ground floor under croft parking area with no net loss of visitor parking;
5) Reduces the number of resident parking bays and resident stores commensurate with the reduction in dwelling numbers; and
6) Increases landscaping and deep soil area to the south of the development.

SUBJECT SITE AND SURROUNDS:

Since the late 1970's the subject site has operated as a retirement village providing housing options for residents over 55 years of age. The existing subject site (see Figure 1 above) currently operates as the Weeronga Retirement Village providing housing and independent living for residents over 55 years of age. The Weeronga Retirement Village currently consists of 36 multiple dwellings, 48 grouped dwellings and associated communal open space and resident amenities. The site has a zoning of Residential and a R-Code density of R60 under the City of Melville Local Planning Scheme No. 6 (LPS6) as per Figure 2 below.

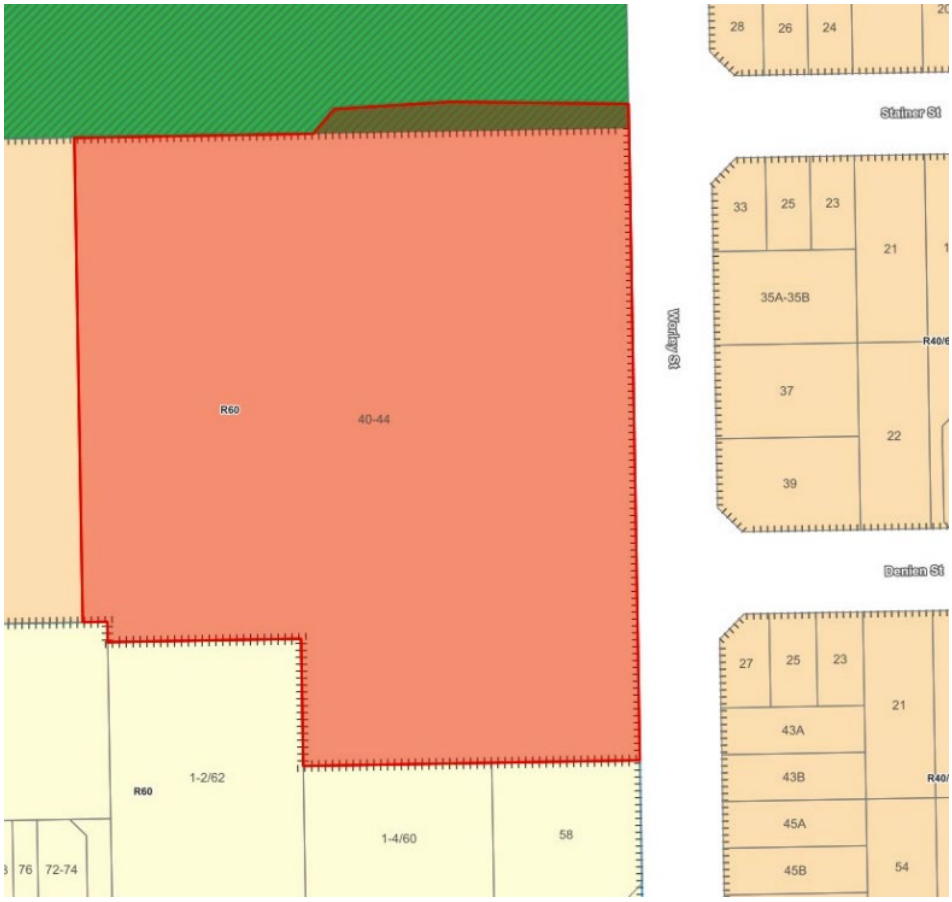


Figure 2: LPS6 zoning.

The existing built and natural form surrounding the subject site consists of the Winnacott Reserve with associated clubrooms, sports oval and playground to the north, single houses and grouped dwellings to the east, the Willagee Neighbourhood Centre with various commercial and community land uses to the south and a 44 grouped dwelling development to the west.

The subject site has access to the surrounding local and regional road network via Archibald Street to the south, North Lake Road to the east and Stock Road to the west. It's connected to public transport via bus service on Archibald Street with nearest stop a 220m walk away along pedestrian paths from the subject site (although not a high frequency public transport route). The subject site directly abuts a local cycle route to the north as per the City of Melville Walk and Ride Plan (2023).

BACKGROUND:

On 6 November 2025, a development application (reference DAP/25/03006) was submitted for 42 Multiple Dwellings at No 40-44 (Lot 100) Worley Street, Willagee. The development undertook significant refinement and amendments through the application process and was approved by the Metro Inner Development Assessment Panel as 41 Multiple Dwellings at its meeting on 16 June 2026, subject to conditions (See Attachment 6).

The proposed amendments subject to this application proposes a reduction in the number of multiple dwellings from 41 to 35, with commensurate reductions in the number of car parking bays and storerooms and minor internal layout changes to individual dwellings.

Willagee Structure Plan (WSP)

The WSP was endorsed by the Western Australian Planning Commission (WAPC) on the 27 July 2016. The original approval granted by the DAP was assessed in line with the requirements of the WSP.

Under the *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2, Part 4, Clause 28 (4) structure plans have effect for a period of 10 years or another period as determined by the Commission. Accordingly, the WSP has lapsed as of 27 July 2026 and ceases to have effect. As such this amendment application has not been assessed against the requirements of the WSP.

ACCEPTANCE AS A FORM 2 APPLICATION

The City notes that the application has been lodged pursuant to Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

These provisions allow for an existing DAP approval to be amended where the proposed modifications do not substantially change the form, function or intent of the development as previously approved.

Having regard to the nature, scale and extent of the proposed amendments, the City is satisfied that the application remains appropriately characterised as an amendment to the existing approval, rather than a new development proposal. The proposed modifications are generally consistent with the approved development and may therefore be appropriately considered under the Regulation 17 amendment pathway.

PLANNING ASSESSMENT:

PLANNING FRAMEWORK	
Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	City of Melville Local Planning Scheme No. 6 (LPS6)
Local Planning Scheme - Zone/Reserve	Residential R60
Structure Plan/Precinct Plan	Willagee Structure Plan – Archibald Hub Policy Area (AHPA)
Structure Plan/Precinct Plan - Land Use Designation	N/A
Lot Size:	19,892m²
Existing Land Use:	Multiple Dwellings and Grouped Dwellings
Heritage Status	☒ N/A ☐ State Register of Heritage Places ☐ Heritage List ☐ Heritage Area
Bushfire Prone Area	No

State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0)

SPP7.0 provides a framework for the assessment of the design and built form of development within urban contexts and outlines 10 key principles of good design for development to adhere to. This amendment application has been assessed in accordance with these principles as follows:

Design Principle	**Development Context**
Context and Character	The development responds well to the existing context and character of the area by providing 35 multiple dwellings for residents of retirement age which is consistent with the density coding of R60 that applies to the site. The development provides for appropriate street setbacks which are in keeping with the surrounding area, eight mature trees being retained which ensures existing natural features are retained and the gated community is in keeping with the existing retirement village lifestyle that has been operating since the 1970's.
Landscape Quality	The development integrates well with the existing natural features of the site by retaining eight mature trees around the proposed building. The landscape plan submitted meets all deemed-to-comply requirements for deep soil area, tree provision and soft and hard landscaped communal areas requirements of the R-Codes. This amendment application proposes the relocation of 7 at-grade visitor parking bays to the south of the building into the undercroft parking area. These bays are proposed to be replaced with soft landscaping and tree plantings providing for additional landscape amenity to the originally approved development.
Built Form and Scale	The built form is in keeping with its setting, providing a four-storey multiple dwelling development that aligns with the existing four storey multiple dwelling development to the northwest of the site. Shadow impacts to the south are further reduced with this amendment application due to removing the southern dwellings on the third floor ensuring that any future development is less compromised within the site.
Functionality and Build Quality	The proposed dwellings all meet silver level universal design requirements, providing for the ability for residents to age in place and are suitable for their intended use by older residents.
Sustainability	Notwithstanding the social and economic benefits of providing smaller dwellings / apartments for older residents, the development also incorporates roof top solar panels (30kW), water-wise plant species, cross ventilation within dwellings, shading devices for major openings and two electric vehicle charging boards in the carpark.
Amenity	The proposed dwellings are all appropriately sized and fit for purpose for retirement village living. The proposed apartments meet the solar access, orientation and ventilation requirements

	without compromising privacy between dwellings within the subject site as a whole. The plans indicate that external clothes drying areas are screened from view from the public realm. A condition has also been recommended requiring all external clothes drying facilities to be screened from view of the public realm for the life of the development.
Legibility	Legibility is improved with new internal road and footpath networks, connecting the development to the existing retirement village and providing wayfinding within the site between entrances, carparks and communal areas.
Safety	The proposed development provides for numerous major openings facing Worley Street, internal access roads and pathways which provide a high level of passive surveillance. Clear sightlines at vehicle access points create a safe environment for pedestrians. Sightlines and gradients have been assessed and are considered to comply with the provisions of Local Planning Policy 1.6 – Parking and Access and AS2890.1:2004.
Community	The development provides for housing choice for older people and a smaller dwelling typology which are both dwelling characteristics that are under supplied as identified within City of Melville Local Housing Strategy 2018. The communal open space on the first floor provides for a central location that facilitates social interaction and the void creates visual connection across levels. Public art locations have been identified for the subject development via two public art screens facing Worley Street and a public art condition has been included for the applicant to provide either a public art plan (or provide a cash that is paid into the City's public art fund) prior to the commencement of development (due to cost of the construction being between $15 million to $50 million) to ensure compliance with the City's Local Planning Policy 1.4 Provision of Public Art in Development Proposals).
Aesthetics	A good design aesthetic is considered achieved with a coherent apartment building, street facing public art locations, existing tree retention across the site, large open street setbacks and a finer grain of articulation and mix of materiality on the building facades.

Residential Design Codes (R-Codes) Volume 1 – Part C

The applicant has provided an assessment of the amended development application against the R-Codes Volume 1 Part C (Attachment 2). The City has also undertaken an assessment against these requirements which found that the amended development proposes no additional discretion or performance assessment over and above the original approval.

CONSULTATION:

PUBLIC CONSULTATION

Advertising of the above proposal was not undertaken in accordance with the City's Local Planning Policy 1.1 – Planning Process and Decision Making (LPP 1.1).

Whilst the original approved application met the definition of 'Complex Development Applications' within LPP1.1, the proposed amendments within this application do not increase the number of dwellings or commercial floor space nor substantially altered the original DAP approved development. The amendments are considered minor and do not increase any amenity impacts to adjoining properties and therefore, no formal public consultation was undertaken as part of this amendment application.

Notwithstanding this, the City has advised all previous submitters on the original application of the amended development and details of the DAP agenda and meeting for their information.

REFERRALS/CONSULTATION WITH GOVERNMENT/SERVICE AGENCIES

No external referrals with State Government departments or service agencies were required as part of the assessment of this application.

DESIGN REVIEW GROUP ADVICE

The original application was presented to formal design review group meetings on three occasions and a chair review on one occasion and ultimately supported by the City's Design Review Group.

Upon lodgement of this amendment application, the plans were presented to another chair review on 30 September 2026 (Attachment 5) due to the bulk/scale and internal dwelling layout changes relating to the reduction of the southern dwellings on the top floor. Figure 3 below shows the history of the development through the design review process.

The Chair review concluded that the amendments were supported from a design perspective and provided increased occupant amenity via improved functionality to existing dwellings and increased solar access for future development within the site to the south.

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Design Review progress						
		Supported				
		Pending further attention				
		Not yet supported				
YTBA		*Yet to be addressed*				
		DR1 03/12/2025	*DR2 04/03/26*	*DRP 15/4/2026*	*Chair review 06/05/2026*	*Chair review 30/09/2026*
Principle 1 - **Context and character**						
Principle 2 - **Landscape quality**						
Principle 3 - **Built form and scale**						
Principle 4 - **Functionality and build quality**						
Principle 5 - **Sustainability**						
Principle 6 - **Amenity**						
Principle 7 - **Legibility**						
Principle 8 - **Safety**						
Principle 9 - **Community**						
Principle 10 - **Aesthetics**						

Figure 3: Table depicting the developments Design Review Group progress.

OTHER ADVICE

The application was referred to relevant internal teams for review of the updated technical documents provided in support of the application including Waste, Engineering, Parks and Natural Areas, Traffic and Road Safety, Arts and Culture, Environmental Health and Building. The review found that all technical documents and related plans were satisfactory.

The ground floor concept landscape plan (Attachment 3) has been updated; however, the modifications have minimal implications on the overall landscape design with minor increases to soft landscaping areas. These changes to the landscaping areas (primarily around the seven (7) visitor parking bays that will be relocated to the under croft parking area) will be captured in the Detailed Landscape Plan subject to existing condition 14 of the original development approval.

The waste management plan is subject to existing condition 22 of the original approval, with the condition wording to be updated to reflect this new waste management plan (Attachment 4).

CONCLUSION:

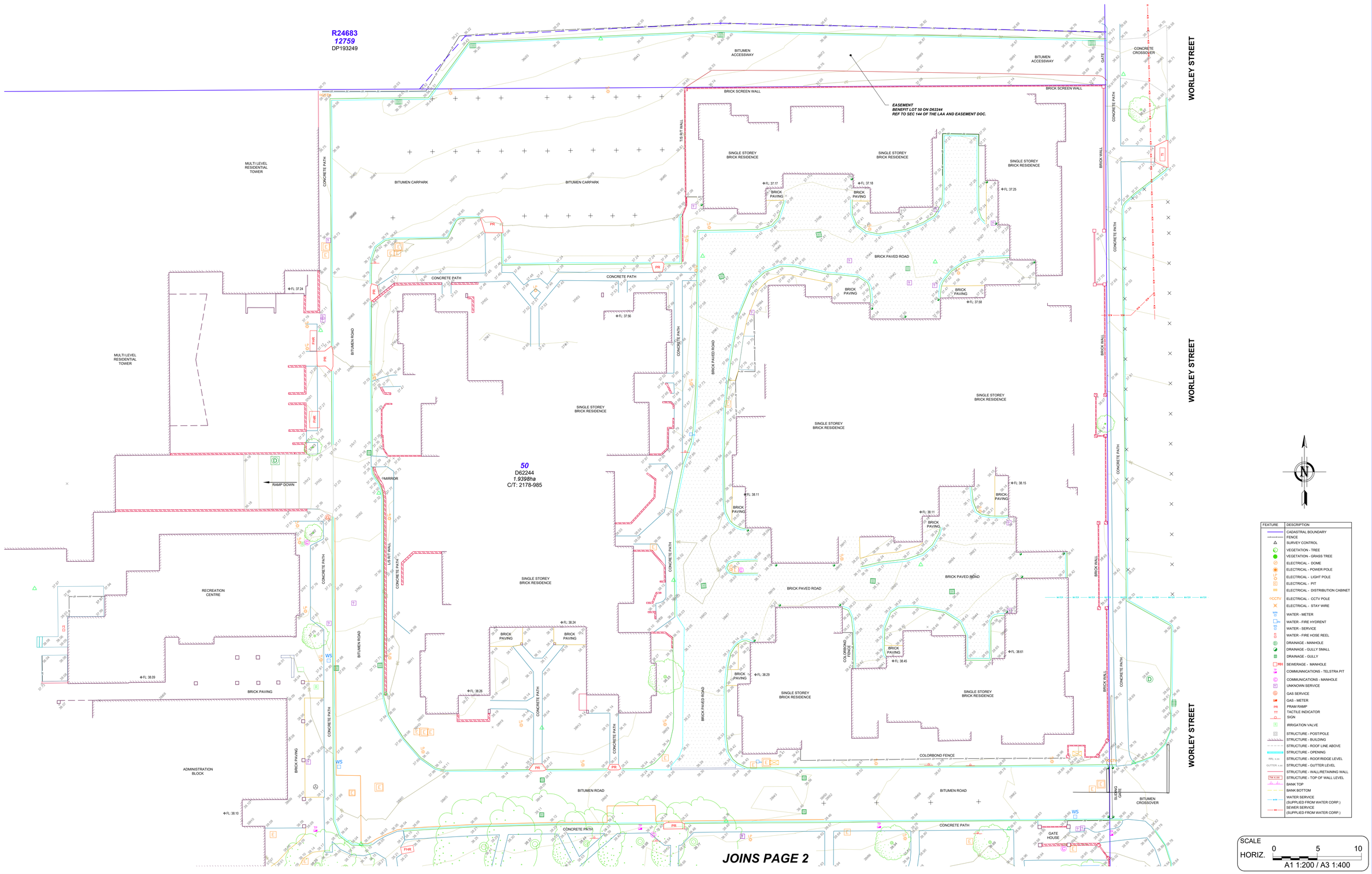
It is considered that the amendment to the originally approved development is consistent with the future planned streetscape context for the locality and likely to maintain desired levels of amenity for surrounding residents. The development will provide much needed smaller dwellings for aged residents, which are identified as undersupplied in the City's Local Housing Strategy. The amended development is considered minor in nature and consistent with the applicable local and state planning frameworks and accordingly, it is recommended that the Metro Inner JDAP grant development approval for the proposal subject to various original conditions of approval being amended.

GOVERNMENT OF WESTERN AUSTRALIA

DAP Development Assessment Panels

Attachments

1. Development Plans
2. Applicants Planning Report
3. Landscape Plan
4. Waste Management Plan
5. Design Review Group - Chair Review
6. Original DAP Determination



FEATURE	DESCRIPTION
	CADASTRAL BOUNDARY
	FENCE
	SURVEY CONTROL
	VEGETATION - TREE
	VEGETATION - GRASS TREE
	ELECTRICAL - DOME
	ELECTRICAL - POWER POLE
LPC	ELECTRICAL - LIGHT POLE
E	ELECTRICAL - PIT
	ELECTRICAL - DISTRIBUTION CABINET
CCTV	ELECTRICAL - CCTV POLE
	ELECTRICAL - STAY WIRE
WM	WATER - METER
	WATER - FIRE HYDRENT
	WATER - SERVICE
	WATER - FIRE HOSE REEL
	DRAINAGE - MANHOLE
	DRAINAGE - GULLY SMALL
	DRAINAGE - GULLY
MH	SEWERAGE - MANHOLE
	COMMUNNICATIONS - TELSTRA PIT
	COMMUNICATIONS - MANHOLE
	UNKNOWN SERVICE
	GAS SERVICE
	GAS - METER
PR	PRAM RAMP
TT	TACTILE INDICATOR
	SIGN
	IRRIGATION VALVE
	STRUCTURE - POST/POLE
	STRUCTURE - BUILDING
	STRUCTURE - ROOF LINE ABOVE
	STRUCTURE - OPENING
RFL x.xx	STRUCTURE - ROOF/RIDGE LEVEL
GUTTER x.xx	STRUCTURE - GUTTER LEVEL
	STRUCTURE - WALL/RETAINING WALL
TW X.XX	STRUCTURE - TOP OF WALL LEVEL
	BANK TOP
	BANK BOTTOM
	WATER SERVICE (SUPPLIED FROM WATER CORP.)
	SEWER SERVICE (SUPPLIED FROM WATER CORP.)

REV	AMENDMENTS	APP'D	DATE
0	FOR ISSUE		2/10/25

GENERAL NOTES / REFERENCES

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CONTOUR INTERVAL: 0.20m

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PLOT DATE: 02/10/2025 LOCATION: WILLAGEE

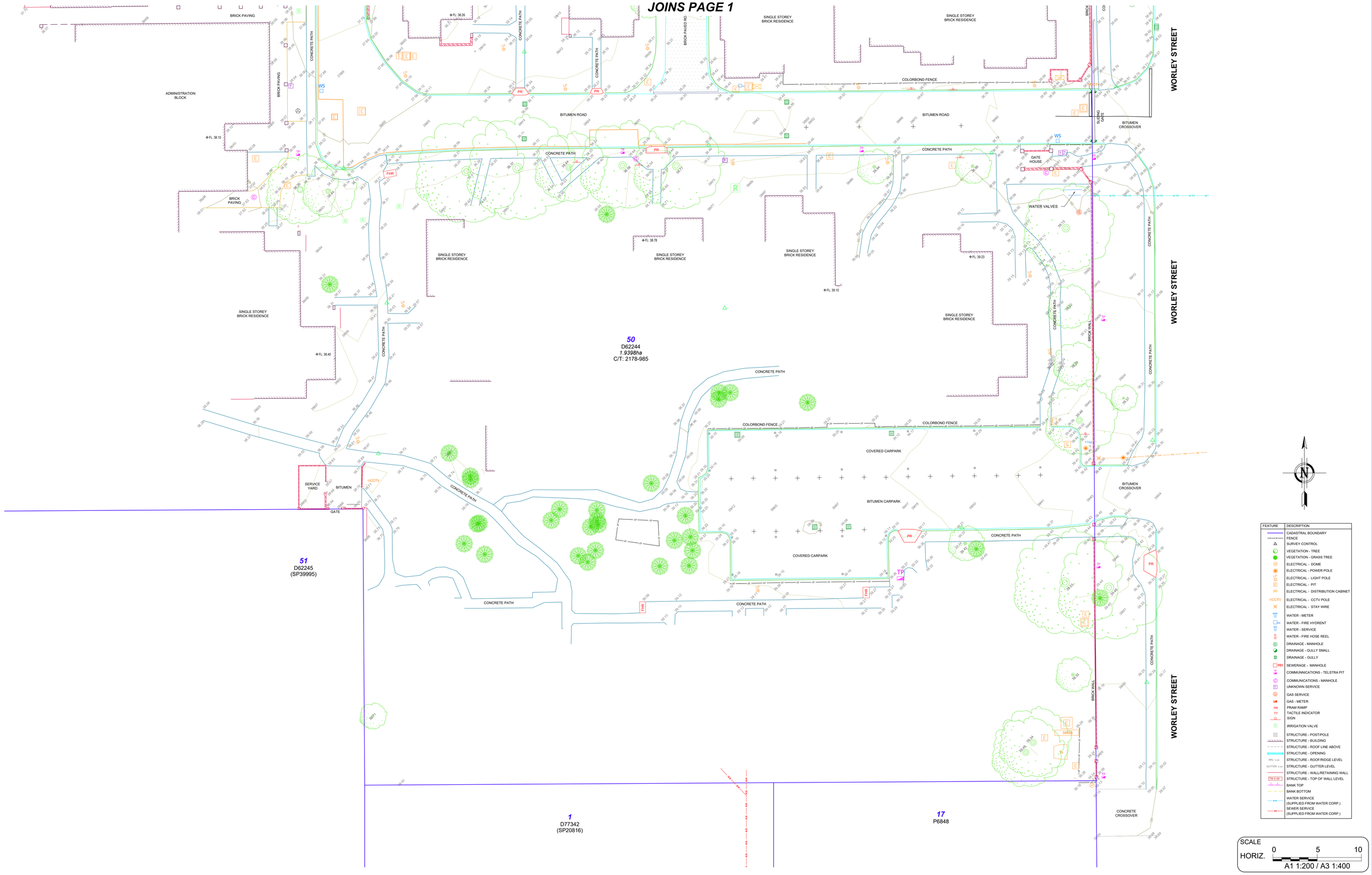
SITE FEATURE SURVEY OF LOT 50 ON D62244 40-44 WORLEY ST, WILLAGEE

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FINAL	S_0768_001	0

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PLOT DATE: 02/10/2025 LOCATION: WILLAGEE

SITE FEATURE SURVEY OF LOT 50 ON D62244 40-44 WORLEY ST, WILLAGEE

DRAWING STATUS:	DRAWING NO:	REV
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CCTV	ELECTRICAL - CCTV POLE
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FH	WATER - FIRE HYDRENT
WS	WATER - SERVICE
FHR	WATER - FIRE HOSE REEL
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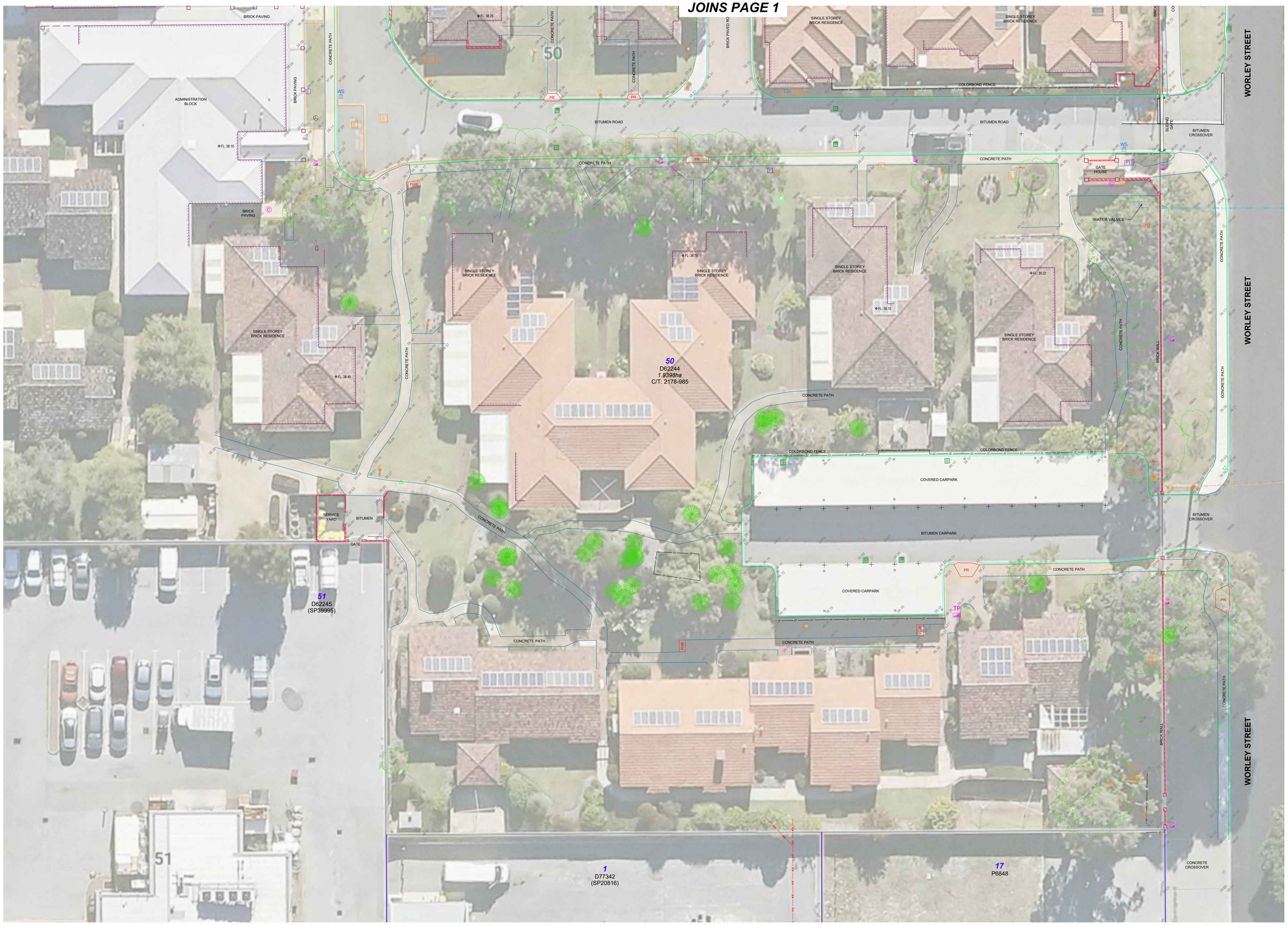
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FH	WATER - FIRE HYDRENT
WS	WATER - SERVICE
	WATER - FIRE HOSE REEL
	DRAINAGE - MANHOLE
	DRAINAGE - GULLY SMALL
	DRAINAGE - GULLY
MH	SEWERAGE - MANHOLE
	COMMUNICATIONS - TELSTRA PIT
	COMMUNICATIONS - MANHOLE
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	GAS SERVICE
	GAS - METER
PR	PRAM RAMP
TT	TACTILE INDICATOR
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	STRUCTURE - ROOF LINE ABOVE
	STRUCTURE - OPENING
RIDGE x.xx	STRUCTURE - ROOF/RIDGE LEVEL
GUTTER x.xx	STRUCTURE - GUTTER LEVEL
	STRUCTURE - WALL/RETAINING WALL
TW X.XC	STRUCTURE - TOP OF WALL LEVEL
	BANK TOP
	BANK BOTTOM
W	WATER SERVICE (SUPPLIED FROM WATER CORP.)
S	SEWER SERVICE (SUPPLIED FROM WATER CORP.)

SCALE
HORIZ. 0 5 10
A1 1:200 / A3 1:400

REV	AMENDMENTS	APP'D	DATE
0	FOR ISSUE		2/10/25

GENERAL NOTES / REFERENCES

DATUM IS APPROX AHD (DERIVED FROM xxxxx)
PCGxxxx COORDINATES ARE DERIVED FROM LANDGATE DATABASE AND ARE APPROXIMATE ONLY

SURVEY SHOWS VISIBLE FEATURES ONLY, VERIFICATION OF UNDERGROUND SERVICES TO BE CONFIRMED PRIOR TO USE.

KR SURVEYS ACCEPT NO RESPONSIBILITY FOR ANY PHYSICAL ON SITE CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING ANY ADJOINING NEIGHBOR'S LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE OF THIS SURVEY

SURVEY IS TO BE USED FOR ITS INTENDED PURPOSE ONLY. THIRD PARTIES ARE TO CONFIRM CAPTURE ACCURACIES MEET REQUIREMENTS PRIOR TO USE.

CONTOUR INTERVAL: 0.20m

A RE ESTABLISHMENT SURVEY OF THE BOUNDARIES HAS NOT BEEN COMPLETED. THEREFORE THIS PLAN DOES NOT GUARANTEE THEIR FINAL ACCURACY AND POSITION. A RE-ESTABLISHMENT SURVEY OF THE BOUNDARIES IS RECOMMENDED PRIOR TO ANY PROPOSED WORKS ON OR NEAR EXISTING BOUNDARIES.

KR SURVEYS

SURVEYED BY:	GH
DRAWN BY:	GH
VERIFIED BY:	AK
COORD SYSTEM | HEIGHT DATUM:	PCG2020 | AHD

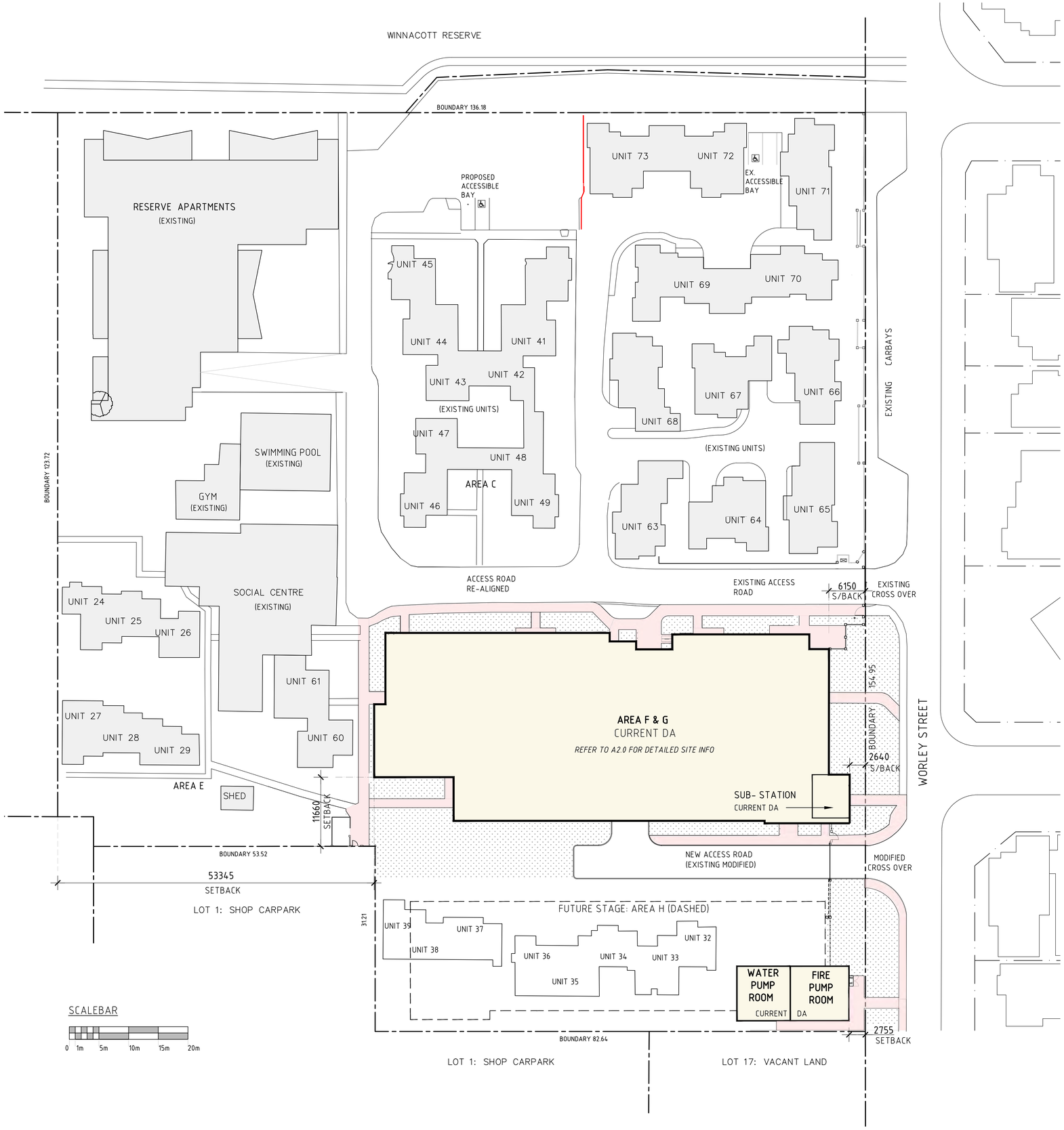
PLOT DATE: 02/10/2025 LOCATION: WILLAGEE

SITE FEATURE SURVEY OF LOT 50 ON D62244 40-44 WORLEY ST, WILLAGEE

DRAWING STATUS:	DRAWING NO:	REV
FINAL	S_0768_002	0

DWG LOCATION: C:\Users\GerardHoskins\KR Surveys\KRData - Survey Projects\S-0768_50 WORLEY ST, WILLAGEE (GARY BATT)\103. Completed Files\S_0768_50 WORLEY ST, WILLAGEE_Site Survey 251002.dwg

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026



NOTES

1. REFER TO A2.0 FOR DETAILED SITE INFO.

2, REFER TO A1.2 FOR THE SITE DEMOLITION DRAWING .

KEY

NEW PATH

NEW LANDSCAPING

N

No.	Date	Revision	DRW
E	14.09.26	REVISED ISSUE FOR DA	GH
D	7.5.26	REVISED ISSUE FOR DA	GB
C	30.4.26	REVISED ISSUE FOR DA	GB
B	01.04.26	REVISED ISSUE FOR DA	GH
A	18.02.26	ISSUE FOR DA	GH

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

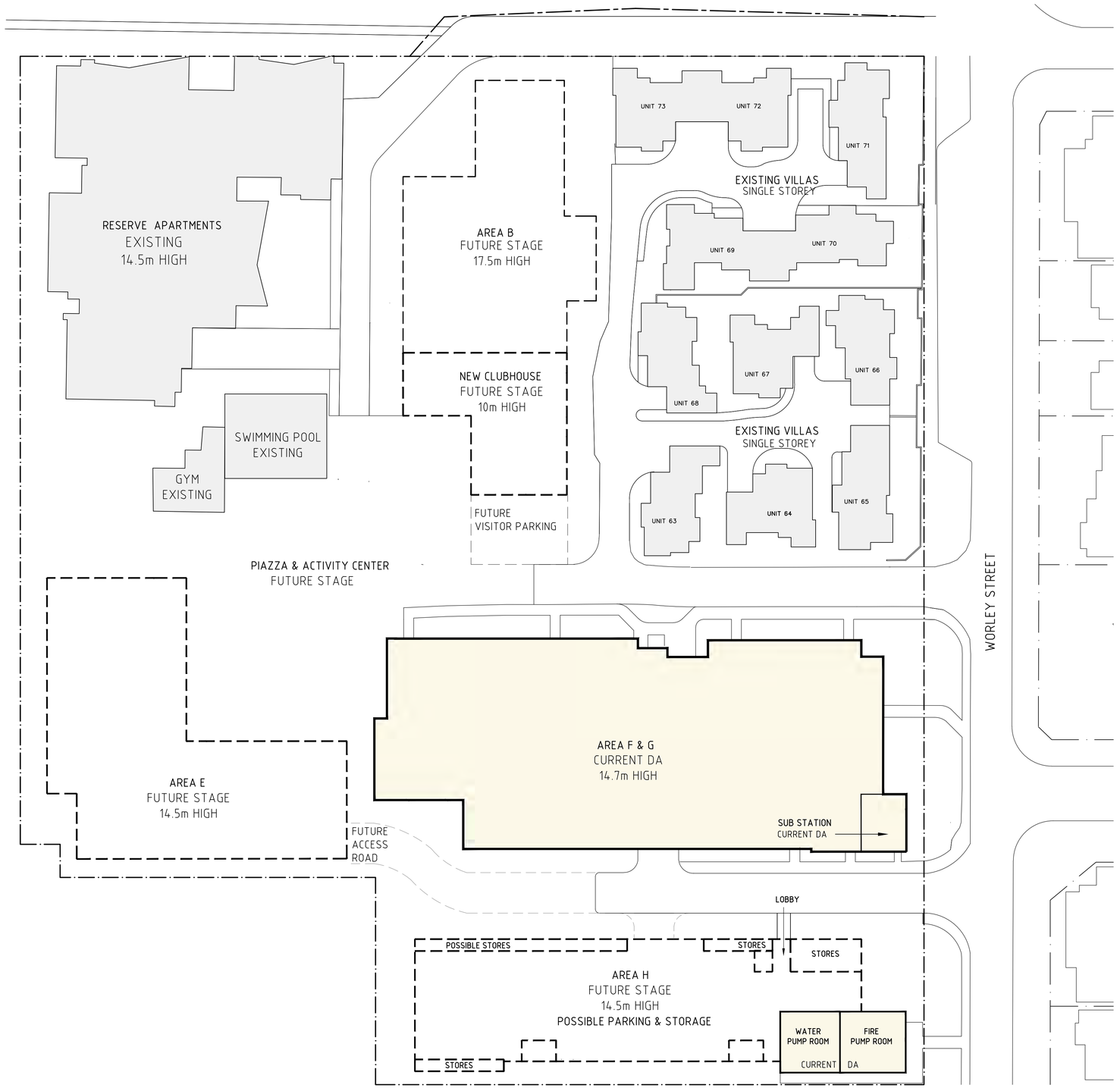
OVERALL SITE PLAN

DRAWN BY: GB, GH, DK
CHECKED BY: GB
SCALE: N.T.S. ON A1
PROJECT No.: 301

GARY BATT ASSOCIATES ARCHITECTS
Level 2, 456 Fitzgerald St. North Perth ,WA 6006
PH. (08) 9389 7731

REV: E
DWG: A1.0

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026



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N

No.	Date	Revision	DRW
E	14.09.26	REVISED ISSUE FOR DA	GH
D	7.5.26	REVISED ISSUE FOR DA	GB
C	30.4.26	REVISED ISSUE FOR DA	GB
B	1.4.26	REVISED ISSUE FOR DA	GB
A	18.2.26	ISSUE FOR DA	GH

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

POTENTIAL FUTURE
DEVELOPMENT PLAN:
GROUND FLOOR

DRAWN BY: GB, GH, DK CHECKED BY: GB

SCALE: N.T.S. ON A1 PROJECT No.: 301

GARY BATT
ASSOCIATES
ARCHITECTS
Level 2, 456 Fitzgerald St. North Perth ,WA 6006
PH. (08) 9389 7731

REV: E DWG: A1.1

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

NEW CLUBHOUSE
FUTURE STAGE
10m HIGH

SWIMMING POOL
EXISTING

GYM
EXISTING

FUTURE
VISITOR PARKING

UNIT 68

UNIT 67

UNIT 66

EXISTING VILLAS
SINGLE STOREY

UNIT 63

UNIT 64

UNIT 65

PIAZZA & ACTIVITY CENTER
FUTURE STAGE

AREA F & G
CURRENT DA
14.7m HIGH

AREA E
FUTURE STAGE
14.5m HIGH

SUB STATION
CURRENT DA

FUTURE
ACCESS
ROAD

LOBBY

POSSIBLE STORES

STORES

STORES

AREA H
FUTURE STAGE
14.5m HIGH
POSSIBLE PARKING & STORAGE

STORES

WATER
PUMP ROOM

FIRE
PUMP ROOM

CURRENT DA

N

No.	Date	Revision	DRW
D	14.09.26	REVISED ISSUE FOR DA	GH
C	7.5.26	REVISED ISSUE FOR DA	GB
B	30.4.26	REVISED ISSUE FOR DA	GB
A	1.04.26	ISSUE FOR DA	GH

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

POTENTIAL FUTURE
DEVELOPMENT PLAN:
GROUND FLOOR

DRAWN BY: GB, GH, DK
CHECKED BY: GB

SCALE: 1:200 ON A1
PROJECT No.: 301

GARY BATT
ASSOCIATES
ARCHITECTS
Level 2, 456 Fitzgerald St. North Perth ,WA 6006
PH. (08) 9389 7731

REV: D
DWG: A1.1A

DISCLAIMER: THIS PLAN IS INDICATIVE ONLY OF POTENTIAL DEVELOPMENT THAT MAY OCCUR IN THE FUTURE. ONLY STAGES NOTED "CURRENT DA" FORM PART OF THE DEVELOPMENT APPLICATION

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026



KEY

- EXISTING BUILDING TO REMAIN
- DEMOLITION
- TREE REMOVAL

N

No.	Date	Revision	DRW
E	14.09.26	REVISED ISSUE FOR DA	GH
D	27.5.26	ROAD & C/PORT UPDATED FOR DA	GB
C	7.5.26	REVISED ISSUE FOR DA	GB
B	1.04.26	REVISED ISSUE FOR DA	GH
A	18.02.26	ISSUE FOR DA	GH

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

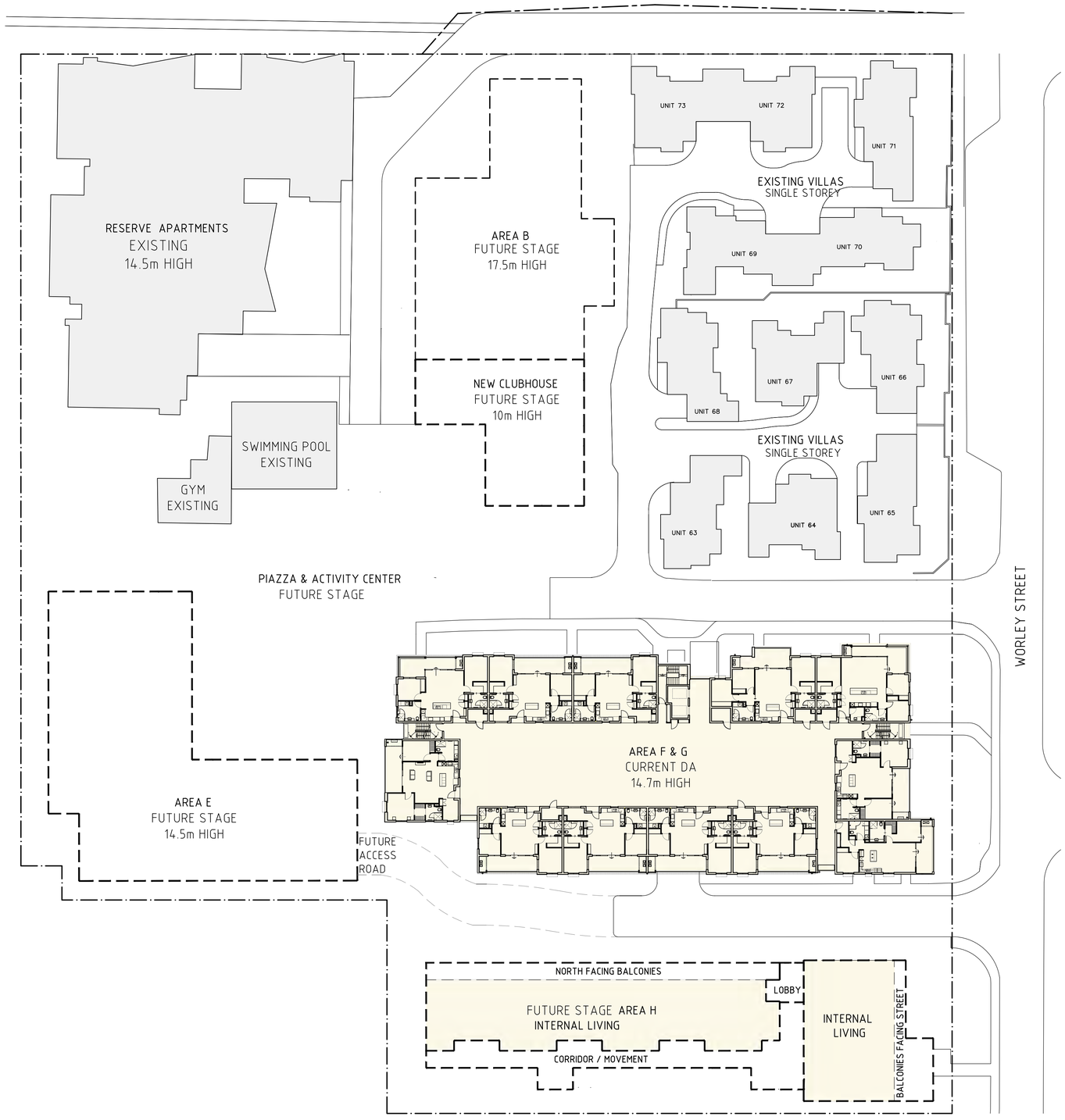
DEMOLITION PLAN

DRAWN BY: GB, GH, DK
CHECKED BY: GB
SCALE: N.T.S.
PROJECT No.: 301

GARY BATT
ASSOCIATES
ARCHITECTS
Level 2, 456 Fitzgerald St. North Perth ,WA 6006
PH. (08) 9389 7731

REV: E
DWG: A1.2

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026



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D	14.09.26	REVISED ISSUE FOR DA	GH
C	7.5.26	REVISED ISSUE FOR DA	GB
B	30.4.26	REVISED ISSUE FOR DA	GB
A	1.04.26	ISSUE FOR DA	GB
No.	Date	Revision	DRW

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

POTENTIAL FUTURE
DEVELOPMENT PLAN 1st FLOOR

DRAWN BY: GB, GH, DK
CHECKED BY: GB

SCALE: N.T.S. ON A1
PROJECT No.: 301

GARY BATT
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ARCHITECTS
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PH. (08) 9389 7731

REV: D
DWG: A1.3

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

NEW CLUBHOUSE
FUTURE STAGE
10m HIGH

SWIMMING POOL
EXISTING

GYM
EXISTING

UNIT 68

UNIT 67

UNIT 66

EXISTING VILLAS
SINGLE STOREY

UNIT 63

UNIT 64

UNIT 65

PIAZZA & ACTIVITY CENTER
FUTURE STAGE

AREA F & G
CURRENT DA
14.7m HIGH

AREA E
FUTURE STAGE
14.5m HIGH

FUTURE
ACCESS
ROAD

NORTH FACING BALCONIES

FUTURE STAGE AREA H
INTERNAL LIVING

LOBBY

INTERNAL
LIVING

BALCONIES FACING STREET

CORRIDOR / MOVEMENT

N

No.	Date	Revision	
D	14.09.26	REVISED ISSUE FOR DA	GH
C	7.5.26	REVISED ISSUE FOR DA	GB
B	30.4.26	REVISED ISSUE FOR DA	GB
A	1.04.26	ISSUE FOR DA	GB

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

POTENTIAL FUTURE
DEVELOPMENT PLAN 1st FLOOR

DRAWN BY: GB, GH, DK CHECKED BY: GB

SCALE: 1:200 ON A1 PROJECT No.: 301

GARY BATT
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ARCHITECTS
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REV: D DWG: A1.3A

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KEY

- NEW PATH
- NEW LANDSCAPING. (SEE LANDSCAPE ARCHITECTS DRAWINGS)
- V VISITOR BAY
- EX. EXISTING
- BL BOLLARD LIGHT
- PL POLE LIGHT

No.	Date	Revision	DRW
F	14.09.26	REVISED ISSUE FOR DA	GH
E	7.5.26	REVISED ISSUE FOR DA	GB
D	20.4.26	REVISED ISSUE FOR DA	GB
C	1.4.26	REVISED ISSUE FOR DA	GB
B	18.3.26	ISSUE FOR DA	GB
A	18.2.26	ISSUE FOR DA	GH

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

GROUND FLOOR & SITE PLAN

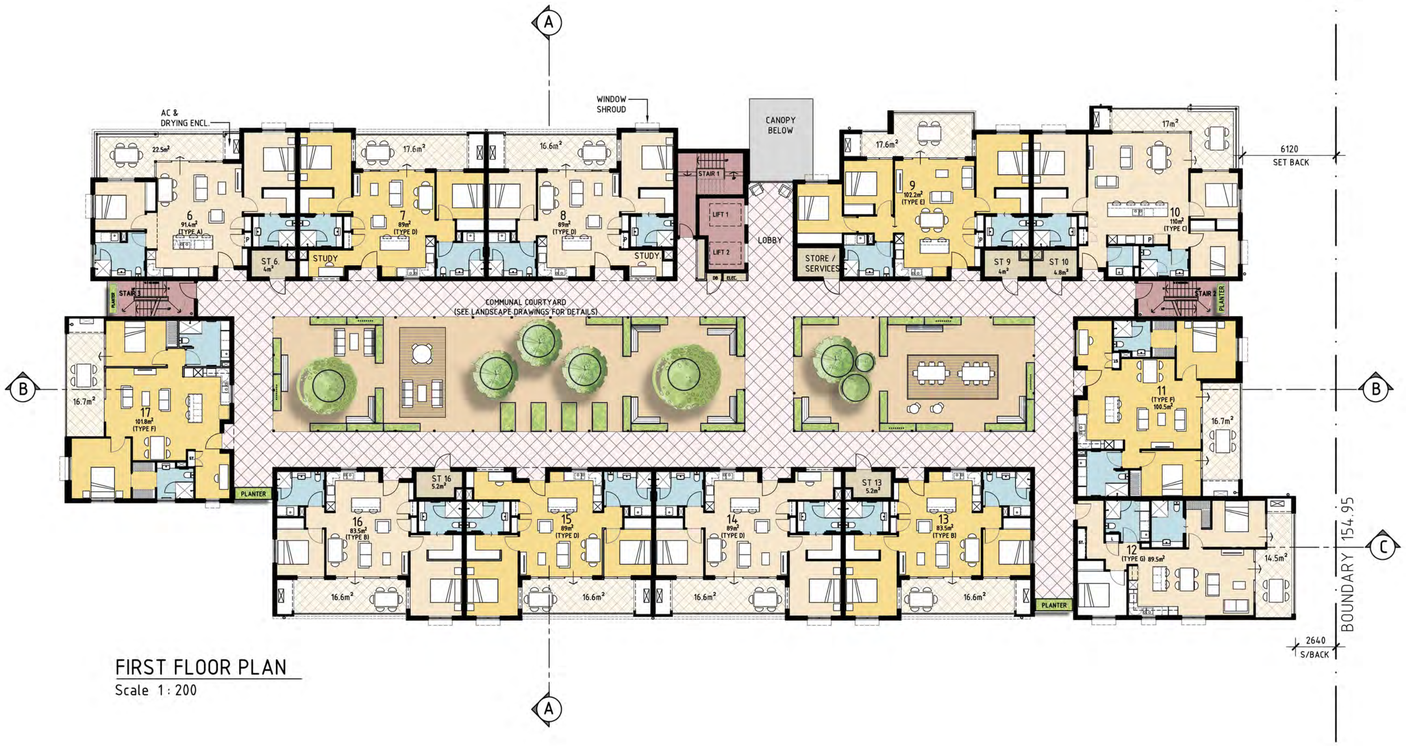
DRAWN BY: GB, GH, DK CHECKED BY: GB

SCALE: 1:200 ON A1 PROJECT No.: 301

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REV: F DWG: A2.0

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026



FIRST FLOOR PLAN

Scale 1 : 200



SECOND FLOOR PLAN

Scale 1 : 200

F	14.09.26	REVISED ISSUE FOR DA	GH
E	7.9.26	REVISED	GB
D	20.4.26	REVISED ISSUE FOR DA	GB
C	1.4.26	REVISED ISSUE FOR DA	GB
B	18.3.26	ISSUE FOR DA	GB
A	18.2.26	ISSUE FOR DA	GH
No.	Date	Revision	DRW

RETIREMENT VILLAGE
ALCHERA APARTMENTS

40-44 WORLEY STREET , WILAGEE

FIRST & SECOND FLOOR PLAN

DRAWN BY: GB, GH, DK CHECKED BY: GB

SCALE: 1:200 ON A1 PROJECT No.: 301

GARY BATT ASSOCIATES ARCHITECTS

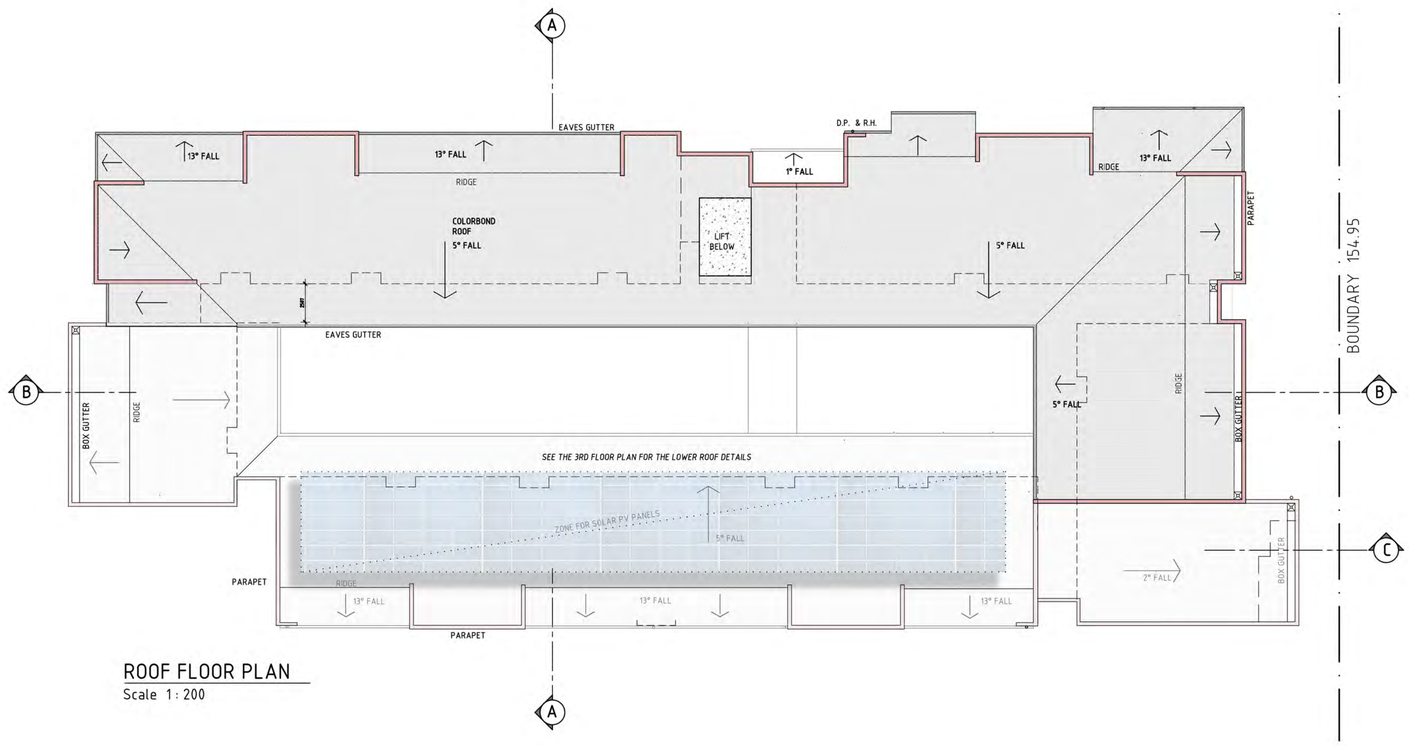
Level 2, 456 Fitzgerald St. North Perth ,WA 6006
PH. (08) 9389 7731

REV: F DWG: A2.1

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026



THIRD FLOOR PLAN
Scale 1 : 200



ROOF FLOOR PLAN
Scale 1 : 200

E	14.09.26	REVISED ISSUE FOR DA	GH
D	7.9.26	REVISED	GB
C	20.4.26	REVISED ISSUE FOR DA	GB
B	1.4.26	REVISED ISSUE FOR DA	GB
A	18.2.26	ISSUE FOR DA	GH
No.	Date	Revision	DRW

N

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

THIRD FLOOR & ROOF PLAN

DRAWN BY: GB, GH, DK
CHECKED BY: GB
SCALE: 1:200 ON A1
PROJECT No.: 301

GARY BATT ASSOCIATES
ARCHITECTS
Level 2, 456 Fitzgerald St. North Perth ,WA 6006
PH. (08) 9389 7731

REV: E
DWG: A2.2

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

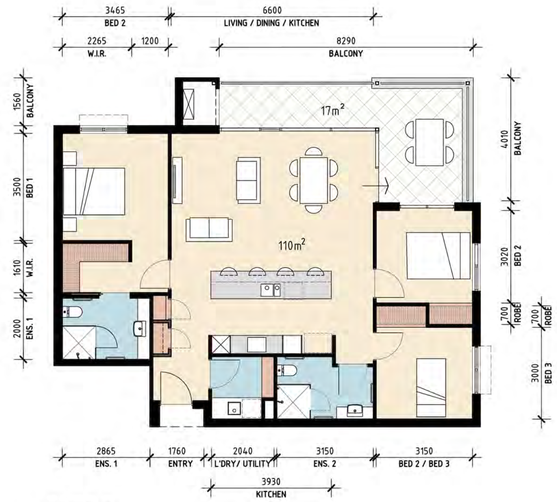
15/09/2026 8:58:12 AM



TYPE A
1:100



TYPE B
1:100



TYPE C
1:100

TYPE D
1:100

TYPE E
1:100

TYPE F
1:100

TYPE G
1:100

No.	Date	Revision	
D	14.9.26	REVISED ISSUE FOR DA	DK
C	20.4.26	REVISED ISSUE FOR DA	DK
B	1.4.26	REVISED ISSUE FOR DA	GH
A	18.2.26	ISSUE FOR DA	GH

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

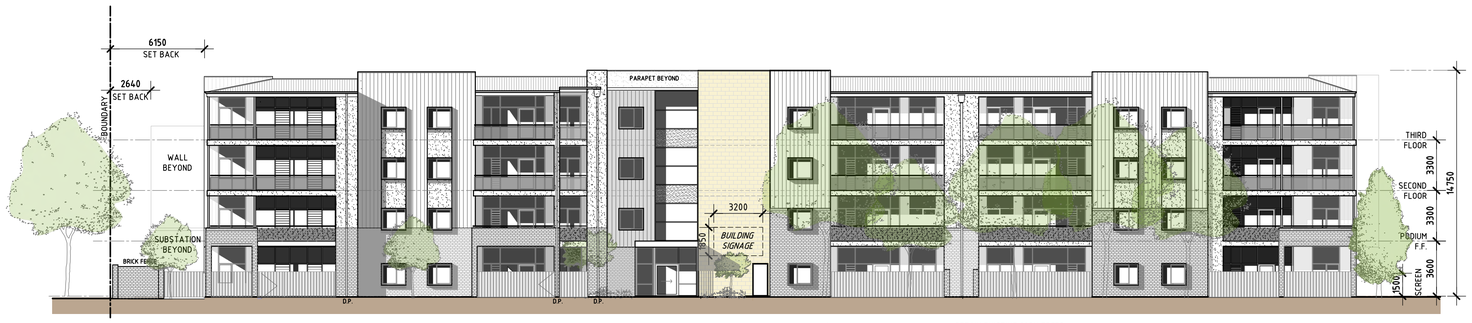
UNIT DIMENSIONED PLANS

DRAWN BY: GH, DK
CHECKED BY: GB
SCALE: 1:100 ON A1
PROJECT No.: 301

GARY BATT ASSOCIATES ARCHITECTS
Level 2, 456 Fitzgerald St. North Perth ,WA 6006
PH. (08) 9389 7731

REV: D
DWG: A2.3

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026



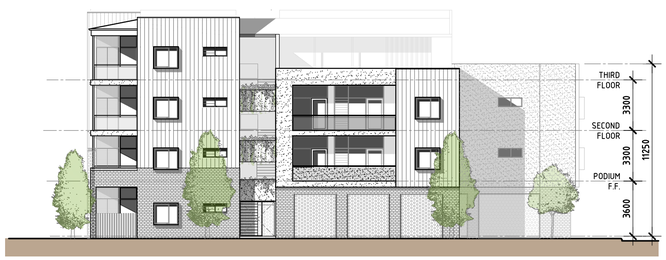
NORTH ELEVATION
1:200



EAST ELEVATION (STREET)
1:200



SOUTH ELEVATION
1:200



WEST ELEVATION
1:200

KEY:

- FACE BRICK
- ACRYLIC TEXTURE COAT RENDER
- RAISED SEAM COLORBOND
- STONE
- SCREEN
- 1000h GLASS BALUSTRADE
- 1000h OBSCURE GLASS BALUSTRADE
- 1500h ALUMINUM BATTEN SCREEN

E	14.09.26	REVISED ISSUE FOR DA	GH
D	20.4.26	REVISED ISSUE FOR DA	GB
C	1.4.26	REVISED ISSUE FOR DA	GB
B	18.03.26	ISSUE FOR DA	GB
A	18.02.26	ISSUE FOR DA	GH
No.	Date	Revision	DRW

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

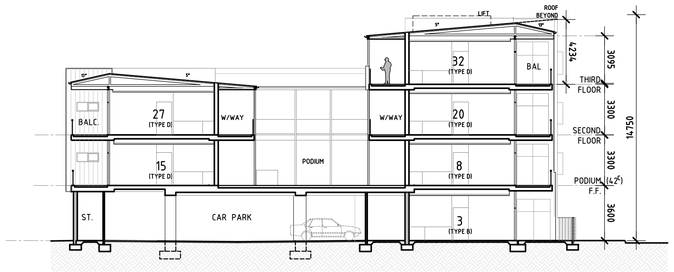
ELEVATIONS

DRAWN BY: DK
CHECKED BY: GB, GH
SCALE: VARIES
PROJECT No.: 301

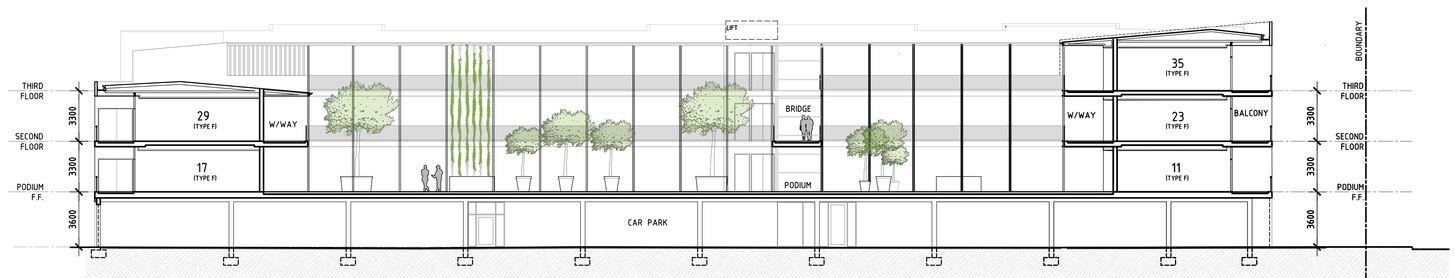
GARY BATT
ASSOCIATES
ARCHITECTS
Level 2, 456 Fitzgerald St. North Perth ,WA 6006
PH. (08) 9389 7731

REV: E
DWG: A3.0

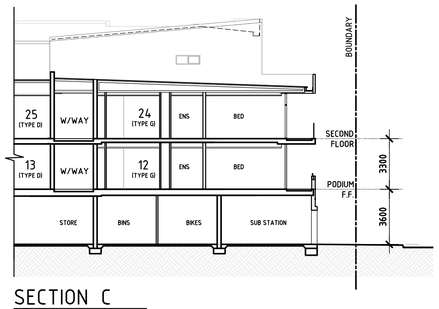
Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026



SECTION A
SCALE: 1:200



SECTION B
SCALE: 1:200



SECTION C
SCALE: 1:200

C	14.09.26	REVISED ISSUE FOR DA	GH
B	1.4.26	REVISED ISSUE FOR DA	GB
A	18.02.26	ISSUE FOR DA	GH
No.	Date	Revision	DRW

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

SECTIONS

DRAWN BY: GH, DK
CHECKED BY: GH
SCALE: AS SHOWN
PROJECT No.: 301

GARY BATT ASSOCIATES ARCHITECTS
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PH. (08) 9389 7731

REV: C
DWG: A3.1

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026



WORLEY STREET APPROACH VIEW 1



WORLEY STREET VIEW 2



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



SOUTH - WEST VIEW

D	14.9.26	REVISED ISSUE FOR DA	DK
C	23.4.26	REVISED ISSUE FOR DA	DK
B	1.4.26	REVISED ISSUE FOR DA	DK
A	18.02.26	ISSUE FOR DA	DK
No.	Date	Revision	DRW

RETIREMENT VILLAGE
ALCHERA APARTMENTS

40-44 WORLEY STREET , WILAGEE

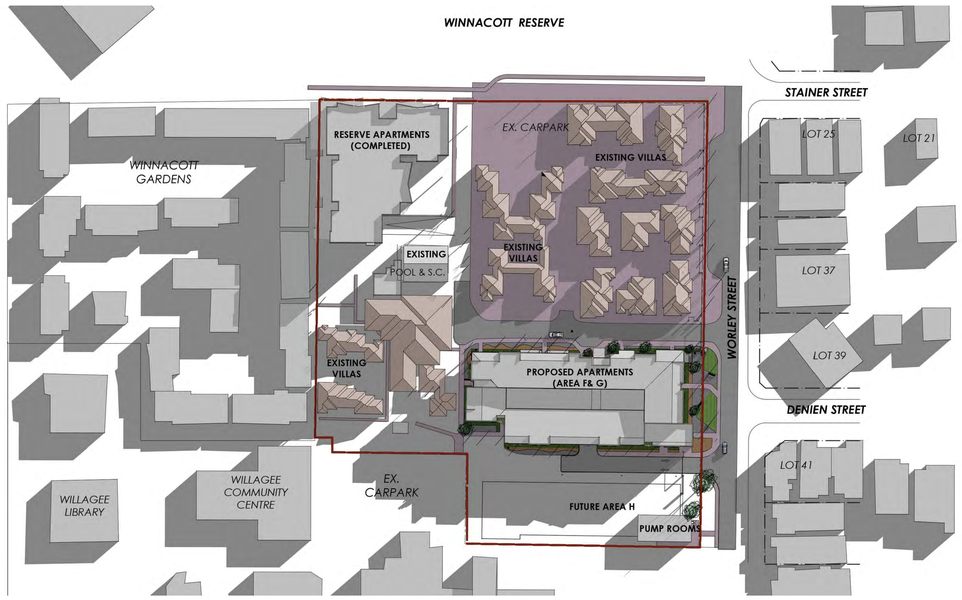
3D VIEWS

DRAWN BY: DK
CHECKED BY: GB
SCALE: NTS
PROJECT No.: 301

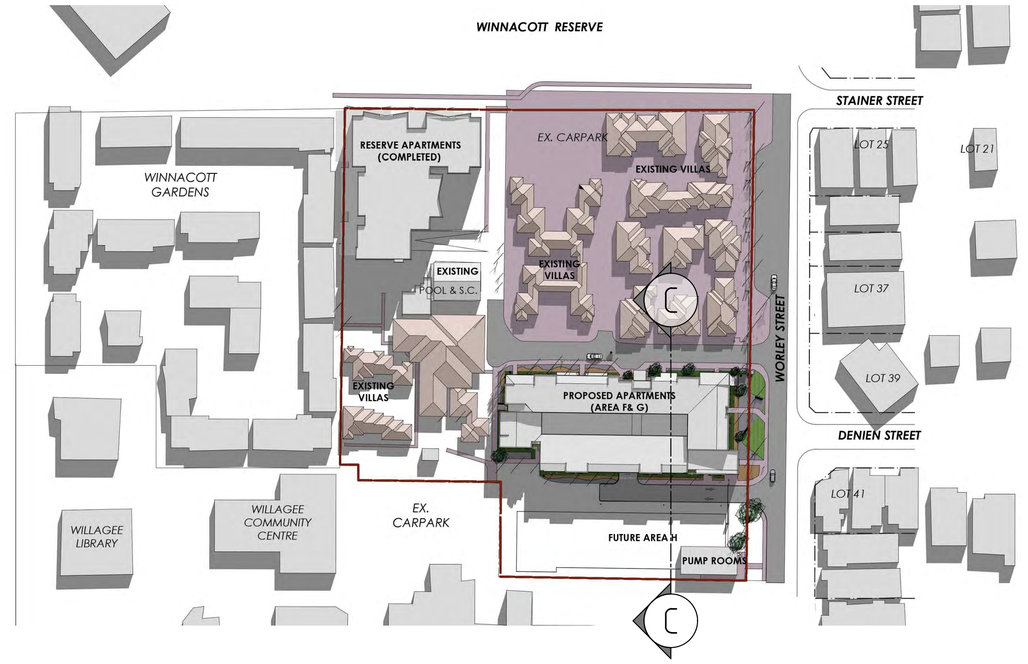
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Level 2, 456 Fitzgerald St. North Perth .WA 6006
PH. (08) 9389 7731

REV: D
DWG: A4.0

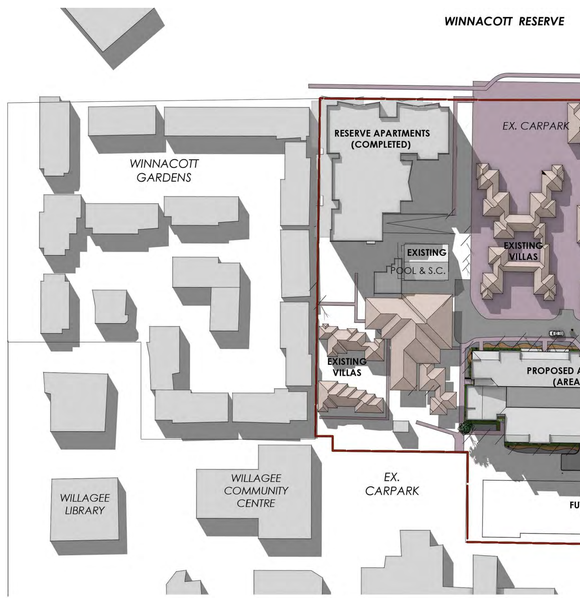
Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026



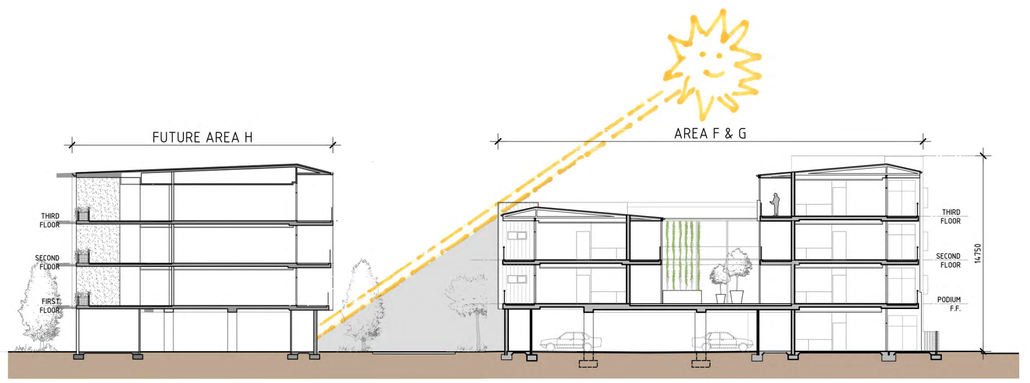
21 JUNE 9am



21 JUNE 12 Noon



21 JUNE 3pm



SITE SECTION- C
NTS

N

No.	Date	Revision	DRW
C	14.9.26	REVISED ISSUE FOR DA	DK
B	1.4.26	REVISED ISSUE FOR DA	GB
A	18.02.26	ISSUE FOR DA	GH

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

OVERSHADOWING DIAGRAMS

DRAWN BY: DK CHECKED BY: GB

SCALE: NTS PROJECT No.: 301

GARY BATT ASSOCIATES ARCHITECTS
Level 2, 456 Fitzgerald St. North Perth ,WA 6006
PH. (08) 9389 7731

REV: C DWG: A4.1

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

17 September 2026

Chief Executive Officer
City of Melville
10 Almondbury Road
BOORAGOON WA 6154

Dear Mr Troy Cappellucci,

Application to Amend Approved Development
Lot 100 (No. 40) Worley Street, Willagee

Lateral Planning acts on behalf of Alchera Living (Inc), the landowner of Lot 100 (No. 40) Worley Street, Willagee (**the site**) with respect to the existing Alchera Living Weeronga Retirement Village.

In June 2026, the Metro Inner Development Assessment Panel (**DAP**) approved construction of a new four (4) storey building comprising 41 retirement village units and associated amenities and parking. Our client has been proceeding with the detailed design and securing funding for the development. As a result of this process, the design of the development is required to be refined and made more efficient to combat rising construction costs. Therefore, this Application proposes to reduce the number of units to 35 by removing the row of units on the fourth floor along the southern side of the building.

To process this Application, please find enclosed the following:

- Completed and signed MRS Form 2, DAP Form 2 and City of Melville Application for Development Approval.
- Architectural drawings of the proposed modified development.
- Amended Waste Management Plan.

In addition to the above, please find enclosed the following justification.

Site Description

The site comprises a single allotment, legally described as follows:

- Lot 40 on Deposited Plan 428719 and Certificate of Title Volume 4081 and Folio 596.

Refer **Attachment 1 – Certificate of Title**.

The site is located within the municipality of the City of Melville, in the suburb of Willagee, approximately 11.9km south of the Perth Central Area.

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

The site has a total land area of 1.98ha, having frontages of 161m to Worley Street (to the east) and 139m to Winnacott Reserve (to the north).

The site is occupied by Weeronga Retirement Village. The Village consists of 84 individual units, in a variety of one, two and three-bedroom villas set in landscaped gardens. The Village is operated by Alchera Living. Alchera Living is a registered not-for-profit charitable organisation dedicated to providing affordable, secure independent living opportunities for seniors over 55 years of age.

Alchera Living progressed a comprehensive redevelopment of the north-western portion of the site in 2019, constructing the Reserve Apartments which provide modern two- and three-bedroom apartment-style villas. The Weeronga Village incorporates significant on-site occupant amenities (social centre, swimming pool, gym, games room, and library) and allow for ageing in place through removable shower screens, wheelchair accessibility and open plan living spaces. Ageing in place is a part of the Alchera Living experience through life-leases for apartments and villas.

Proposed Modifications

This Application proposes the following modifications to the proposed development:

- Reduction of the number of units from 41 to 35. Reduced building height on the southern side of the building from four (4) storeys to three (3).
- Relocation of the seven (7) parking bays from the southern side of the building to within the ground level parking area. There is no net loss of visitor parking.
- Reduction of the number of occupant parking bays from 41 to 35, commensurate with the reduction of the number of units.
- Reduction of the number of resident stores from 41 to 35, commensurate with the reduction of the number of units.
- No proposed changes to the communal space on the first floor of the building.
- Given the reduction of the number of units, some storerooms adjoining units have been converted to internal living space. This includes Units 7, 8, 19, 20, 31 and 32. Each unit is still provided with a separate storeroom elsewhere within the building.

Refer **Attachment 2 – Architectural Drawings**.

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026



Proposed Modified Third Floor Plan



Approved Third Floor Plan

Figure 1: Floor Plan Elevation Comparison

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026



Proposed Modified Street Elevation



Approved Street Elevation

Figure 2: Street Elevation Comparison

Review of Conditions of Development Approval

We have undertaken a review of the Conditions of the Development Approval and assessed whether the proposed modifications have any implications on the requirements of the conditions.

Refer **Attachment 3 – Conditions Assessment**.

This assessment shows that the proposed modifications to the development will have minimal implications on the existing Conditions. Only two (2) conditions are required to be modified as a result. These are Conditions 18 (marking of visitor parking bays) and 22 (waste management).

In this regard, Condition 18 is required to be modified to refer to the visitor parking bay relocation from the southern side of the proposed building to inside the undercroft parking area.

Condition 22 is required to refer to the latest Waste Management Plan which has been updated to reflect a reduction in the estimated waste volume generated and reduced bin store size given

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

the reduction in the number of units proposed. Refer **Attachment 4 – Waste Management Plan**.

It is requested that Conditions 18 and 22 are reworded to read as follows (modifications shown in **bold**):

> 18. *Prior to the initial occupation of the development, the newly proposed seven visitor car parking bays, located **within the undercroft parking area** the development must be individually marked on site as 'Visitor Bays'. The visitor bays must be made available for use by visitors at all times, to the satisfaction of the City.*
>
> 22. *The development is to be constructed and operated in accordance with the Waste Management Plan (dated **8 September** 2026), to the satisfaction of the City.*

These condition modifications are minor in nature and should be supported.

Town Planning Considerations

Building Height

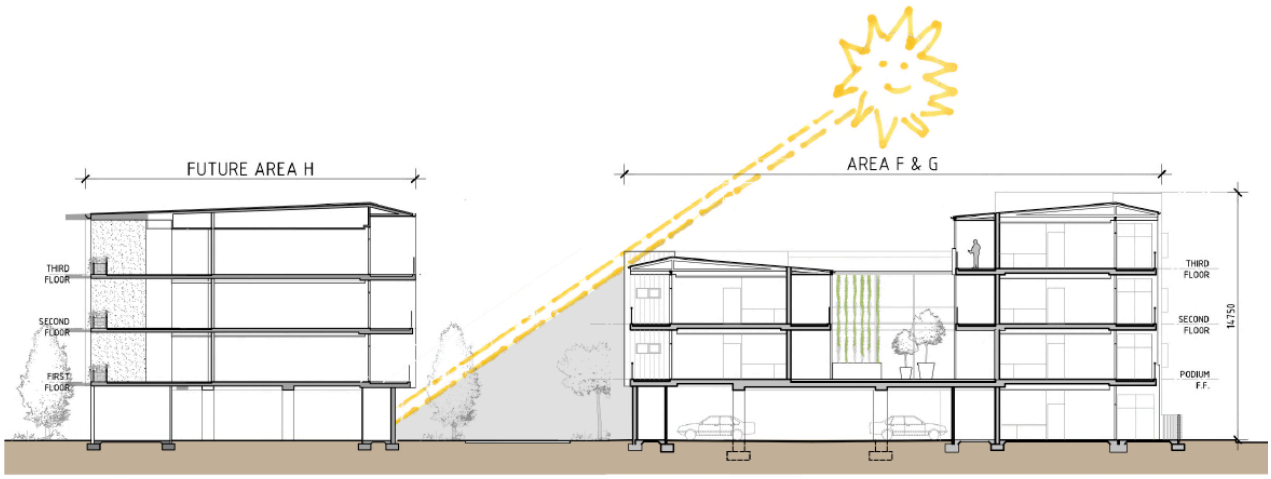
The Willagee Structure Plan (**Structure Plan**) and the Design Principles for the Archibald Hub Policy Area permit buildings up to four (4) storeys in height. This proposal will reduce the height to portion of the building from four (4) storeys to three (3) storeys. The height reduction is along the southern portion of the building and for portion of the building that is closest to Worley Street. These modifications will produce two key improvements for the development:

1. The proposed height reduction to the southern portion of the building will help improve the streetscape outcome on Worley Street through reduce building bulk forward of the building and will create visual interest in the street elevation.

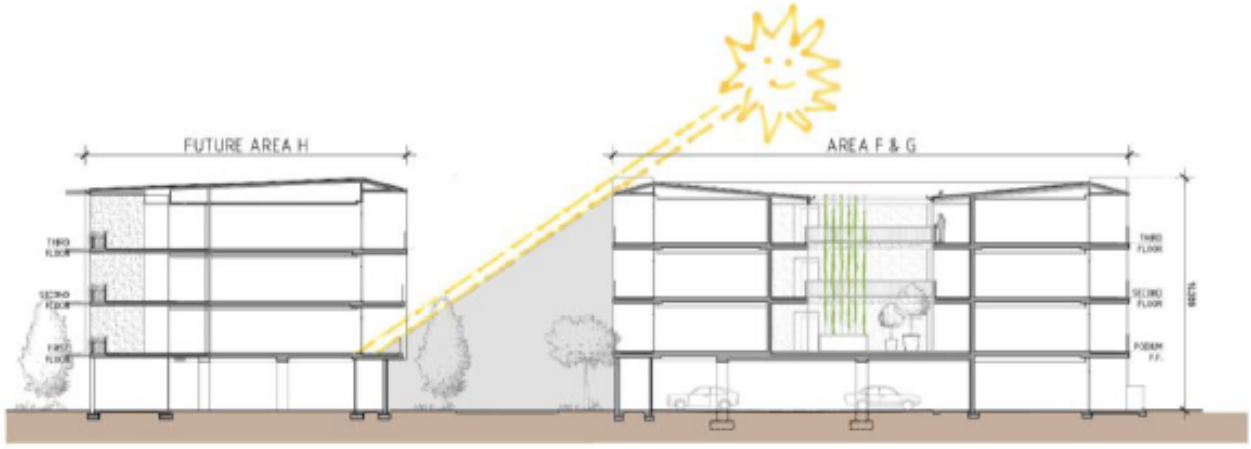
2. The proposal will cause less overshadowing to future development on the southern portion of the site.

Therefore, the proposed modifications satisfy the building height requirements of the Structure Plan.

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026



Section of Proposed Modified Development



Section of Approved Development

Figure 3: Section Comparison

Car Parking

Occupant parking is proposed to reduce commensurate with the reduction of the number of units, from 41 to 35. The proposal complies with the required number of occupant parking bays, per Table 2.3a and Deemed-to-Comply Requirement C2.3.1 of Clause 2.3 of Part C of the Residential Design Codes (**R-Codes**).

The existing development at the site has 84 dwellings, requiring 21 visitor parking bays. The existing development is serviced with 21 on-site visitor parking bays and therefore complies with the Deemed-to-Comply Requirement C2.3.4 of Clause 2.3 of Part C of the R-Codes. The previously approved development required seven (7) visitor parking bays to be provided (for a total of 28 bays across the site). These were approved on the southern side of the proposed building. This Application seeks approval for the relocation of these seven (7) parking bays from the to within the ground level parking area. There is no net loss of visitor parking.

It should be noted that the reduction in the number of units means there will be a one (1) visitor parking bay surplus at the site.

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

Public Advertising

The original Development Application was subject to two separate periods of public advertising, providing the community with multiple opportunities to review and comment on the proposal. The principal matters raised through the public submissions related to traffic, building height, landscaping and visitor parking.

The proposed modifications represent a reduction and refinement of the approved development and do not result in any material increase in the scale and development's potential to impact on surrounding properties or the locality. In particular, the modified proposal:

- reduces the number of dwellings from 41 to 35;
- reduces the building height along the southern side of the building from four (4) storeys to three (3) storeys;
- retains the approved visitor parking provision, with the seven (7) visitor bays relocated to the ground floor parking area and no net loss of visitor parking;
- reduces the number of resident parking bays and resident stores commensurate with the reduction in dwelling numbers; and
- does not alter the communal space proposed at first floor level.

The amendments therefore reduce the overall intensity and scale of the approved development and do not introduce any new planning issues or material impacts that were not considered as part of the original Development Application. Importantly, the reduction in building height and dwelling yield directly responds to matters that were previously raised during the assessment and public consultation processes.

Any further public consultation would provide limited, if any, additional planning benefit in the circumstances. The community has already been afforded two opportunities to comment on the development, and the proposed amendments do not materially change the nature of the approved development or give rise to new impacts that would warrant a further consultation process.

There is also a legitimate need for the amended application to be determined expeditiously. The amendment is being pursued in response to significant increases in construction costs and the need to ensure the project remains economically viable and capable of proceeding.

In this context, requiring a further period of public advertising for amendments which reduce the scale and impacts of the approved development would not be proportionate to the planning issues arising from this Application. An efficient determination would allow the approved development to progress to construction while ensuring the amended proposal remains subject to the City's normal statutory assessment process (of 60-days).

On this basis, it is requested that the City exercise its discretion not to undertake further public advertising and proceed directly with the assessment and determination of the amended application. Clause 3.11 of the City's Local Planning Policy No. 1.1 – Planning Process and Decision Making (**LPP1.1**) permits the requirement for public consultation to be waived by the

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

City where the proposed modifications are minor in nature and will not result in any additional impact upon adjoining properties or the surrounding area. For the reasons outlined above, we are of the view that there is merit to waive the requirement for further public consultation in this instance.

Design Review

The original Development Application was subject to extensive design review, having been considered by the City's Design Review Group (**DRG**) on three (3) occasions and subsequently reviewed by the Design Review Group Chair. Following this detailed design review process, the City's DRG supported the development that was ultimately approved by the DAP in June 2026.

The proposed modifications do not represent a fundamental change to the architectural design or built form approved by the DAP. The overall architectural language, materiality and design approach remain substantially unchanged. Rather, the amendments constitute a refinement of the approved design, principally involving a reduction in dwelling yield and a reduction in building height along the southern portion of the building.

Importantly, the amended design provides improvements to the relationship of the development with its surrounding context, including reducing the southern portion of the building from four (4) storeys to three (3) storeys, offering improvements of building form and presentation to Worley Street and improving the interface with the future development anticipated on the southern portion of the site. The modifications respond positively to matters previously raised through the design review process, particularly in relation to building height, streetscape presentation and the interface between the development and the balance of the site.

The amended proposal should be viewed as an evolution and refinement of the design previously considered and supported by the City's DRG, rather than as a new or materially different architectural proposal.

Given the three previous DRG assessments, additional review by the DRG Chair, subsequent support from the DRG and approval by the DAP, the design has already been subject to an appropriately rigorous level of design scrutiny. The proposed amendments do not warrant reopening that process, particularly where the changes reduce the scale of the development and respond positively to matters previously identified through design review.

As with the public consultation process, there is a strong practical imperative for the amended application to be progressed expeditiously. The purpose of the amendment is to refine the approved development in response to escalating construction costs and to facilitate the timely delivery of the project. A further DRG process would add a further assessment period to a proposal that has already undergone extensive design scrutiny, without a corresponding planning benefit.

Accordingly, it is requested that the City does not refer the amended application back to the DRG and instead relies upon the extensive design review undertaken as part of the original application. This approach would be appropriate having regard to the limited nature of the

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

proposed modifications, the reduction in the scale of the approved development, the improvements to the building's interfaces, and the previous support provided by the City's DRG.

Conclusion

The proposed modifications represent a refinement of the approved development and will result in a number of positive outcomes, including a reduction in dwelling yield, a reduction in building height along the southern interface and an improved streetscape and built form response to Worley Street. The modifications do not introduce any new material planning impacts and, importantly, respond positively to matters previously considered through the assessment, public consultation and design review processes.

Having regard to the extensive assessment undertaken as part of the original Development Application, including two periods of public consultation and multiple DRG assessments, there is no planning justification for further public advertising or DRG consideration of the amended proposal. Further, the application is being progressed in response to escalating construction costs and there is a legitimate need to facilitate an efficient determination to enable the development to proceed within a viable timeframe.

Accordingly, it is requested that the City favourably determine the Application as soon as practicable, without further public consultation or referral to the DRG.

Should you require any further information or clarification in relation to this matter, please contact the undersigned on 0450 777 847.

Yours faithfully,



Nathan Stewart
Lateral Planning

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

Condition No.	Condition Wording	Implications of Proposed Modified Development
1.	This decision constitutes planning approval only and is valid for a period of 4 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.	No implications.
2.	The development the subject of this approval must comply with the approved plans at all times unless otherwise agreed to in writing by the City of Melville or the Joint Development Assessment Panel.	No implications.
3.	Prior to the commencement of construction, amended plans are to be submitted to and approved by the City, demonstrating secure, permanent and enclosed storage areas being provided for each multiple dwelling with minimum dimensions to satisfy the Residential Design Codes Volume 1 Part C, Cl 2.1.9 deemed to comply requirement, to the satisfaction of the City. Prior to the initial occupation of the development, the storage areas are to be provided in accordance with the approved detailed plans, to the satisfaction of the City.	No implications. However, it is noted that the number of storage areas will reduce commensurate to the number of the reduction of units.
4.	Prior to demolition or construction commencing, a Demolition and Construction Management Plan (CMP) is to be submitted to and approved by the City. The CMP will require approval by the City prior to the issue of the associated Building Permit or Demolition Permit. Once approved in writing by the City, the development is to be carried out in accordance with the CMP to the satisfaction of the City. Any modifications to the CMP are to be approved by the City in writing.	No implications.
5.	Prior to the commencement of development, a stormwater design plan is to be submitted for the approval of the City. Prior to initial occupation of the development a Certificate of Compliance certifying that the development has been constructed in accordance with the approved plan is to be submitted to the City and thereafter all stormwater generated on site is to be retained on site in accordance with the approved plan.	No implications.
6.	Prior to the commencement of construction, plans shall be submitted to the City showing the provision of bicycle parking facilities for 10 bicycles (including provision for a minimum of 2 visitor bicycle parking bays) in accordance with the relevant Australian Standard, to the satisfaction of the City. Prior to the initial occupation of the development, the approved bicycle parking facilities are to be provided on site and thereafter be retained for the life of the development, to the satisfaction of the City.	The proposed number of bicycle parking spaces does not reduce. 10 occupant bicycle parking and two (2) visitor bicycle parking spaces remain.
7.	Prior to the commencement of the development, details of the exterior colours, materials and finishes are to be submitted to and approved in writing, by the City. The development shall thereafter be constructed in accordance with those approved details, to the satisfaction of the City.	No implications.
8.	Prior to the commencement of the development, updated plans and supporting documentation is to be submitted to and approved in writing by the City to demonstrate all the measures identified in the Energy Efficiency Certification (ESD Studio, Ref: 40WOR, dated 13 February 2026) have been incorporated into the design. Prior to occupation, evidence is to be provided from a suitably qualified consultant, confirming that the development has been constructed in accordance with the approved plans.	No implications.
9.	Prior to the commencement of the development, plans are to be submitted which demonstrate compliance with the recommendations set out in the Acoustic Report (Gabriels Hearne Farrell, Rev B, dated 16 February 2026) to the satisfaction of the City. Prior to occupation, it is required to be demonstrated that the acoustic report recommendations have been implemented, to the satisfaction of the City. The development is required to operate in accordance with the recommendations set out in the approved Acoustic Report to the satisfaction of the City.	Whilst the proposed development has been modified, the modifications have minimal implications on the findings of the Acoustic Report. The Acoustic Report addresses noise from mechanical services, parking areas, fire pumps and waste collection. These matters are not affected by the proposed modifications. Therefore, the findings from the report are still relevant. It is also noted that the mechanical services will be confirmed by a Detailed Acoustic Report required by Condition 10 of the Development Approval. No implications.
10.	Prior to the commencement of the development, a Detailed Acoustic Report is to be submitted to the City for approval to demonstrate how all mechanical services associated with the development will comply with the 'Assigned Noise Levels' contained in the Environmental Protection (Noise) Regulations 1997 when the noise is received at any neighbouring noise sensitive premises. The development is required to be constructed in accordance with and operate in accordance with the recommendations set out in the approved Detailed Acoustic Report, to the satisfaction of the City.	No implications.
11.	Prior to the commencement of development, the detailed design plans for all dwellings are to demonstrate meeting a minimum silver level universal design in accordance with the R-Codes Vol 1 Appendix A4 universal	No implications.

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

Condition No.	Condition Wording	Implications of Proposed Modified Development
	design requirements. The detailed design plans must be submitted to, and approved in writing by, the City of Melville. Prior to occupation, all required universal design features shall be installed and operational.	
12.	Prior to the construction commencing, a Public Art Plan is to be submitted to and approved in writing by the City in consultation with the City's Public Art Panel. In lieu of the provision of art on site, a cash in lieu contribution may be made for all or a portion of the required contribution prior to construction commencing, to the satisfaction of the City.	No implications.
13.	Prior to the commencement of development, an Arborist Report no more than six months old is to be submitted to and approved by the City. The report is to confirm the health of the existing trees identified for retention on the approved plans and specify any required tree protection and retention measures. The approved tree protection and retention measures are to be implemented prior to demolition or construction, whichever is earlier, commencing and maintained for the duration of works, to the satisfaction of the City. The trees identified for retention on the approved plans are to be retained and maintained thereafter, to the ongoing satisfaction of the City.	No implications.
14.	Prior to the commencement of the development, a detailed landscaping and reticulation plan for the subject site and the road verge adjacent to the site is to be submitted to and approved in writing by the City which is consistent with the concept landscaping plan (dated 31 March 2026) which forms part of this approval. The landscaping plan is to include proposed details of (but is not limited to): a) The location, number and type of proposed trees and shrubs including planter size and planting density; b) Any lawns to be established; c) Verge infrastructure and treatments including widened footpath in the adjacent Worley Street road reservation; and d) Any existing vegetation and/or landscaped areas to be retained. The approved landscaping and reticulation plan shall be fully implemented within the first available planting season after the initial occupation of the development and maintained thereafter, to the satisfaction of the City.	Whilst the proposed development has been modified, the modifications have minimal implications on landscape design. Any changes to the landscaping area (primarily around the seven (7) visitor parking bays that will be relocated to the undercroft parking area) will be captured in the Detailed Landscape Plan to address this condition. No implications.
15.	Prior to the occupation of the development, the existing footpath within the Worley Street road reservation adjacent to the subject site shall be widened to the specifications and satisfaction of the City.	No implications.
16.	Prior to the initial occupation of the development, the subject site is to be served by an approved vehicle crossover constructed to the City's specifications and satisfaction.	No implications.
17.	Prior to the initial occupation of the development, all unused crossover(s) are to be removed, and the kerbing and road verge reinstated at the owners cost, to the satisfaction of the City.	No implications.
18.	Prior to the initial occupation of the development, the newly proposed seven visitor car parking bays, located directly south and adjacent to the development must be individually marked on site as 'Visitor Bays'. The visitor bays must be made available for use by visitors at all times, to the satisfaction of the City.	Condition 18 should be reworded to require the visitor parking bays in the undercroft parking area should be marked as 'Visitor Bays'. Condition 18 should read as follows (modifications shown **bold**): *Prior to the initial occupation of the development, the newly proposed seven visitor car parking bays, located **within the undercroft parking area** the development must be individually marked on site as 'Visitor Bays'. The visitor bays must be made available for use by visitors at all times, to the satisfaction of the City.*
19.	Prior to the initial occupation of the development, all parking bays, bay dimensions, manoeuvring areas, driveway, ramp gradients, and points of ingress and egress shall be provided in accordance with the approved plans and Australian Standard AS2890.1, to the satisfaction of the City. The bays shall thereafter be retained for the life of the development.	No implications.
20.	Prior to the initial occupation of the development, the bin compound(s) as shown on the approved plans are to be constructed to satisfy the following requirements, to the satisfaction of the City: a) Provided with a tap and connected to an adequate supply of water. The tap is to be in a position so that it will not be susceptible to being damaged by the bins being removed for collection;	No implications.

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

Condition No.	Condition Wording	Implications of Proposed Modified Development
	b) Constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness; c) Having walls not less than 1.8 metres in height and having an access point of not less than 1 metre in width for resident/tenants to access the area and fitted with a self-closing gate; d) Containing a smooth and impervious floor of not less than 75 millimetres in thickness; and provided with adequate and appropriate drainage to sewer. This pertains to commercial properties where approval is required from the Water Corporation for discharge of liquid waste; and e) Not readily accessible by the public.	
21.	Prior to the initial occupation of the development, all roof mounted and other plant and service equipment such as air conditioners, fire boosters, meter service boards or water heaters are to integrated into the building or screened so as not to be visible from the street.	No implications.
22.	The development is to be constructed and operated in accordance with the Waste Management Plan (dated 25 March 2026), to the satisfaction of the City.	The Waste Management Plan has been updated to reflect the reduction in the number of units. As a result, the estimated waste generation for the proposal reduces commensurate to the number of units. The Waste Management Plan has been updated to reflect this. Therefore, Condition 22 should be modified to refer to the latest Waste Management Plan, to read as follows (modifications shown in **bold**): *The development is to be constructed and operated in accordance with the Waste Management Plan (dated **17 September** 2026), to the satisfaction of the City.*
23.	All external clothes drying facilities are to be screened from view of the public realm, to the satisfaction of the City.	No implications.
24.	The vehicle access sightlines and any development within the sightline areas are to be provided and designed in accordance with the relevant section of AS2890.1:2004 (or as amended) and thereafter maintained, to the satisfaction of the City.	No implications.
25.	All gradients of access driveways are to be designed in accordance with section 3.3 (a) of AS/NZS 2890.1(as amended), to the satisfaction of the City.	No implications.
26.	Lighting is to be provided to all car parking areas in accordance with Australian Standard AS 1158.3.1 (Cat. P). All external lighting to be hooded and oriented to minimise light spill.	No implications.
27.	Temporary structures, such as prefabricated or demountable offices, portable toilets and skip bins necessary to facilitate storage, sales, administration and construction activities are permitted to be installed within the property boundaries of the subject site(s) for the duration of the construction period. These structures are to be located so not to obstruct vehicle sight lines of the subject site, the adjacent road network or of adjoining properties to the satisfaction of the City and are to be removed prior to initial occupation of the development.	No implications.

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

GENERAL NOTES:
1. THIS IS A CONCEPT PLAN ONLY.
2. ALL STRUCTURES SUBJECT TO ENGINEERING AND COUNCIL APPROVAL.
3. ALL MEASUREMENTS TO BE CHECKED PRIOR TO CONSTRUCTION.

REV	DATE	DWN	APP	DESCRIPTION
D	30.03.26	AC	KD	LANDSCAPE CONCEPT DESIGN - UPDATED
E	31.03.26	ALC	KD	LANDSCAPE CONCEPT DESIGN - UPDATED
F	02.04.26	KD	KD	LANDSCAPE CONCEPT DESIGN - UPDATED
G	07.04.26	ALC	KD	LANDSCAPE CONCEPT DESIGN - UPDATED
H	17.09.26	ALC	KD	ADDITIONAL PATHS AND PLANTING

SWATHES OF NATIVE PLANTING TO SOFTEN BUILDING FACADE

EXISTING GRASSTREES ON SITE TO BE TRANSPLANTED TO FEATURE AREAS

EXISTING MATURE CORK TREES TO BE RETAINED AND PROTECTED

CLIMBING PLANTS OVER ENTRY ARBORS EG. SNAKE VINE

LAYERED MIXED STRAPPY PLANTING EG. MYOPORUM, DIANELLA, LAVENDER, VIBURNUM

FEATURE ENTRY GARDEN WITH WATERWISE PLANTS AND FEATURE BOULDERS EG. GREVILLEA, CONOSTYLIS, CUSHION BUSH, GRASS TREES TRANSPLATED TO NEW LOCATION

ORNAMENTAL PEARS TO MATCH INTO STAGE 01

FEATURE GARDEN AREAS WITH GRASS TREES AND BOULDERS IN LOCAL GRAVEL MULCH

SEATING NOOK TO ENTRY

NEW VERGE TREES EG. JACARANDA (IN LINE WITH CITY OF MELVILLE STREET TREE LIST)

FRONT SET BACK AREA TO EXTEND INTO THE VERGE TURF AREAS AND SEATING NODE TO PROVIDE COMMUNITY AMENITY TO THE LOCAL AREA

EXISTING TREES TO BE RETAINED & PROTECTED SUBJECT TO ARBORIST AND SERVICE REPORT

EXISTING VERGE TREE TO BE RETAINED AND PROTECTED

SHADE SUITABLE PLANTING TO SOUTHERN ELEVATION EG. NATIVE FRANGIPANIS

DEEP SOIL AREAS HERE HAVE NOT BEEN INCLUDED WITHIN CALCULATIONS AS OUTSIDE OF MAIN PROJECT BOUNDARY

EXISTING TREES TO BE RETAINED AND PROTECTED

PUBLIC ART INFRONT OF VERGE

FRONT SET BACK AREA TO EXTEND INTO THE VERGE TURF AREAS AND SEATING NODE TO PROVIDE COMMUNITY AMENITY TO THE LOCAL AREA

ACCESS TO FIRE PUMP ROOM TO BE KEPT OPEN. LOW PLANTING ONLY

INDICATIVE BOUNDARY LINE SHOWN FOR DSA COUNT ONLY (DASHED BLUE)

FUTRE STAGE AREA H

BOUNDARY 87.64

LEGEND

TREES

EXISTING TREES TO BE RETAINED & PROTECTED

EXISTING TREES TO BE REMOVED

SELECTED MEDIUM DECIDUOUS TREES EG. JACARANDA CANOPY: 9m

SELECTED MEDIUM TREES EG. PYRUS CHANTICLEER CANOPY: 6m

SELECTED SMALL TREES EG. CORAL GUM CANOPY: 5m

SELECTED SMALL TREES EG. NATIVE FRANGIPANI CANOPY: 4m

SELECTED DECIDUOUS TREE EG. CREPE MYRTLE CANOPY: 4m

SELECTED SMALL TREES EG. LITTLE GHOST GUM CANOPY: 4m

SELECTED FRUITING TREES EG. CITRUS CANOPY: 3m

SELECTED SMALL TREES EG. NON FRUITING OLIVES CANOPY: 3m

FEATURE PLANTS

GRASS TREES - TRANSPLANTED TO NEW LOCATION

SELECTED FEATURE PLANTING EG. KANGAROO PAWS, BIRDS OF PARADISE

PLANTING

PLANTING TYPE 01 GROUNDCOVERS

PLANTING TYPE 02 SHRUBS

PLANTING TYPE 03 STRAPPY/MIXED

PLANTING TYPE 04 SHADE PLANTING

HARDSCAPES

INSITU CONCRETE (BY OTHERS)

UNIT PAVE TO PEDESTRIAN AREAS (TO MATCH STAGE 01)

SELECTED GRAVEL (BY OTHERS)

FURNITURE AND MISC.

GARDEN EDGE - CONCRETE KERB

FEATURE BOULDERS

BENCH SEAT (BY OTHERS)

DEEP SOIL AREAS (DSA)

DEEP SOIL AREAS ON STRUCTURE (DSA)

LANDSCAPE AREA CALCULATIONS

SITE AREA
Total site area = 3840m2

LANDSCAPE AREAS
Ground Floor = 850m2
Level 01 = 78m2
Total Landscape areas (all levels) = 928m2 (24% of site)

DEEP SOIL AREAS (DSA)
Ground Floor (into natural earth)= 843m2
On Slab (calculated @ 50%) = 20.7m2 (halved to 10.3m2)
Total = 853.3m2 (22% of site)

CANOPY COVER
Existing Large Trees (8m canopy) x 5 = 251.5m2
Existing Large Trees Small Trees (5m canopy) x 3 = 58.8m2
Proposed Large Trees (9m canopy) x 2 = 127.3m2
Proposed Medium Trees (6m canopy) x 2 = 56.6m2
Proposed Small Trees (5m canopy) x 4 = 78.4m2
Proposed Small Trees (4m canopy) x 18 = 226.8m2
Proposed Small Trees (3m canopy) x 6 = 42m2
Total Canopy Cover = 841.4m2 (22% of site)

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS APPROVED BY CLIENT AND REVISED '0' ISSUED FOR CONSTRUCTION

REFER TO PAGE 100 FOR PLANTING SCHEDULE, IMAGES AND NOTES

ALCHERA LIVING WEERONGA - AREA F + G
LANDSCAPE CONCEPT PLAN

REVISED RE-ISSUE FOR DEVELOPMENT APPROVAL

kdla. kelsie davies landscape architecture
Karrinyup WA 6018
mob: 0450 965 569
email: kelsie@kdla.com.au

JOB No. 0607 PAGE 101 REV H

SCALE 1:200 @A1

GARY BATT ASSOCIATES
40 / 44 WORLEY STREET, WILLAGEE

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Waste Management Plan

Proposed Additions to Alchera Living Weeronga Retirement Village

Lot 100 (No. 40) Worley Street Willagee

LATERAL PLANNING

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

Document Control

Reference	0505
Location	Lot 100 (No. 40) Worley Street, Willagee
Client	Alchera Living
Document Title	Waste Management Plan
Document File Name	0505 Waste Management Plan Rev 05.docx
Document Date	17 September 2026
Document Version	05
Author	Nathan Stewart

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

Contents

1.0 Introduction 1

2.0 Site Description 1

3.0 Development Overview 2

4.0 Waste 3

4.1 Waste Generation Rates 3

4.2 Bulk Waste Collection 3

4.3 Estimated Waste Generation 3

4.4 Bin Sizes and Numbers 4

4.5 Bin Enclosure 4

4.6 Waste Collection 5

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

1.0 Introduction

This Waste Management Plan (**WMP**) has been prepared in support of a Development Application which seeks approval for the construction of proposed additions to the existing Alchera Living Weeronga Retirement Village at Lot 100 (No. 40) Worley Street, Willagee (**site**).

The purpose of the WMP is to document waste management generation, storage and collection procedures for the proposed additions at the site. Waste management procedures for the existing development at the site remains unchanged by this WMP. The WMP contains a series of operational measures that will be implemented on an on-going basis at the site.

2.0 Site Description

Local Authority	City of Melville (**City**)
Address	40 Woley Street, Willagee
Cadastral	Lot 100 on Deposited Plan 428719
Certificate of Title	Volume 4081 Folio 596
Registered Proprietor	Alchera Living (Inc.)
Land Area	19,892m^2

Table 1: Site Overview



Figure 1: Site Location

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

3.0 Development Overview

The Application seeks approval from the Metro-Inner Development Assessment Panel for works only; the use of the site is not proposed to be altered from the current use.

The proposed works comprise two elements:

1. demolition of existing Units 30 to 32 (incl.), Units 50 to 59 (incl.), associated ancillary structures (e.g., car ports, service rooms), identified landscaping, and internal roadways (i.e., realignment of southern driveway); and

2. construction of one four- and three- storey building comprising living units in various configurations, vehicle parking and associated building services.

Development proposed by the Application is summarised below:

- Ground floor:
    - Five ground floor, north facing units comprising four (4) two-bedroom units and one (1) three-bedroom units;
    - 42 vehicle parking bays and circulation area, including 35 occupant bays and seven (7) visitor bays;
    - 20 storerooms for occupants;
    - Additional storerooms for operation;
    - 10 bicycle parking bays for occupants;
    - Two (2) bicycle parking bays for visitors;
    - Bin store;
    - Vertical circulation;
    - Substation;
    - New site water pump room; and
    - New site fire pump and tank room.
- First floor:
    - 12 units comprising six (6) two-bedroom units, four (4) two-bedroom plus study units and two (2) three-bedroom units;
    - Five (5) separate storerooms for occupants;
    - Communal landscaped area for resident leisure; and
    - Circulation space.
- Second Floor:
    - 12 units comprising six (6) two-bedroom units, four (4) two-bedroom plus study units and two (2) three-bedroom units;
    - Five (5) storerooms for occupants; and
    - Circulation space.
- Third Floor:
    - Six (6) units comprising four (4) two-bedroom units and two (2) three-bedroom units.
    - Four (4) storerooms for occupants; and
    - Circulation space.

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

4.0 Waste

4.1 Waste Generation Rates

The City's Local Planning Policy No. 1.3 – Waste, Recycling and Food Organics Garden Organics (**FOGO**) Collections for Multiple Dwellings, Mixed Use Developments and Non-residential Developments (**LPP1.3**) includes the following estimated waste generation rates for the Retirement Village land use.

Other Accommodation Waste Type	General Waste Requirement	Recycling Requirement	FOGO Requirement
Retirement Village	60L/apartment/week	60L/apartment/week	N/A

Table 2: City of Melville Waste Generation Rates

FOGO is not a waste type required for the Retirement Village land use in accordance with LPP1.3. FOGO is also not a waste type that is currently collected at the existing facility. However, it is intended to be collected in the future and the proposed development will be designed to facilitate its collection at a later date. Therefore, this Waste Management Plan has been prepared on the basis that it is being collected.

As no waste generation rate is provided in LPP1.3, the 2-bedroom FOGO rate from LPP1.3 (being 20L per week per unit) has been utilised for this assessment.

4.2 Bulk Waste Collection

Given the nature of the proposed development, bulk waste collection and storage is not proposed.

4.3 Estimated Waste Generation

The following table summarises the waste generation calculation for the proposed development.

No. of Apartments	Waste Requirement	Recycling Requirement	FOGO Requirement
35	2,100L	2,100L	700L

Table 3: Waste Generation Calculation

It is estimated the proposed development will generate the following amount of waste per week:

- General Waste: 2,100L
- Recyclable Waste: 2,100L
- FOGO Waste: 700L

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

4.4 Bin Sizes and Numbers

The proposed development is serviced by the following bins:

Bin Sizes

The following table summarises the typical bin sizes.

Dimensions (m)	240L Bin	660L	1,100L
Depth	0.730	0.780	1.070
Width	0.585	1.260	1.240
Height	1.060	1.200	1.330

Table 4: Typical Bin Sizes

Number of Bins

Based on the above bin sizes, the development is proposed to be serviced by the 240L bins. The following table summarises the number of 240L bins required. It is proposed that bins will be collected on a weekly basis, consistent with the existing waste collection frequency for the existing facility.

Waste Stream	Waste Generation (L/Week)	Number of 240L Bins Required / Week
General Waste	2,100L	9
Recycling Waste	2,100L	9
FOGO Waste	700L	3

Table 5: Bin Requirements

It should be noted that the existing multi-storey retirement village development in the north-western corner of the site includes 36 apartments and is serviced by seven (7) general waste bins and ten (10) recycling bins and exhibits capacity. The ratios and bin calculation used above are anticipated to exceed the requirements for this proposed development based on the existing development.

4.5 Bin Enclosure

The Bin Enclosure is located in the eastern portion of the building and of a sufficient size to accommodate the required bins. The Bin Enclosure has an area of 28.0m^2 (4.0m by 7.0m) with a door entry of 1.0m in width. The Bin Enclosure will be fitted with a tap and floor waste, and all surfaces will be imperious.

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

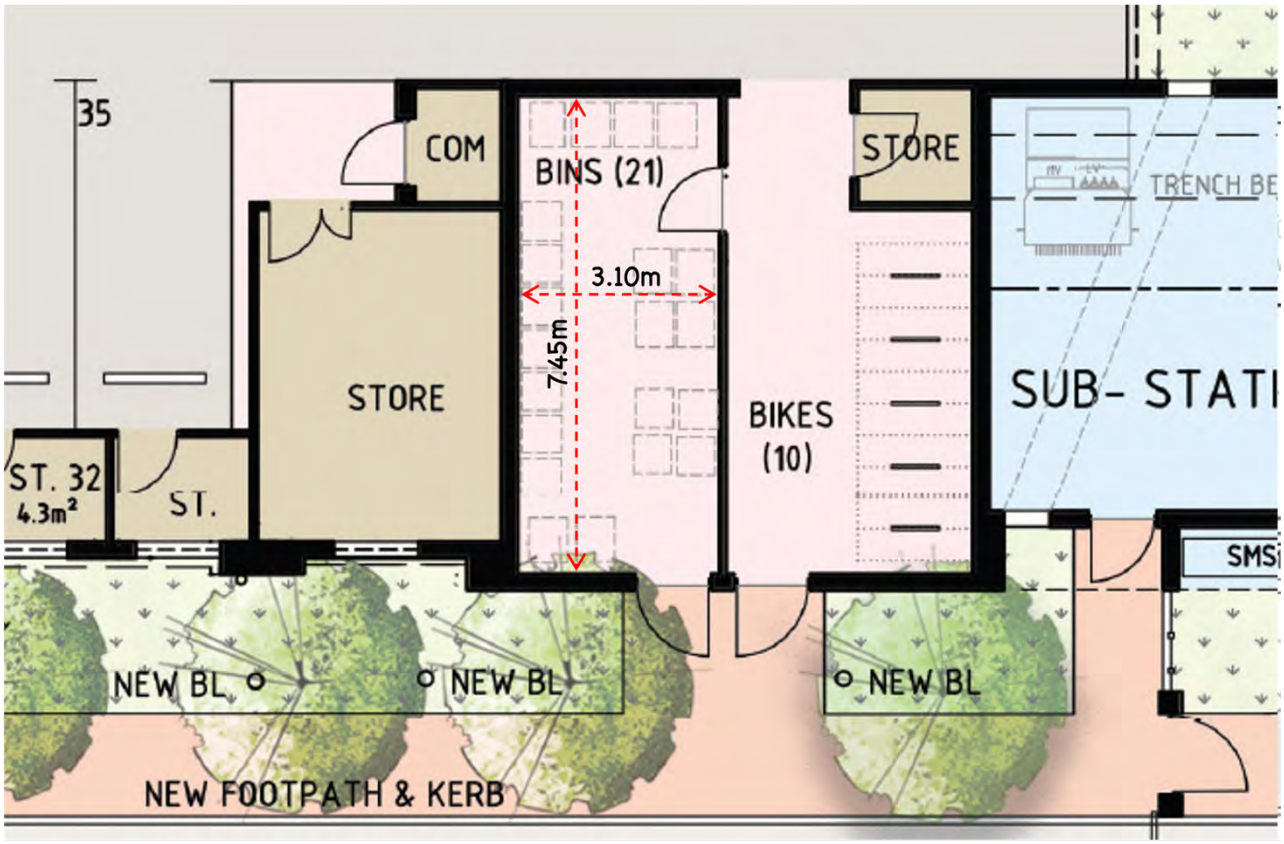


Figure 2: Bin Enclosure

4.6 Waste Collection

Collector

City of Melville.

Frequency

The current frequency for the existing facility is weekly for both general waste and recycling waste. Collection occurs on separate days.

General waste will be collected weekly.

Recycling waste will be collected weekly.

FOGO waste will be collected weekly (when FOGO waste is to be commence collection at the site).

Collection Location

The City's waste collection vehicles currently enter the site by reversing into a collection area and then exit the site in a forward moving gear.

It is proposed that the City's waste collection vehicle will reverse into the existing modified access road on the southern side of the development and stop alongside the Bin Enclosure. Staff of the facility will move the bins to the Bin Collection Point where they will be emptied and then promptly returned to the Bin Enclosure by staff.

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

The Bin Collection Point complies with Section 8.2 of LPP1.3, for the following reasons:

- The Bin Collection Point is located adjacent to the Bin Enclosure, allowing prompt serviceability.
- Bins will be lined up adjacent to the kerb on the existing modified access road and with suitable space between bins for servicing.
- The bins will be placed on the footpath by staff of the retirement village facility.
- In relation to the reversing of the City's waste collection vehicle, a reverse manoeuvre is already undertaken and therefore, this manoeuvre is no different from what is already carried out at the site.

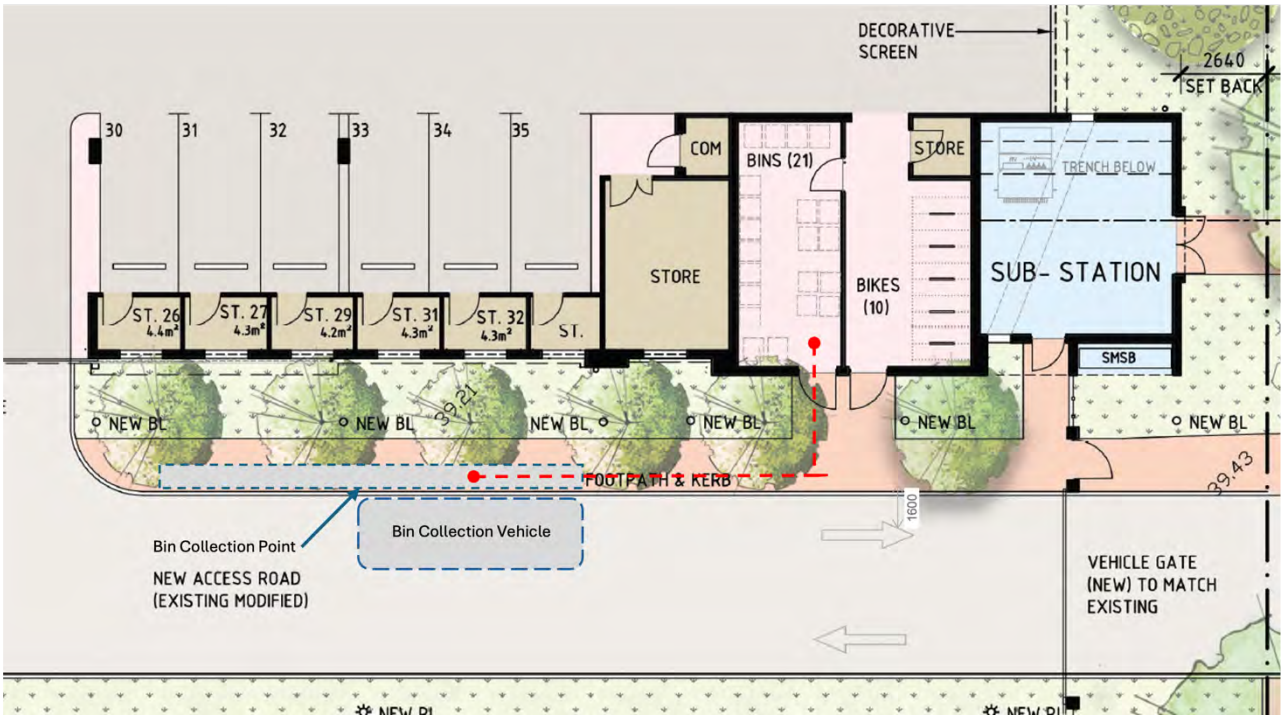


Figure 3: Bin Collection Point

Operational Measures for Waste Collection

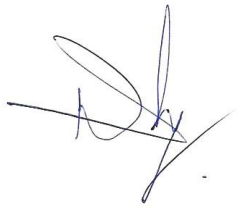
Operational Measures – Waste
1. The operator will provide sufficient bins to meet the waste generation needs of the proposed development, as per this Waste Management Plan.
2. Bins and bin enclosure will be washed on a regular basis to prevent odours and pests and ensure cleanliness.
3. General waste will be collected weekly.
4. Recycling waste will be collected weekly.
5. FOGO waste will be collected weekly (when FOGO waste is to be commence collection at the site).
6. All waste will be collected by the City of Melville from the Bin Collection Point, as per this Waste Management Plan.

Document Set ID: 7508525
Version: 1, Version Date: 24/09/2026

Chair Review - Design Review Report

40 - 44 Worley Street, Willagee

30th September 2026

Design Review Report		
Subject	**40-44 Worley Street, Willagee**	
Date	30th September 2026	
Time	N/A	
Location	N/A	
Design Reviewers	Malcolm Mackay	Chair
Proponent	Gary Batt & Associates	
Project Team	Not present	
Planning Authority	City of Melville	
Stakeholders		
Declarations	None	
Briefings		
Relevant Authorities Project Team	N/A	
Design Review Report endorsement		
Reviewer's signature	 Malcolm Mackay DRG Chair	

Design quality evaluation		
		Supported
		Pending further attention
		Not yet supported
		Yet to be addressed
Principle 1 **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
		Strengths a) Sufficient information has been provided to gain an understanding of both the physical and planning context. b) The interface to Worley Street has improved insofar that the extent of blind ground floor frontage has reduced. c) Activation to the northern internal street has significantly improved. d) The master plan sketches assist in understand the future context. e) The changes to the amended design have little discernible impact on the relationship to the street or the architectural language and are, therefore, supported. **Areas for improvement** f) It is noted that the character preference is to maintain consistency with previous developments within the site. g) The ground floor frontage to the public street still has minimal activation at ground floor. h) Continue to progress the master planning process and ensure it is completed before the design of subsequent stages. In doing so, safe separation of pedestrians and internal traffic should be an important consideration.
Recommendations		***1. Continue to progress the master planning process and ensure it is completed before the design of subsequent stages.***
Principle 2 **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		Strengths a) A well-considered landscape plan has been prepared by a landscape professional. b) The landscape provision is generous and exceeds the R-Code benchmarks for DSA. c) The plant palette is supported. d) The establishment of a centralised and legible landscaped courtyard provides for social interaction in a protected setting. e) The integration of the street setback and verge landscape is good. f) The landscape interface to the northern internal street contributes to both resident and pedestrian amenity. g) The Grass Tree retention is positive. h) The intent to explore WSUD initiatives is supported. i) The changes to the amended building design have little discernible impact on the landscape design other than realignment of some pathways and are, therefore, supported.

		Areas for improvement j) Continue to consult an Arborist to confirm their health and advise on how to retain the trees whilst laying new services and investigating alterative service alignments. k) Provide more information on hardscapes at the detailed design stage. l) The tree strategy appears to be a collection of feature trees – consider how tree selection can be used to reinforce wayfinding and be specific about the tree selection and locations rather than being 'for example'. m) Regarding tree retention, the Marri trees are the highest priorities. n) Offset the central path in the courtyard to enable courtyard landscape to terminate the vista from the first-floor lobby area.
Recommendations		***1. Continue to refine the landscape design at the detailed design stage. Additionally, the City should include a condition of approval requiring a detailed landscape design to the satisfaction of the City prior to Building Permit. This process should include a review of the landscape design by the DRP Chair at the appropriate time.***
Principle 3 **Built form and scale**		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*
		Strengths a) The use of apartment typologies to intensify the use of the site and help support the local centre is supported. b) The courtyard block typology is supported. c) The reconfiguration of the design resolved many of the previous concerns, especially consolidation into a single building. d) The articulation of the building creates a more human scale even though the building form has been consolidated from two to one. e) The building entry is clearly articulated and visible from the internal street. f) The match between the building and apartment typologies is much improved. g) The wraparound balconies to both the NE and NW corners, including the ground floor apartments, are a significantly improved outcome. h) The integration of the sub-station is an improvement. i) The revision to the fire services infrastructure on the future site to the south is an improvement. j) The reduction in height at the rear of the building is supported and will improve solar access for the future development to the south. k) The relocation of escape stairs is supported and results in greater simplicity of the circulation pattern and overall building form. **Areas for improvement** l) Whilst the reconfiguration of the fire services infrastructure is an improvement and, in theory, allows for a reasonable interface between the future development and the street. However, it should be noted that the placement of stores on the NE corner will not be supported when the future development reaches design stage. It is imperative that the southern development site fully uses its NE corner to maximise interaction with the street.

Recommendations		***1. When the design process for the southern site commences, ensure that the southern development site fully uses its NE corner to maximise interaction with the street.***
Principle 4 **Functionality and build quality**		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.*
		Strengths a) The apartments appear well-considered and functional. b) The apartments appear to meet silver liveability standards. c) The general intent for enclosing and exhausting AC condensers away from useable balcony space is supported subject to detail (but a combined AC compound on each floor would be better). d) A Waste Management Plan has been prepared. e) The changes to the structural grid result in a more efficient and functional design. f) The amended bin store appears to be better sized. g) The reduction in the number of dwellings results in a more generous parking provision relative to the number of dwellings. However, the comment below should also be noted. **Areas for improvement** h) The overall design strategy is dominated by the need to accommodate the proposed number of car bays, which compromises the planning of the ground floor – any reduction in car numbers would be supported.
Recommendations		***1. None.***
Principle 5 **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*
Comments		**Strengths** a) There is a generosity of PV (30kW) shown on the roof. b) An energy audit has been provided along with an over-arching high-level sustainability strategy. c) The changes to the amended design have no discernible impact on the degree of sustainability and are, therefore, supported. **Areas for improvement** d) A more detailed sustainability strategy should be prepared during the detailed design stage. e) A life-cycle analysis is encouraged.
Recommendations		***1. The City of Melville should include a condition of approval that requires a detailed sustainability strategy, identifying measures that will be included in the development, to the satisfaction of the City prior to building permit.***
Principle 6 **Amenity**		*Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*
		Strengths a) The apartments and balconies are relatively generous in size. b) 3300mm floor-to-floor levels should be sufficient to achieve 2700mm ceiling heights in habitable rooms.

		c) The open-ended corridors provide light and ventilation. d) The recessed apartment entries are good. e) The courtyard provides a level of amenity commensurate with the scale of the building. f) The separation of the car park and lobby is an improvement. g) The inclusion of the kitchen windows to the upper floors is positive. h) The changes to the amended design have no discernible impact on the overall amenity of the design and are, therefore, supported. i) The reduction in height at the rear of the building is likely to result in better amenity for the future development to the south. **Areas for improvement** j) None.
Recommendations		***1. None.***
Principle 7 **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
		Strengths a) The main entrance is clearly visible and directly accessible from the northern internal street. b) The single entry supports better legibility. c) The courtyard form of the circulation of the upper floors is inherently clear. d) The lifts are highly visible from the main entry. e) The design supports direct access to the ground floor units from the northern internal street. f) The design provides good passive surveillance of the northern internal street and some passive surveillance from upper levels to the southern internal street and Worley Street. g) The relocation of the escape stairs results in a clearer overall circulation pattern and is supported. **Areas for improvement** h) None.
Recommendations		***1. None.***
Principle 8 **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		Strengths a) The overall development provides a relatively high level of security. b) The separation of pedestrian and vehicle movements is good. c) The changes to the amended design have no discernible impact on the overall safety of the design and are, therefore, supported. **Areas for improvement** d) Limited passive surveillance of the public street at ground floor remains a concern, but there are ample opportunities for passive surveillance at upper levels.
Recommendations		***1. None.***
Principle 9 **Community**		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social*

		interaction.
		Strengths a) The development increases housing choice for older people in the locality. b) The intent to provide public art on site is good. c) The changes to the amended design have no discernible impact on the ability to foster social interaction and are, therefore, supported. **Areas for improvement** d) Provide more detail on the intended form of the public art, noting that the preferred location is on/near the sub-station. e) Consider building in some casual seating into the upper walkways (potentially integrated with the balustrades, or even just a few strategically located benches) rather than just chairs in the lift lobby.
Recommendations		***1. During the detailed design stage, consider providing some casual seating areas on each level on the walkways.*** ***2. Provide more detail on the form of the intended public art. This could be covered by an appropriate condition of approval from the City.***
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		Strengths a) The architecture is more considered than before and has a finer grain of articulation. Whilst not exemplary, it is acceptable. b) The architectural interface to the northern internal street is positive. c) The external material palette is supported. d) The changes to the amended design have no discernible impact on the aesthetic quality of the building (as opposed to the overall built form), and are, therefore, supported. **Areas for improvement** e) Continue to refine the elevation treatments through the detailed design process.
Recommendations		***1. Continue to refine the elevation treatments through the detailed design process.***

Concluding Remarks

The primary changes to the amended design are the reduction in the number of dwellings on the top floor and the subsequent reduction in the height of the rear of the building. Because of this change, the escape stairs have been relocated to enable all floors to be served. There are also some relatively minor changes internally, which result in improved functionality and efficiency. The changes do not diminish the quality of the design, which remains supported by the DRG as a positive response to the 10 design principles of SPP7.

As noted with the approved design, there remain a few areas, such as landscape and sustainability, where there remains scope for further improvement. However, this can be done as part of the detailed design process, and this report identifies areas where conditions of approval could be applied to encourage that improvement.

The design has been on quite a journey, but the outcome of that journey is a considerably better design that the one at the start and will make a great contribution to the ongoing expansion and amenity of the development. Given its purpose this will be a benefit to the broader community.

The Applicant is commended for working with the DRG and taking on board much of the advice that was provided.

		Design Review progress				
		Supported				
		Pending further attention				
		Not yet supported				
YTBA		*Yet to be addressed*				
		DR1 03/12/2025	*DR2 04/03/26*	*DRP 15/4/2026*	*Chair review 06/05/2026*	*Chair review 30/09/2026*
Principle 1 - **Context and character**						
Principle 2 - **Landscape quality**						
Principle 3 - **Built form and scale**						
Principle 4 - **Functionality and build quality**						
Principle 5 - **Sustainability**						
Principle 6 - **Amenity**						
Principle 7 - **Legibility**						
Principle 8 - **Safety**						
Principle 9 - **Community**						
Principle 10 - **Aesthetics**						

LG Ref: DAP-2025-9
DAP Ref: DAP/25/03006
Enquiries: (08) 6551 9919

Gary Batt
Gary Batt & Associates Architects
Level 2, 456 Fitzgerald St
NORTH PERTH WA 6006

Dear Gary,

METRO INNER DAP - CITY OF MELVILLE - DAP APPLICATION - DAP-2025-9 - DETERMINATION

Property Location:	Lot 100 (Nos. 40-44) Worley St, Willagee
Application Details:	41 Multiple Dwellings

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the City of Melville on 6 November 2025 for the above-mentioned development.

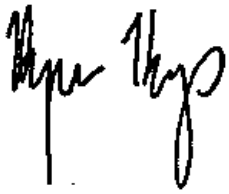
This application was considered by the Metro Inner DAP at its meeting held on 16 June 2026, where in accordance with the provisions of the City of Melville Local Planning Scheme No. 6, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Josh Caracciolo on behalf of the City of Melville on 08 9364 0230.

Yours sincerely,



DAP executive director

19 June 2026

Encl. DAP Determination Notice
Approved Plans

Cc: Josh Caracciolo
City of Melville

Planning and Development Act 2005

City of Melville Local Planning Scheme No. 6

Metro Inner Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Property Location: Lot 100 (Nos. 40-44) Worley St, Willagee
Application Details: 41 Multiple Dwellings

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 16 June 2026, subject to the following:

1. **Accept** that the DAP Application reference DAP/25/03006 is appropriate for consideration as a Multiple Dwelling land use and is compatible with the objectives of the Residential zone in accordance with Clause 16 of the City of Melville Local Planning Scheme No. 6;

2. **Approve** DAP Application reference DAP/25/03006 and accompanying plans (Attachment 4) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of provisions of the City of Melville Local Planning Scheme No. 6, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of 4 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.

2. The development the subject of this approval must comply with the approved plans at all times unless otherwise agreed to in writing by the City of Melville or the Joint Development Assessment Panel.

3. Prior to the commencement of construction, amended plans are to be submitted to and approved by the City, demonstrating secure, permanent and enclosed storage areas being provided for each multiple dwelling with minimum dimensions to satisfy the Residential Design Codes Volume 1 Part C, Cl 2.1.9 deemed to comply requirement, to the satisfaction of the City. Prior to the initial occupation of the development, the storage areas are to be provided in accordance with the approved detailed plans, to the satisfaction of the City.

4. Prior to demolition or construction commencing, a Demolition and Construction Management Plan (CMP) is to be submitted to and approved by the City. The CMP will require approval by the City prior to the issue of the associated Building Permit or Demolition Permit. Once approved in writing by the City, the development is to be carried out in accordance with the CMP to the satisfaction of the City. Any modifications to the CMP are to be approved by the City in writing.

5. Prior to the commencement of development, a stormwater design plan is to be submitted for the approval of the City.

   Prior to initial occupation of the development a Certificate of Compliance certifying that the development has been constructed in accordance with the approved plan is to be submitted to the City and thereafter all stormwater generated on site is to be retained on site in accordance with the approved plan.

6. Prior to the commencement of construction, plans shall be submitted to the City showing the provision of bicycle parking facilities for 10 bicycles (including provision for a minimum of 2 visitor bicycle parking bays) in accordance with the relevant Australian Standard, to the satisfaction of the City.

   Prior to the initial occupation of the development, the approved bicycle parking facilities are to be provided on site and thereafter be retained for the life of the development, to the satisfaction of the City.

7. Prior to the commencement of the development, details of the exterior colours, materials and finishes are to be submitted to and approved in writing, by the City. The development shall thereafter be constructed in accordance with those approved details, to the satisfaction of the City.

8. Prior to the commencement of the development, updated plans and supporting documentation is to be submitted to and approved in writing by the City to demonstrate all the measures identified in the Energy Efficiency Certification (ESD Studio, Ref: 40WOR, dated 13 February 2026) have been incorporated into the design.

   Prior to occupation, evidence is to be provided from a suitably qualified consultant, confirming that the development has been constructed in accordance with the approved plans.

9. Prior to the commencement of the development, plans are to be submitted which demonstrate compliance with the recommendations set out in the Acoustic Report (Gabriels Hearne Farrell, Rev B, dated 16 February 2026) to the satisfaction of the City.

   Prior to occupation, it is required to be demonstrated that the acoustic report recommendations have been implemented, to the satisfaction of the City.

   The development is required to operate in accordance with the recommendations set out in the approved Acoustic Report to the satisfaction of the City.

10. Prior to the commencement of the development, a Detailed Acoustic Report is to be submitted to the City for approval to demonstrate how all mechanical services associated with the development will comply with the ‘Assigned Noise Levels’ contained in the Environmental Protection (Noise) Regulations 1997 when the noise is received at any neighbouring noise sensitive premises. The development is required to be constructed in accordance with and operate in accordance with the recommendations set out in the approved Detailed Acoustic Report, to the satisfaction of the City.

11. Prior to the commencement of development, the detailed design plans for all dwellings are to demonstrate meeting a minimum silver level universal design in accordance with the R-Codes Vol 1 Appendix A4 universal design requirements. The detailed design plans must be submitted to, and approved in writing by, the City of Melville.

    Prior to occupation, all required universal design features shall be installed and operational.

12. Prior to the construction commencing, a Public Art Plan is to be submitted to and approved in writing by the City in consultation with the City's Public Art Panel. In lieu of the provision of art on site, a cash in lieu contribution may be made for all or a portion of the required contribution prior to construction commencing, to the satisfaction of the City

13. Prior to the commencement of development, an Arborist Report no more than six months old is to be submitted to and approved by the City. The report is to confirm the health of the existing trees identified for retention on the approved plans and specify any required tree protection and retention measures. The approved tree protection and retention measures are to be implemented prior to demolition or construction, whichever is earlier, commencing and maintained for the duration of works, to the satisfaction of the City. The trees identified for retention on the approved plans are to be retained and maintained thereafter, to the ongoing satisfaction of the City.

14. Prior to the commencement of the development, a detailed landscaping and reticulation plan for the subject site and the road verge adjacent to the site is to be submitted to and approved in writing by the City which is consistent with the concept landscaping plan (dated 31 March 2026) which forms part of this approval. The landscaping plan is to include proposed details of (but is not limited to):
    a) The location, number and type of proposed trees and shrubs including planter size and planting density;
    b) Any lawns to be established;
    c) Verge infrastructure and treatments including widened footpath in the adjacent Worley Street road reservation; and
    d) Any existing vegetation and/or landscaped areas to be retained.

    The approved landscaping and reticulation plan shall be fully implemented within the first available planting season after the initial occupation of the development and maintained thereafter, to the satisfaction of the City.

15. Prior to the occupation of the development, the existing footpath within the Worley Street road reservation adjacent to the subject site shall be widened to the specifications and satisfaction of the City.

16. Prior to the initial occupation of the development, the subject site is to be served by an approved vehicle crossover constructed to the City's specifications and satisfaction.

17. Prior to the initial occupation of the development, all unused crossover(s) are to be removed, and the kerbing and road verge reinstated at the owners cost, to the satisfaction of the City.

18. Prior to the initial occupation of the development, the newly proposed seven visitor car parking bays, located directly south and adjacent to the development must be individually marked on site as 'Visitor Bays'. The visitor bays must be made available for use by visitors at all times, to the satisfaction of the City.

19. Prior to the initial occupation of the development, all parking bays, bay dimensions, manoeuvring areas, driveway, ramp gradients, and points of ingress and egress shall be provided in accordance with the approved plans and Australian Standard AS2890.1, to the satisfaction of the City. The bays shall thereafter be retained for the life of the development.

20. Prior to the initial occupation of the development, the bin compound(s) as shown on the approved plans are to be constructed to satisfy the following requirements, to the satisfaction of the City:
    a) Provided with a tap and connected to an adequate supply of water. The tap is to be in a position so that it will not be susceptible to being damaged by the bins being removed for collection;
    b) Constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness;
    c) Having walls not less than 1.8 metres in height and having an access point of not less than 1 metre in width for resident/tenants to access the area and fitted with a self-closing gate;
    d) Containing a smooth and impervious floor of not less than 75 millimetres in thickness; and provided with adequate and appropriate drainage to sewer. This pertains to commercial properties where approval is required from the Water Corporation for discharge of liquid waste; and
    e) Not readily accessible by the public.

21. Prior to the initial occupation of the development, all roof mounted and other plant and service equipment such as air conditioners, fire boosters, meter service boards or water heaters are to integrated into the building or screened so as not to be visible from the street.

22. The development is to be constructed and operated in accordance with the Waste Management Plan (dated 25 March 2026), to the satisfaction of the City.

23. All external clothes drying facilities are to be screened from view of the public realm, to the satisfaction of the City.

24. The vehicle access sightlines and any development within the sightline areas are to be provided and designed in accordance with the relevant section of AS2890.1:2004 (or as amended) and thereafter maintained, to the satisfaction of the City.

25. All gradients of access driveways are to be designed in accordance with section 3.3 (a) of AS/NZS 2890.1(as amended), to the satisfaction of the City.

26. Lighting is to be provided to all car parking areas in accordance with Australian Standard AS 1158.3.1 (Cat. P). All external lighting to be hooded and oriented to minimise light spill.

27. Temporary structures, such as prefabricated or demountable offices, portable toilets and skip bins necessary to facilitate storage, sales, administration and construction activities are permitted to be installed within the property boundaries of the subject site(s) for the duration of the construction period. These structures are to be located so not to obstruct vehicle sight lines of the subject site, the adjacent road network or of adjoining properties to the satisfaction of the City and are to be removed prior to initial occupation of the development.

Advice Notes

i. Conditions of development approval which state 'prior to demolition/construction commencing' must be cleared by the City prior to the City being able to issue a demolition/building permit. Lodgement of information with a building permit to clear the condition/s will not be accepted and may result in your building permit being refused or delayed. Additionally, conditions which state 'prior to occupation' need to be cleared prior to occupancy permit or strata subdivision clearance lodged to avoid non-compliance with this development approval. It is recommended that a requests for clearances are lodged a minimum of 30 days prior to the lodgement of a demolition, building or occupancy permit to avoid delays. Please see the City's website for more information https://www.melvillecity.com.au/planning-and-building/for-developers-and-builders/construction-management-plans

ii. The owner/developer is advised to consider the Council resolution contained within the 17 February 2026 Ordinary Meeting of Council Minutes (Reference: Item UP26/101) in relation to the proposed scheme amendment (Public Open Space to Residential R60) including the requirements for tree retention on site and interface treatment to the adjacent open space.

iii. Unless otherwise approved in writing by the City, all trees located on the verge adjacent to the land on which the development is to take place are to be protected throughout the duration of the demolition and construction processes of the development via the installation of a Tree Protection Zone (TPZ). Each TPZ is to be installed prior to demolition of the site or commencement of development (whichever occurs first), in accordance with AS 4970.

iv. A separate application for Development Approval may be required for any future signage which is not exempt under the City's Local Planning Framework.

v. In relation to the colours and materials selected for the development, it is encouraged that the ground floor level of the building/s and/or fencing/street walls is/are to be treated with a non-sacrificial anti-graffiti agent to enable the easy removal of any graffiti.

vi. In relation to the stormwater plan condition please refer to the City of Melville drainage information and guidance, located here https://www.melvillecity.com.au/planning-and-building/building-or-renovating/building-or-renovating-a-house

vii. In relation to CMP condition, the CMP is required to be prepared having regard to the provisions of Local Planning Policy 1.22 Construction Management Plans and it is recommended to be submitted at least 30 days prior to the lodgement of a Building or Demolition Permit to avoid delays in the processing of the Permit/s. As the Construction Management practices may impact construction methodology, staging and other matters related to demolition, the permit will not be issued until such time as the CMP is approved by the City.

Please note that no noisy works may be conducted outside the hours of 7am to 7pm, Monday to Saturday, unless a separate application with an out-of-hours noise management plan addressing particular criteria has been submitted to, and approved by the City.

viii. Construction is not permitted to obstruct traffic without prior written consent from the City. Should the construction require a lane or road closure, a Traffic Management Plan is required to be approved by the City prior to any such works.

ix. In relation to the sightlines condition;

- Please note that Figure 3.3 of AS2890.1:2004 for the relevant sightline requirement which should be taken from the property boundary as per LPP 1.6 rather than the footpath location; and
- Minor amendments from detailed design required to comply with AS2890.1:2004 (as amended) may not require an amendment development application.

x. In relation to the crossover condition, prior to commencement of construction of a crossover, an application is to be submitted to and approved in writing by the City. The crossover is to be designed to be:

- A maximum width in accordance with City of Melville crossover specifications;
- Located a minimum of 2m away from the outside of the trunk of any street tree; and
- a minimum of 1m from any existing street/verge infrastructure.

xi. In relation to the requirement to introduce storerooms, the introduction of storerooms has been determined as possible without introducing new discretionary aspects in the design, however substantial amendments may require an amendment development application.

xii. In relation to the condition requiring widening of the existing footpath on Worley Street road reserve directly adjacent to the development site, the footpath is to be widened to a minimum width of 1.8m or a width as determined by the City, at the landowner/developer's cost. A detailed design plan is to be submitted to and approved in writing by the City's Technical Services department prior to works commencing.

xiii. In relation to the public art condition, the Public Art Plan is required to be prepared or contribution calculated in accordance with Local Planning Policy 1.4 – Provision of Art in Development Proposals (LPP 1.4).

xiv. In relation to the tree retention condition;

- In relation to the tree retention condition, all trees identified for retention are to be protected throughout the duration of the demolition and construction of the development via the installation of a Tree Protection Zone (TPZ). Each TPZ is to be installed prior to demolition of the site or commencement of development (whichever occurs first), in accordance with AS 4970; and
- Please note that further development approval may be required to remove these trees.

xv. In relation to the landscape plan condition, two new verge tree/s are required to be shown on the landscape plan along the Worley Street verge. The City is responsible for the planting of verge trees and a request for planting new verge tree/s can be made to the City viahttps://www.melvillecity.com.au/waste-and-environment/trees-and-our-urban-forest. The new verge trees/s are to be planted at the applicants cost and retained in perpetuity in accordance with the approved plans, to the ongoing satisfaction of the City.

xvi. All verge vegetation, must comply with the City's Verge Treatment Policy (CP-086) and Tree Policy (CP-029).

xvii. Access of service vehicles to the property including deliveries is not to occur before 7:00am or after 7:00pm Monday to Saturday and shall not occur at all on Sundays and Public Holidays.

xviii. Noise from mechanical plant and air conditioning units must comply with the *Environmental Protection (Noise) Regulations 1997*. In this regard, it is recommended to refer to the document titled, "An installers guide to Air Conditioner Noise" available to ensure air conditioning units are located such that they will not cause a noise nuisance to nearby properties.

The Australian Institute of Refrigeration Air Conditioning and Heating (ARIAH) have created a website to provide in-depth information to consumers about home cooling options and products. Located at www.fairair.com.au

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

DEVELOPMENT ASSESSMENT PANEL

APPROVED

16-Jun-2026



KEY

- EXISTING BUILDING TO REMAIN
- DEMOLITION
- TREE REMOVAL

N

No.	Date	Revision	DRW
D	27.5.26	ROAD & C/PORT UPDATED FOR DA	GB
C	7.5.26	REVISED ISSUE FOR DA	GB
B	1.04.26	REVISED ISSUE FOR DA	GH
A	18.02.26	ISSUE FOR DA	GH

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

DEMOLITION PLAN

DRAWN BY: GB, GH, DK CHECKED BY: GB

SCALE: N.T.S. PROJECT No.: 301

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REV: D DWG: A1.2

NEW CLUBHOUSE
FUTURE STAGE
10m HIGH

SWIMMING POOL
EXISTING

GYM
EXISTING

UNIT 68

UNIT 67

UNIT 66

EXISTING VILLAS
SINGLE STOREY

UNIT 63

UNIT 64

UNIT 65

PIAZZA & ACTIVITY CENTER
FUTURE STAGE

AREA F & G
CURRENT DA
14.7m HIGH

AREA E
FUTURE STAGE
14.5m HIGH

FUTURE
ACCESS
ROAD

VISITOR
BAYS

NORTH FACING BALCONIES

FUTURE STAGE AREA H
INTERNAL LIVING

LOBBY

INTERNAL
LIVING

BALCONIES FACING
STREET

CORRIDOR / MOVEMENT

N

DEVELOPMENT ASSESSMENT PANEL

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16-Jun-2026

No.	Date	Revision	DRW
C	7.5.26	REVISED ISSUE FOR DA	GB
B	30.4.26	REVISED ISSUE FOR DA	GB
A	1.04.26	ISSUE FOR DA	GB

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

POTENTIAL FUTURE
DEVELOPMENT PLAN 1st FLOOR

DRAWN BY: GB, GH, DK CHECKED BY: GB

SCALE: 1:200 ON A1 PROJECT No.: 301

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REV: B DWG: A1.3a

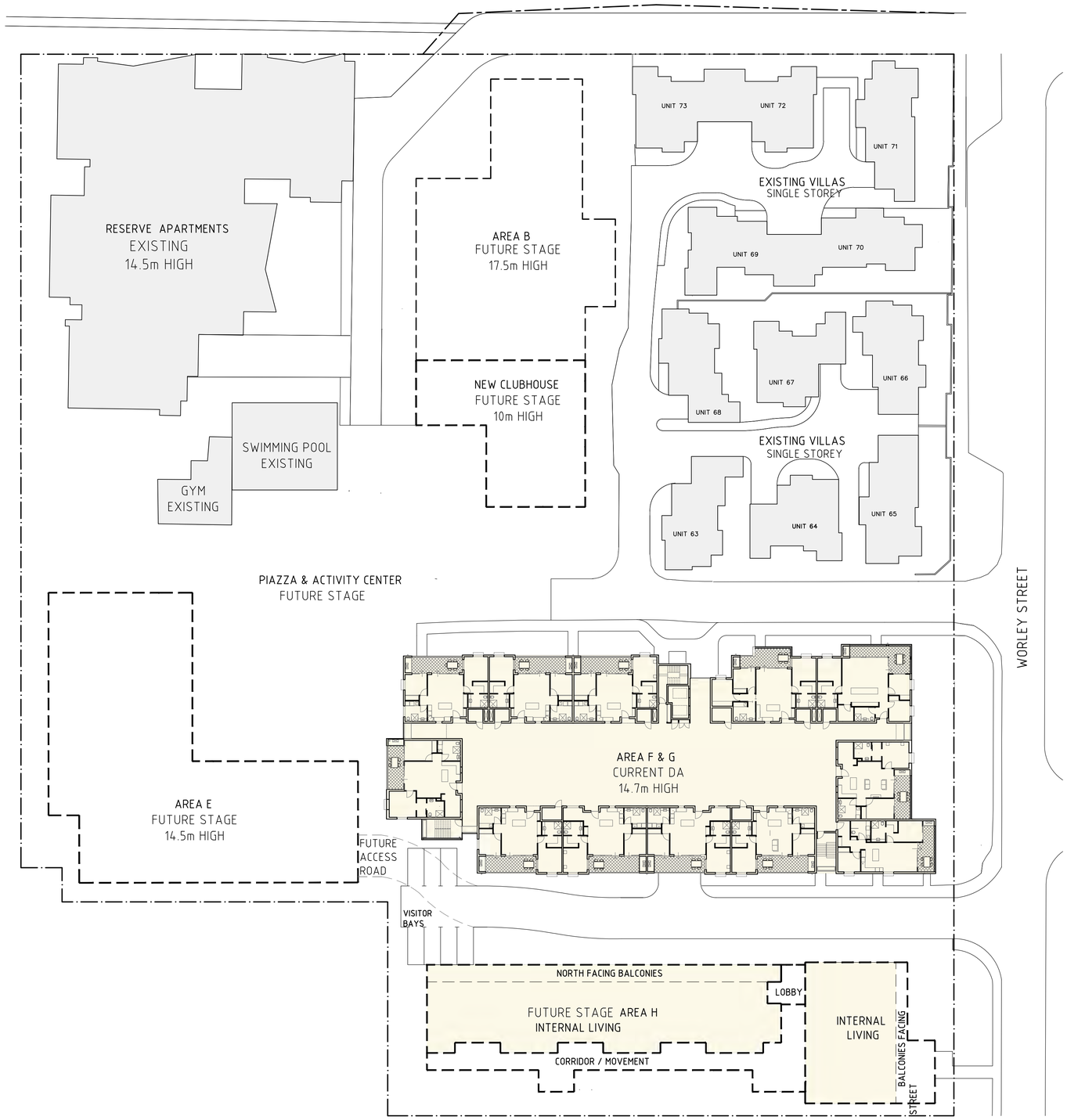
DISCLAIMER: THIS PLAN IS INDICATIVE ONLY OF POTENTIAL DEVELOPMENT THAT MAY OCCUR IN THE FUTURE. ONLY STAGES NOTED "CURRENT DA" ,FORM PART OF THE DEVELOPMENT APPLICATION

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DEVELOPMENT ASSESSMENT PANEL

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16-Jun-2026



DISCLAIMER: THIS PLAN IS INDICATIVE ONLY OF POTENTIAL DEVELOPMENT THAT MAY OCCUR IN THE FUTURE. ONLY STAGES NOTED "CURRENT DA" ;FORM PART OF THE DEVELOPMENT APPLICATION

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No.	Date	Revision	DRW
C	7.5.26	REVISED ISSUE FOR DA	GB
B	30.4.26	REVISED ISSUE FOR DA	GB
A	1.04.26	ISSUE FOR DA	GB

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

POTENTIAL FUTURE
DEVELOPMENT PLAN 1st FLOOR

DRAWN BY: GB, GH, DK CHECKED BY: GB

SCALE: N.T.S. ON A1 PROJECT No.: 301

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REV: C DWG: A1.3

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DEVELOPMENT ASSESSMENT PANEL

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16-Jun-2026

KEY

- NEW PATH
- NEW LANDSCAPING. (SEE LANDSCAPE ARCHITECTS DRAWINGS)
- EXISTING SITE LEVEL

No.	Date	Revision	DRW
E	7.5.26	REVISED ISSUE FOR DA	GB
D	20.4.26	REVISED ISSUE FOR DA	GB
C	1.4.26	REVISED ISSUE FOR DA	GB
B	18.3.26	ISSUE FOR DA	GB
A	18.2.26	ISSUE FOR DA	GH

N

RETIREMENT VILLAGE ALCHERA APARTMENTS

40-44 WORLEY STREET , WILAGEE

GROUND FLOOR & SITE PLAN

DRAWN BY: GB, GH, DK CHECKED BY: GB

SCALE: 1:200 ON A1 PROJECT No.: 301

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REV: E DWG: A2.0

21/04/2026 4:36:08 PM

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16-Jun-2026



FIRST FLOOR PLAN

Scale 1 : 200



SECOND FLOOR PLAN

Scale 1 : 200

No.	Date	Revision	DRW
D	20.4.26	REVISED ISSUE FOR DA	GB
C	1.4.26	REVISED ISSUE FOR DA	GB
B	18.3.26	ISSUE FOR DA	GB
A	18.2.26	ISSUE FOR DA	GH

RETIREMENT VILLAGE
ALCHERA APARTMENTS

40-44 WORLEY STREET , WILAGEE

FIRST & SECOND FLOOR PLAN

DRAWN BY: GB, GH, DK

CHECKED BY: GB

SCALE: 1:200 ON A1

PROJECT No.: 301

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REV: D

DWG: A2.1

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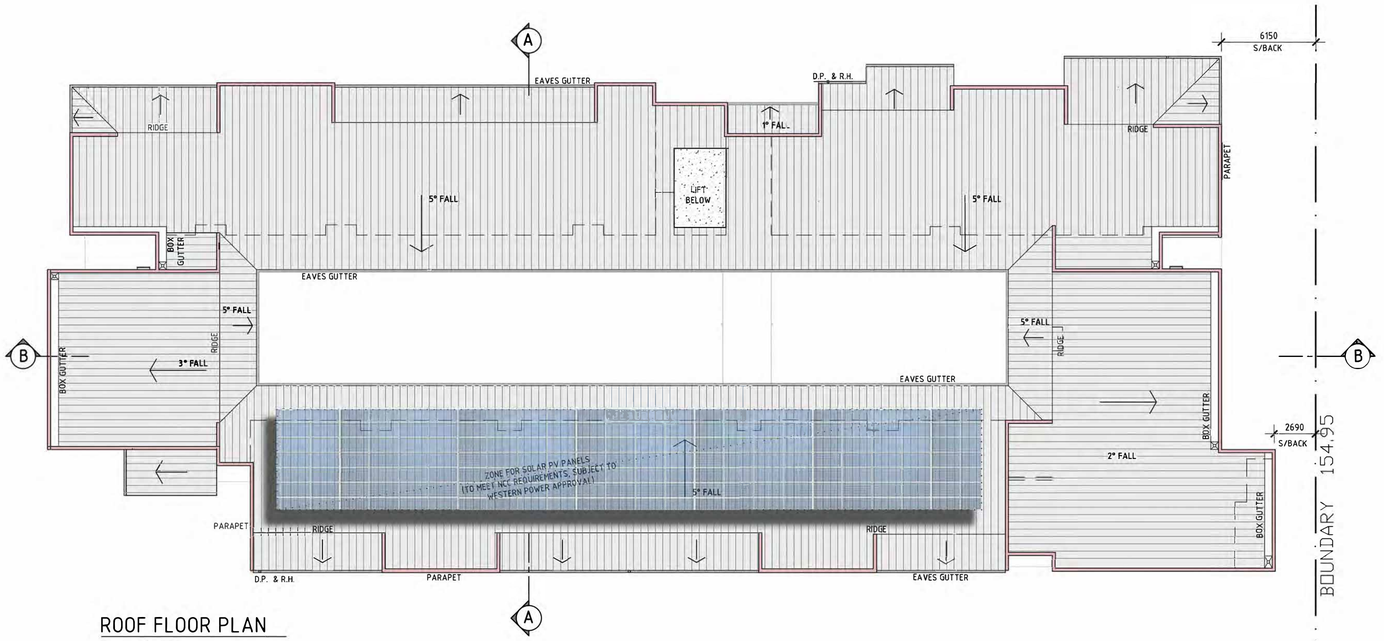
DEVELOPMENT ASSESSMENT PANEL

APPROVED

16-Jun-2026



THIRD FLOOR PLAN
Scale 1 : 200



ROOF FLOOR PLAN
Scale 1 : 200

No.	Date	Revision	DRW
C	20.4.26	REVISED ISSUE FOR DA	GB
B	1.4.26	REVISED ISSUE FOR DA	GB
A	18.2.26	ISSUE FOR DA	GH

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

THIRD FLOOR & ROOF PLAN

DRAWN BY: GB, GH, DK
CHECKED BY: GB
SCALE: 1:200 ON A1
PROJECT No.: 301

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REV: C
DWG: A2.2

DEVELOPMENT ASSESSMENT PANEL

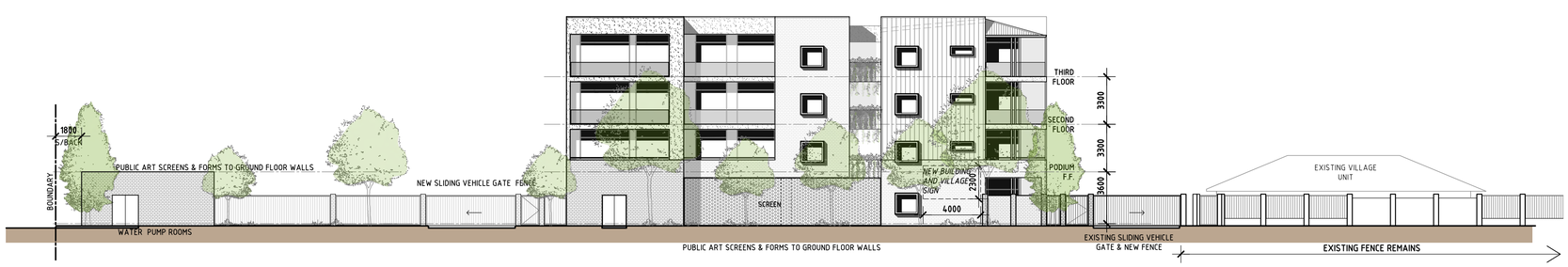
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16-Jun-2026



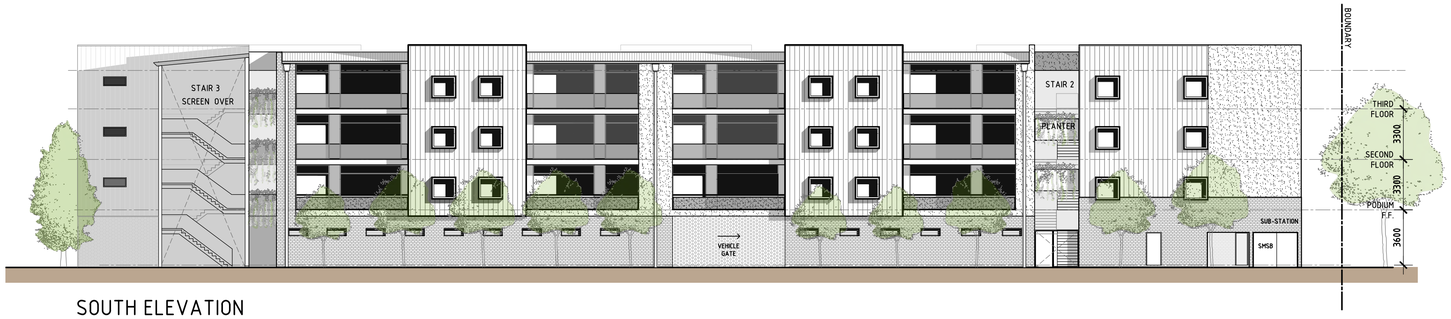
NORTH ELEVATION

1:200



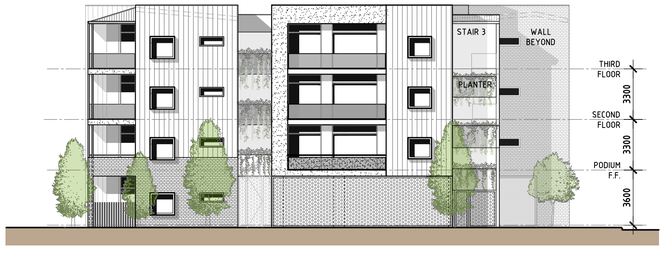
EAST ELEVATION (STREET)

1:200



SOUTH ELEVATION

1:200



WEST ELEVATION

1:200

KEY:

- FACE BRICK
- ACRYLIC TEXTURE COAT RENDER
- RAISED SEAM COLORBOND
- STONE
- SCREEN
- 1000h GLASS BALUSTRADE
- 1000h OBSCURE GLASS BALUSTRADE
- 1500h ALUMINUM BATTEN SCREEN

No.	Date	Revision	DRW
D	20.4.26	REVISED ISSUE FOR DA	GB
C	1.4.26	REVISED ISSUE FOR DA	GB
B	18.03.26	ISSUE FOR DA	GB
A	18.02.26	ISSUE FOR DA	GH

RETIREMENT VILLAGE
ALCHERA APARTMENTS

40-44 WORLEY STREET , WILAGEE

ELEVATIONS

DRAWN BY: DK

CHECKED BY: GB, GH

SCALE: VARIES

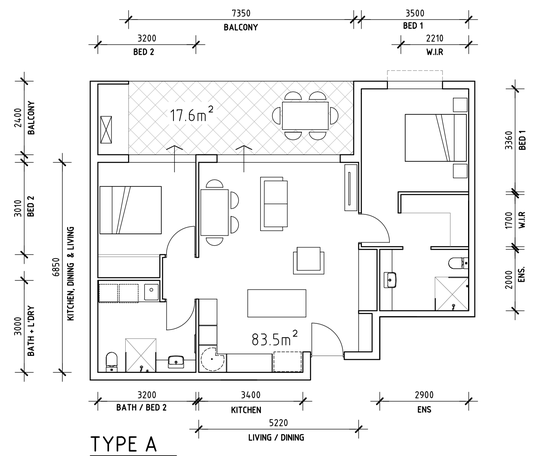
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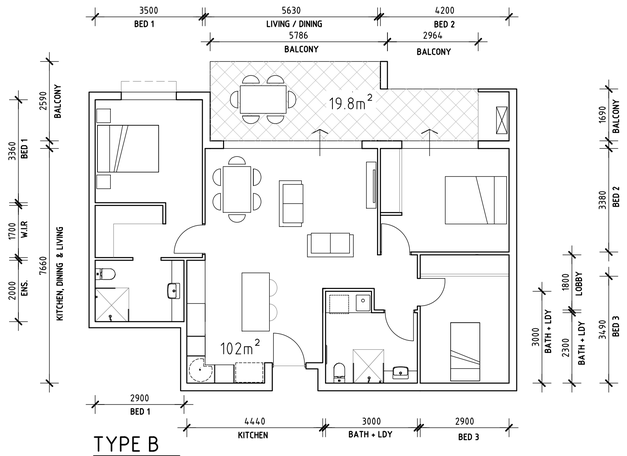
Level 2, 456 Fitzgerald St. North Perth ,WA 6006
PH. (08) 9389 7731

REV: D

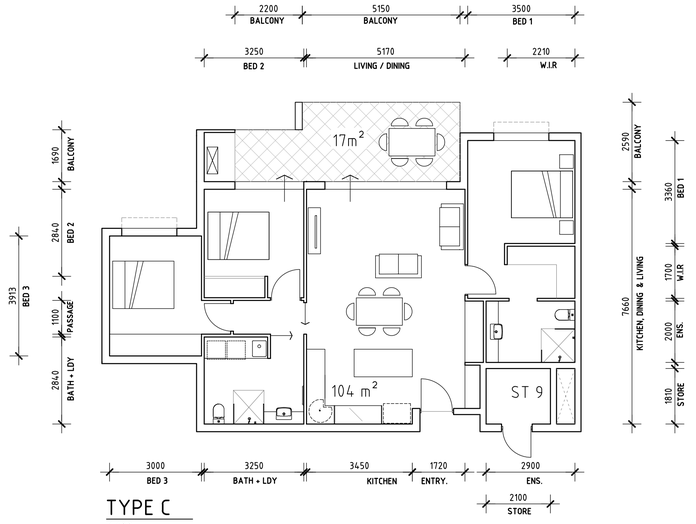
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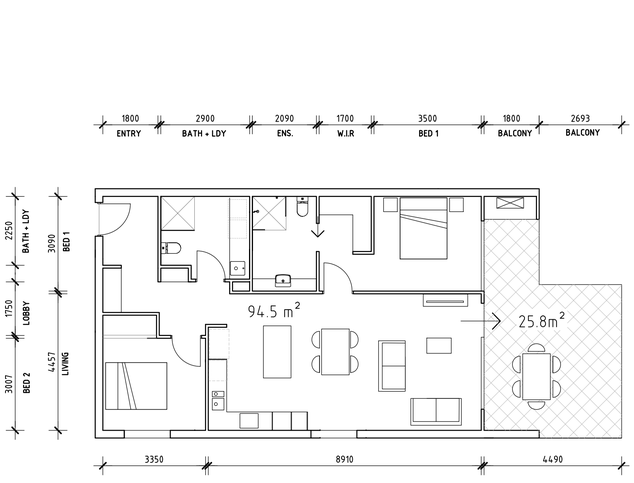
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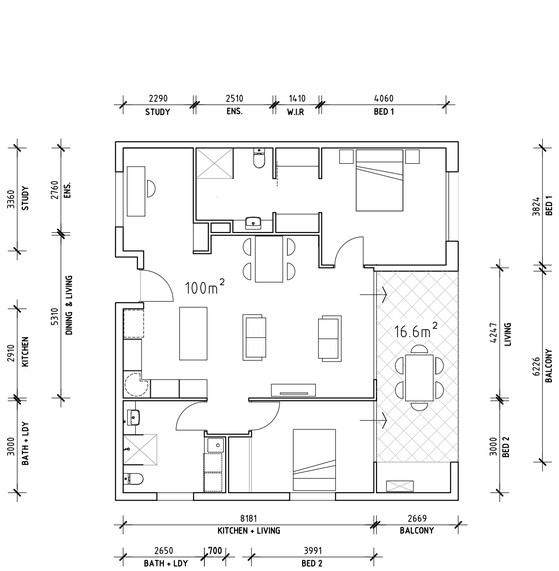
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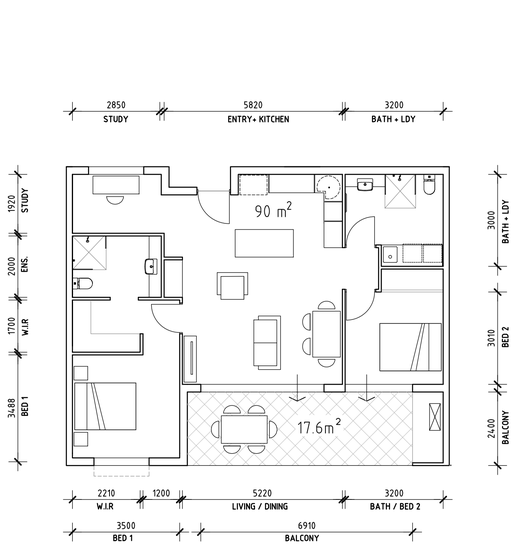
TYPE C
1:100



TYPE D
1:100



TYPE E
1:100



TYPE F
1:100

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
16-Jun-2026

No.	Date	Revision	DRW
A	18.02.26	ISSUE FOR DA	GH

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

UNIT DIMENSIONED PLANS

DRAWN BY: GB, GH, DK
CHECKED BY: GB
SCALE: 1:100 ON A1
PROJECT No.: 301

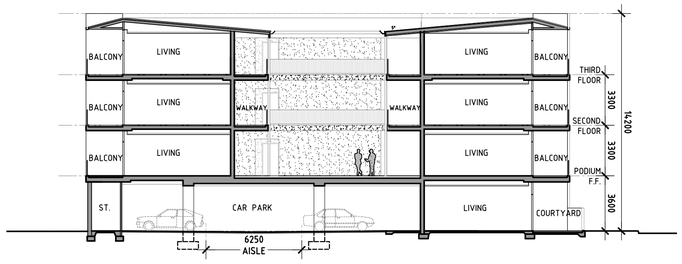
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REV: A
DWG: A2.3

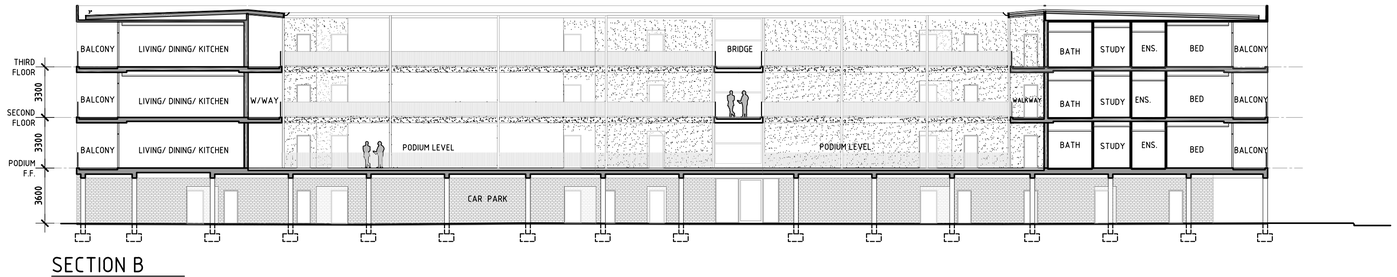
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DEVELOPMENT
ASSESSMENT PANEL

APPROVED
16-Jun-2026



SECTION A
SCALE: 1:200



SECTION B
SCALE: 1:100

No.	Date	Revision	
A	18.02.26	ISSUE FOR DA	GH

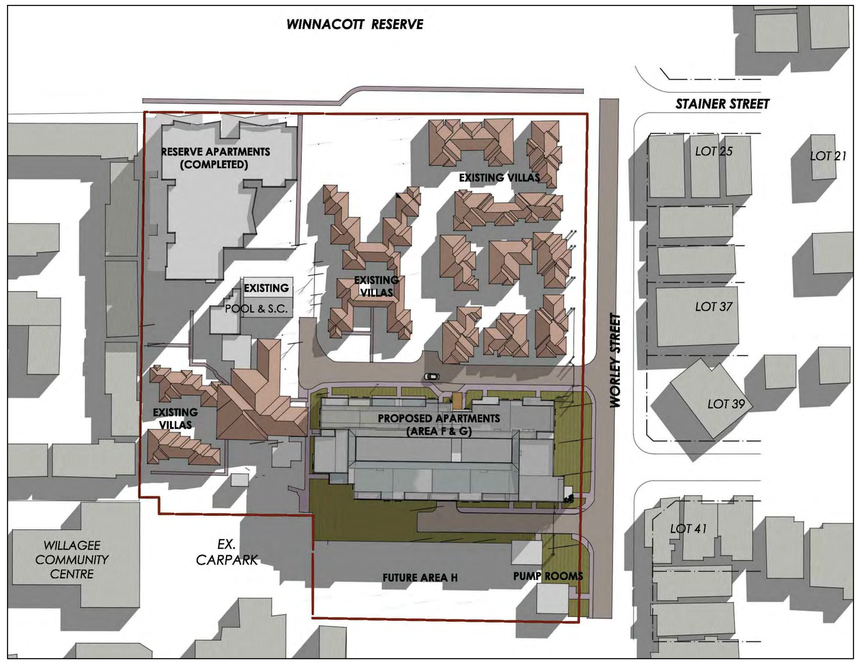
RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

SECTIONS

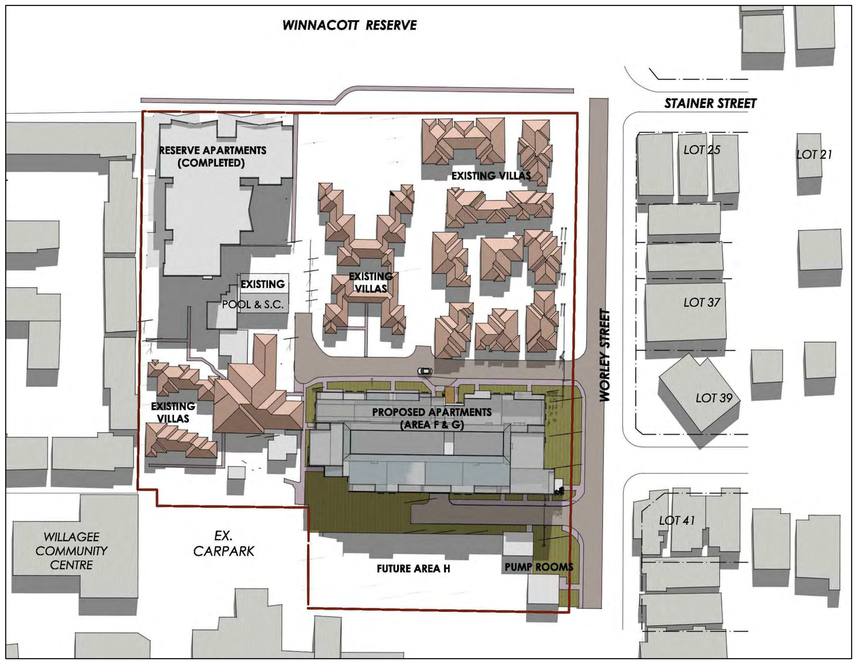
DRAWN BY: GH, DK
CHECKED BY: GH
SCALE: AS SHOWN
PROJECT No.: 301

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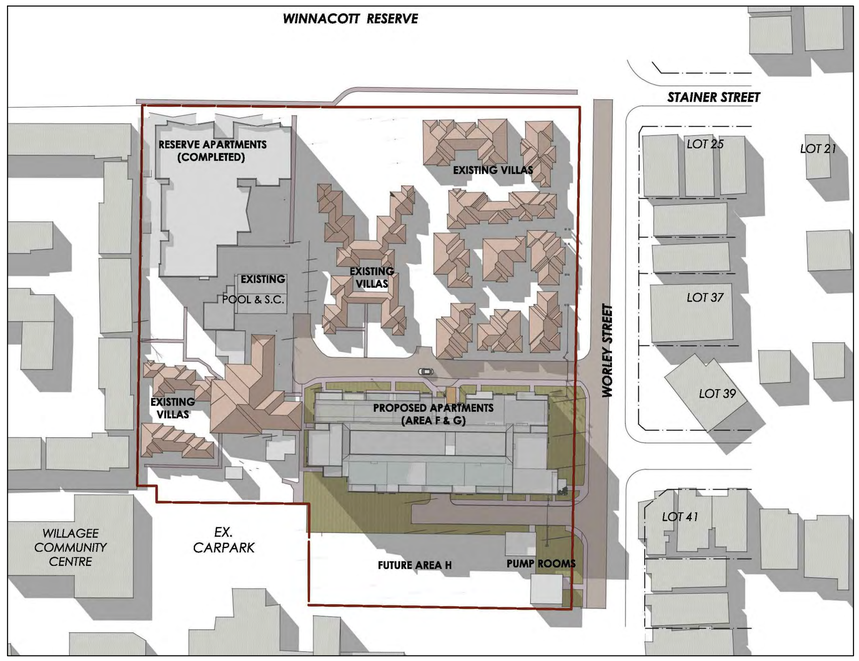
REV: A
DWG: A3.1



21 JUNE 9am



21 JUNE 12pm



21 JUNE 3pm

DEVELOPMENT ASSESSMENT PANEL

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16-Jun-2026

No.	Date	Revision	
A	18.02.26	ISSUE FOR DA	GH

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

OVERSHADOWING DIAGRAMS

DRAWN BY: DK CHECKED BY: GB

SCALE: NTS PROJECT No.: 301

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REV: A DWG: A4.1



VIEW 1: AERIAL



VIEW 2: NORTH EAST



VIEW 3: NORTH



VIEW 4: SOUTH EAST



VIEW 6: WORLEY STREET VIEW



VIEW 5: PODIUM COURTYARD

DEVELOPMENT ASSESSMENT PANEL

APPROVED

16-Jun-2026

No.	Date	Revision	DRW
C	23.4.26	REVISED ISSUE FOR DA	DK
B	1.4.26	REVISED ISSUE FOR DA	DK
A	18.02.26	ISSUE FOR DA	DK

RETIREMENT VILLAGE
ALCHERA APARTMENTS
40-44 WORLEY STREET , WILAGEE

3D RENDERS

DRAWN BY: DK
CHECKED BY: GB
SCALE: NTS
PROJECT No.: 301

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REV: C
DWG: A4.0

PART B – CITY OF MELVILLE

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

Nil

4. Form 2 DAP Applications

4.1 Lot 100 (No. 40) Worley St, Willagee - Retirement Village - Removal of six (6) units and other minor modifications to accommodate – DAP/25/03006

5. Section 31 SAT Reconsiderations

Nil

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

2. Meeting Closure